

ADMINISTRATIVE AMENDMENT (PD) ADD2017-00106

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Estero Three Oaks Partners, LLC filed an application for an administrative amendment to a Mixed Use Planned Development (MPD) on a project known as Estero Oaks MPD to establish a conversion factor to address the previously approved self-storage facility and the remaining development allocations on property located 9931 Estero Oaks Drive, described more particularly as:

LEGAL DESCRIPTION: In Sections 22, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-14-011 (with a subsequent amendment in case number ADD2014-00151); and

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

WHEREAS, Resolution Z-14-011 approved a maximum of 130,000 square feet of retail and general/medical office space for lots one through eight on the master concept plan (see Exhibit "B"); and

WHEREAS, the associated development regulations for this approval did not clarify a development regulations for warehouse establishments which were included in the original approval; and

WHEREAS, a self-storage facility containing 85,636 square feet was approved for Lot 1 (DOS2017-00022); and

WHEREAS, after conducting a study of the trip generations within the planned development, the applicant found 18,718 square feet of self-storage is the equivalent of 1,000 square feet of retail; and

WHEREAS, as a result, the applicant proposes a conversion factor of .0534238 to apply to the self-storage facility (see Exhibit "C"); and

WHEREAS, application of this conversion allows the approved 85,636-square-foot warehouse (mini-warehouse and public warehouse) to account for 4,575 square feet of retail floor area resulting in an available 125,425 square feet of remaining retail and general/medical office development intensity; and

WHEREAS, the applicant proposes to limit the available remaining development intensity to 97,000 square feet of remaining retail and general/medical office to lessen the potential of adverse impacts to the surrounding land uses; and

WHEREAS, the applicant has proven the threshold of peak trips will not be impacted by using this conversion (see Exhibit "D"); and

WHEREAS, Lee County Development Services staff has reviewed the request and found the analysis to be adequate (see Exhibit "E"); and

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

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

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to apply a conversion factor to the existing mini-warehouse and public warehouse use to calculate the remaining available development intensity is **APPROVED, subject to the following conditions:**

1. **Development of additional retail and general/medical office space is limited to the remaining allowance of 97,000 square feet. A maximum of one warehouse establishment is approved and must be developed in substantial compliance with the Development Order approval, DOS2017-00022.**
2. **Except as amended herein, future development must be in compliance with the amended Master Concept Plan, dated 9/12/2014, per ADD2014-00151. A reduced copy is attached hereto (see Exhibit "F").**
3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 2/8/2018 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:

- A – STRAP Number
- B – Z-14-011
- C – Narrative
- D – TIS Analysis
- E – DS Staff Findings
- F – ADD2014-00151

Exhibit A



Professional Engineers, Planners & Land Surveyors



Legal Description

Overall Estero Oaks MPD

ESTERO OAKS, a subdivision lying in Section 22, Township 46 South, Range 25 East, according to the plat thereof recorded at Instrument Number 2014000255995, in the Public Records of Lee County, Florida.

REVIEWED
ADD2017-00106
Mike Laskowski, Planning
Technician
Lee County - DCD Planning
7/10/2017

• SERVING THE STATE OF FLORIDA •

Exhibit B

RESOLUTION NUMBER Z-14-011

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

WHEREAS, an application was filed by the property owner, Estero Three Oaks Partners, LLC and Royal Palm Companies, LLC, to rezone 36.3± acres from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) and to participate in the County's Bonus Density Housing Program, in reference to Estero Oaks MPD; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on April 23, 2014. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant submit written submissions to her Office on or before May 9, 2014, the date the record closed; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2013-00020 and REZ2013-00013 and recommended approval, subject to conditions and deviations, of the Request; and

WHEREAS, a second public hearing was advertised and held on June 18, 2014 before the Lee County Board of Commissioners; and,

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

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

SECTION A. REQUEST

The applicant filed a request to rezone 36.3± acres from CPD to MPD, see current zoning map attached as Exhibit B, and to participate in the County's Bonus Density Housing Program, pursuant to the Lee County Land Development Code § 34-1518, Site-specific density bonus (Option 1) for 63 Moderate Income and/or Work Force Income Housing units. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Master Concept Plan/Development Parameters

Except as modified by the conditions below, Development must be consistent with the 4-page Master Concept Plan (MCP) entitled "Master Concept Plan Estero Oaks MPD," date-stamped received on the following dates: Page 1 stamped received on *February 19, 2014*; Pages 2 and 3 stamped received on *January 30, 2014*; and Page 4 stamped received on *March 18, 2014* (Exhibit C).

Development must comply with the LDC at time of local development order approval, except as granted by deviation in the resolution of approval. If changes to the MCP are subsequently pursued, further review and approvals will be necessary.

The project is approved to develop a maximum of 280 dwelling units including 63 Bonus Density units and 130,000 square feet of retail and general/medical office space.

2. Permitted Uses and Property Development Regulations

a. Schedule of Permitted Uses

Residential Development Area:

Accessory Uses and Structures

Administrative Offices

Club, Private

Dwelling Units: Multiple-family, Townhouse

Entrance gate and gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation: Water Retention

Fishing piers

Fences and Walls

Home Occupation, no outside help

Models:

Model units

Parking Lot, Accessory

Real Estate Sales Office, Limited to sale and rental of dwelling units
within the development

Recreational Facilities- Private on-Site

Signs, in accordance With LDC Chapter 30, and *subject to Deviation #3*
and Condition #11

Commercial Development Area (Lots 1-8)

Accessory Uses and Structures

Administrative Offices

Animals: Clinic, Indoor Only. No Outdoor Runs

ATM (Automatic Teller Machine)

Auto Parts Store

Automotive Repair and Service, Group I (Excluding Lot 8)
Bait and Tackle Shop
Banks and Financial Establishments, Groups I & II
Boats:
 Boats Parts Store
 Boats Repair and Service, Minor repair and rigging only
Broadcast Studio, Commercial Radio and Television
Business Services: Groups I & II
Car Wash
Cleaning and Maintenance Services
Clothing Stores: General
Clubs: Commercial, Fraternal, Membership Organization
Community Gardens
Computer and Data Processing Services
Consumption on Premises
Contractors and Builders, Groups I and II
Convenience Food and Beverage Store (Excluding Lot 8), limited to
 a maximum of 16 self-service fuel pumps
Cultural Facilities
Day Care Center, Child, Adult
Drive-Through Facility
Drug Store, Pharmacy
Emergency Operations Center
EMS, Fire or Sheriff, Station
Entrance Gate and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences and Walls
Food and Beverage Service, Limited
Food Stores, Groups I & II
Funeral Home and Mortuary (Without Crematory)
Gasoline dispensing system, Special
Gift and Souvenir Shop
Hardware Store
Health Care Facilities: Group III
Hobby, Toy and Game Shops
Household and Office Furnishings, All Groups
Insurance Companies
Laundry or Dry Cleaning: Groups I & II
Lawn and Garden Supply Stores
Library
Maintenance Facility (Government)
Medical Office
Non-Store Retailers: All Groups
Package Store

Paint, Glass and Wallpaper
Parcel and Express Services
Parks, Group I
Parking Lot:
 Accessory
 Temporary
Personal Services, Groups I, II, and III
Pet Services, Indoor Only. No Outdoor Runs
Pet Shops, Indoor Only. No Outdoor Runs
Photofinishing Laboratory
Place of worship
Post office
Printing and Publishing
Real Estate Sales Office
Recreation Facilities:
 Commercial, Groups I, III and IV
 Private-on-site
Rental or Leasing Establishments, Groups I, II and III
Repair Shops, Groups I, II and III
Research and Development Laboratories: Groups II and IV
Restaurants, Fast Food (Excluding lot 8) (only 2 free standing fast food
 restaurants may contain drive-thru facilities)
Restaurants, Groups I, II, III & IV
Retail and wholesale, when clearly incidental and subordinate to a permitted
 principal use on the same premises
Schools, Commercial, Non-commercial
Signs, in accordance with LDC Chapter 30, *and subject to Deviation #3
 and Condition #11*
Social Services: Groups I & II
Specialty Retail Shops: Groups I, II, III and IV
Storage: Indoor Only
Studios
Temporary Uses, in accordance with LDC § 34-3041
Used Merchandise Stores: Groups I and II
Variety Store
Vehicle and Equipment Dealer: Group II
Warehouse:
 Mini-Warehouse
 Private
 Public
Wholesale Establishments, Groups I and III

b. Site Development Regulations

Residential:

Minimum Lot Area and Dimensions:

Lot size: 10,000 square feet
Lot Width: 100 feet
Lot Depth: 100 feet

Building Setbacks:

Street: 25 feet Public/ 20 feet Private
Sides: 15 feet
Rear: 20 feet
Water body: 20 feet

Perimeter Building Setbacks:

North property line:
Buildings greater than 35 feet in height: 60 feet
Buildings 35 feet or less in height: LDC governs

All other property lines: LDC governs

Accessory uses and structures: LDC governs

Minimum Building Separation: 1/2 sum of heights or
20 feet, whichever
is greater

Maximum Building Height: 40 feet
Maximum Lot Coverage: 45%
Minimum Open Space: 40%

Commercial:

Minimum Lot Area and Dimensions:

Lot size: 10,000 square feet
Lot Width: 100 feet
Lot Depth: 100 feet

Setbacks:

Street: 25 feet Public/ 20 feet Private
 Sides: 15 feet
 Rear: 20 feet
 Water body: N/A
 Accessory uses: LDC governs

Perimeter Setbacks:

North Property Line: 40 feet for buildings on lot 8.
 All other property lines: LDC governs

Minimum Building Separation: 1/2 sum of heights or 20 feet,
 whichever is greater

Maximum Building Height: 45 feet (Lot 8 maximum 35 feet)
Maximum Lot Coverage: 45%
Minimum Open Space: 30%

3. Environmental Conditions

Development order plans must depict open space in compliance with the approved MCP open space calculations table.

4. Traffic Conditions

a. Driveways and Median Openings. Site access will be determined during the development order review process. Changes to the three (3) existing driveways approved by DOS2003-00093 will be purely geometrical, if necessary. This condition does not prevent the County from exercising its police power to modify median openings in the future to address public safety concerns.

b. Bicycle Parking. The developer must provide parking for bicycles within the residential development area at a rate of 10% of the vehicular parking. Bicycle parking spaces must be disbursed throughout the residential development area and accessible from each building. The LDC will govern bicycle parking within commercial development areas.

5. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

6. Lee Plan Consistency

Approval of this zoning request 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), as well as the remainder of the Lee Plan.

7. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements of the Lee Plan or LDC. The developer must demonstrate compliance with concurrency requirements prior to issuance of a local development order.

8. Solid Waste Management

Development order plans for vertical development must comply with LDC § 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables.

9. Development Permit

Issuance of a Lee County development permit does not grant the right to obtain permits from State or Federal agencies. A Lee County development order does not render the County liable for the applicant's subsequent failure to obtain State or Federal agency approvals or to fulfill obligations imposed by those agencies. Further, the County is not liable for actions by the developer that are in violation of State or Federal laws.

10. North Property Line Landscape Buffer

The first development order issued for the residential development area must include a condition requiring the installation of the landscape buffer along the north property line. The landscape buffer must be installed in compliance with the MCP landscape detail plan. See Exhibit C: MCP Sheet L-10. The developer must construct the wall 25-feet from the north property line to allow suitable width for successful plant growth.

11. Signs

Identification and directional signs must be in substantial compliance with the MCP's Schematic Identification and Directional Signage Plan (Exhibit C: MCP Sheet L-9). Those signs must comply with setback, height, copy area, and size requirements of LDC Chapter 30 except for sign #5 shown on Sheet L-9. The developer must provide written consent from the property owner to the west to the proposed placement of sign #5.

The developer of each commercial parcel may have signs in accordance with LDC Chapter 30.

12. Sidewalks and crosswalks

a. Raised Crosswalks. The development order plans must reflect a minimum of five (5) raised crosswalks over the internal roadway between the residential and commercial development areas to facilitate pedestrian connections and traffic calming.

b. Timing of Construction. The Development Order plans for the residential development area must reflect: the sidewalk/bikeways within that area, five (5) raised crosswalks over the internal roadway, and a sidewalk on one (1) side of each driveway to Three Oaks Parkway and Estero Parkway connecting to bike/pedestrian facilities on those roads. These improvements must be constructed prior to the issuance of a Certificate of Completion on the first residential building.

c. Pedestrian Connection to Church Property. The Development Order plans for the residential development area must include a pedestrian connection to the church property on Cypress View Drive. Construction of the pedestrian interconnect will be contingent upon church approval.

13. Blasting

Blasting is prohibited.

14. Trash Compactor and Dumpster Location

Trash compactors and dumpsters in the residential development area must be set back from the north property line as follows:

Trash Compactor: Minimum 500 feet.

Trash Dumpster: Minimum 100 feet.

15. Phasing of Residential Development

The developer must phase construction of residential buildings to allow vegetation planted within the north property line buffer to mature. The final residential buildings constructed in the residential development area will be buildings identified as #5 and #6 on the MCP.

SECTION C. DEVIATIONS:

1. Required parking spaces. Deviation (1) seeks relief from the LDC §§ 34-2020(a)(3) and 34-2020(b) requirement to provide two parking spaces per multiple-family dwelling unit *plus* an additional 10% to accommodate guest parking in a common lot *in addition to* 4 parking spaces per 1,000 square feet of indoor recreation facilities for a total of 668, to allow a 5% reduction in the number

of required parking spaces. The total number of parking spaces to be provided pursuant to this deviation is 616, which represents a 32 space reduction from the code requirement. This deviation is APPROVED.

2. Connection separation. Deviation (2) seeks relief from the LDC § 10-285(a) requirement to provide a 660-foot intersection separation for arterial roads, to allow separations of 600 and 635 feet on Estero Parkway. One of the proposed driveways will be 600 feet from Three Oaks Parkway right-of-way (ROW) and 635 feet from an existing driveway on the site. This deviation is APPROVED.
3. Ground mounted identification signs. Deviation (3) seeks relief from the LDC § 30-153(2) requirement to provide one ground mounted subdivision identification sign along any street, to allow signs shown on the MCP's Schematic Identification and Directional Signage Plan (Exhibit C: MCP Sheet L-9). This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The 4-Page Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are: 22-46-25-00-01001.1020; 22-46—25-00-01001.102A; 22-46—25-00-01001.102B; and 22-46-25-00-01001.102C.

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;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - 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;
 - 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.

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

John Manning	Aye
Cecil L Pendergrass	Absent
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 18th day of June, 2014.

ATTEST:
LINDA DOGGETT, CLERK

BY: *Loye Townsend*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Larry Kiker*
Larry Kiker, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

By: *Neysa Borkert*
Neysa Borkert
Assistant County Attorney
Office of the County Attorney

RECEIVED
MINUTES OFFICE
2014 JUN 27 AM 9:55

Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 8690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

DCI 2013-00020

NOTES:

SUBJECT TO EASEMENTS, RESTRICTIONS,
RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE "STATE PLANE
COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83
(CORS), WHEREIN THE SOUTH LINE OF THE
SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 22
BEARS S 88°38'20" W. THE STATION IS THE
ANTENNA REFERENCE POINT OF THE GPS ANTENNA
BASED AT PAGE FIELD. THE STATION IS A GPS
CONTINUOUSLY OPERATING REFERENCE STATION
DESIGNATION - FORT MYERS CORS ARP.
HORIZONTAL VALUES WERE ESTABLISHED AND
ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN
MARCH 2004. THE HORIZONTAL VALUES WERE
ESTABLISHED BY GPS OBSERVATIONS. THE SCALE
FACTOR IS 0.999946512.

LEGEND:

- C1 INDICATES CURVE 1 OF THE CURVE TABLE
- I.N. INDICATES INSTRUMENT NUMBER
- O.R. INDICATES OFFICIAL RECORDS BOOK
- P.G. INDICATES PAGE NUMBER
- P.B. INDICATES PLAT BOOK
- P.I. INDICATES POINT OF INTERSECTION
- CORS INDICATES CONTINUOUSLY OPERATION REFERENCE STATION
- 20 INDICATES LOT NUMBER

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	87°46'07"	76.59'	69.32'	S 44°45'17" W

S:\JOBS\16XX\1634U\SURVEYING\DESCRIPTIONS\1634U-OA-BNDY-SKT.dwg

POINT OF
BEGINNING
SOUTHWEST CORNER
COUNTRY OAKS SUBDIVISION
PHASE TWO

O.R. 2413
PG. 1507

O.R. 2849
PG. 1167

O.R. 2413
PG. 1507

WEST LINE OF THE E 1/2 OF THE SE 1/4 OF SECTION 22

N 00°06'30" E 1213.38'

P.I.

S 88°38'20" W 611.99'

NORTHERLY RIGHT-OF-WAY LINE

SOUTH LINE SOUTHEAST ONE-QUARTER SECTION 22

S 88°38'20" W (BEARING BASIS)

ESTERO PARKWAY
(150' WIDE)

COUNTRY OAKS SUBDIVISION PHASE TWO
P.B. 44, PG. 16

SOUTH LINE COUNTRY OAKS SUBDIVISION PHASE TWO

N 88°38'20" E 1312.87'

SUBJECT PARCEL

PARCEL CONTAINS
36.276 ACRES,
MORE OR LESS

NOV 27 2013
COMMUNITY DEVELOPMENT

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 22, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN THE STATE OF
FLORIDA, COUNTY OF LEE, LYING IN SECTION 22,
TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING
FURTHER BOUND AND DESCRIBED AS FOLLOWS:

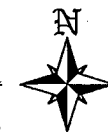
BEGINNING AT THE SOUTHWEST CORNER OF COUNTRY
OAKS SUBDIVISION PHASE TWO, AS RECORDED IN PLAT
BOOK 44 AT PAGES 15 THROUGH 18 OF THE LEE COUNTY
PUBLIC RECORDS; THENCE N 88°38'20" E ALONG THE
SOUTH LINE OF SAID SUBDIVISION FOR 1,312.87 FEET TO
AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY
LINE OF THREE OAKS PARKWAY (100 FEET WIDE); THENCE
S 00°52'13" W ALONG SAID WESTERLY LINE FOR 1,161.51
FEET TO THE BEGINNING OF A CURVE TO THE RIGHT
HAVING A RADIUS OF 50.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 87°46'07" FOR 76.59 FEET TO AN
INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE
OF ESTERO PARKWAY (150 FEET WIDE); THENCE
S 88°38'20" W ALONG SAID NORTHERLY LINE FOR 286.82
FEET; THENCE S 87°54'08" W ALONG SAID NORTHERLY
LINE FOR 350.03 FEET; THENCE S 88°38'20" W ALONG
SAID NORTHERLY LINE FOR 611.99 FEET TO AN
INTERSECTION WITH THE WEST LINE OF THE EAST
ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER
(SE 1/4) OF SAID SECTION 22; THENCE N 00°06'30" E
ALONG SAID WEST LINE FOR 1,213.58 FEET TO THE POINT
OF BEGINNING.

**THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY**

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
- DATE SIGNED 11-14-2013
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Applicant's Legal Checked
by *[Signature]* 12/2/13



1" = 250'

PREPARED 11-14-2013
SHEET 1 OF 1

EXHIBIT *A*

DCI2013-00020/REZ2013-00013

Zoning Map

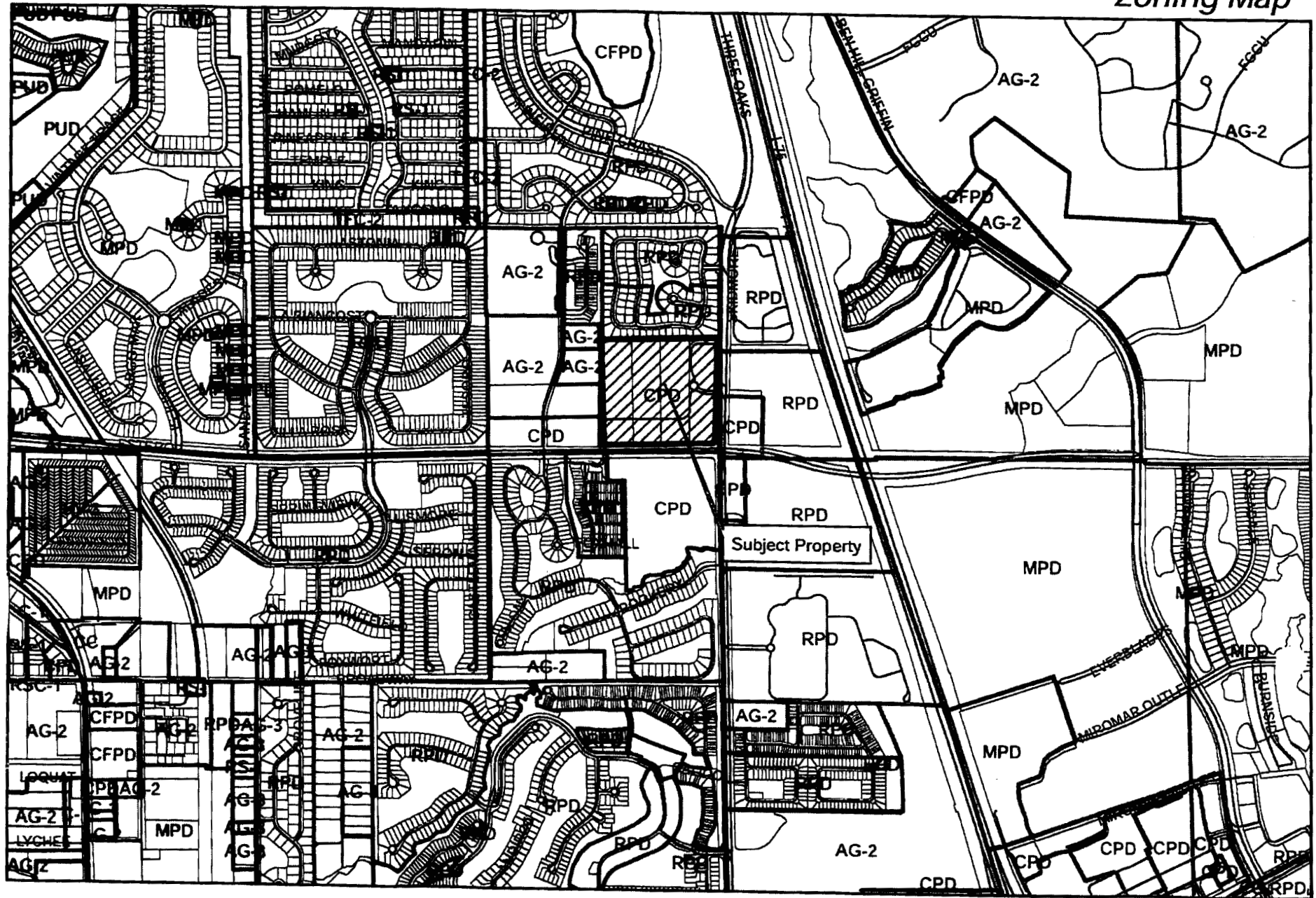
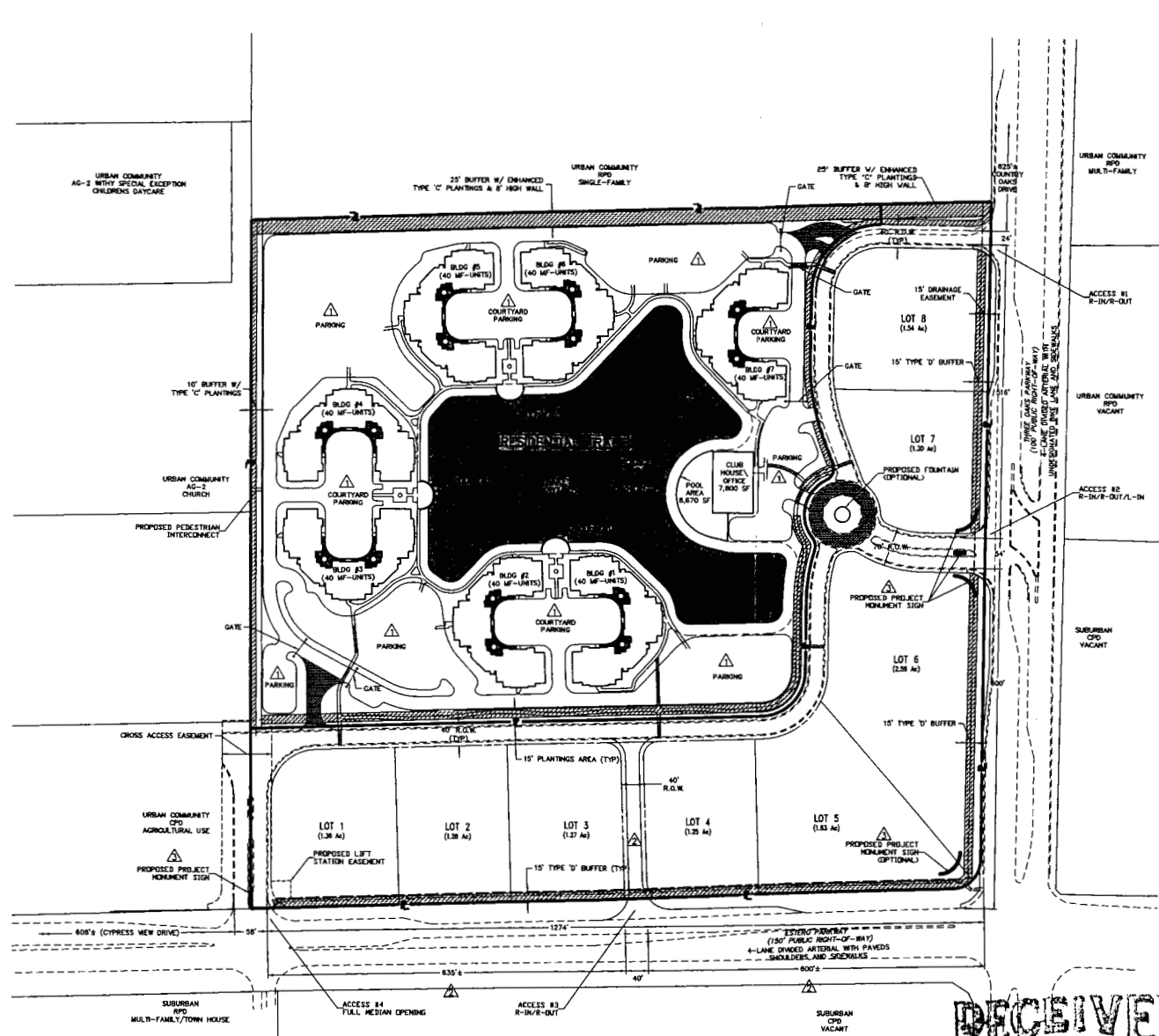


EXHIBIT B

0 0.25 0.5 Miles



LEGEND:

- BUFFER
- LAKE
- DEVIATION #X LOCATION

LAND USE BREAKDOWN:

RESIDENTIAL PARCEL		
LAKE	= 4.07 AC±	= 20.9 AC±
PARKING/ ROADS	= 7.25 AC±	
BUILDINGS	= 3.26 AC±	
OPEN SPACE/ PEDESTRIAN WALKS/ POOL AREA	= 6.29 AC±	
COMMERCIAL PARCELS	= 12.4 AC±	
ROAD RIGHT OF WAY	= 3.0 AC±	
AREA TOTAL	= 36.3 AC±	

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED		
RESIDENTIAL (NET OF LAKE):	16.83 x 40%	= 6.73 AC
COMMERCIAL:	12.40 x 30%	= 3.72 AC
LAKE (RESIDENTIAL):	0.58 x 4.07 x 40%	= 0.94 AC
LAKE (COMMERCIAL):	0.42 x 4.07 x 30%	= 0.51 AC
ROAD R-O-W (RESIDENTIAL):	0.58 x 3.00 x 40%	= 0.70 AC
ROAD R-O-W (COMMERCIAL):	0.42 x 3.00 x 30%	= 0.36 AC
TOTAL OPEN SPACE REQUIRED		= 12.98 AC
OPEN SPACE PROVIDED		
RESIDENTIAL OPEN SPACE/PUBLIC USE		= 6.29 AC (SEE NOTE)
COMMERCIAL OPEN SPACE (LOTS 1-8 @ 21%)		= 2.63 AC
LAKE (25% OF REQUIRED)		= 3.25 AC
ROAD R-O-W		= 0.81 AC
TOTAL OPEN SPACE PROVIDED		= 12.98 AC
NOTE: INCLUDES 13% IMPERVIOUS WALKS AND POOL AREA.		

PROPOSED DEVELOPMENT INTENSITY:

RESIDENTIAL TRACT = 280 MULTI-FAMILY UNITS
COMMERCIAL (LOTS 1-8) = 130,000 S.F. RETAIL/OFFICE

RESIDENTIAL PARKING CALCULATION:

PARKING REQUIRED:
280 MF UNITS X 2 SPACES / UNIT = 560 SPACES
7800 SF AMENITY X 4 SPACES/1000 SF = 32 SPACES
10% GUEST PARKING = 56 SPACES
TOTAL REQUIRED = 648 SPACES

PARKING PROVIDED:
648 SPACES LESS 5% FOR PARKING REDUCTION DEVIATION #1
TOTAL PROVIDED = 616 SPACES

Approved as Exhibit C
MCP Page 1 of 4
Resolution # Z-14-011

RECEIVED
FEB 19 2014

COMMUNITY DEVELOPMENT

DCI 2013-00020

NO.	DATE	REVISION DESCRIPTION	BY
1	1-12-2014	REVISED PER ENVIRONMENTAL COMMENTS	UL
2	1-28-2014	REVISED PER FIRST SUFFICIENCY COMMENTS	UL
3	2-12-2014	REVISED PER ENVIRONMENTAL COMMENTS	UL

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 521 MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (888) 838-8440 FAX: (239) 638-2533
ENGINEERING LICENSE # 128 6488
SURVEY LICENSE # LB 9980
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MASTER CONCEPT PLAN ESTERO OAKS MPD LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SHEET
11/25/2013	1634U	_MCP		SDJ		1

landscape architects
and planners

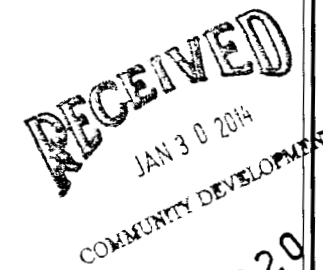
enrichment, landscapemanager@delaware.gov

REVISIONS:
OCTOBER 24, 2013
NOV. 21, 2013
DEC. 17, 2013
JAN 24, 2014

DATE _____
P.F. _____
DRAWN BY: _____
J.G. _____
APPROVED BY: _____

This drawing is the property of Dodge
Shaffer & Co., and is an instrument of
service and to be reproduced in whole
or in part without the express written per-
mission of same.

L-9

**PERMIT
PLANS**[illegible]

Precast Column Cap & Base

Note: Precast Or Stone Veneer On Column And Sign Wall

Decorative Luminaire On Both Sides

Community Identification Sign Wall (100 S.F.)

4'-0" Dia. Low Bowl

ESTERO OAKS

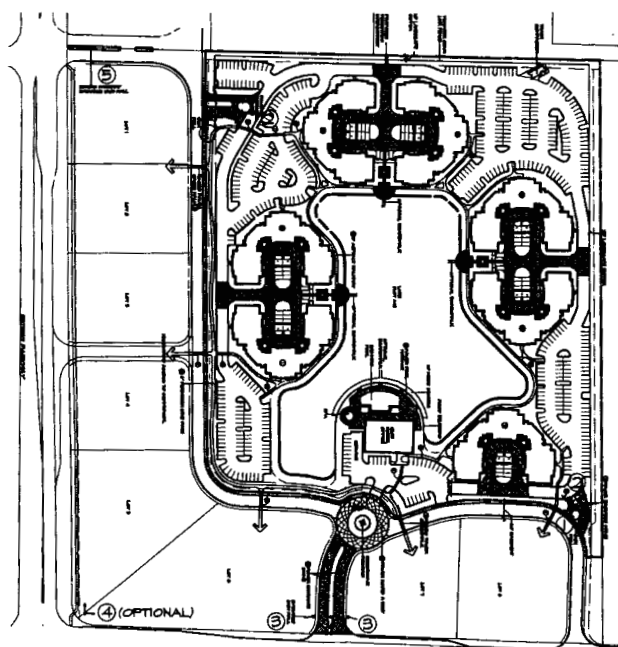
Dimensions: 5'-0", 4'-0", 14'-6", 5'-0", 8'-0", 6'-0"

Approved as Exhibit C
MCP Page 2 of 4
Resolution # E-14-011

Recess Signage

5 ESTERO PKWY ENTRANCE
MEDIAN SIGN WALL

SCALE: 1/8"=1'-0"



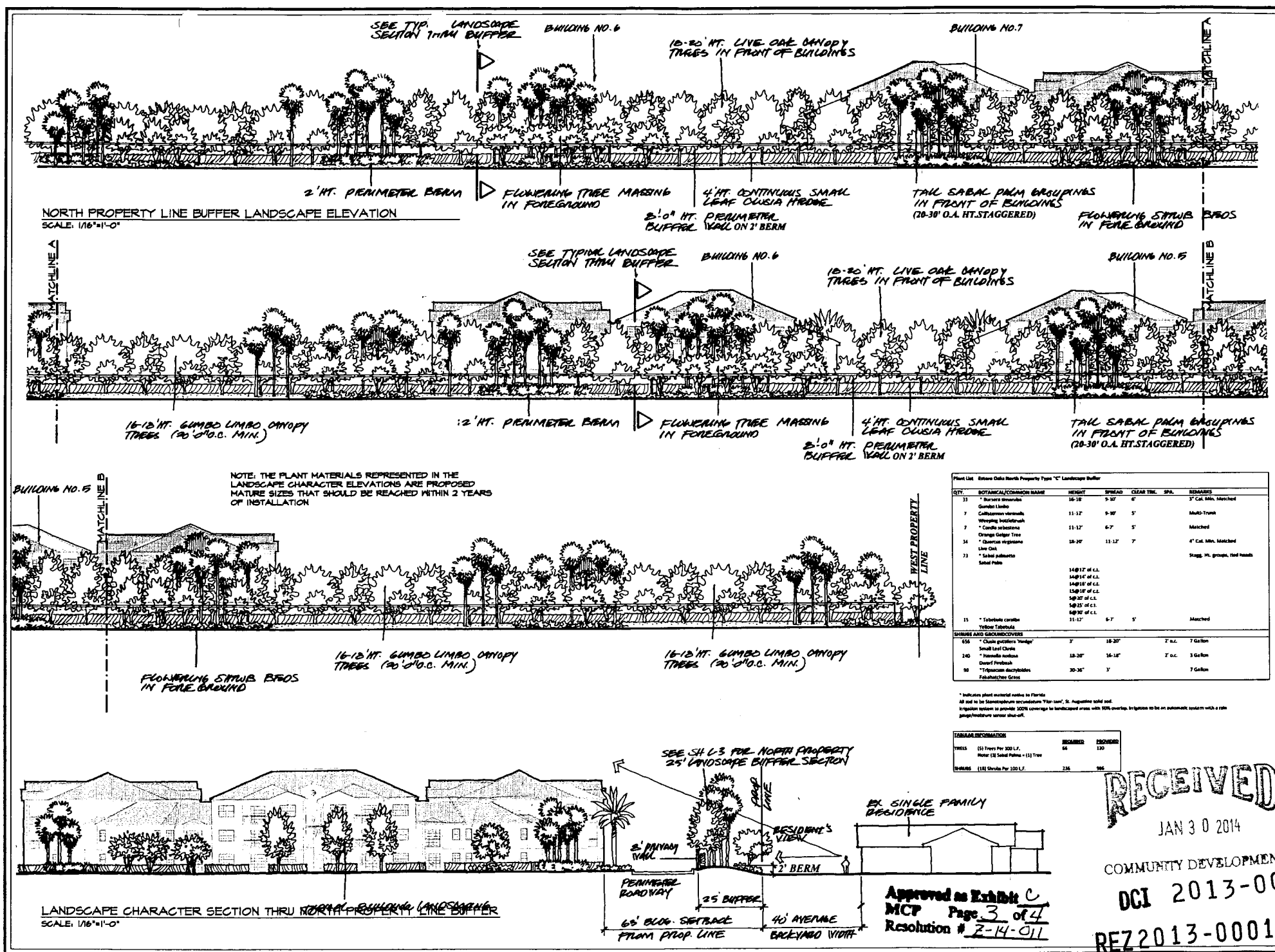
IDENTIFICATION AND DIRECTIONAL SIGNAGE PLAN

**ESTERO OAKS CENTER
LEE COUNTY, FLORIDA
North Property Line Landscape Buffer Details**

REVISIONS:

DATE
P.F.
DRAWN BY:
J.G.
APPROVED BY:

20
L-10
PERMIT
PLANS



LESTER OAKS CENTER
LEE COUNTY, FLORIDA
Conceptual Sidewalk/Bikeway Masterplan

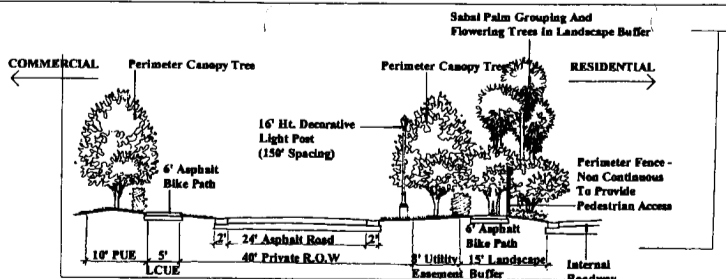
REVISIONS:
FEB 24, 2014

JANUARY 08, 2014
DATE
P.F.
DRAWN BY:
J.G.
APPROVED BY:

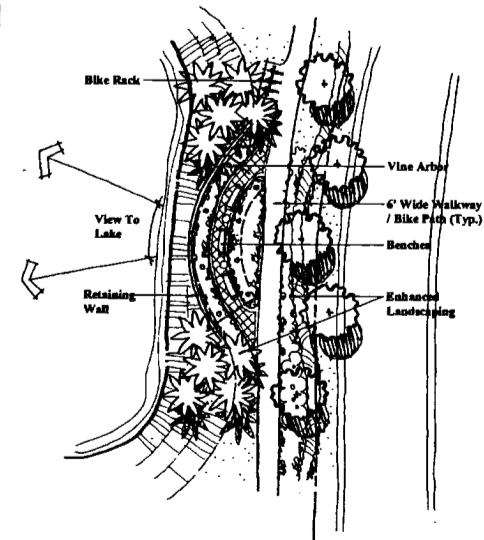
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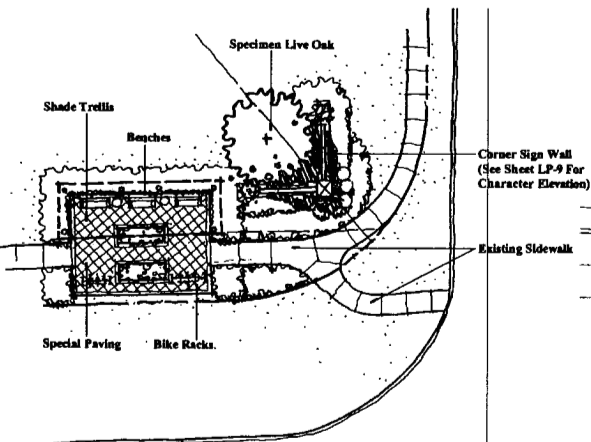
PERMIT
PLANS



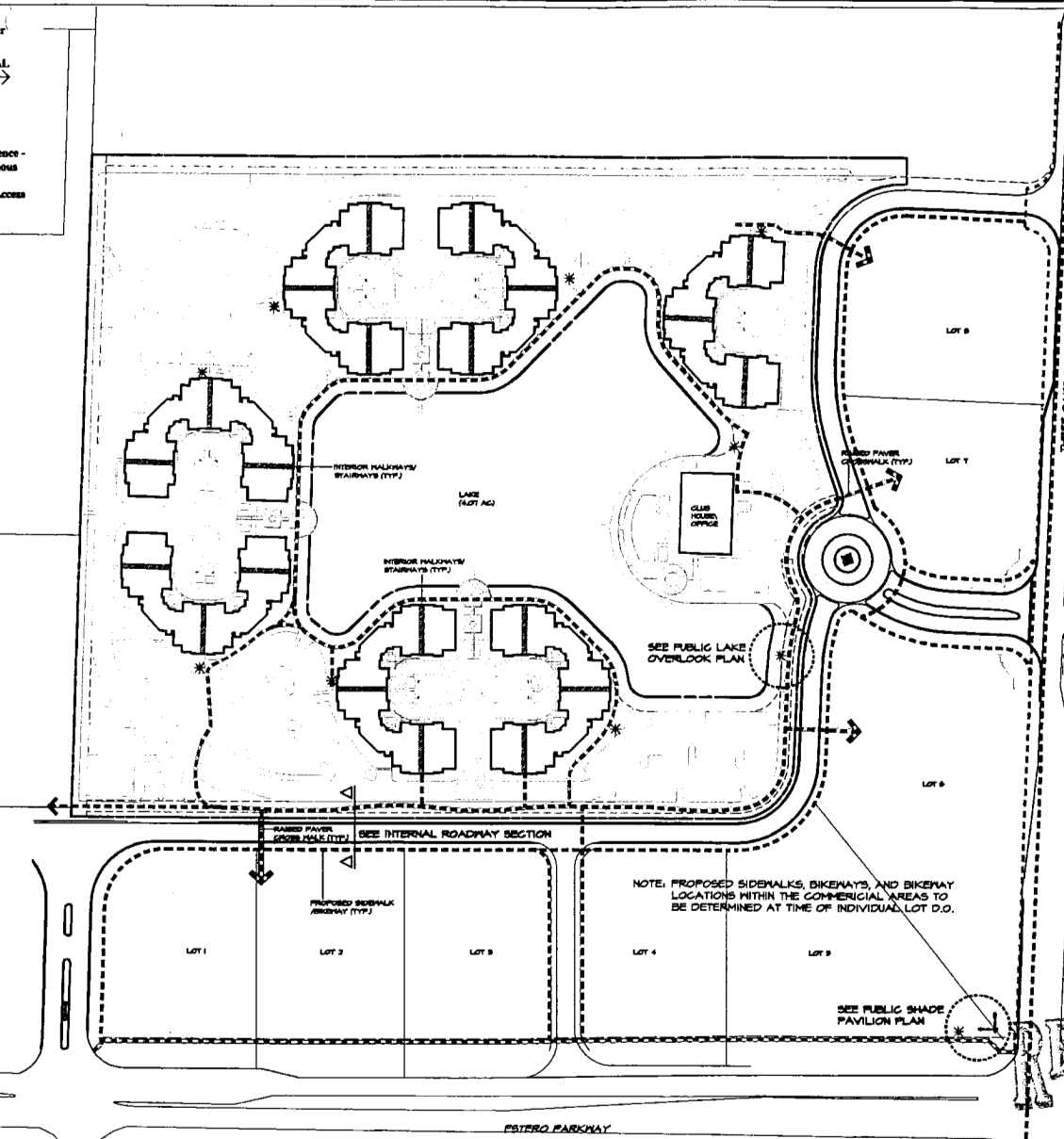
INTERNAL ROADWAY SECTION
NTS.



PUBLIC LAKE OVERLOOK SCHEMATIC PLAN
NTS



PUBLIC SHADE PAVILION
SCHEMATIC PLAN N.T.S.



NOTE: PROPOSED SIDEWALKS, BIKEWAYS, AND BIKEWAY
LOCATIONS WITHIN THE COMMERCIAL AREAS TO
BE DETERMINED AT TIME OF INDIVIDUAL LOT D.O.

SEE PUBLIC SHAD
PAVILION PLAN

RECEIVED
MAR 18 2014

~~COMMUNITY DEVELOPMENT~~

Oct 2013-00028

Approved as Exhibit C
MCP Page 4 of 4
Resolution # Z-14-011



SCALE: 1" = 80'

LEGEND

- PROPOSED SIDEWALK/BIKEWAY
 ■■■■■■ EXISTING SIDEWALK/BIKEWAY
 ■■■■■■ EXISTING ROADWAY BIKEWAY

BICYCLE PARKING STATION (APPROXIMATE LOCATION) - EACH STATION SHALL HAVE A BICYCLE RACK FOR PARKING (4) BICYCLES OR MORE FOR A TOTAL OF (40) BICYCLE PARKING SPACES

SCALE: 1" = 80'

Exhibit C

Professional Engineers, Planners & Land Surveyors

**Minor Administrative Amendment to Estero Oaks MPD
Commercial Lots 1-8****ADD2017-00106****Narrative of Request****Revised December 6, 2017****Request Summary**

The applicant is requesting a minor administrative amendment for the commercial lots 1-8 only of the Estero Oaks Mixed Use Planned Development (MPD) to allow the addition of a conversion table for self-storage/mini-warehouse use. A revised project intensity for commercial lots of 85,636 sf of mini-warehouse and 97,000 sf of commercial retail / office is included to further support the inclusion of the conversion table.

The original approved intensity was based on the highest possibly traffic generator within the schedule of uses. Mini-warehouses are included in the existing schedule of uses for this project. The applicant is proposing the addition of a conversion table, shown below, for retail and mini-warehouse use since mini-warehouses generate significantly less trips than retail uses. Approval and use of the conversion table submitted with this request will not exceed the PM Peak Hour trip generation levels that were approved under the current zoning. The proposed methodology is consistent with recent trip conversions done within other approved developments in Lee County. When the commercial parcels are sold, they will include deed restrictions limiting the use and intensity for further protection. Both mini-warehouses and public warehouse utilize the same ITE code for traffic generation rates - mini-warehouses, so the conversion is the same for either use. The following equation is proposed:

Mini-warehouse/warehouse, public calculated at a factor of 0.0534238 of retail.

85,636 SF warehouse X 0.0534238 = 4,575 SF retail

• SERVING THE STATE OF FLORIDA •

ESTERO OAKS MPD
LAND USE CONVERSION MATRIX

Land Use		To	
		Mini-Warehouse	General Retail
		(sq.ft.)	(sq.ft.)
From			
	Retail (Per 1,000 sq. ft.)	18,718	-----
	Mini-Warehouse (Per 1,000 sq.ft.)	-----	53.4238

The applicant is not proposing any changes to the Master Concept Plan that was approved by ADD2014-00151. No new deviations are included with this request.

Background and Approval History

The overall 36.3 acre Estero Oaks MPD is located at the northwest corner of Three Oaks Parkway and Estero Parkway. The subject property is located in the Urban Community future land use category within the San Carlos Planning Community.

The overall Estero Oaks MPD project originally received zoning approval on June 18, 2014 pursuant to zoning resolution Z-14-011, which approved a rezoning from Commercial Planned Development (CPD) to MPD to allow 280 dwelling units including 63 bonus density units and 130,000 square feet of retail and general/medical office space. The property that will utilize the conversion table was identified as lots 1 – 3 on the MCP.

The zoning has been administratively amended once on September 24, 2014 via ADD2014-00151 which updated the open space on the MCP and added a new deviation for requirement for a paved turnaround for a resident only access.

The overall MPD has been platted and the infrastructure was constructed under DOS2003-00093. Development order DOS2017-00022 was approved on June 13, 2017 for a self-storage/mini-warehouse facility on lot 1 which is the reason for this application. The Traffic Impact Statement from this development order application is attached for backup for the proposed conversion table. On page 3 of this report, 3rd paragraph under Trip Generation Equivalency, the report states that 85,636 s.f. of self-storage is equivalent to trips generated by 4,575 s.f. of retail. Please note there is a typographical error in the last portion of this statement in the report and the 18,550 square feet is actually 18,718 s.f. of self-storage for every 1,000 s.f. of retail. Using traffic trip equivalency, the remaining commercial retail / office would equal 125,425 sf.

There is no dispute that the transportation impacts will be the same or less by using the trip conversion table. Perhaps someone could suggest that the additional floor area could have a visual impact. The applicant does not believe there will be a visual impact, but to address the concern that there could be an adverse impact to surrounding land uses under the administrative review process, the applicant proposes to REDUCE the approved Project Intensity for the commercial lots by approximately 22% or 28,425 sf of commercial retail / office uses. This would translate to less traffic and commercial building size/coverage/height while still allowing the applicant to develop the remaining commercial lots. This reduction enhances the fact that there are no potential adverse impacts by the approval of our application for a conversion table. All permitted development regulations stay the same. Therefore, the applicant proposes a new revised total Project Intensity for the commercial lots of 85,636 sf of mini-warehouse and 97,000 sf of commercial retail / office.

LDC Consistency/Minimal Modification

LDC Section 34-377(a)(5) in part provides that applications for administrative approval will be processed as administrative amendments in accordance with Section 34-380. This section also states that administrative amendments may be granted by the Director upon a finding that public health, safety, and welfare will not be adversely affected by the request. LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may approve any change to the interior of the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). This section of the code further specifies that “the Director may not approve a change that will result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.” In addition, this section provides that “the Director may not approve changes that will result in a reduction of total open space, buffering, landscaping and preservation areas or that will adversely impact surrounding land uses.”

The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b). The request is specific to portions of the development located in the interior of the planned development. There are no changes proposed to the buffering or property development regulations and the conversion ratios proposed result in a reduction of intensity and trip generation. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The requested amendment is a minimal necessary modification to the already approved planned development to allow the project to proceed with development.

Conclusions

The request promotes the development potential and economic viability of the site. The request affects interior portions of the approved planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The proposed amendment is a necessary minimal modification to the approved planned development to allow development to proceed. The proposed modifications do not change the fact that the project is consistent with the Lee Plan and the LDC.

Exhibit D

JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

For

Estero Oaks Lock-Up
(Estero Pkwy & Three Oaks Pkwy, Lee County, Florida)

March 10, 2017

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119
239-227-2355

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 170117)

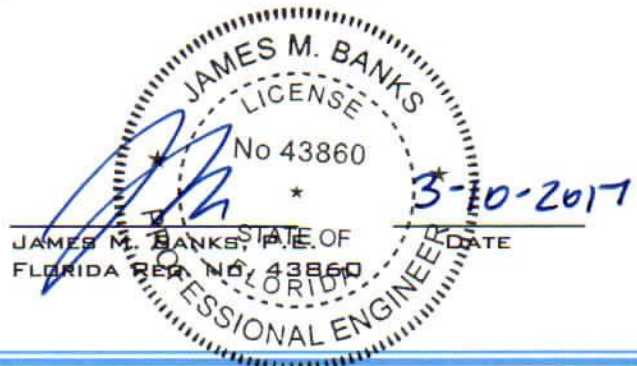


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Conclusions

Estero Oaks Lock-Up is a proposed self-storage land use that will be constructed on a 1.89 +/- acre site within the previously approved Estero Oaks MPD, which is located on the northwest corner of Estero Parkway & Three Oaks Parkway, within Lee County. The MPD was approved for 250,000 square feet of retail and 50,000 square feet of office space, but was later amended to 130,000 square feet of retail/office and 280 multi-family units.

Trip Generation Equivalency

At project build-out, the amended Estero Oaks MPD's total site generated external trips were determined to be 8,345 daily trips, 264 AM trips and 748 PM trips (i.e., 130,000 s.f. retail = 625 PM trips & 280 multi-family = 123 PM trips). Refer to page B2 in the appendix for the Estero Oaks MPD trips.

This report concludes that the proposed 85,636 s.f. of self-storage will generate 214 daily trips, 12 AM trips and 22 PM trips.

The proposed self storage will displace the potential for more intense retail land uses on the subject site. The self storage has a PM peak hour average trip rate of 0.26 trips/ksf and the MPD's approved 130,000 s.f. of retail has an average trip rate of 4.81 trips/ksf (i.e., 625 trips/130 ksf = 4.81). Therefore, the trips generated by the 85,636 s.f. of self-storage is equivalent to trips generated by 4,575 s.f. of retail, or for every 1,000 s.f. of retail the equivalent is 18,550 s.f. of self storage.

Road Impact Mitigation Requirements

Based upon the findings and conclusions of this report, it was determined that Estero Oaks Lock-Up will not have a significant or negative impact upon the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed self-storage warehouse and the road network will continue to operate at acceptable levels of service for project build-out conditions. Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Site-Related Roadway Improvements

Turn Lanes - It was determined that right and left ingress turn lanes will not be warranted at Estero Oaks Lock-up's access on Tuscany Parkway or Estero Oaks Drive. Turn lane warrants were based upon the thresholds set forth by Lee County's Turn Lane Policy AC-11-4.

Estero Oaks MPD's full access on Estero Parkway and its two (2) access points on Three Oaks Parkway were previously designed, approved, and constructed pursuant to DOS2003-00093, which was based upon the higher trip estimates associated with the potential development of 300,000 square feet. Subsequent to constructing the three (3)

mentioned access points, a second access to Estero Parkway (right-in/out) was constructed based upon the amended MPD's land uses. Therefore, the existing access points and turn lanes meet or exceed Lee County's minimum design standards and can accommodate the trips generated by Estero Oaks Lock-up. It is concluded that no further improvements to the MPD's four (4) access points are warranted.

Concurrency Review

Estero Parkway is classified as a four-lane divided arterial having a performance standard of level of service LOS E. A maximum service capacity of 2,000 for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As determined, Estero Parkway (w. of Three Oaks Pkwy) will have a project build-out traffic demand of 562 vphpd and a v/c ratio of 0.28, and Estero Parkway (E. of Three Oaks Pkwy) will have a project build-out traffic demand of 769 vphpd and a v/c ratio of 0.38.

Three Oaks Parkway is classified as a four-lane divided arterial having a performance standard of level of service LOS E. A maximum service capacity of 1,940 for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As determined, Three Oaks Parkway (S. of Estero Pkwy) will have a project build-out traffic demand of 1,055 vphpd and a v/c ratio of 0.54, and Three Oaks Parkway (S. of Estero Pkwy) will have a project build-out traffic demand of 1,057 vphpd and a v/c ratio of 0.55.

Therefore, this project will be in compliance with the Lee County Concurrency Management Policy.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing a self-storage warehouse that is referred to as Estero Oaks Lock-UP.

Scope of Project

Estero Oaks Lock-Up is a proposed self-storage warehouse that will be constructed on a 1.89 +/- acre site within Estero Oaks MPD. The MPD was approved for 250,000 square feet of retail and 50,000 square feet of office space, but was later amended to 130,000 square feet of retail/office and 280 multi-family units.

The project site is located on the northeast corner of Tuscany Park Drive & Estero Parkway, within Lee County (refer to Figure 1 - Location Map/Roadway Classification).

The project is proposing one full access on Tuscany Park Drive and one full access on Estero Oaks Drive. The project is expected to be constructed by the year 2018. For additional details, refer to the site plan prepared by J.R. Evans & Associates.

Table A
Proposed Land Use

Land Use	Size
Self Storage Warehouse	85,636 s.f.

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that Land Use Code "Mini-Warehousing (LUC 151) was the most appropriate use for estimating the project traffic.

Table 1 of this report provides a detail of the calculations that were performed in estimating the trip generations, which have been summarized below in Table B.

Table B
Project Generated Traffic
(Summation of Table 1)

Proposed Land Use	Daily Trips Generated (ADT)	AM Peak Hour Trips Generated (vph)	PM Peak Hour Trips Generated (vph)
Self Storage Warehouse (85,636 s.f.)	214	12	22

The report determined that Estero Lock Up will generate less than 100 net new trips during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating "Less Than 100 Trips".

Trip Generation Equivalency

At project build-out, the amended Estero Oaks MPD's total site generated external trips were determined to be 8,345 daily trips, 264 AM trips and 748 PM trips (i.e., 130,000 s.f. retail = 625 PM trips & 280 multi-family = 123 PM trips). Refer to page B2 in the appendix for the Estero Oaks MPD trips.

This report concludes that the proposed 85,636 s.f. of self-storage will generate 214 daily trips, 12 AM trips and 22 PM trips.

The proposed self storage will displace the potential for more intense retail land uses on the subject site. The self storage has a PM peak hour average trip rate of 0.26 trips/ksf and the MPD's approved 130,000 s.f. of retail has an average trip rate of 4.81 trips/ksf (i.e., $625 \text{ trips}/130 \text{ ksf} = 4.81$). Therefore, the trips generated by the 85,636 s.f. of self-storage is equivalent to trips generated by 4,575 s.f. of retail, or for every 1,000 s.f. of retail the equivalent is 18,550 s.f. of self storage.

Existing + Committed Roadway Conditions

Figure 1 depicts the project's surrounding roadway conditions.

Estero Parkway is classified as a four-lane divided arterial having a performance standard of level of service LOS E. A maximum service capacity of 2,000 for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

Three Oaks Parkway is classified as a four-lane divided arterial having a performance standard of level of service LOS E. A maximum service capacity of 1,940 for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

The project will have direct full access to Tuscany Parkway and Estero Oaks Drive. Both streets are two-lane local roads.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, demographics, and competing businesses. Figure 2A and Table 2A provide a detail of the traffic distributions based on a percentage basis and by volume. Figure 2B details the expected turning movement volumes that will occur at the site's access on Tuscany Park Drive and Estero Oaks Drive.

Area of Significant Impact

The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2A describes the project traffic distributions and the level of impact on the surrounding roadways. As shown, no roads will be impacted by 10% or greater than its adopted level of service. Therefore, Three Oaks Parkway and Estero Parkway were the only roads that were considered to be impacted by the project.

Project Build-Out Conditions

In order to establish project build-out traffic conditions, the project traffic was added to the background traffic volumes that were established by the Lee County Concurrency Report for the road links under review. Table 2B provides a detail of the background traffic conditions and the background plus project traffic conditions. Traffic volumes are based upon the 100th highest hour peak direction demand for Three Oaks Parkway and Estero Parkway, as well as the roads' level of service. As determined, Three Oaks Parkway and Estero Parkway will continue to operate at acceptable levels of service at project build-out conditions.

Site Access Evaluation

The following turn lane warrant analysis was performed for the project's access on Tuscany Park Drive and Estero Oaks Drive pursuant to the guidelines set forth by the Lee County Turn Lane Policy. Figure 2B reflects the anticipated turning movement volumes at the site's access on Tuscany Park Drive and Estero Oaks Drive.

Site Access @ Tuscany Park Drive and Estero Oaks Drive Left Decel/Turn Lane Warrants - Local Road

		<u>Yes</u>	<u>No</u>
IV.C.1.	Posted speed warrant is 30 MPH or greater		X
IV.C.2.	Left turn volume is equal to or greater than 60 vph (<i>Left turn volume is less than 60 vph</i>)		X
IV.C.3.	Available Sight Distance (<i>There are no sight distance constraints</i>)		X
IV.C.5.	Traffic Signal Devices (<i>There are no traffic signal devices</i>)		X

Two or more left turn lane warrants satisfied: **NO**

**Site Access @ Tuscan Park Drive and Estero Oaks Drive
Right Decel/Turn Lane Warrants - Local Road**

		<u>Yes</u>	<u>No</u>
V.C.1.	Posted speed warrant is 30 MPH or greater		X
V.C.2	Right turn volume is equal to or greater than 60 vph <i>(Right turn volume is less than 60 vph)</i>		X
V.C.3.	Available Sight Distance <i>(There are no sight distance constraints)</i>		X
V.C.5.	Traffic Signal Devices <i>(There are no traffic signal devices)</i>		X

Two or more right turn lane warrants satisfied: **NO**

Concurrency Review

Estero Parkway is classified as a four-lane divided arterial having a performance standard of level of service LOS E. A maximum service capacity of 2,000 for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As determined, Estero Parkway (w. of Three Oaks Pkwy) will have a project build-out traffic demand of 562 vphpd and a *v/c* ratio of 0.28, and Estero Parkway (E. of Three Oaks Pkwy) will have a project build-out traffic demand of 769 vphpd and a *v/c* ratio of 0.38.

Three Oaks Parkway is classified as a four-lane divided arterial having a performance standard of level of service LOS E. A maximum service capacity of 1,940 for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As determined, Three Oaks Parkway (S. of Estero Pkwy) will have a project build-out traffic demand of 1,055 vphpd and a *v/c* ratio of 0.54, and Three Oaks Parkway (S. of Estero Pkwy) will have a project build-out traffic demand of 1,057 vphpd and a *v/c* ratio of 0.55.

Therefore, this project will be in compliance with the Lee County Concurrency Management Policy.

APPENDIX

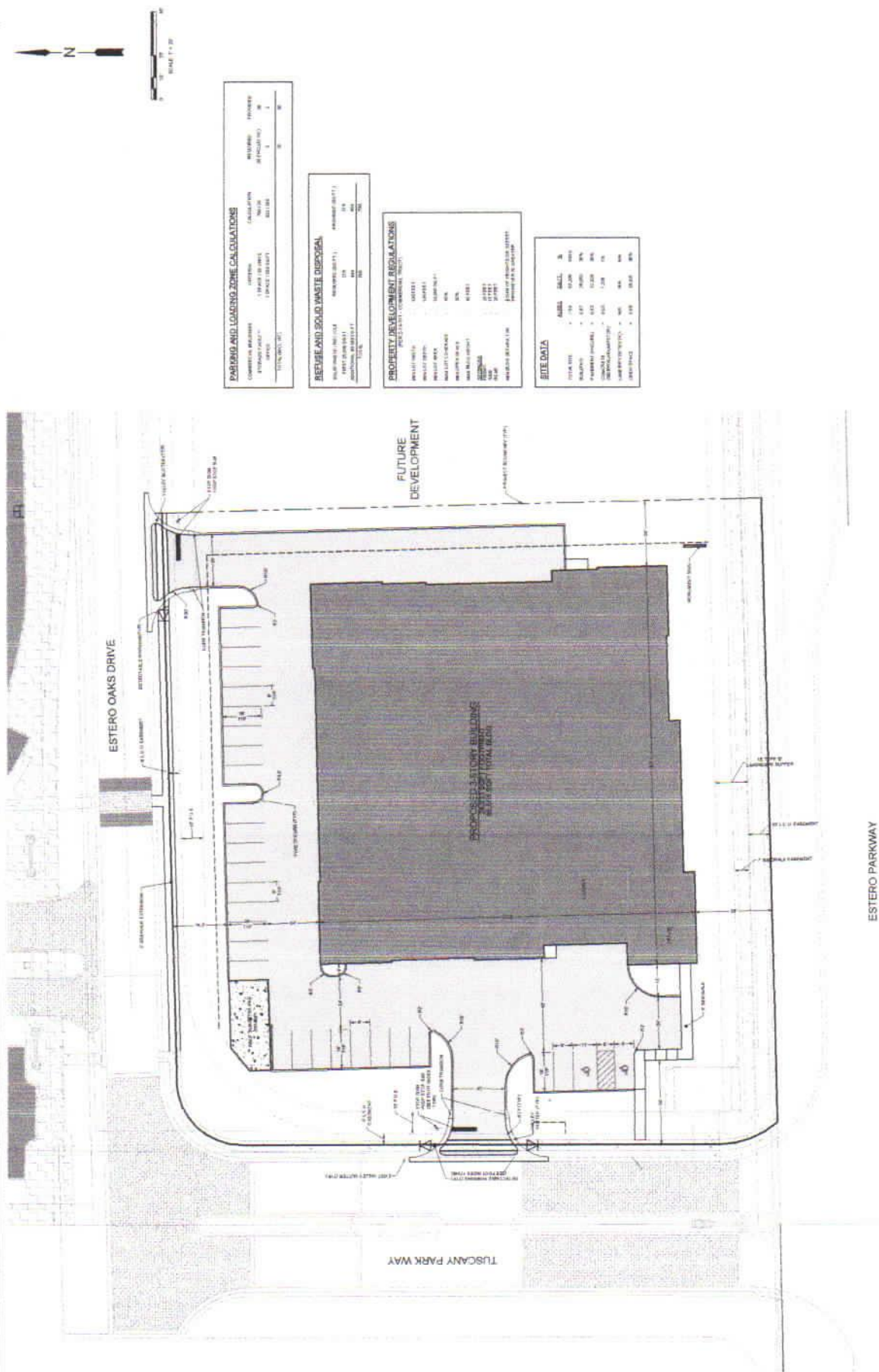
Site Plan

Figure 1 thru 2B

Tables 1A thru 2B

Support Documents

Attachment B



PARKING AND LOADING ZONE CALCULATIONS				
CORPORATION ADDRESS	CITY/STATE	CALCULATION	REMARKS	PROPOSED
10000 100th Ave N	10000 100th Ave N	750/100		30
10000 100th Ave N	10000 100th Ave N	800/100		1
TOTAL (PROPOSED)			0	30

REFUSE AND SOLID WASTE DISPOSAL		
WASTE AND SOLID WASTE	RECEIPTS (000000)	EXPENDITURE (000000)
WASTE AND SOLID WASTE	124	106
WASTE AND SOLID WASTE	699	699
WASTE AND SOLID WASTE	100	100
	1,023	905

[illegible][illegible]

DATA NOTE:

THE CLARK GROUP INCORPORATED, a public law corporation, has been authorized by the Board of Directors to issue bonds in the amount of \$10,000,000, for the purpose of financing the construction of a new plant and the purchase of new equipment.



TABLE 1
TRIP GENERATION COMPUTATIONS
Estero Oaks Lock-Up

Land Use

Code Land Use Description
151 **Mini-Warehouse**

Build Schedule
85,636 s.f.

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 151	Daily Traffic (ADT) =	$T = 2.50(X) =$	214 ADT	
	AM Peak Hour (vph) =	$T = 0.14(X) =$ 55% Enter/ 45% Exit =	12 vph	7 / 5
	PM Peak Hour (vph) =	$T = 0.26(X) =$ 50% Enter/ 50% Exit =	22 vph	11 / 11

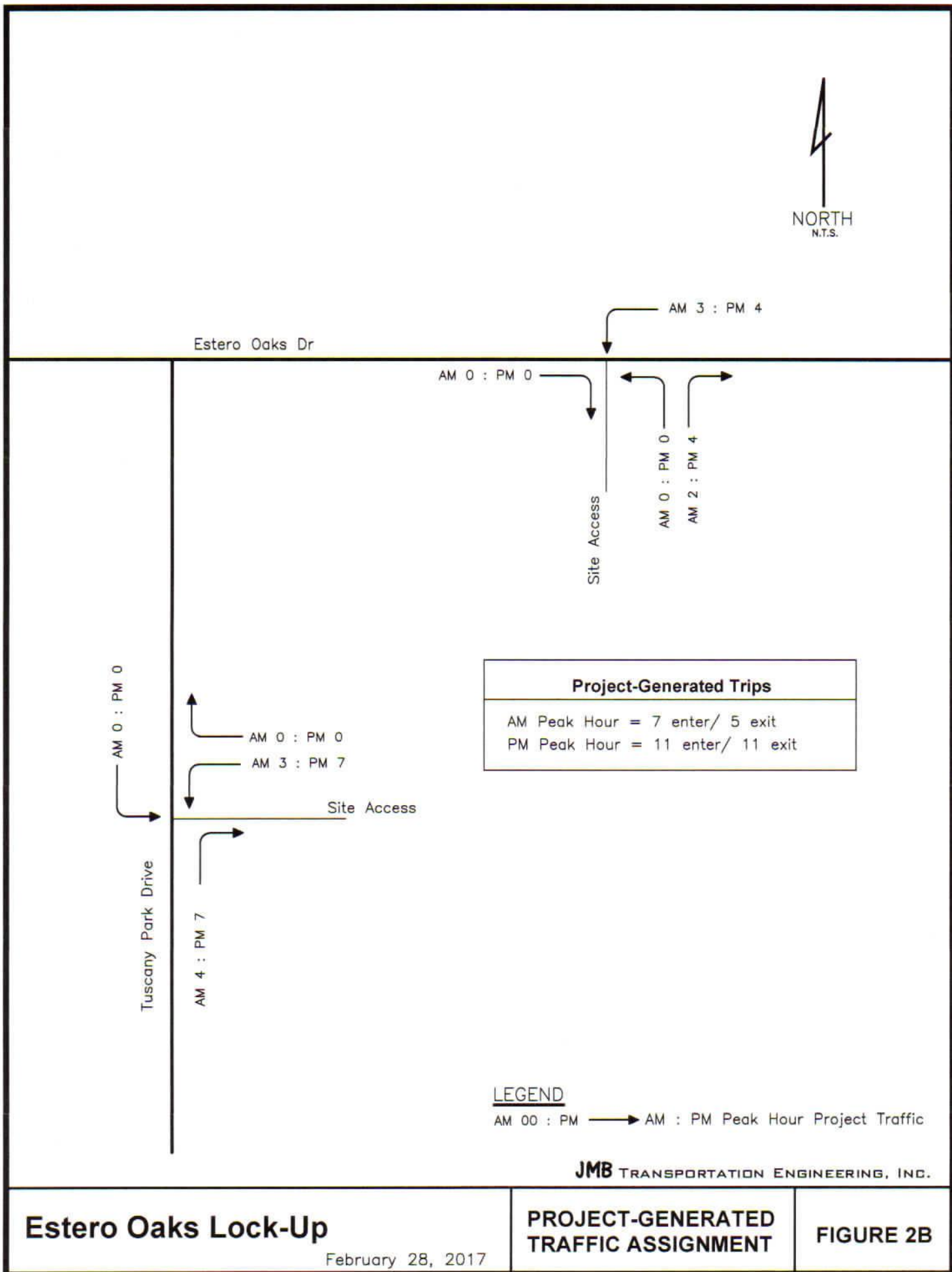


TABLE 2A
PROJECT'S AREA OF IMPACT

Project Traffic Peak Hour Peak Direction (vphpd) = 11												
Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	LOS "C"		Project's Percentage Impact	Significant Impact	Adopted Service Volume					
			Service Volume	Pk Direction (vphpd)			Pk Direction (vphpd)					
Estero Parkway	25%	3	2000		0.14%	NO	2000					
	15%	2	2000		0.08%	NO	2000					
Three Oaks Pkwy	20%	2	1900		0.12%	NO	1940					
	40%	4	1900		0.23%	NO	1940					

TABLE 2B
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

	Existing Peak Hour PK Direction (vphpd)	Existing Peak Hour PK Direction <u>LOS</u>	Project Peak Hour PK Direction (vphpd)	LOS E		Future Build-Out Peak Hour PK Direction <u>LOS</u>
				Total Pk Hr Peak Season PK Direction (vphpd)	Service Vol. Peak Hour PK Direction (vphpd)	
					v/c Ratio	
Estero Parkway	U.S. 41 to Three Oaks Pkwy	559	3	562	2000	B
	Three Oaks Pkwy to Ben Hill	767	2	769	2000	B
Three Oaks Pkwy	Corkscrew Road to Estero Pk	1053	2	1055	1940	B
	Estero Pkwy to San Carlos Bl	1053	4	1057	1940	B



LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
09400	DEL PRADO BL	US 41	SLATER RD	2LN	E	860	C	349	C	349	D	847	
09470	DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,800	C	1,363	C	1,363	C	1,363	
09480	DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,800	C	1,486	C	1,486	C	1,486	
09490	DR ML KING BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,780	D	1,762	D	1,762	D	1,762	
09500	DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,680	B	2,194	B	2,194	B	2,194	
09700	EAST 21st ST*	JOEL BL	GRANT AVE	2LN	E	860	C	24	C	24	C	24	
09800	ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	420	A	420	A	420	constrained; v/c=0.58
09900	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
10000	ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	608	B	608	C	626	constrained; v/c=0.84; reconstruction in FY 17/18
10100	ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	716	F	779	constrained; v/c=1.07; reconstruction underway
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	559	B	586	B	873	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	767	B	767	B	767	
10200	EVERGREEN RD*	US 41	BUS 41	2LN	E	860	C	100	C	100	C	100	
10300	FIDDLSTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LU	E	860	C	349	C	350	C	382	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	1,212	D	1,212	D	1,214	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,580	D	1,606	D	1,606	D	1,606	
10600	FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	C	1,230	C	1,230	C	1,230	
10700	FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,700	C	1,267	C	1,267	C	1,267	
10730	FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700	C	1,461	C	1,461	C	1,461	
10800	GASPARILLA BL*	FIFTH ST	CHARLOTTE COUNTY LINE	2LN	E	860	C	343	C	349	C	360	constrained; v/c=0.40
10900	GLADIOLUS DR	MCGREGOR BL	PINE RIDGE RD	4LD	E	1,840	B	669	B	670	B	686	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,194	C	1,194	C	1,287	
11100	GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,780	B	1,117	B	1,119	B	1,154	
11200	GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	2,900	B	942	B	974	B	983	
11300	GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,900	C	1,958	C	1,958	C	2,103	
11400	GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LN	E	860	C	71	C	76	C	76	
11500	GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,920	B	940	B	950	B	1,000	
11600	GUNNERY RD	LEE BL	BUCKINGHAM RD	2LN	E	1,020	C	804	C	808	C	937	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	B	1,122	B	1,122	B	1,122	

LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
23600	SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,500	B	1,523	B	1,547	
23700	SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	B	883	B	884	B	991	
23800	SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	B	935	B	935	B	935	
23900	SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	935	A	935	A	935	
24000	SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LN	E	1,010	C	423	C	424	C	426	
24100	SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	607	D	607	D	607	
24200	SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	C	1,310	C	503	C	503	C	505	
24300	SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	C	1,310	B	354	B	355	B	355	
24400	STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LN	E	860	C	127	C	128	C	153	
24500	STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	307	C	324	D	667	constrained; w/c=0.29
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	307	C	316	C	441	constrained; w/c=0.29
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	566	D	577	D	685	constrained; w/c=0.53
24800	STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	178	B	185	B	275	
24900	SUMMERLIN RD	MCGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,233	B	1,233	B	1,241	
25000	SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055	
25100	SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,111	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,866	B	1,866	B	1,959	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,866	B	1,872	B	1,967	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,390	B	1,413	B	1,528	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	C	1,602	C	1,602	C	1,602	
25600	SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,786	C	1,786	C	1,805	
25700	SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,960	C	1,786	C	1,786	C	1,786	
25800	SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,200	D	1,200	D	1,200	
25900	SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,200	D	1,200	D	1,200	
26000	SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LN	E	860	C	44	C	45	C	55	
26100	SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	B	287	B	296	B	300	
26150	SUNSHINE BL*	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	322	C	322	
26200	SUNSHINE BL*	LEE BL	W 12th ST	2LN	E	1,040	C	447	C	453	C	456	
26300	SUNSHINE BL	W 12th ST	W 75th ST	2LN	E	1,040	D	561	D	564	D	564	
26400	SW 23rd ST*	GUNNERY RD	SUNSHINE BL	2LN	E	860	D	592	D	595	D	802	
26450	TERMINAL ACCESS RD*	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501	
26500	THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	1,093	B	1,099	B	1,282	
26600	THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	1,053	B	1,216	B	1,252	
26700	THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	A	643	A	644	B	815	
26800	TICE ST*	PALM BEACH BL (SR 80)	ORTIZ AVE	2LN	E	860	C	83	C	84	C	88	

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

ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459	9100	9400	11800	15700	15800	15	6
ESTERO PKWY	E OF US 41	465	8300	9000	8300	8200	11500	15	6

PCS 25 - US 41 south of Hickory Dr

42,600 VPD

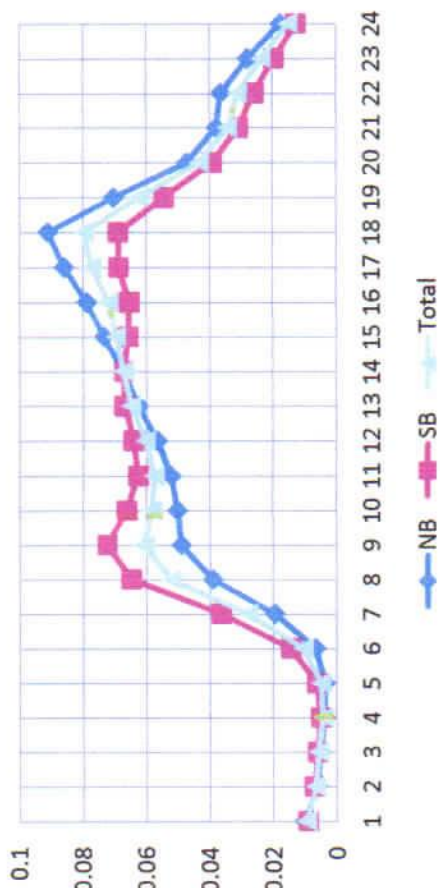
2015 AADT =

Hour	NB	SB	Total
1	1.02%	0.90%	0.96%
2	0.61%	0.70%	0.66%
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%

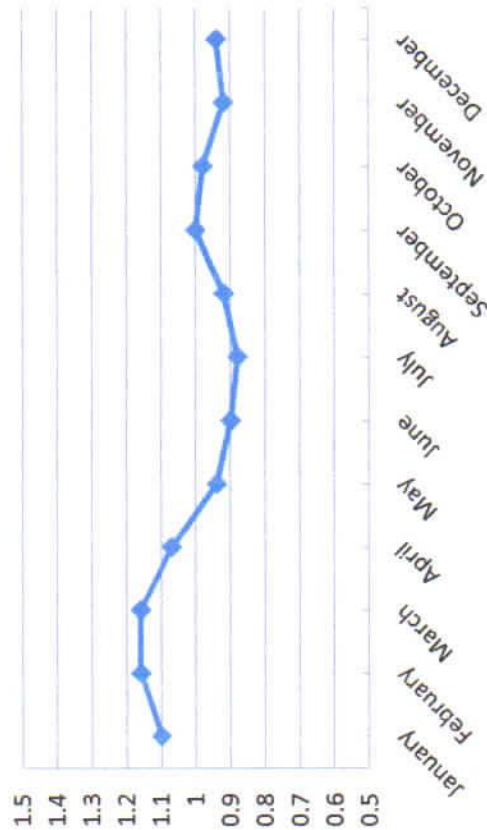
Month of Year	Fraction
January	1.1
February	1.16
March	1.16
April	1.07
May	0.94
June	0.9
July	0.88
August	0.92
September	1
October	0.98
November	0.92
December	0.94

Directional Factor		
AM	PM	
0.65	0.56	SB
		NB

Hour of Day



Month of Year



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

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

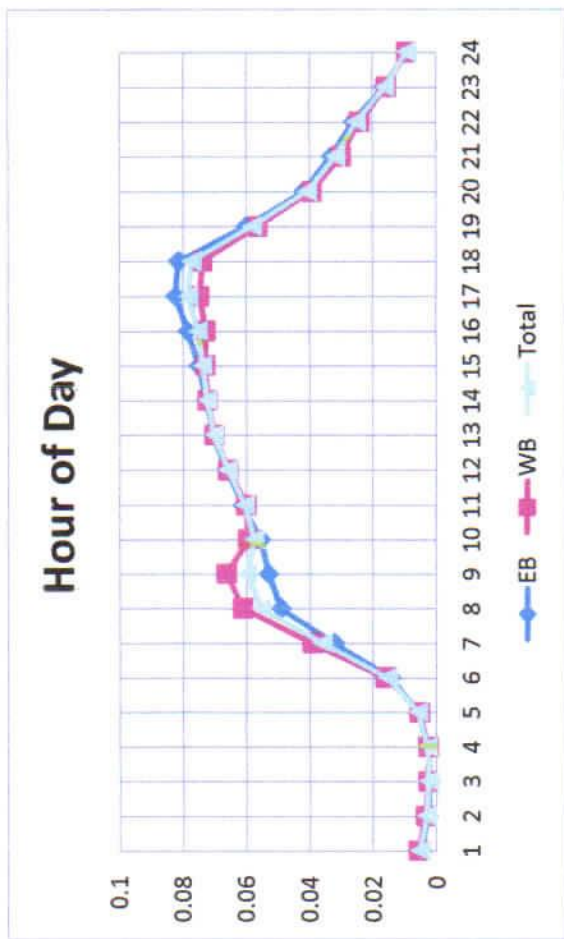
PCS 15 - Corkscrew Rd west of I-75

2015 AADT = 30,900 VPD

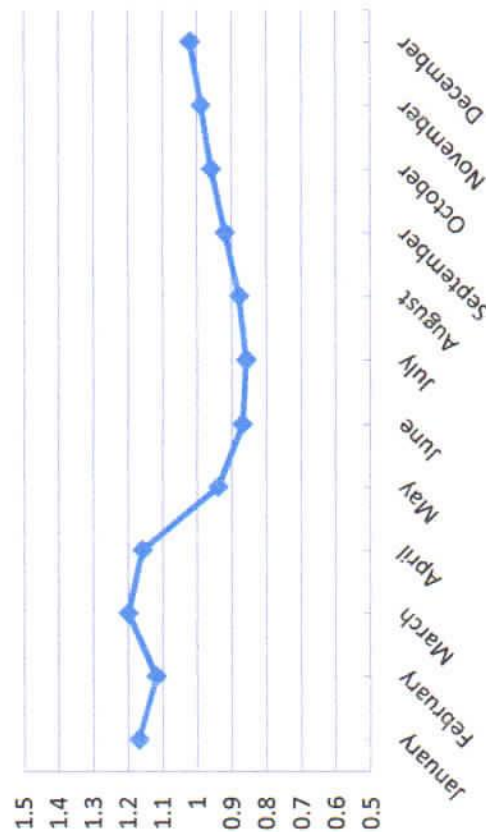
Hour	EB	WB	Total
0	0.49%	0.57%	0.53%
1	0.28%	0.36%	0.32%
2	0.22%	0.27%	0.25%
3	0.30%	0.27%	0.29%
4	0.60%	0.54%	0.58%
5	1.45%	1.61%	1.55%
6	3.23%	3.92%	3.61%
7	4.91%	6.11%	5.54%
8	5.31%	6.63%	6.00%
9	5.55%	5.93%	5.75%
10	6.12%	6.00%	6.05%
11	6.64%	6.57%	6.59%
12	7.06%	7.01%	7.02%
13	7.28%	7.23%	7.24%
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	PM	WB	EB
0.55	0.52		



Month of Year



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

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

ESTERO PKWY	US 41		BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	2,000	2,000	0	3,850	3,850	3,850	3,850
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THREE OAKS PKWY	COCONUT RD			4	2.6	4LD	650	1,940	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360
	CORKSCREW RD			4	3.1	4LD	650	1,940	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360
	SAN CARLOS BLVD			4	1.7	4LD	650	1,940	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360

A15



TRAFFIC IMPACT STATEMENT

FOR

ESTERO OAKS MPD

(F/K/A KORESHAN 36 CPD)

(PROJECT NO. F1309.04)

PREPARED BY:

**TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
(239) 278-3090**

November 19, 2013



User's Guide and Handbook, 9th Edition, an internal capture rate of 12.4% was calculated for this development. The summary sheet utilized to calculate this internal capture rate is included in the Appendix of this report for reference. **Table 4** indicates the number of external trips projected to be generated by the proposed development.

Table 4
External Trip Generation
Estero Oaks MPD

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Total Trips	133	168	301	437	417	854	9,629
Less 12.4% Internal Capture	-16	-21	-37	-54	-52	-106	-1,194
Total Trips (Utilizing the Public Roadway Network)	117	147	264	383	365	748	8,435

The trips shown for the retail uses in Table 2 will not all be new trips to the adjacent roadway system. ITE estimates that retail uses such as shopping centers may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The ITE Trip Generation User's Guide and Handbook, 9th Edition, suggests that the relationship between the percent pass-by and the size of the development for the Shopping Center land use (LUC 820) is:

$$\ln(T) = -0.29 \ln(X) + 5.00$$

T = Percent pass-by traffic

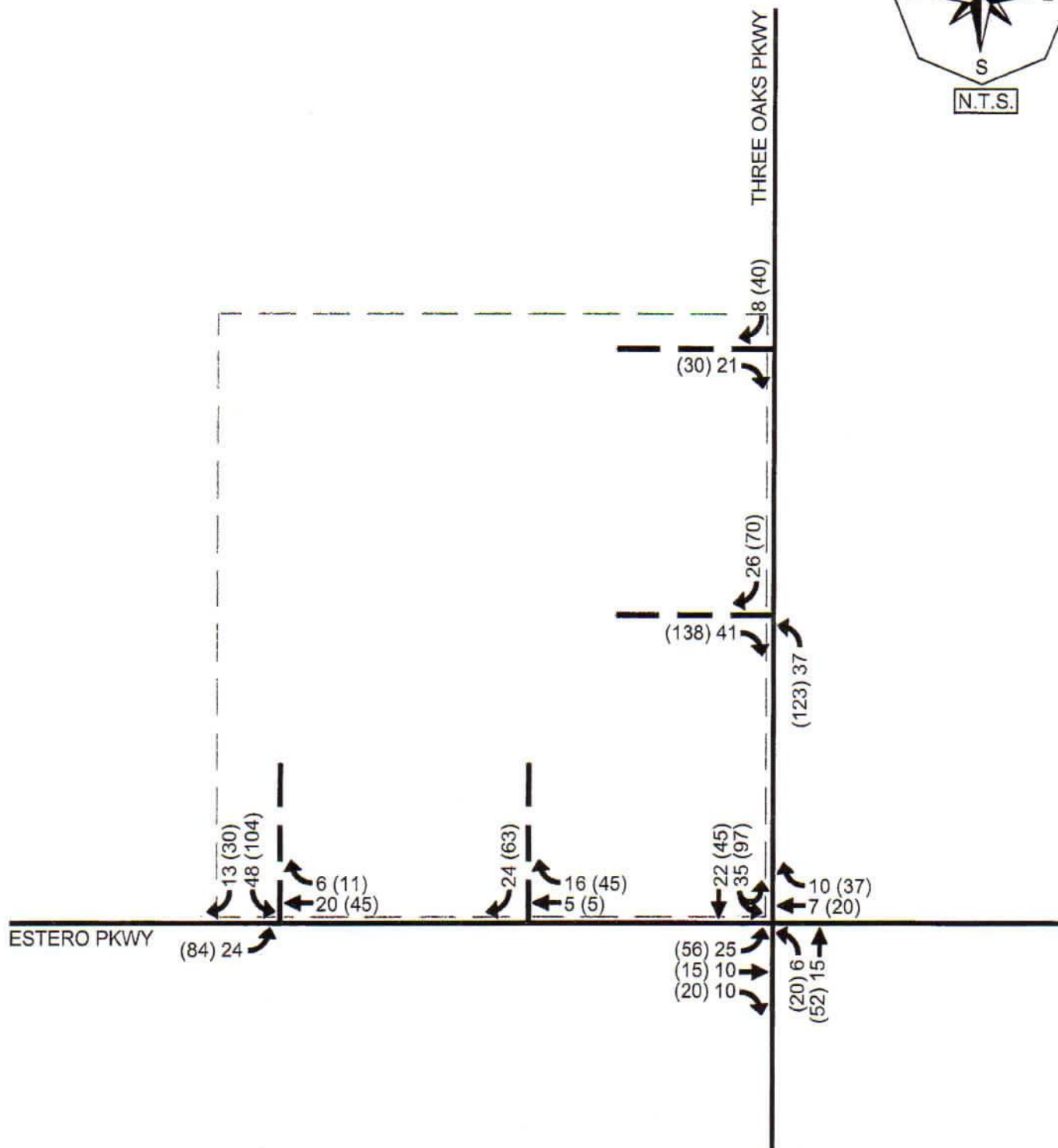
X = 1,000's of square feet GLA of the retail portion of the development

Therefore, the percent pass-by for this development was calculated as follows:

$$\ln(T) = -0.29 \ln(130.00) + 5.00$$

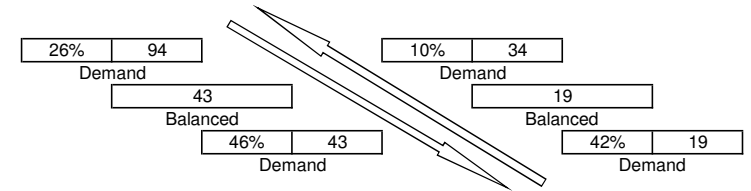
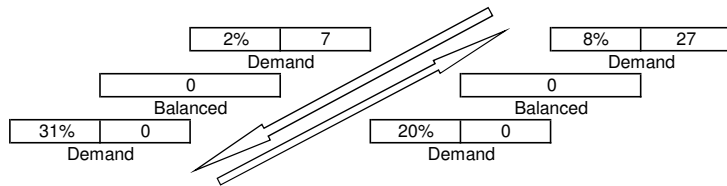
$$T = 36.2 \%$$

E1309.04



**Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR**

Exit to External		Land Use A - Retail Uses			
319		Total	Internal	External	
←	Enter	335	19	316	
→	Exit	362	43	319	
316		Total	697	62	635
Enter from External		%	100%	9%	91%



Exit to External		Land Use B - Office Uses			
0		Total	Internal	External	
←	Enter	0	0	0	
→	Exit	0	0	0	
0		Total	0	0	0
Enter from External		%	100%	0%	100%

	Demand		Balance	Demand		
←	57%	0	0	4%	2	
	2%	0	0	4%	4	→

		Land Use C - Residential Uses			
		Total	Internal	External	Exit to External
Enter	94	43	51	←	27
Exit	46	19	27	→	
Total	140	62	78		
%	100%	44%	56%		51
		Enter from External			

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	316	0	51	367
Exit	319	0	27	346
Total	635	0	78	713
Single-Use Trip Gen. Est.	697	0	140	837
				Internal Capture Rate
				15%

Exhibit E

Leatherman, Jessica

From: Evans, Marcus
Sent: Monday, October 09, 2017 11:25 AM
To: Leatherman, Jessica
Subject: ADD2017-00106 Estero Oaks MPD

Jessica,

Including both "Warehouse, Public" and "Mini-Warehouse" in the proposed schedule of uses for the subject case is reasonable, since they are similar uses and can be assumed to have similar trip generation characteristics. If you have any questions regarding this, please let me know. Thanks, Jessica!

Marcus

Marcus Evans
Lee County Department of Community Development
(239) 533-8355

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Exhibit F

ADMINISTRATIVE AMENDMENT (PD) ADD2014-00151

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Estero Three Oaks Partners, LLC filed an application for an administrative amendment to a Mixed Planned Development on a project known as Estero Oaks MPD to amend the open space calculations for individual tracts, while keeping the overall open space calculations the same, and to request the following deviation:

A deviation from LDC Section 34-1748 (5) which requires a paved turnaround, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle to be provided on the ingress side of the gate to allow for a paved turn-around having a turning radius sufficient to accommodate a U-turn for a passenger vehicle for one of the three ingress and egress points to the residential tract of the development.

on property located at the northwest corner of Three Oaks and Estero Parkways., described more particularly as:

LEGAL DESCRIPTION: In Section 22, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution number Z-14-011; and

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

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

WHEREAS, the applicant wishes to amend the open space table of the Master Concept Plan by adjusting the open space requirements for some tracts, while keeping the total area of the open space the same; and

WHEREAS, the residential portion of the site contains three entrances from the internal road; and

WHEREAS, the applicant wishes to designate the southwest entrance to the residential tract as "residents only" entrance; and

WHEREAS, the applicant is requesting a deviation from LDC Section 34-1748 (5) which requires a paved turnaround, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle to be provided on the ingress side of the gate to allow for a paved turn-around having a turning radius sufficient to accommodate a U-turn for a passenger vehicle for the "residents only" entrance; and

WHEREAS, this development will contain two other access points, each with a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle; and

WHEREAS, due to the existing site constraints, it is not practical to provide a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle but it is possible to provide a paved turn-around having a turning radius sufficient to accommodate a U-turn for a passenger vehicle for the southwestern entrance to the residential tract of the development; and

WHEREAS, the applicant is proposing signage to warn guests, visitors, and delivery trucks that the secondary access on the southwest side of the development is for residents only and indicate the location of other entrances to the development; and

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

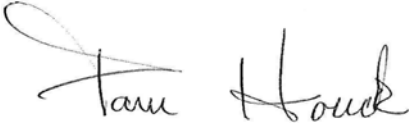
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development to amend the open space calculations for individual tracts, while keeping the overall open space calculations the same, and to request a deviation from LDC Section 34-1748 (5) which requires a paved turnaround, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle to be provided on the ingress side of the gate to allow for a paved turn-around having a turning radius sufficient to accommodate a U-turn for a passenger vehicle for one of the three ingress and egress points to the residential tract of the development is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated 9/12/2014. Master Concept Plan for ADD2014-00151 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit "B".**
2. **The terms and conditions of the original zoning resolution remain in full force and effect, except as amended herein.**

3. The deviation approved herein is only applicable to the southwest entrance to the residential tract of this development, and must be designed and built in substantial compliance with the plot plan attached hereto as Exhibit "C".
4. Appropriate signage, including "Residents Only" and "No Trucks" signs must be installed at the southwest entrance and direct the visitors and trucks to the main entrance of the residential tract.
5. Development order plans must depict open space in compliance with the approved revised MCP open space calculations table.
6. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

DULY PASSED AND ADOPTED ON 9/24/2014

BY: 

Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments: Exhibit A: Legal Description
 Exhibit B: Master Concept Plan
 Exhibit C: Plot Plan (Gate and Signage Exhibit)

Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS

FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690

10511 SIX MILE CYPRESS PARKWAY - SUITE 101

FORT MYERS, FLORIDA 33912

(239) 939-5490

APPROVED**ADD2014-00151****Chick Jakacki, Planner
Lee Co Division of Zoning
8/14/2014****NOTES:**SUBJECT TO EASEMENTS, RESTRICTIONS,
RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

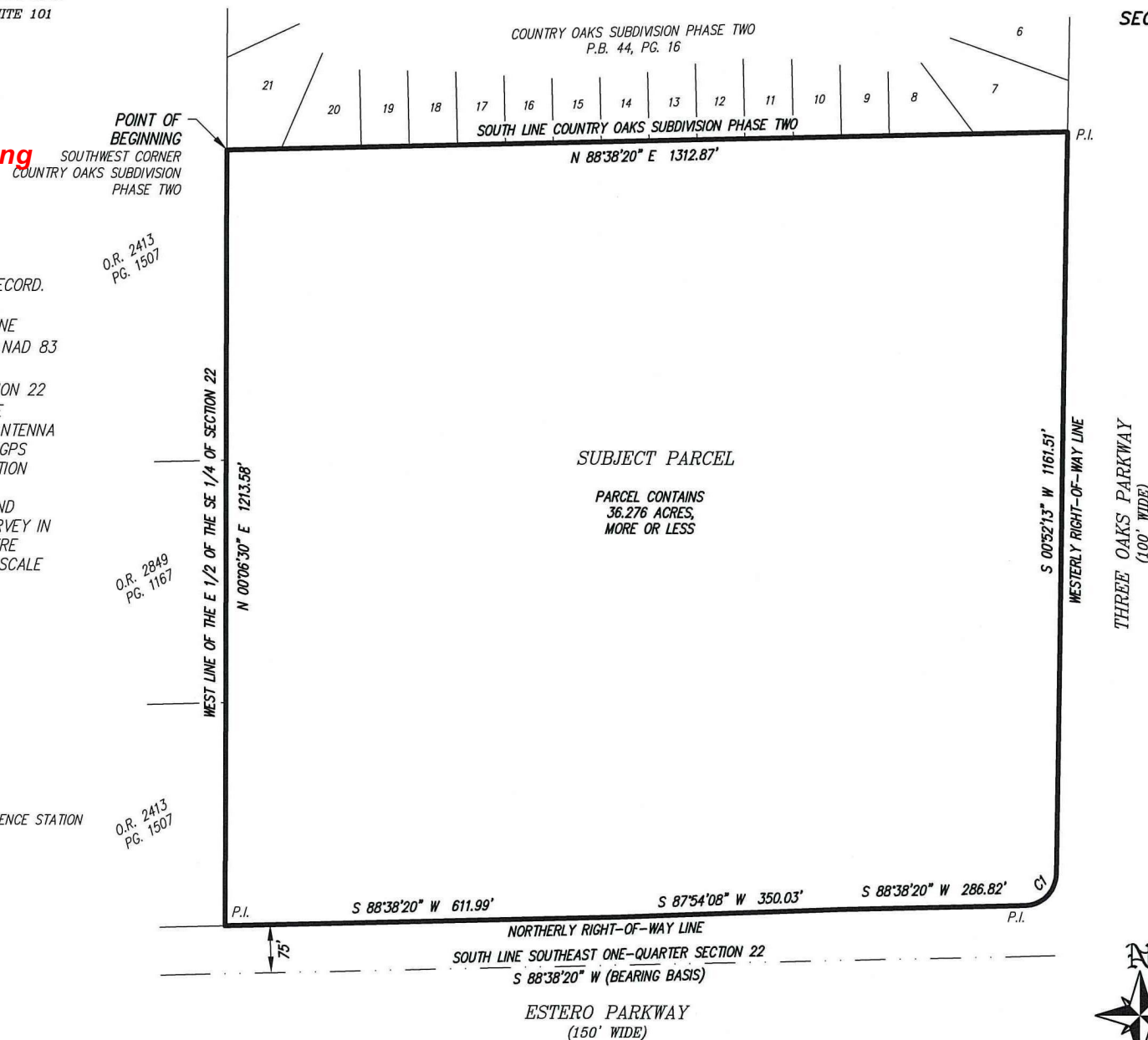
BEARINGS ARE BASED ON THE "STATE PLANE
COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83
(CORS), WHEREIN THE SOUTH LINE OF THE
SOUTHEAST ONE-QUARTER (SE $\frac{1}{4}$) OF SECTION 22
BEARS S 88°38'20" W. THE STATION IS THE
ANTENNA REFERENCE POINT OF THE GPS ANTENNA
BASED AT PAGE FIELD. THE STATION IS A GPS
CONTINUOUSLY OPERATING REFERENCE STATION
DESIGNATION - FORT MYERS CORS ARP.
HORIZONTAL VALUES WERE ESTABLISHED AND
ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN
MARCH 2004. THE HORIZONTAL VALUES WERE
ESTABLISHED BY GPS OBSERVATIONS. THE SCALE
FACTOR IS 0.999946512.

LEGEND:

C1 INDICATES CURVE 1 OF THE CURVE TABLE
I.N. INDICATES INSTRUMENT NUMBER
O.R. INDICATES OFFICIAL RECORDS BOOK
PG. INDICATES PAGE NUMBER
P.B. INDICATES PLAT BOOK
P.I. INDICATES POINT OF INTERSECTION
CORS INDICATES CONTINUOUSLY OPERATION REFERENCE STATION
20 INDICATES LOT NUMBER

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	87°46'07"	76.59'	69.32'	S 44°45'17" W

EXHIBIT A**SKETCH OF DESCRIPTION**
OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 22, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF
FLORIDA, COUNTY OF LEE, LYING IN SECTION 22, TOWNSHIP
46 SOUTH, RANGE 25 EAST, BEING ALL OF PARCEL 1 AS
DESCRIBED IN INSTRUMENT NUMBER 2009000306100, OF THE
PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER
BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF COUNTRY OAKS
SUBDIVISION PHASE TWO AS RECORDED IN PLAT BOOK 44,
PAGE 15 OF THE PUBLIC RECORDS OF SAID LEE COUNTY;
THENCE N 88°38'20" E ALONG THE SOUTH LINE OF SAID
COUNTRY OAKS SUBDIVISION PHASE TWO FOR 1,312.87 FEET
TO THE SOUTHEAST CORNER OF SAID COUNTRY OAKS
SUBDIVISION PHASE TWO AND AN INTERSECTION WITH THE
WEST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (100.00
FEET WIDE); THENCE S 00°52'13" W ALONG SAID WEST LINE
FOR 1,161.51 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE AND THE NORTH LINE
OF ESTERO PARKWAY (WIDTH VARIES) THROUGH A CENTRAL
ANGLE OF 87°46'07" FOR 76.59 FEET; THENCE S 88°38'20" W
ALONG SAID NORTH LINE FOR 286.82 FEET; THENCE S
87°54'08" W ALONG SAID NORTH LINE FOR 350.03 FEET;
THENCE S 88°38'20" W ALONG SAID NORTH LINE FOR 611.99
FEET TO AN INTERSECTION WITH THE WEST LINE OF THE
EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION
22; THENCE N 00°06'30" E ALONG SAID WEST LINE FOR
1,213.58 FEET TO THE POINT OF BEGINNING.

**THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY**

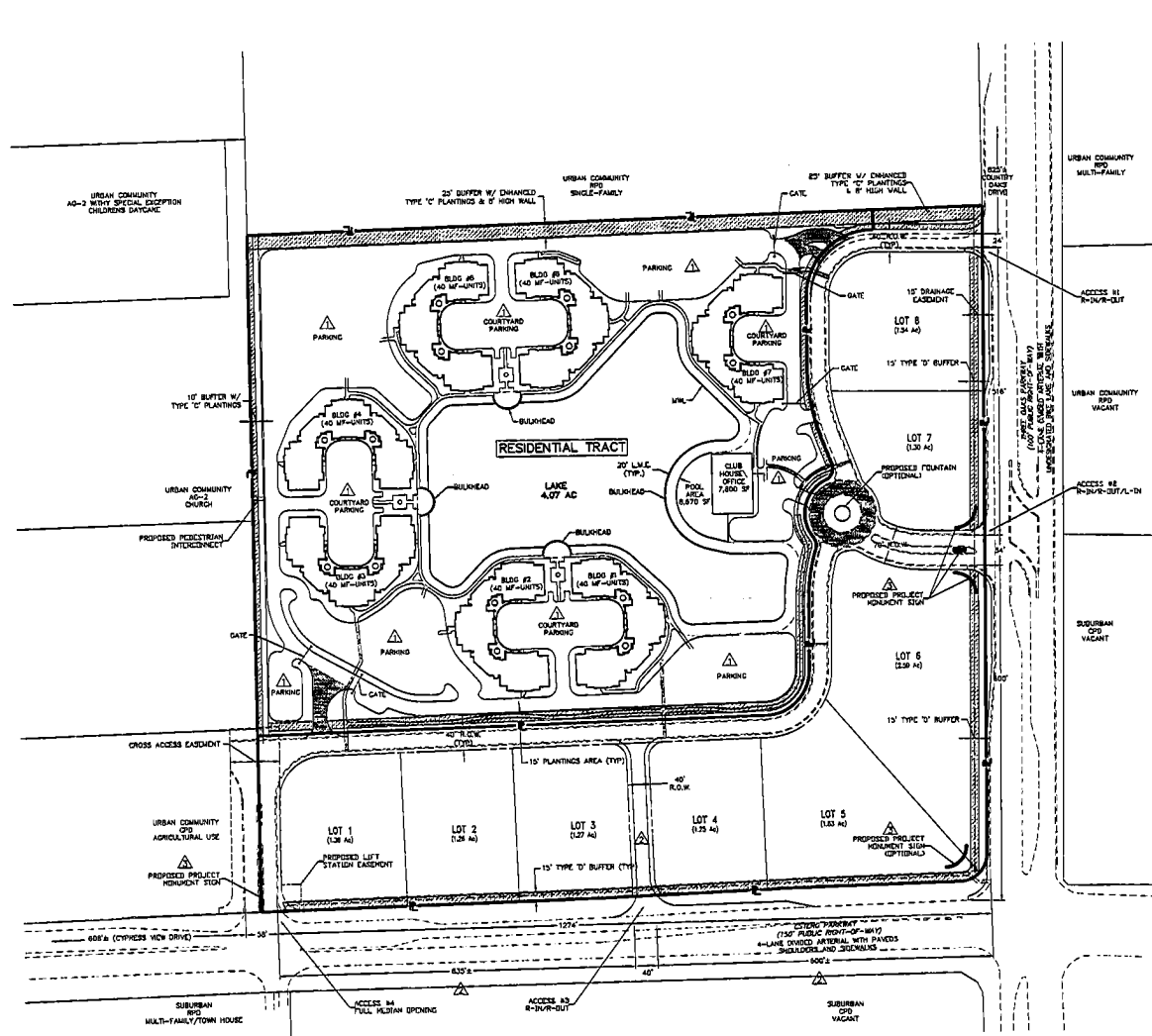


1" = 250'

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 49005

- DATE SIGNED 08-13-2014
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 08-06-2014
SHEET 1 OF 1



LEGEND:

- = BUFFER
- = LAKE
- = DEVIATION #X LOCATION

LAND USE BREAKDOWN:

RESIDENTIAL PARCEL	= 20.8 AC±
LAKE	= 4.07 AC±
PARKING/ ROADS	= 7.25 AC±
BUILDINGS	= 3.28 AC±
OPEN SPACE/ PEDESTRIAN WALKS/ POOL AREA	= 8.29 AC±
COMMERCIAL PARCELS	= 12.4 AC±
ROAD RIGHT OF WAY	= 3.0 AC±
AREA TOTAL	= 36.3 AC±

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED	
RESIDENTIAL (NET OF LAKE): 18.84 x 40%	= 6.74 AC
COMMERCIAL: 12.40 x 30%	= 3.72 AC
LAKE (RESIDENTIAL): 0.58 x 4.03 x 40%	= 0.93 AC
LAKE (COMMERCIAL): 0.42 x 4.03 x 30%	= 0.51 AC
ROAD R-O-W (RESIDENTIAL): 0.58 x 3.00 x 40%	= 0.70 AC
ROAD R-O-W (COMMERCIAL): 0.42 x 3.00 x 30%	= 0.38 AC
TOTAL OPEN SPACE REQUIRED	= 12.98 AC

OPEN SPACE PROVIDED	
RESIDENTIAL OPEN SPACE/PUBLIC USE	= 9.97 AC (SEE NOTE)
COMMERCIAL OPEN SPACE @ 22%	= 2.73 AC
LAKE (25% OF REQUIRED)	= 3.28 AC
ROAD R-O-W	= 1.03 AC
TOTAL OPEN SPACE PROVIDED	= 12.98 AC

NOTE: INCLUDES 10% IMPERVIOUS WALKS, POOL, ETC.

PROPOSED DEVELOPMENT INTENSITY:

RESIDENTIAL TRACT	= 280 MULTI-FAMILY UNITS
COMMERCIAL (LOTS 1-8)	= 130,000 S.F. RETAIL/OFFICE

RESIDENTIAL PARKING CALCULATION:

PARKING REQUIRED:	
280 MF UNITS X 2 SPACES / UNIT	= 560 SPACES
7800 SF AMENITY X 4 SPACES/1000 SF	= 32 SPACES
10% GUEST PARKING	= 56 SPACES
TOTAL REQUIRED	= 648 SPACES
PARKING PROVIDED:	
648 SPACES LESS 1% FOR PARKING REDUCTION DEVIATION #1	
TOTAL PROVIDED	= 648 SPACES

1. SITE PLAN	2. LAND USE BREAKDOWN	3. OPEN SPACE CALCULATION	4. PARKING CALCULATION	5. DEVELOPMENT INTENSITY	6. LEGEND	7. NOTES
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BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The Sunbelt Florida

10511 9th Mile Cypress Parkway
Fort Myers, Florida 33906
PHONE: (239) 830-9900 FAX: (239) 830-1003
COMMERCIAL LICENSE # 00000000
SURVEY LICENSE # 00000000
WWW.BANKS-ENGINEERING.COM

MASTER CONCEPT PLAN ESTERO OAKS MPD LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/25/2013	1834U	JACP		SDJ		1"=100'	1

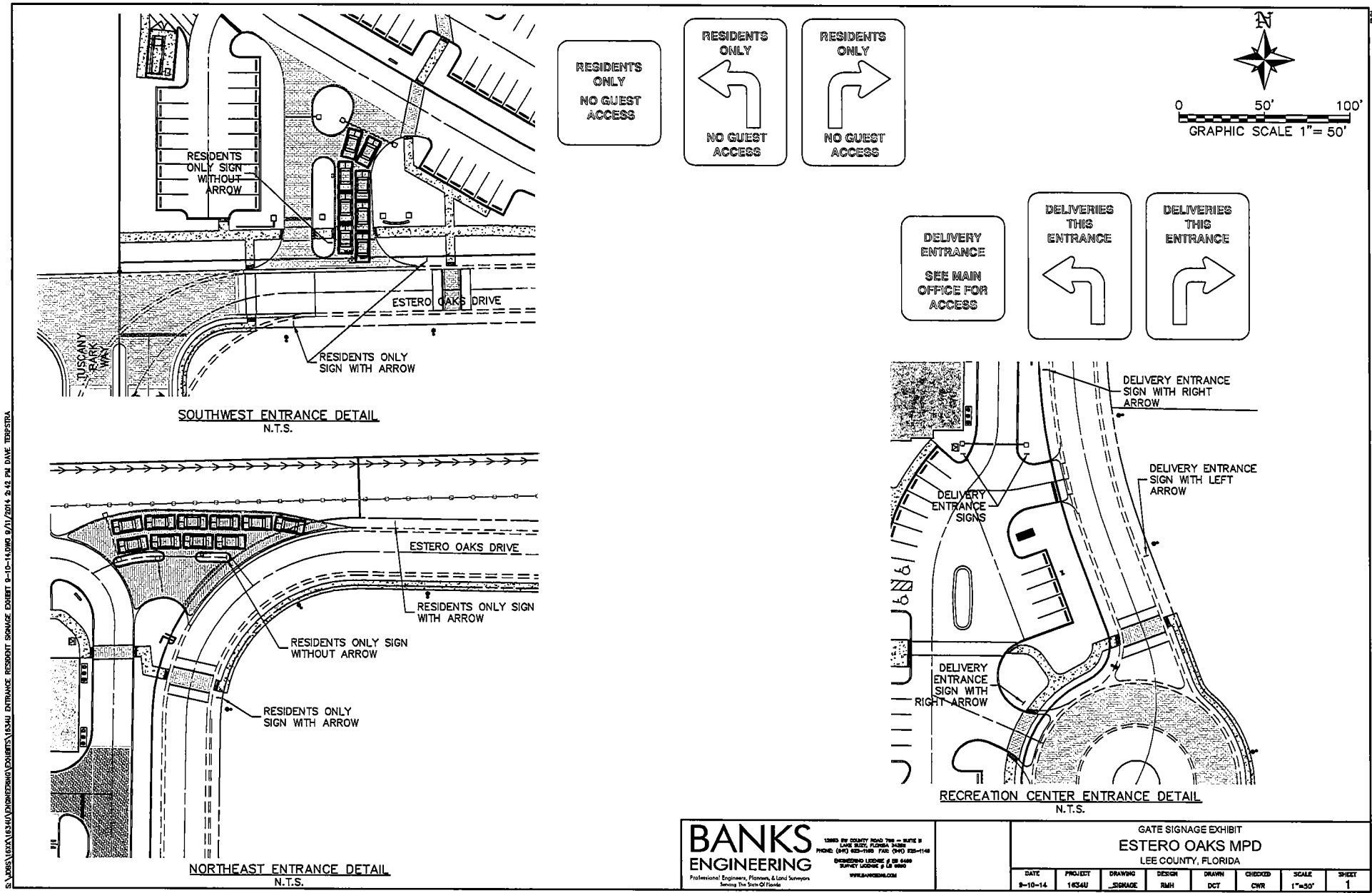


EXHIBIT "C"