





# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

Community Development Department | 9220 Bonita Beach Rd, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | Fax: 239 444 6140

## I. APPLICANT/AGENT/OWNER INFORMATION

LB ESTERO BAY INVESTMENTS LLC

APPLICANT

2210 Vanderbilt Beach Road, Suite 1300

ADDRESS

Naples

FL

34109

CITY

STATE

ZIP

239-592-1400

TELEPHONE NUMBER

FAX NUMBER

danvillel@londonbay.com

E-MAIL

D. Wayne Arnold, Q. Grady Minor & Associates, P.A. / Richard Yovanovich, Coleman, Yovanovich & Koester, P.A.

AGENT\*

3800 Via Del Rey / 4001 Tamiami Trail North, Suite 300

ADDRESS

Bonita Springs / Naples

Florida

34134 / 34103

CITY

STATE

ZIP

239-947-1144 / 239-435-3535

TELEPHONE NUMBER

FAX NUMBER

warnold@gradymenor.com / ryovanovich@cyklawfirm.com

E-MAIL

LB ESTERO BAY INVESTMENTS LLC

OWNER(S) OF RECORD

2210 Vanderbilt Beach Road, Suite 1300

ADDRESS

Naples

FL

34109

CITY

STATE

ZIP

239-592-1400

TELEPHONE NUMBER

FAX NUMBER

danvillel@londonbay.com

E-MAIL

\* This will be the person contacted for all business relative to the application. If multiple agents have been retained, please provide on a separate sheet a listing of the name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

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

A. TYPE: (Check appropriate type)



Text Amendment



Future Land Use Map Series Amendment  
(Figures 1 thru 10)

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

One - Future Land Use Map

B. SUMMARY OF REQUEST (Brief explanation):

Add 13± acres to the Coconut Village Future Land Use (FLU) Category, rename the Category to Bayview on Estero Bay,  
modify the list of appropriate uses to include a Continuing Care Retirement Community (CCRC),  
consisting of 300 independent living units and 75 assisted living, skilled nursing and memory care units  
and increase the residential density to 9.84 dwelling units per gross acres.

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

A. Property Location

1. Site Address: Please see Exhibit III-A

2. STRAP(s): Please see Exhibit III-A

B. Property Information

Total Acreage of Property: 30.51+/-

Total Acreage included in Request: 30.51+/-

Total Uplands: 26.86+/-

Total Wetlands: 3.65+/-

Current Zoning: CPD, RPD, MHPD, AG-2

Current Future Land Use Designation: Coconut Village, Resource Protection and Outlying Suburban

Area of each Existing Future Land Use Category: 13.69+/- , 3.65+/- and 13.17+/-

Existing Land Use: Vacant

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:

Density Reduction Groundwater Recharge area: N.A.

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

Old 41 Redevelopment Overlay Area: N.A.

D. \*Proposed change for the Subject Property: From Coconut Village, Resource Protection and Outlying Suburban to Bayview on Estero Bay

\* If more than one district is proposed please provide the acreage amounts for each district.

**From 13.69+/-, 3.65+/- and 13.17+/- acres to 30.51+/- acres**

E. Potential development of the subject property: Continuing Care Retirement Community and MF Residential

1. Calculation of maximum allowable development under existing FLUM: Coconut Village and Outlying Suburban

Residential Units/Density: 102/6 d.u. acre and 78/6 d.u. acre, total 180 d.u. acre

Commercial intensity: FAR 1.2

Industrial intensity: N.A.

2. Calculation of maximum allowable development under proposed FLUM: Bayview on Estero Bay

Residential Units/Density: 300/9.84 d.u. acre

Commercial intensity: FAR 1.2

Industrial intensity: N.A.

#### IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Economic Opportunity, and policies contained in the City of Bonita Springs 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 Planning and Zoning Division for currently accepted formats)

##### A. General Information and Maps

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

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

1. Provide any proposed text changes.
2. Provide a Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

**B. Public Facilities Impacts**

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

**1. Traffic Circulation Analysis**

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

**Long Range – 20-year Horizon:**

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to Transportation staff. Transportation staff will rerun the FSUTMS model on the current

- adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, Transportation staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
  - e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
  - f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
  - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
  - c. Projected LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
  - 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 Transportation staff prior to submittal is required to reach agreement on the projection methodology;
  - e. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for:
- a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
  - Current LOS, and LOS standard of facilities serving the site;
  - Projected LOS under existing designation;
  - Projected LOS under proposed designation;
  - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
  - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
  - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
- a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste;
  - d. Mass Transit; and
  - e. Schools.

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

C. Environmental Impacts

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

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

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Bonita Plan

1. Discuss how the proposal affects most recent population projections pursuant to the University of Florida's Bureau of Economic and Business Research, and the total population capacity of the City of Bonita Springs Future Land Use Map.
2. List all goals and objectives of the City of Bonita Springs Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests moving lands without adequate infrastructure
  - 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.


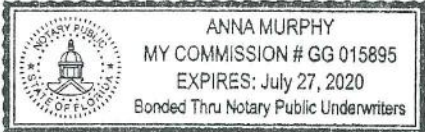
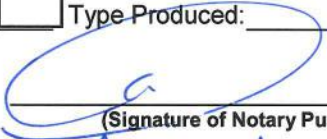
2. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 1.1.7 and Policy 1.1.21 of the City of Bonita Springs Future Land Use Element.

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

**APPLICANT'S SIGNATURE AND CERTIFICATION**

I, Mark D. Wilson\*, certify that I am the owner or owner's 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 the City of Bonita Springs Community Development Department to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

\*as authorized representative of LB Estero Bay Investments, LLC

Signature: <u></u>	Date: <u>11/5/18</u>
Printed Name: <u>Mark D. Wilson</u>	
STATE OF FLORIDA, COUNTY OF <u>LEE</u> <u>Coll: r</u>	
Sworn to (or affirmed) and subscribed before me this <u>5<sup>th</sup></u> day of <u>November</u> , <u>2018</u> , by	
<u>Mark D. Wilson</u> (printed name of person making statement).	
Personally Known: <input checked="" type="checkbox"/>	OR Produced Identification: <input type="checkbox"/> Type Produced: _____
	<u></u> (Signature of Notary Public - State of Florida)
(Notary Seal)	<u>Anna Murphy</u> (Name of Notary Printed, Typed, or Stamped)