

SUFFICIENCY RESPONSE
**Revised Application and
Supplemental Data**
CPA2005-00005 (11-15-2006)



LEE COUNTY
S O U T H W E S T F L O R I D A

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

**APPLICATION FOR A
COMPREHENSIVE PLAN AMENDMENT**

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning Commissioner District

Designation on FLUM

(To be completed by Planning Staff)

Plan Amendment Cycle: Normal Small Scale DRI Emergency

Request No: _____

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: 19

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

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.

11/15/06
DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

Paul H. Freeman, Trustee

APPLICANT

19091 Tamiami Trail, SE

ADDRESS

Fort Myers

FLORIDA

33908

CITY

STATE

ZIP

239.267.3999

239.267.7622

TELEPHONE NUMBER

FAX NUMBER

AL QUATTRONE – QUATTRONE AND ASSOCIATES, INC.

AGENT*

11000 METRO PARKWAY, SUITE 30

ADDRESS

FORT MYERS

FLORIDA

33912

CITY

STATE

ZIP

239.936.5222

239.936.7228

TELEPHONE NUMBER

FAX NUMBER

Paul H. Freeman, Trustee

OWNER(S) OF RECORD

1940 West 49th Street, Suite #410

ADDRESS

Hialeah

FLORIDA

33012

CITY

STATE

ZIP

305.827.3331

305.826.2092

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

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

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

Text Amendment

Future Land Use Map Series Amendment
(Maps 1 thru 20)

List Number(s) of Map(s) to be amended
Map 1

B. SUMMARY OF REQUEST (Brief explanation):

1. Amend the Future Land Use designation (Map 1) from Industrial to Industrial Commercial Interchange for 78.338 acres, less jurisdictional wetlands which are to remain in the Wetland FLUM, contained in TWO parcels lying in Section 3, Township 46 South, Range 25 East, Lee County, Florida, lying west of I-75, in the Gateway/Airport Planning Community on the west side of I-75 south of the SWFIA Drainage Conveyance, north of Alico Road and east of the planned Three Oaks Parkway North Extension.

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

A. Property Location: **Subject parcels are located west of I-75, east of Three Oaks Parkway Extension North, south of Daniels Parkway and north of Alico Road.**

1. Site Address: **Access undetermined (will be Three Oaks Parkway North)**

2. STRAP(s): **03-46-25-00-00001.1020, 03-46-25-00-00001.1050**

B. Property Information

Total Acreage of Property: **78.338 acres**

Total Acreage included in Request: **78.338 acres**

Area of each Existing Future Land Use Category:

80.860 acres Industrial Development

Total Uplands: **78.338 acres**

Total Wetlands: **4.522 acres(excluded from legal description for inclusion**

in land use change – to remain in wetland FLUC)

Current Zoning: **AG-2**

Current Future Land Use Designation:

INDUSTRIAL DEVELOPMENT (and some WETLANDS)

Existing Land Use: **Vacant Agricultural Land**

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

Lehigh Acres Commercial Overlay: **No**

Airport Noise Zone 2 or 3: **No, small portion in DNL 60 contour**

Acquisition Area: **No**

Joint Planning Agreement Area (adjoining other jurisdictional lands): **No**

Community Redevelopment Area: **No**

- D. Proposed change for the Subject Property: **Amend the Future Land Use Map (1) designation to Industrial Commercial Interchange for a commercial office, retail and recreation center, a dedication to FGCU to anchor a proposed research park and to expand off campus functions, and a light industrial park that is sensitive to and compatible with the abutting areas with a sensitivity to this highly visible Interstate Corridor Location.**

- E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density: **0.0 SF not permitted in the Industrial FLUM.**

Commercial intensity: **30,000 SF retail 760,000 SF industrial with an approximate 25% commercial office mix.**

Industrial intensity: **790,000 SF calculating 79 acres developable (pavement and building areas) at an intensity of approximately 10,000 SF of building per acre (no commercial).**

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density: **0.0 - not permitted in land use category existing or requested.**

Commercial intensity: **790,000 SF calculating 79 acres at an intensity of approximately 10,000 SF of building per acre (no industrial).**

Industrial intensity: **790,000 SF calculating 79 acres at an intensity of approximately 10,000 SF of building per acre (no commercial).**

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.
See attached document – Exhibit A-1.
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
See Attached Map - Exhibit A-2.
3. 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.
See Attached Map - Exhibit A-3 and A-4.

Proposal Overview

The subject property is located within the Gateway/Airport Planning Community with a Future Land Use designation of Industrial and is zoned AG-2. The subject property is currently vacant and is being used for cattle grazing. The site is in close proximity to the SWFIA and FGCU between Alico Road and Daniels Parkway. The property will have **approximately 1,900 linear feet of frontage on Three Oaks Parkway North Extension and a similar amount of frontage on I-75.**

The Gateway/Airport Planning Community has allocated 3,096 acres of land for industrial of which 262 acres are used leaving 2,834 available.

Most of this land is to the west of the subject property across the Three Oaks right-of-way north of Alico Road. The great majority of this land is accessed by service roads that connect the industrial land to Alico Road and do not connect to other roads. Appropriately these Industrial designated properties with the potential for heavy industrial development are isolated helping to reduce the potential impacts such as visual, noise, odor, dust, truck traffic, etc from other less intense uses.

In contrast, the subject property dominates a significant amount of Three Oaks Parkway and I-75 road frontage between Daniels Parkway and Alico Road. It is not unreasonable to argue that this corridor will be highly traveled by commuters, shoppers, tourists and other local traffic that is non-commercial and non-industrial based.

The Industrial future land use category limits the amount of office, retail and other non-industrial land uses understandably so the county can retain land for industrial uses that are necessary for balanced growth. We agree this is important and are not proposing to eliminate industrial uses from the land, hence the Industrial Commercial Interchange request. We feel that the highest and best use of the subject property is industrial park development mixed with office, retail and business park and for FGCU off-campus research park development along Three Oaks Parkway. The aforementioned uses are unable to be pursued under the Industrial FLUC since commercial, retail and office uses would need to exceed the Industrial FLUC limitation of 10% of potential development within the planned development.

The proposed land use change would allow:

- 1. FGCU to expand off-campus activities by increasing the permitted commercial and office building uses necessary for a comprehensive business park and enabling FGCU to anchor a proposed research park onto land the applicant intends to donate;**
- 2. A recapturing of developable Industrial Commercial Interchange land lost to the Alico Road/I-75 Interchange improvements that has resulted in moving nearly 60 acres of Industrial Commercial Interchange land into the I-75 right-of-way. The recent expansion of the I-75 interchange at the northwest corner of Alico Road and the interstate reduced the developable acreage by approximately 30 acres. The expansion on the northeast corner of Alico Road and I-75 reduced the developable acreage by approximately 15 acres. The requirements of detention ponds along I-75 is causing a decrease developable acreage in the southwest quadrant of Alico Road and I-75 by another 15 acres;**
- 3. An improvement of visual impacts upon Three Oaks Parkway and I-75 by diversifying the development potential with a greater**

percentage of commercial, retail, and office uses as opposed to domination by an industrial park;

4. An improvement of services to county residents, FGCU students and personnel, and tourists by providing retail, office and other professional employment centers along an easily accessible, and highly visible major arterials; and
5. A diversification of the employment center beyond industrial and warehouse jobs to professional office, research park, retail and business services.

As statistics show less than 10% of the industrial land in the Gateway/Airport Planning Community have been utilized. The planning community has been allocated 824 acres of land for commercial of which 178 acres are used, therefore, 646 acres remain available for use. Neither category are in short supply so we had to look at the highest and most appropriate use of the property with the greatest long term benefits to the county given its location and characteristics.

Surrounding Land Uses

EAST: The property to the east is I-75. Across I-75 is a large tract of land that is part of a 275 acre mixed-use planned development. The property is currently vacant, zoned MPD (Airport Interstate Commerce Park, Z-05-029) approved for up to 1.4 million SF industrial and 309,000 SF retail and office commercial located within the Tradeport FLUC.

SOUTH: The property to the south is currently vacant but with an approved commercial planned development. The Alico Crossroads Center CPD (Z-03-017) is approved for 300,000 SF retail and 51,000 SF office. The CPD extends from the southern most property boundary of the subject property to Alico Road/Three Oaks Parkway North/I-75 interchange.

WEST: Directly west of the site is the future Three Oaks Parkway North Extension right-of-way. Then, west at the Three Oaks Parkway right-of-way just south of the SWFIA Conveyence, is a pending rezoning for Three Oaks Commerce Park to an industrial planned development. The property is currently zoned AG-2 in the Industrial FLUC. Next, is the planned extension of Oriole Road and vacant lands zoned AG-2 in the Industrial FLUC.

NORTH: North of the property are three parcels that are vacant and contain a borrow pit, wetland and a lot of designated preserve areas. Further north is the 200' SWFIA Conveyence canal, buffering the property from the vacant Rural category land to the north.

4. Map and describe existing zoning of the subject property and surrounding properties.

See Attached Map - Exhibit A-3 and A-4.

Subject parcel is zoned AG-2
North of subject parcel is zoned AG-2
South of subject parcel is zoned CPD
East of subject parcel is zoned MPD
West of subject parcel is zoned AG-2 and pending IPD

5. The legal description(s) for the property subject to the requested change.
A tract or parcel of land lying in Section 3, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the aforesaid Section 3; thence run N.89°24'36"E. along the North line of said Section 3 for 1508.74 feet; thence run S.00°36'43"E. for 2097.19 feet to a point on the centerline of Three Oaks Parkway (150.00 feet wide); thence run N.89°23'17"E. for 75.00 feet to the point of beginning; thence continue N.89°23'17"E. for 1908.17 feet to the Westerly right-of-way line of Interstate Highway No. 75; thence run S.00°37'07"E. along said Westerly right-of-way line for 1222.63 feet; thence run S.03°23'08"W. along said Westerly right-of-way line for 672.48 feet; thence run N.89°23'08"E. along said Westerly right-of-way line for 18.08 feet; thence run S.00°36'52"E. along said Westerly right-of-way line for 6.32 feet; thence run S.89°23'17"W. for 1879.51 feet to the East right-of-way line of the aforesaid Three Oaks Parkway; thence run N.00°36'43"W. along said East right-of-way line for 1899.80 feet to the point of beginning.

Said tract contains 82.860 acres, more or less. Bearings are based on the North line of the aforesaid Section 3 as being N.89°24'36"E.

LESS AND EXCEPT:

DESCRIPTION: (Wetlands Tract)

A tract or parcel of land lying in Section 3, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the aforesaid Section 3; thence run N.89°24'36"E. along the North line of said Section 3 for 1580.74 feet; thence run S.00°36'43"E. for 2097.19 feet; thence run N.89°23'17"E. for 825.20 feet to the point of beginning; thence run N.89°23'17"E. for 720.28 feet; thence run S.11°00'37"W. for 34.26 feet; thence run S.24°37'07"W. for 36.35 feet; thence run S.12°11'29"W. for 34.25 feet; thence run S.39°52'32"W. for 31.31 feet; thence run S.57°48'11"W. for 44.14 feet; thence run S.75°46'55"W. for 30.68 feet; thence run S.05°00'27"W. for 12.23 feet; thence run S.36°54'53"W. for 47.21 feet; thence run S.57°31'16"W. for 38.73 feet; thence run S.69°12'52"W. for 33.49 feet; thence run

S.34°25'01"W. for 54.39 feet; thence run S.67°31'56"W. for 40.02 feet; thence run S.53°50'19"W. for 33.26 feet; thence run S.77°23'35"W. for 54.51 feet; thence run S.60°28'16"W. for 44.67 feet; thence run S.36°38'58"W. for 20.09 feet; thence run S.79°45'22"W. for 33.60 feet; thence run S.63°58'04"W. for 26.69 feet; thence run N.87°00'47"W. for 54.82 feet; thence run N.54°09'32"W. for 83.78 feet; thence run N.37°17'40"W. for 24.61 feet; thence run N.03°30'58"E. for 29.57 feet; thence run N.62°49'03"W. for 31.54 feet; thence run N.11°21'38"W. for 13.32 feet; thence run N.33°07'40"W. for 33.80 feet; thence run N.11°54'15"E. for 82.92 feet; thence run N.61°53'42"W. for 37.48 feet; thence run N.26°19'11"W. for 16.34 feet; thence run N.75°59'12"W. for 23.99 feet; thence run N.35°10'35"W. for 25.24 feet; thence run N.28°35'00"W. for 40.25 feet; thence run N.12°05'22"E. for 46.56 feet; thence run N.00°51'37"E. for 19.06 feet to the point of beginning.

Said tract contains 4.522 acres, more or less. Bearings are based on the North line of the aforesaid Section 3 as being N.89°24'36"E.

6. A copy of the deed(s) for the property subject to the requested change.
See Attached.
7. An aerial map showing the subject property and surrounding properties.
See Attached Map – Exhibit A-7.
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.
Applicant is agent for the owners. Affidavits are attached from all owners authorizing agent to proceed with CPA.

B. Public Facilities Impacts

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

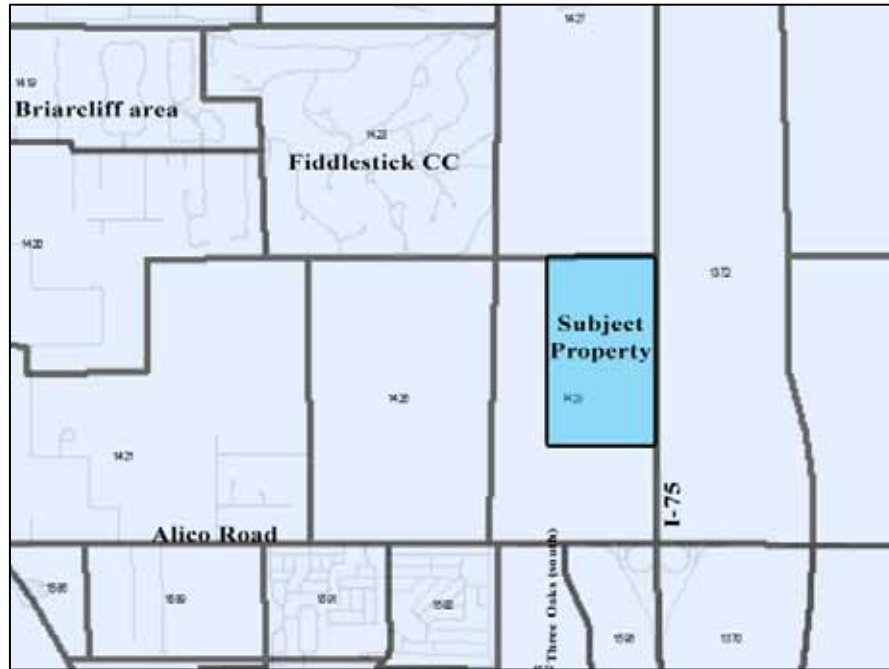
1. Traffic Circulation Analysis

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;
See Attached Document – Exhibit B-1a.

The subject parcel is located in TAZ 1429 encompassing the area



south of
the
SWFIA

Conveyance, west of I-75, east of Three Oaks North Extension and north of Alico Road as shown below. It is anticipated that the socio-economic data will require updates since the intended use after the future land use category change will permit the same industrial uses, but expand the commercial possibilities. The updating will be done per Lee DOT running the FSUTMS model on the 2020 or 2030 Financially Feasible Plan network.

See graphic below:

- 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.);

It is likely given the density and intensity possibilities for this parcel that the data will need to be updated. A change to Industrial Commercial Interchange on 78.338 acres makes provisions for:

- **0 residential units (NO CHANGE); or**
- **Up to 790,000 square feet of commercial office, retail and recreational uses (+760,000 SF but in exchange of 790,000 SF industrial); or**
- **Up to 790,000 square feet of light industrial development (NO CHANGE).**

In a meeting with Lee DOT and planning we were advised to provide development parameters for this analysis to be conducted by Lee DOT.

- 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;

We anticipate that the modifications are going to be minor given the TAZ includes intense development areas near Alico Road, I-75 and Three Oaks Parkway. Additionally, the 2020 Financially Feasible Network includes 6-laning I-75, improving the I-75 interchange, an Airport Entrance Road, and extending Three Oaks Parkway north to Daniels Parkway. Alico Road was recently improved to six lanes and the I-75 interchange is currently undergoing improvements to provide a full cloverleaf. Within the three-mile radius I-75 is to be 6 lanes by 2010 and Three Oaks Parkway will connect from Alico and continue north to Daniels Parkway. Further a corridor study is taking place involving an Airport entrance road that will provide additional traffic relief connecting the Airport, Treeline Boulevard, I-75 and US 41 across Three Oaks Parkway (see 2020 FFN graphic).

Given the road expansions underway, the road network for 2020 and the newly proposed 2030 FFN, the overall minor traffic impact changes from the full development potential of the parcel should be able to be adequately absorbed by the roadway network.

In a meeting with Lee DOT and Planning we were advised that Lee DOT would run the FSUTMS to determine if, given our development parameters, an improvement to the road network would be necessary.

- 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;

It is not anticipated that improvements to the road network beyond the 2020 FFN will be required. It is our understanding that the road impact fees being contributed from the proposed development would more than offset the cost of the improvements necessary for the road network to absorb the traffic impacts created by the development.

- 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;

Understood.

- 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.

See Attached Three Oaks Development Parameters Exhibit.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediate development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);

It is anticipated that the subject parcel will have a development plan prepared upon approval of the Future Land Use Amendment and rezoning to follow by the various respective owners. The major roads within a 3-mile radius are as follows:

<i>Road Name</i>	<i>Laneage</i>	<i>Funct Class</i>	<i>LOS Crnt</i>	<i>LOS Stnd</i>
<i>Three Oaks Parkway</i>	<i>2 Lane</i>	<i>Art</i>	<i>C</i>	<i>C</i>
<i>Alico Road</i>	<i>6 Lane</i>	<i>Art</i>	<i>B</i>	<i>C</i>
<i>Interstate 75 N. of Alico</i>	<i>4 Lane</i>	<i>Art</i>	<i>E</i>	<i>C</i>
<i>Interstate 75 S. of Alico</i>	<i>4 Lane</i>	<i>Art</i>	<i>E</i>	<i>C</i>
<i>Treeline Boulevard</i>	<i>4 Lane</i>	<i>Art</i>	<i>B</i>	<i>C</i>
<i>US 41</i>	<i>6 Lane</i>	<i>Art</i>	<i>D</i>	<i>D</i>

- 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;

Alico Road Widening to 6 lanes (4030), Three Oaks Parkway North Extension 4 lane (4053), Three Oaks Parkway South Extension 4 lane (4043), Three Oaks Parkway Widening 4 lane from Corkscrew Road to Alico Road (4081), Alico Road/US 41/Old US 41 intersection improvements and Metro Parkway extension south of Six Mile Cypress.

- c. Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

In a meeting with Lee DOT and Planning, we were advised that Lee DOT would run the FSUTMS and determine the resulting number of trips, distribution and impact on LOS for impacted roadways projected to 2020.

- d. 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;

In a meeting with Lee DOT and Planning, we were advised that Lee DOT would run the FSUTMS and determine the resulting number of trips, distribution and impact on LOS for impacted roadways projected to 2020.

- e. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

In a meeting with Lee DOT and Planning, we were advised that Lee DOT would run the FSUTMS and determine the improvements necessary, if any, to accommodate the project on the road network

within a 3-mile radius. We do not anticipate improvements will need to be made beyond those deemed financially feasible in the 2020 FFN map.

- 2. Provide an existing and future conditions analysis for:
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

-
- a. Sanitary Sewer
 - b. Potable Water

The site is located within the Lee County Utilities service area. We understand LCU has the capacity to serve the project. Currently the subject parcel is located within the future water or sewer franchise areas as depicted on Lee Plan Maps 6 and 7. Utilities infrastructure is planned as part of the Three Oaks Parkway construction.

We anticipate that the plan amendment will intensify the development potential of the property by increasing the permissible amount of commercial but overall, will not result in an increase in total permissible square footage of development. Currently the FLUM is Industrial which allows the following development density/intensity:

Residential Units/Density: 0.0 not permitted in Industrial FLUC

Commercial intensity: 30,000 SF retail and approximately 25% commercial, or (760,000*.25) 190,000 SF for 220,000 total commercial. (570,00 SF industrial remaining)

Industrial intensity: 790,000 SF

The maximum allowable development under proposed FLUM based on the proposed site plan enclosed and/or maximum development potential:

Residential Units/Density: 0 Units
• NO CHANGE

Commercial intensity: 790,000 SF
• AN INCREASE OF 760,000 SF, but in substitution of 760,000 SF of currently permitted industrial and 30,000 retail.

or

Industrial intensity:

790,000 SF

- **NO CHANGE**

Based on these calculations the total expected water and wastewater treatment volumes will be approximately 110,088 GPD.

- Franchise Area, Basin, or District in which the property is located;

The property falls into the Lee County Utilities potable water and sanitary sewer future service areas (Maps provided in submittal package). LCU will have capacity to service the project according to the 2005-2007 Concurrency Report. Lee County Utilities has begun construction of a 3.0 MGD expansion of the Three Oaks STP which will bring the capacity of the plant to 6.0 MGD to serve rapidly growing areas of Estero and San Carlos Park. It is our understanding that this plant will serve the project and we are waiting for confirmation from LCU from a letter sent October 4, 2006.

- c. Surface Water/Drainage Basins

Drainage has been determined and established by the Three Oaks Parkway Extension North and Oriole Road Extension North permitting completed by Source Engineering for the SFWMD. See attached Three Oaks Development Parameters exhibit or contact Source Engineering and LCDOT for more details.

- Basin in which the property is located;

Coastal Ecosystems Watershed of the South Florida Water Management District in the Six Mile Slough drainage basin.

- d. Parks, Recreation, and Open Space.

Three Oaks Community Park is located approximately 2 miles south of the site. On-site open space will be provided as required. Recreational amenities may be incorporated into the site as provided by employers or as auxiliary commercial development in the form of health and exercise clubs and by day care providers.

- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

We do not anticipate the need for parks or recreation to increase in

the area due to the proposed possible development. The overall development parameters actually change very little. The major change is substituting commercial for industrial but overall intensity of square footage will not increase.

- District in which the property is located;

South Fort Myers Unincorporated Benefit District.

- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and

The required (Regulatory) Level of Service standard for community parks is currently eight tenths (0.8) acres of developed standard community parks per 1,000 permanent residents in the unincorporated area of each district. The "Desired Future Level of Service Standard" is two acres per 1,000 permanent residents which has been in effect since September 30, 1998. The South Fort Myers Unincorporated District has a total of 145 acres. The regulatory standard (66 acres in 2005) and the "Desired" standard (165 acres in 2005) were met in 2005 and will continue to be met through 2009. The South Fort Myers Community Park is planned for the district in 2006/2007 and will occupy 30 acres.

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;
 - c. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

Letters were sent September 21, 2006 and have been attached to the submittal file. Letters from the above listed agencies are attached or pending arrival.

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).
See Attached Map – Exhibit C-1 and C-2.
2. A map and description of the soils found on the property (identify the source of the information).
See Attached Map – Exhibit C-1 and C-2.
3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
See Attached Map – Exhibit C-3.
4. A map delineating wetlands, aquifers recharge areas, and rare & unique uplands.
See Attached Map – Exhibit C-4.
5. 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).
See Attached Map – Exhibit C-5.

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.

There are not any historical resources located on the property. A letter has been provided from the State of Florida.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.
See Attached Exhibit D-1.

The subject parcel is NOT located in one of the two sensitivity areas.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
See Attached Exhibit E, Section 1.

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.
See Attached Exhibit E, Section 2.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
See Attached Exhibit E, Section 3.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.
See Attached Exhibit E, Section 4.

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.

The subject parcel will be located with over 3,000 linear feet of road frontage and access onto Three Oak Parkway North Extension, a 4 lane arterial which will connect to Alico Road, a 6 lane arterial and Daniels Parkway, a 6 lane arterial. Both Alico and Daniels connect directly to I-75 interchanges.

- b. Provide data and analysis required by Policy 2.4.4.

The land use category change will not alter the current industrial employment opportunities but will serve to expand the mix of employment possibilities by permitting more retail and office uses in direct support of this policy.

- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

The proposed land use amendment will not impact the goal of policy 7.1.4. since the current and proposed land use categories both support industrial development.

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.

The lands are currently in the Future Urban Areas and the request is compatible with uses allowed in the future urban areas.

- 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

The lands are not in critical areas for future water supply.

- 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

The lands are not in the DR/GR.

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.

See Attached Exhibit E (Introduction to the Project).

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres up to a maximum of \$2,255.00
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

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

Quattrone and Associates, Inc.

*Name of Entity (corporation, partnership, LLP, LC, etc)

Signature

Al Quattrone

(Typed or Printed name)

President

(Title of signatory)

STATE OF FLORIDA

COUNTY OF LEE

*The foregoing instrument was sworn to (or affirmed) and subscribed before me this _____ (date) by **Al Quattrone, as President of Quattrone & Associates, Inc.** (name of person providing oath or affirmation), who is personally known to me or who has produced **personally known** (type of identification) as identification.*

Signature of person taking oath or affirmation

Name typed, printed, or stamped

Title or Rank

Serial number, if any

***Notes:**

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member".*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*