

Hill Tide Estates

CPA2015-00012

LOCAL PLANNING AGENCY HEARING



Project Team

- Boca Pass Partners, LLC – Bill Price, James Nulf & Scott Weidle
- Charles Basinait, Esq. – Land Use Attorney - Henderson, Franklin, Starnes & Holt P.A.
- Alexis Crespo, AICP – Land Use Planner - Waldrop Engineering
- Mark Gillis, AICP – Transportation Planner - David Plummer & Associates
- Michael Myers – Ecologist - Passarella & Associates
- Brett Moore, P.E. – Coastal Engineer - Humiston & Moore
- David Willems, P.E. – Civil Engineer - Waldrop Engineering

Aerial Location Map



January 25, 2016

SLIDE 3

REQUEST

To amend the Lee Plan Future Land Use Map to re-designate the future land use category of approximately 9.98 acres located at the southeast corner of Gulf Blvd. and Belcher Rd. from Public Facilities to Urban Community

Alexis Crespo, AICP



Presentation Outline

- Property Overview & Background
- Amendment Request
- Lee Plan Compliance
- Staff Report
- Environmental Overview
- Transportation Overview
- Conclusions

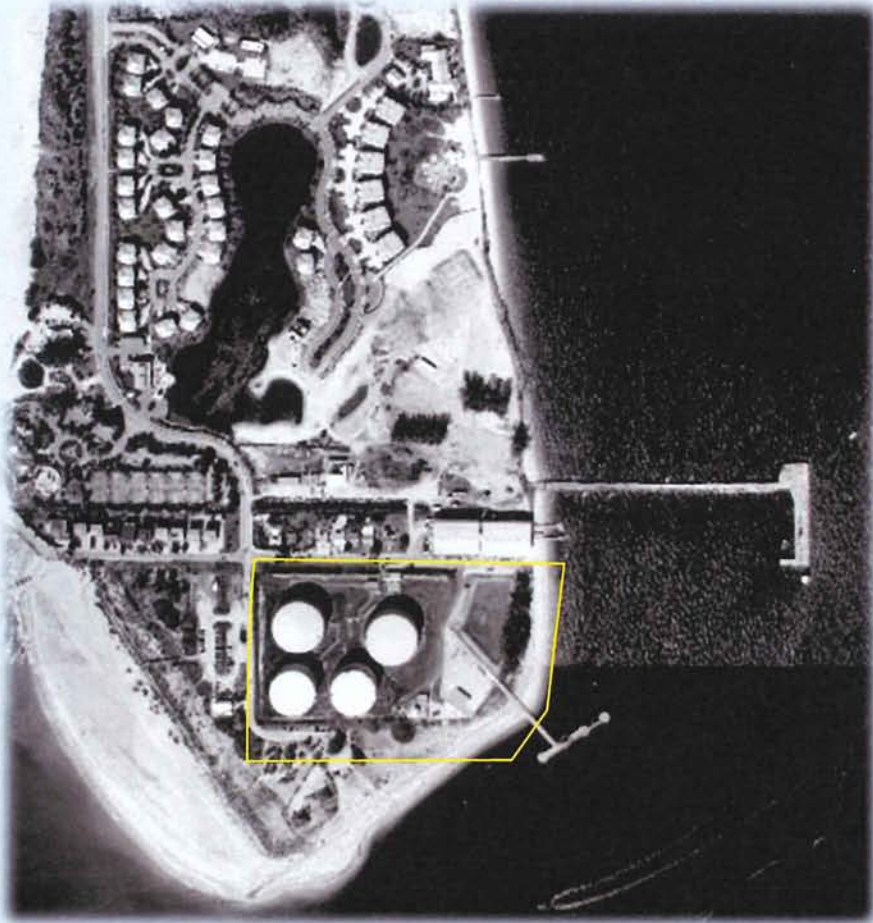
Property Overview

- 9.98-acre Site
- Southeast Corner of Gulf Boulevard & Belcher Road
- Adjacent to Gasparilla Island State Park
- Owned by FP&L
- Formerly Used as a Fueling Terminal - Oil Storage Tanks Demolished in early 2000's
- Public Facilities Future Land Use (Urban Community Pre-1996)
- PORT Zoning



January 25, 2016

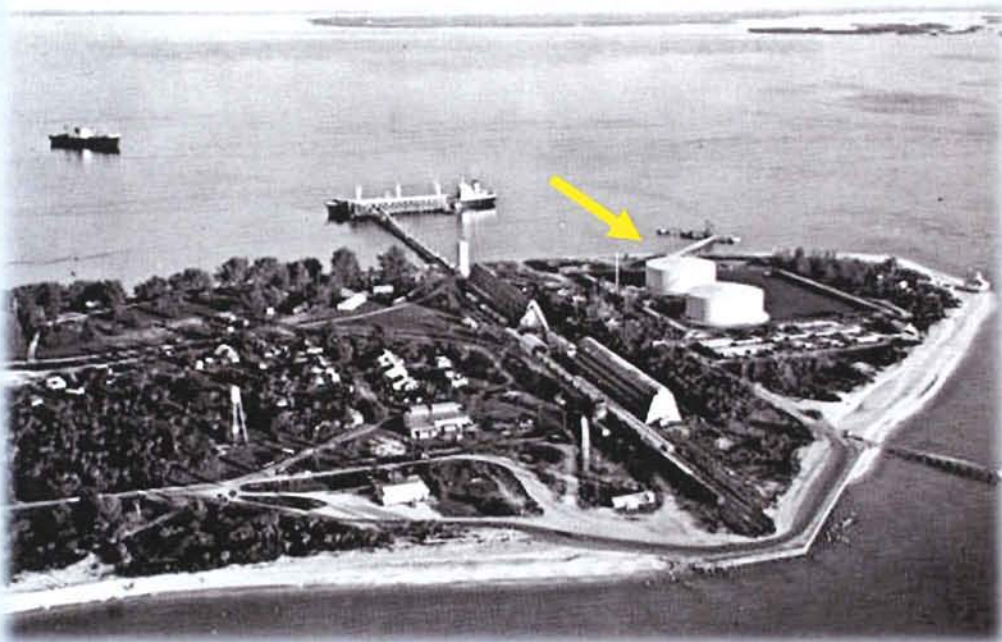
SLIDE 8



1998 Aerial



2015 Aerial



Source: State Archives of Florida

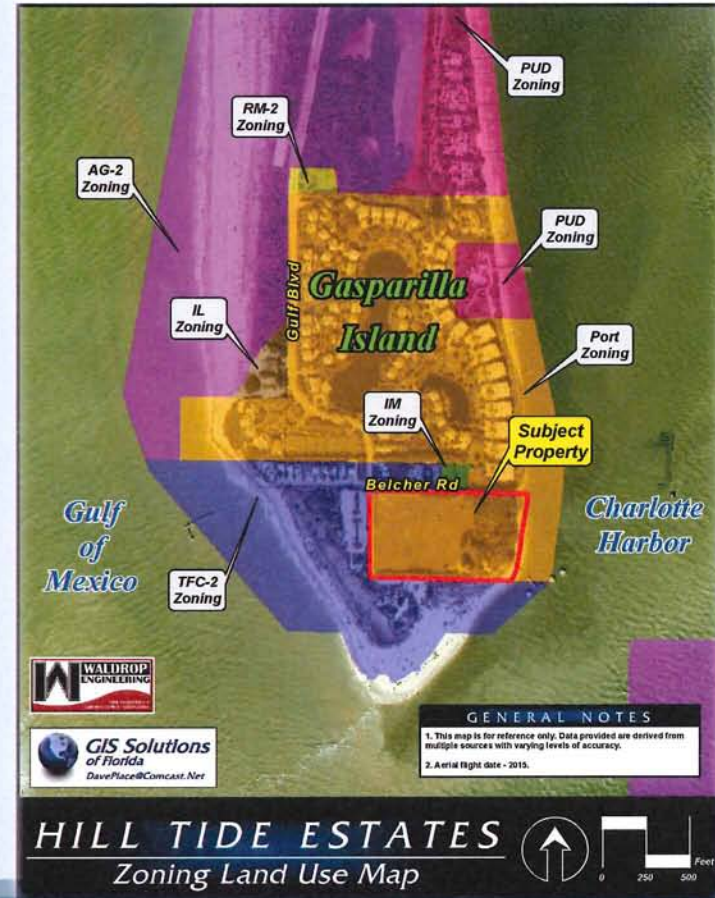


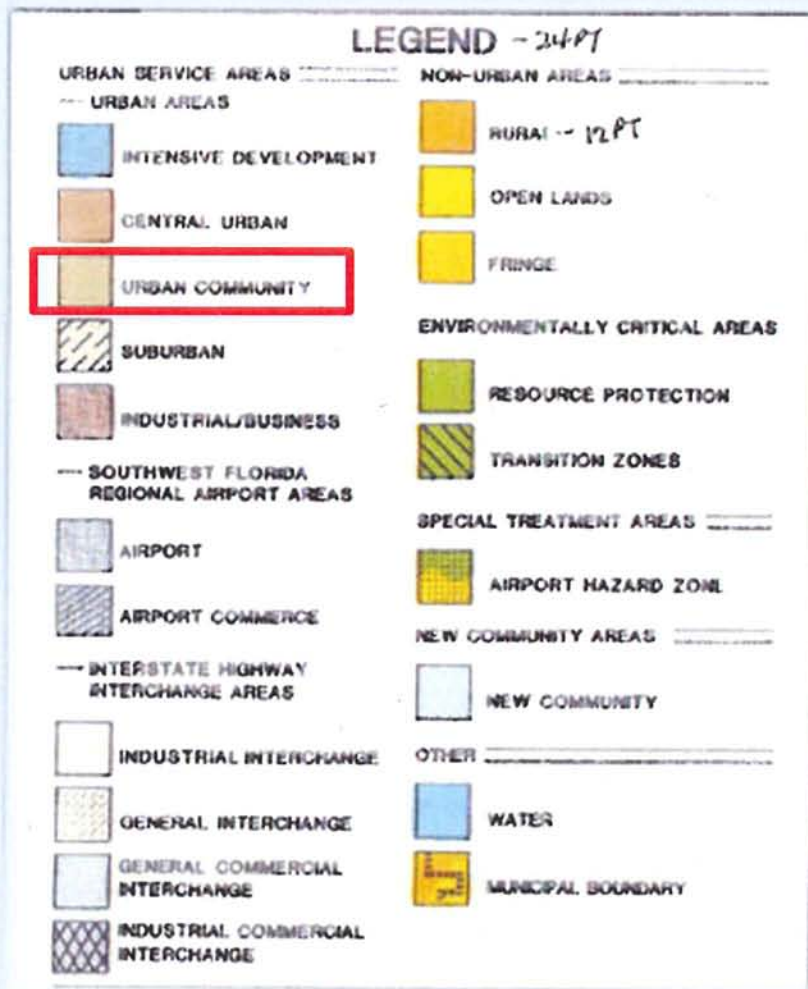
Source: U.S. Coast Guard

Project Overview

- Comprehensive Plan Amendment to Amend Future Land Use from Public Facilities to Urban Community
- Maximum of 3 dwelling units per acre
- Concurrent rezone from PORT to Residential Planned Development (RPD)
- Companion RPD will limit density to a maximum of 2 du/acre[DCI2015-00030]
- Compliant with all aspects of the Boca Grande Community Plan & Gasparilla Island Conservation District Act

Future Land Use & Zoning





Density

- GICDA limits density on Gasparilla Island to 5 du/acre
- Table 1(a) of Lee Plan further limits density on Gasparilla Island to 3 du/acre
- Companion RPD will further limit density to 2 du/acre
- Resulting density is lower than adjacent densities along Belcher Road and in Boca Bay
- Provides for logical transition of density to the State Park lands to the south
- Restores residential use previously permitted until 1996

Surrounding Densities



Public Services & Infrastructure

- Potable water & sanitary sewer services available from Gasparilla Island Water Association (GIWA)
- Existing water and force mains along Belcher Road
- Serviced by Boca Grande Fire District
- School capacity and solid waste provided by Charlotte County via existing interlocal agreements
- County & state-operated parks and recreational opportunities

Public Services & Infrastructure



Community Outreach

- Gasparilla Island Conservation & Improvement Association Meeting – November 11th
- Gasparilla Island Community Meeting – November 16th
- Advertised in Boca Beacon
- 80+ Attendees with Positive Feedback
- Meetings with Gasparilla State Park Staff & Boca Grande Fire District



Lee Plan Compliance

- Policy 1.1.4: Urban Community
- Policy 2.2.1: Availability of Public Infrastructure & Services
- Policy 4.1.1: Well-Integrated & Clustered Development
- Policy 5.1.5: Protection of Existing & Future Residential Areas
- Policy 22.1.5: Boca Grande Community Meeting
- Policy 22.2.1: Gasparilla Island Conservation District Act Compliance
- Policy 105.1.4: Coastal High Hazard Areas
- Policy 109.1.5: Hurricane Evacuation & Mitigation
- Objective 128.1: Water Dependent Overlay

Staff Report

- Recommendation to *ADOPT* proposed amendment
- Consistent with Lee Plan Goals, Objectives & Policies
- Adequate & available public infrastructure
- Proposed residential density is compatible with surrounding uses
- In agreement with Staff

Michael Myers




Environmental Overview

Site Conditions and Lee County Protected Species:

- Over 75% of the site is either cleared land or forested with exotics
- 2% of the site is Beach Shoreline which is part of the Charlotte Harbor Aquatic Preserve an Outstanding Florida Water (OFW)
- 32 potentially occupied gopher tortoise burrows
- 2 Florida coontie plants
- Spiny tailed and green iguanas



LEGEND:
 SPWHD "OTHER SURFACE WATERS" AND COE "WATERS OF THE U.S." (0.26 AC.)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
322 E1	COASTAL DUNE (0-24% EXOTICS)	0.38 AC.±	3.8%
437	AUSTRALIAN PINE	2.28 AC.±	23.8%
692	BEACH SHORELINE	0.28 AC.±	2.6%
740	CLEARED/MAINTAINED LAND	5.43 AC.±	54.4%
743	LANDSCAPE BUFFER/BERM OR FENCE	1.11 AC.±	11.1%
814	ROAD	0.30 AC.±	3.0%
815	ABANDONED DOCK FACILITY	0.04 AC.±	0.4%
830	UTILITY BUILDING	0.08 AC.±	0.8%
TOTAL		9.98 AC.±	100.0%

NOTES:
 AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2016.
 PROPERTY BOUNDARY PER BCB HOMES, P/C. DRAWING No. 000563-0314-2 BOCA GRANDE OIL TERMINAL SURVEY TO FPL DWG DATED SEPTEMBER 30, 2015.
 FLUCFCS LINES ESTIMATED FROM 1"-200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.
 FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).
 UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

FIGURE 2. AERIAL WITH FLUCFCS AND WETLANDS MAP
 HILL TIDE ESTATES

CREATED BY	DATE
T.S.	10/22/15
REVIEWED BY	DATE
M.A.M.	10/22/15
APPROVED BY	DATE



Mark Gillis, AICP



DAVID PLUMMER & ASSOCIATES
TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

Transportation Study

- Hill Tide Estates Comprehensive Plan Amendment Traffic Study, October 27, 2015
- Hill Tide Estates Response to Sufficiency Comments – Transportation, December 3, 2015
- Transportation Study (Public Facilities Analysis) Consistent With:
 - Lee County Long Range Transportation Plan
 - Transportation Methodology Agreements with Lee County Department of Transportation and Department of Community Development
 - Requirements of the Lee County Application For A Comprehensive Plan Amendment, Traffic Circulation Analysis

Transportation Conclusions

- No New Road Improvements Needed as Result of Plan Amendment
- No Study Area Road Segment Level-of-Service Issues Anticipated in the Short-Range (5 year) or Long-Range (20 year) as Result of Plan Amendment
- No Modifications to the Lee County LRTP, Lee Plan Map 3A, or County's 5 Year Work Program Needed as Result of Plan Amendment
- Plan Amendment Generates Fewer External Motor Vehicle Trips than Maximum Development Allowed Under Current Land Use Designation
- Plan Amendment Consumes less than 1% of the Capacity of Gasparilla Boulevard and Gulf Boulevard

Conclusions

- Logical re-establishment of the Urban Community FLU designation
- Proposed residential density is compatible with surrounding uses
- Consistent with Lee Plan Goals, Objectives & Policies
- Consistent with the Gasparilla Island Conservation District Act
- Adequate & available public infrastructure
- In full agreement with Staff recommendation & findings