

GULLY CREEK RPD

DCI2016-00024

Presentation to Hearing Examiner

January 18, 2018

LIST OF AGENTS

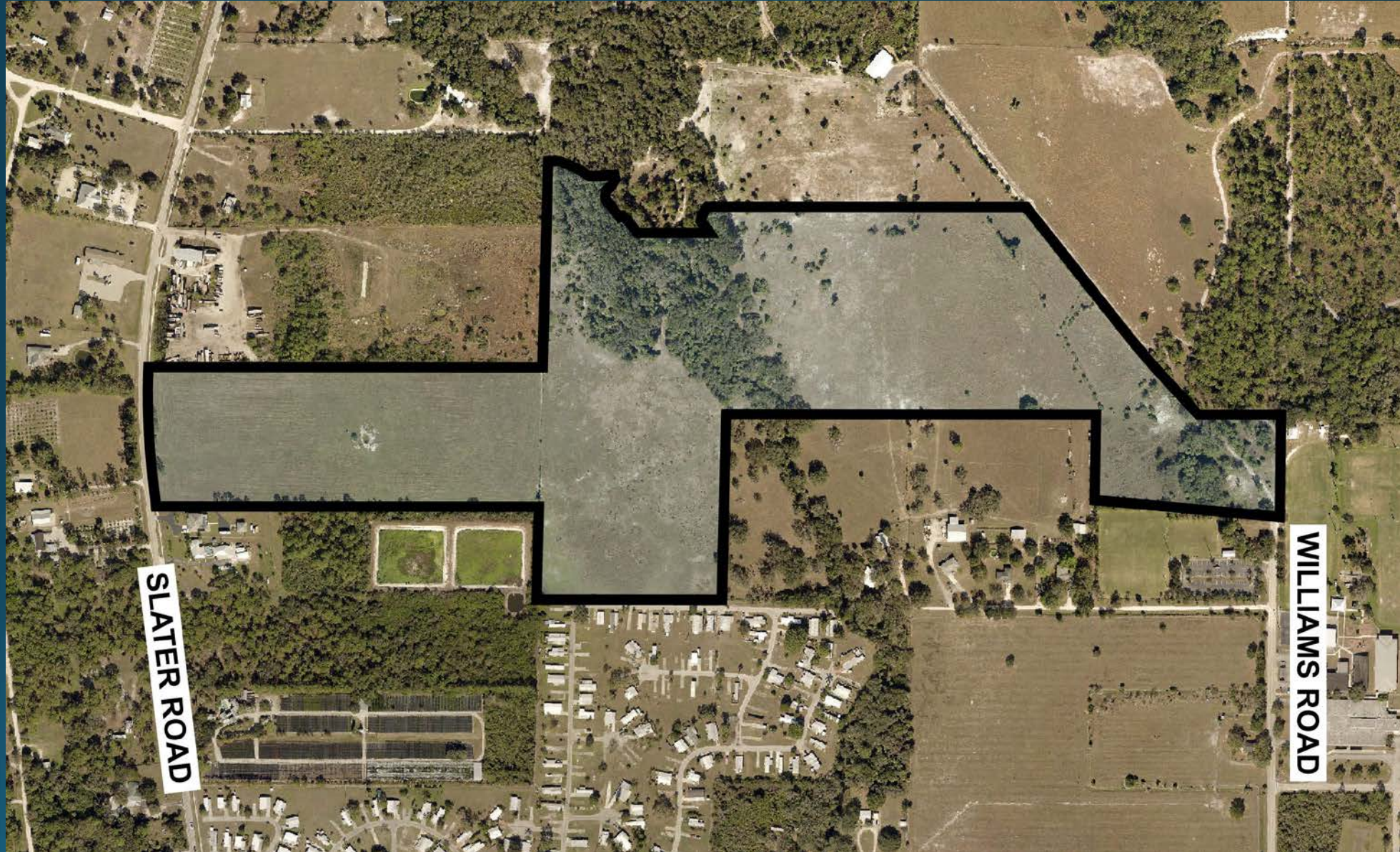
- Neale Montgomery, J.D.- Pavese Law Firm
- Jennifer Sopen, AICP-Barraco and Associates, Inc.
- Barrett Stejskal- BearPaws Environmental Consulting, Inc.
- Wes Kayne, P.E.- Barraco and Associates, Inc.
- Ted Treesh-TR Transportation Consultants, Inc.
- Ronald E. Inge-Inge and Associates

Aerial Location Map

Neale



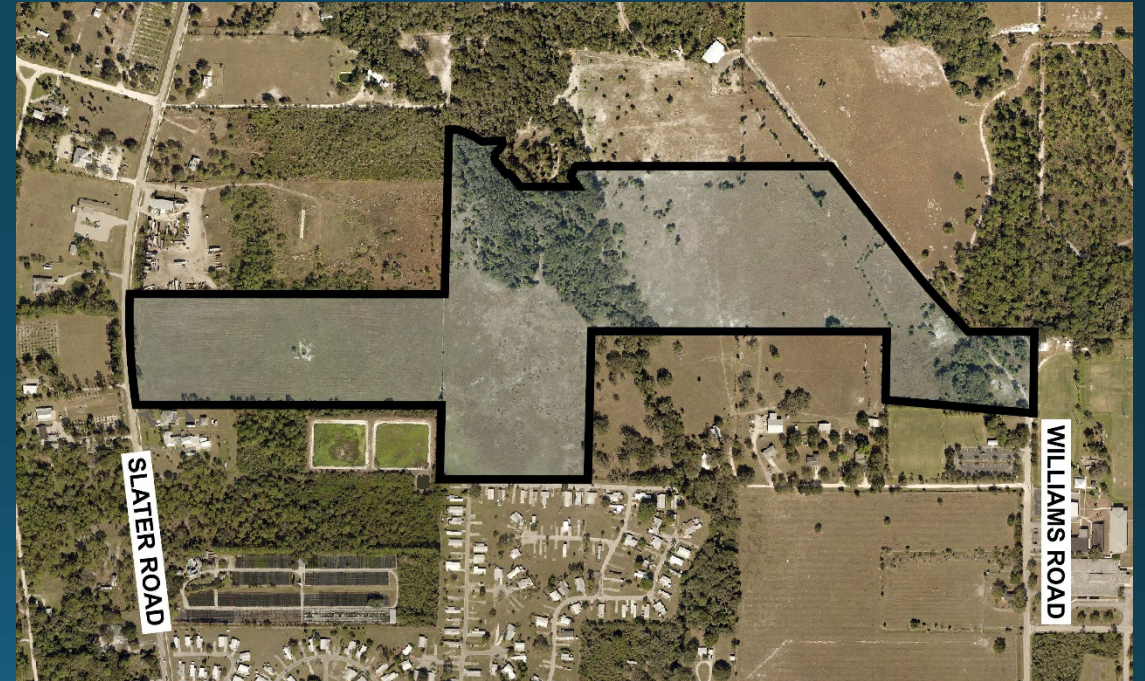
Project Aerial



Jennifer Sopen, AICP

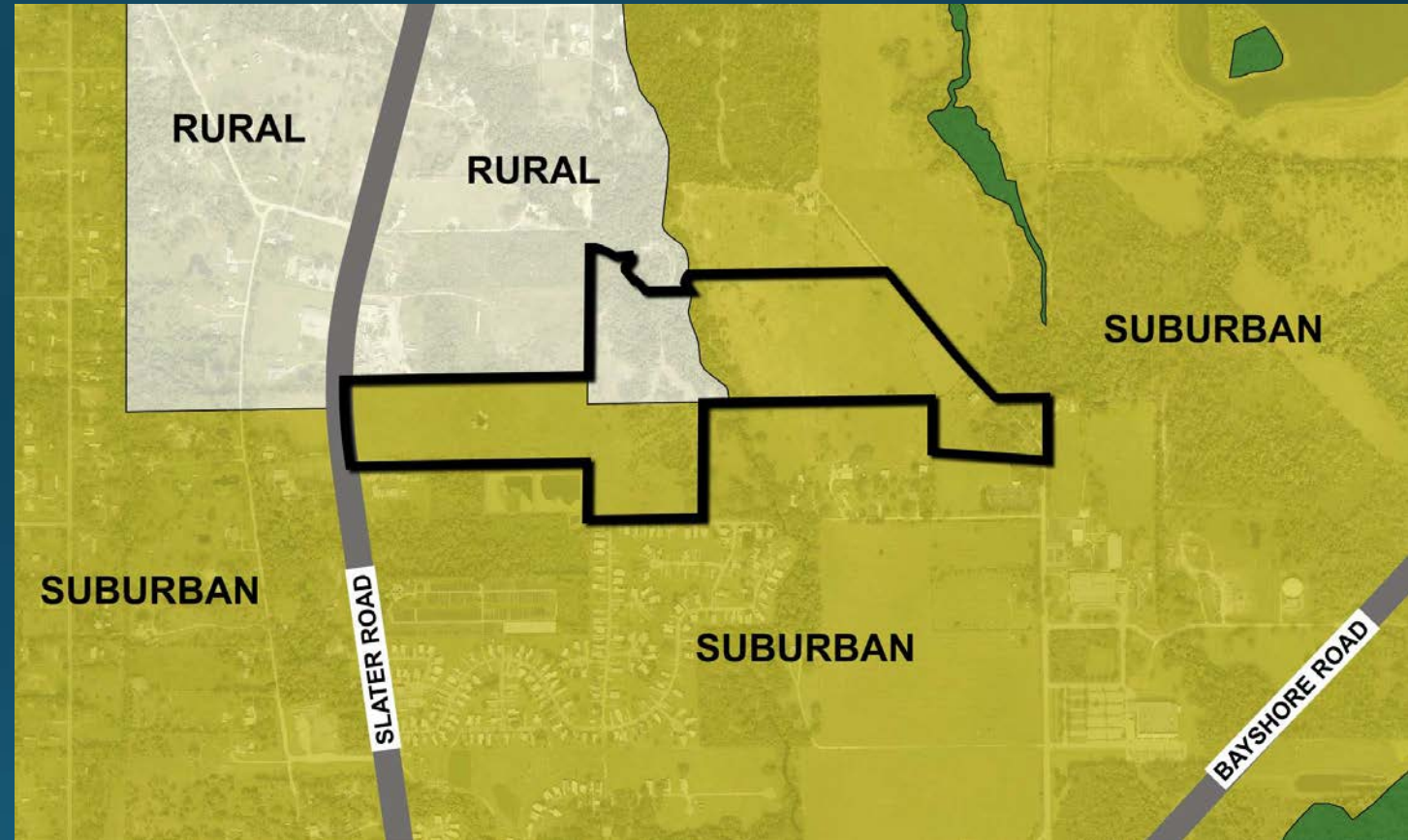
Request

- From Ag-2 to RPD
- 66 Acres
- North Ft Myers Planning Community
 - LDC Sec 33-1532
 - July 11, 2017
 - N. Ft Myers Rec Center
 - Recommendation of approval



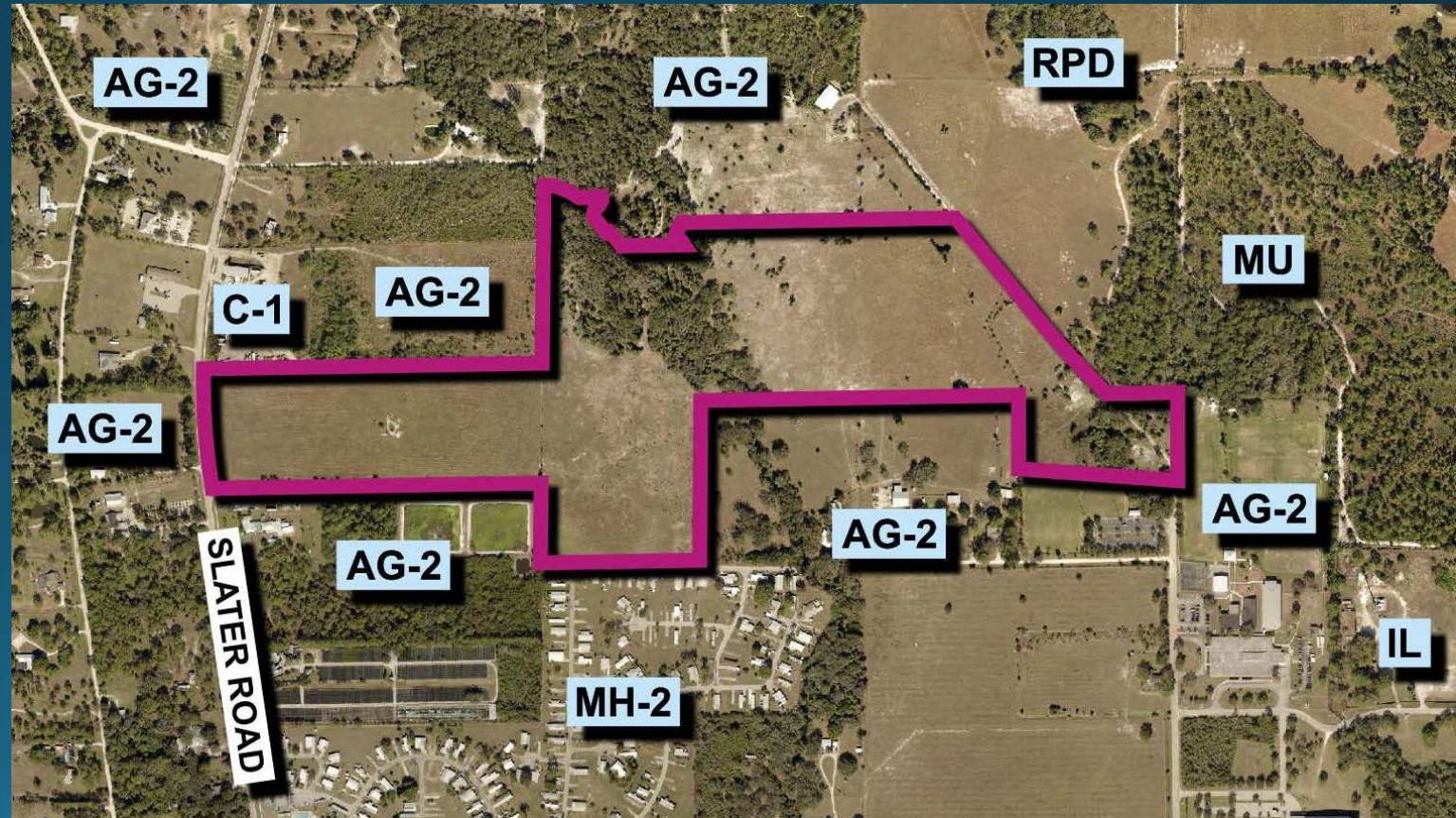
Future Land Use

- Rural 11 acres
 - Policy 1.1.5
 - 1 du/ac = 11 units
- Suburban
 - 55 acres
 - Policy 1.4.1
 - 6 du/ac = 330 units
- Allowable density = 341 unit
- Proposed density = 330 units



Zoning

- North: C-1 & Ag-2
- South: Ag-2 & MH-2
- East: RPD & MU
- West: Ag-2



Acreage Allocation

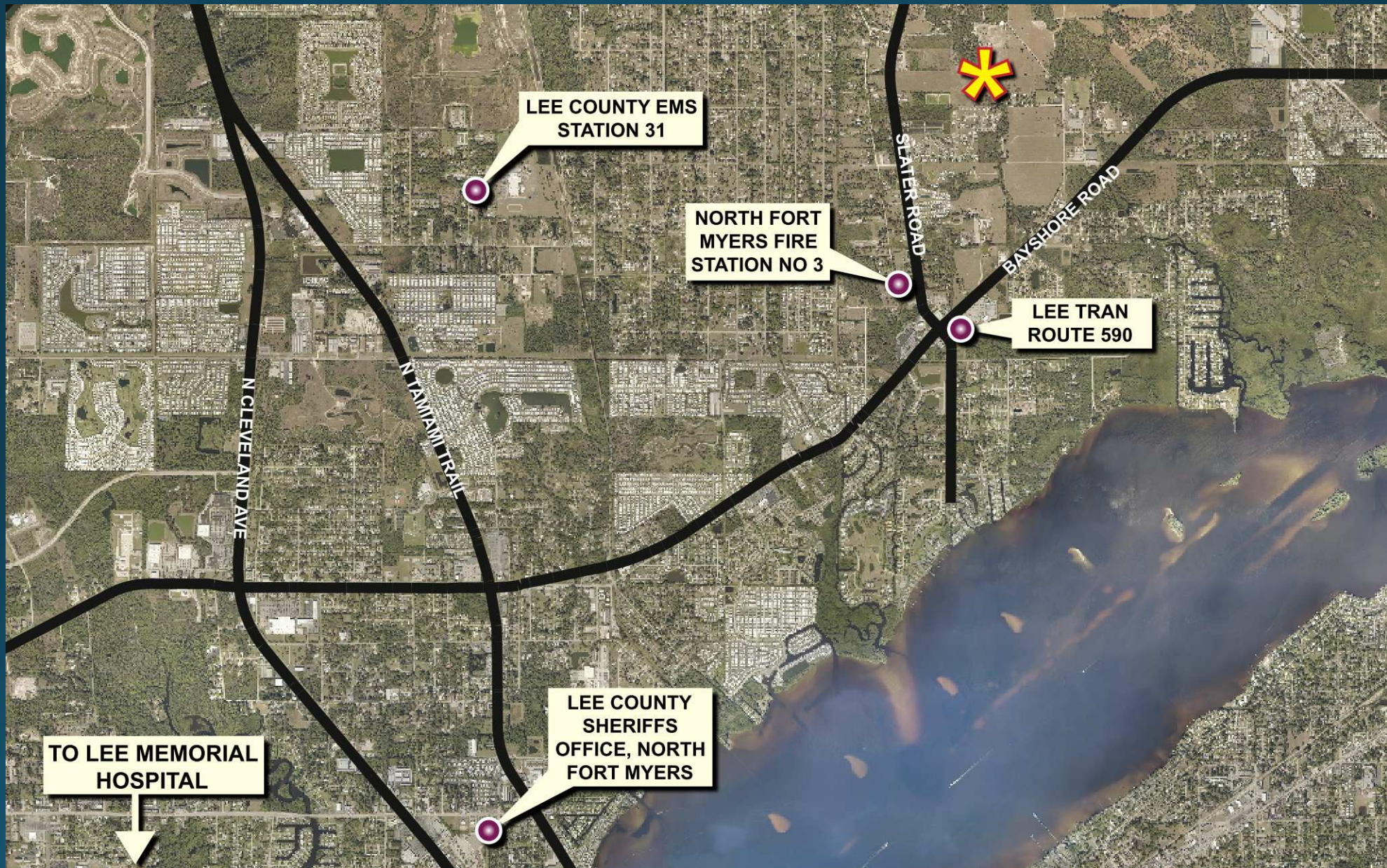
- Policy 1.7.6
- Suburban
 - 6,690 ac available
 - 55 ac requested
- Rural
 - 500 ac available
 - 11 ac requested

Public Facilities

- Objective 2.1, Policies 2.1.1 & 2.1.2
- Objective 2.2, Policy 2.2.1
- Policy 5.1.3
- Water & Sewer Standards 4.1.1 and 4.1.2

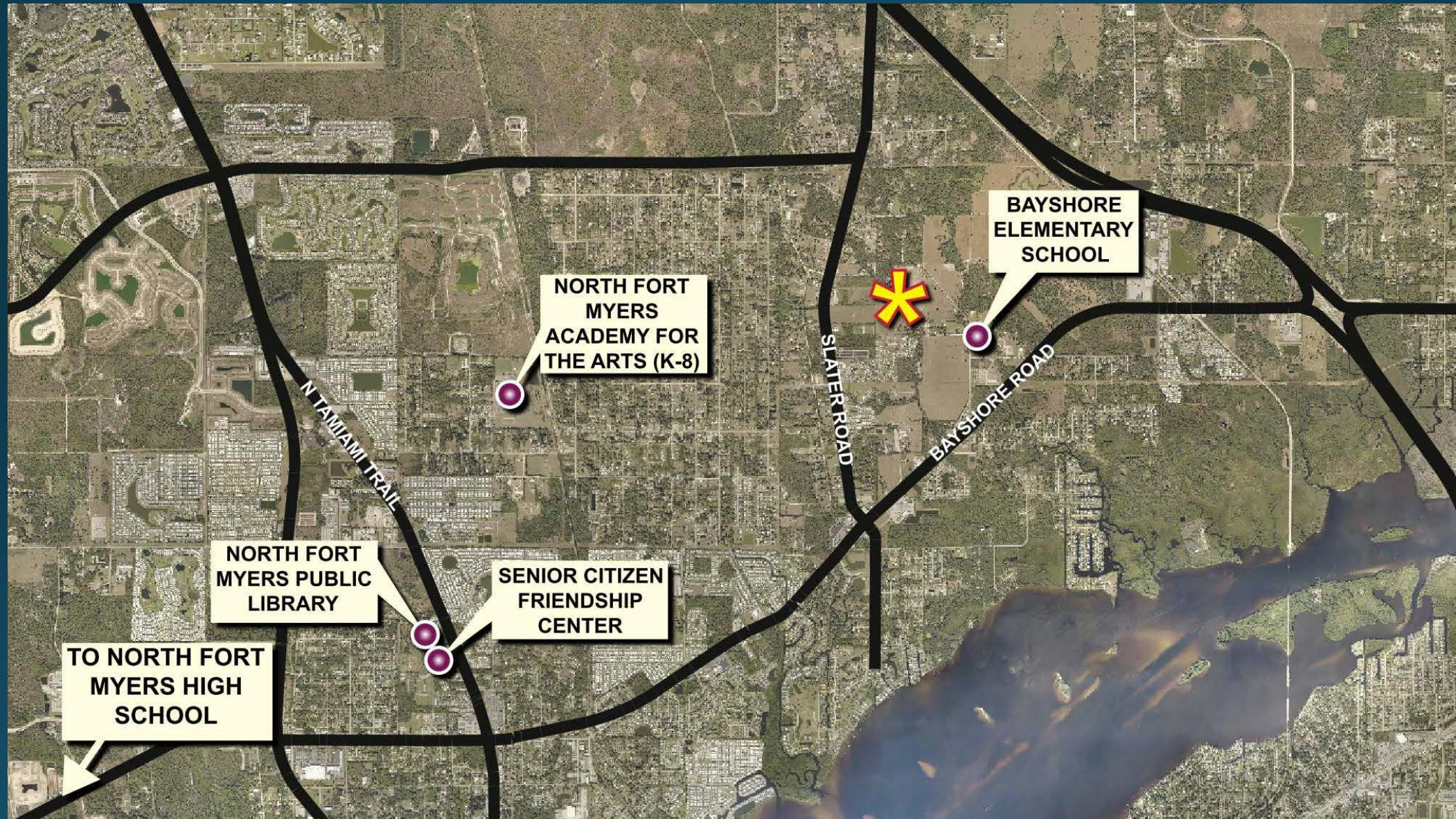
Police ~ Fire ~ Medical ~ LeeTran

Jennifer

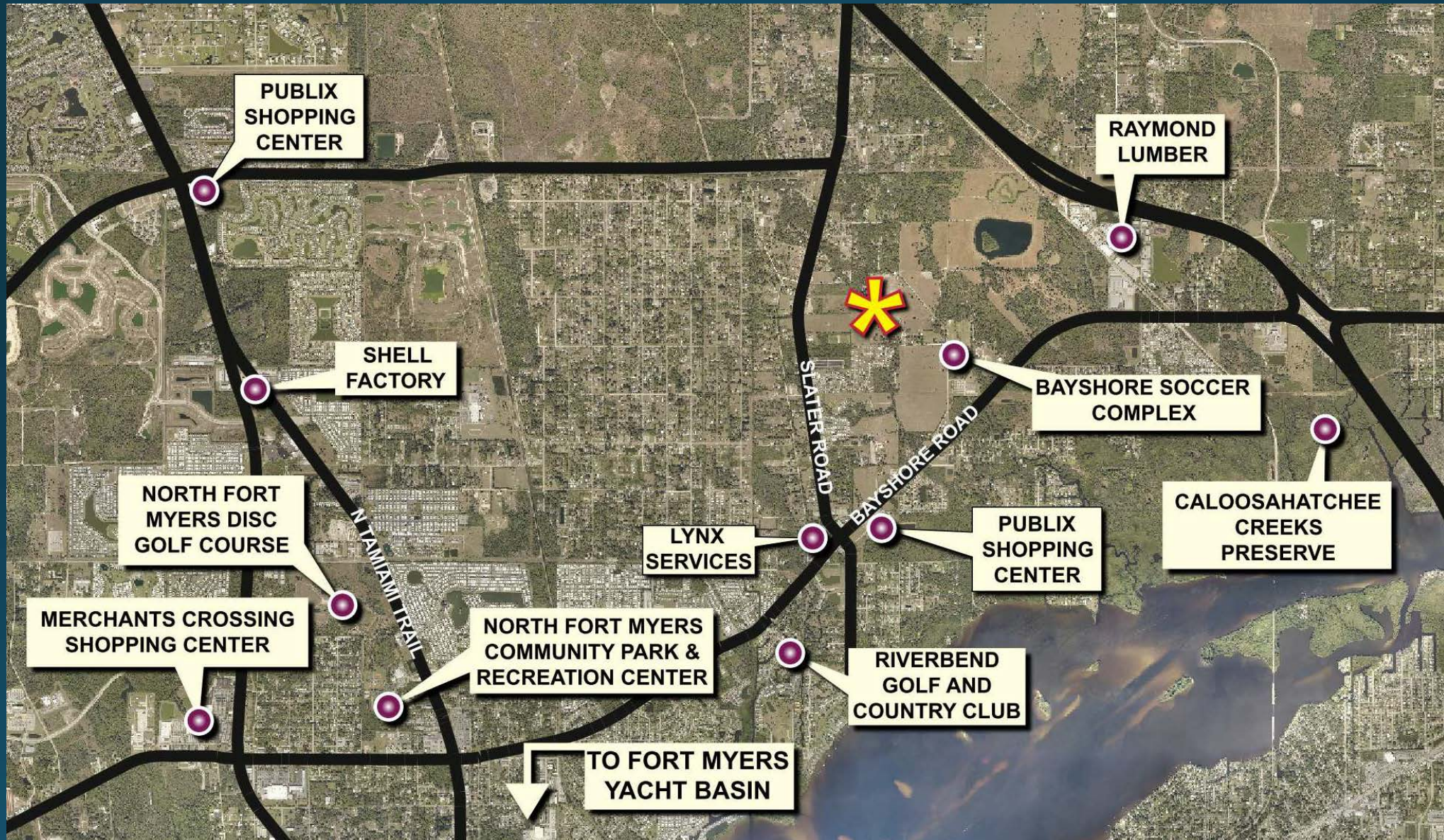


Schools & Libraries

Jennifer



Shopping ~ Employment ~ Parks



Compatibility

- Goal 5, Objective 5.1, Policies 5.1.5 & 5.1.10

Compatible means, in describing the **relation between two land uses**, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, **similarity** or reciprocity **of characteristics**, or a neutral relationship based on a **relative lack of conflict** (actual or potential) or on a failure to communicate negative or harmful influences one to another.

- Lee County LDC

Surrounding Density



Mobile Home Manor	7.2 du/ac
Pioneer Village	7.0 du/ac
Bayshore Commons	6.0 du/ac
Forest Park	5.5 du/ac
Gully Creek RPD	5.0 du/ac
Bayshore 57	4.7 du/ac
Chapel Creek	4.5 du/ac
Bayshore Village	4.5 du/ac
Oak Creek	3.7 du/ac
Spring Woods	3.0 du/ac
River Trails / Estates	2.6 du/ac
Bayshore Estates	2.0 du/ac
Suncoast Estates	1.5 du/ac

- ✓ **Relation between two land uses**
- ✓ **Similarity of characteristics**
- ✓ **Relative lack of conflict**

Compatibility



DEVELOPMENT	TYPE	LOT SIZE	LOT WIDTH	LOT DEPTH	HEIGHT
Chapel Creek	Single Family	6500	50	100	35'
	Townhouse	1530	18	85	35'
	Multifamily	NA	NA	NA	35'
Bayshore 57	Single Family	6500	50	100	35'
	Townhouse	1530	18	85	35'
	Multifamily	NA	NA	NA	35'
Oak Creek	Single Family	5000	50	100	35'
	Townhouses	1800	18	100	35'
	Multifamily	NA	NA	NA	35'
Gully Creek RPD	Single Family (R-1)	6500	50	120	35'
	Townhouses	2000	20	100	35'
	Multifamily	NA	NA	NA	35'
	Two-family Attached	3600	35	120	35'

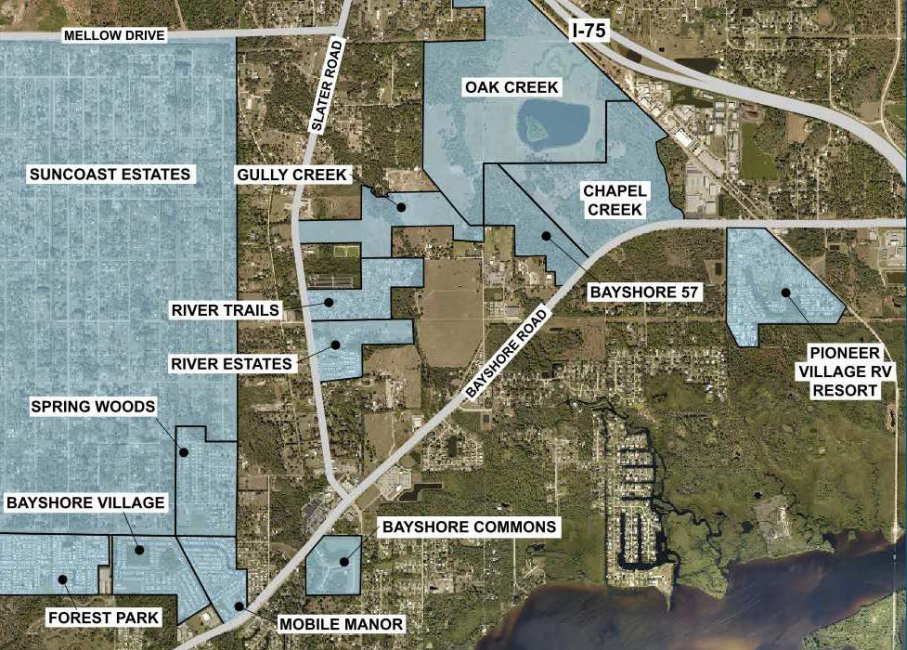
- ✓ **Relation between two land uses**
- ✓ **Similarity of characteristics**
- ✓ **Relative lack of conflict**

Proposed equal or less intense than approved

Compatibility

Proposed equal or less intense than approved

Proposed more intense than approved

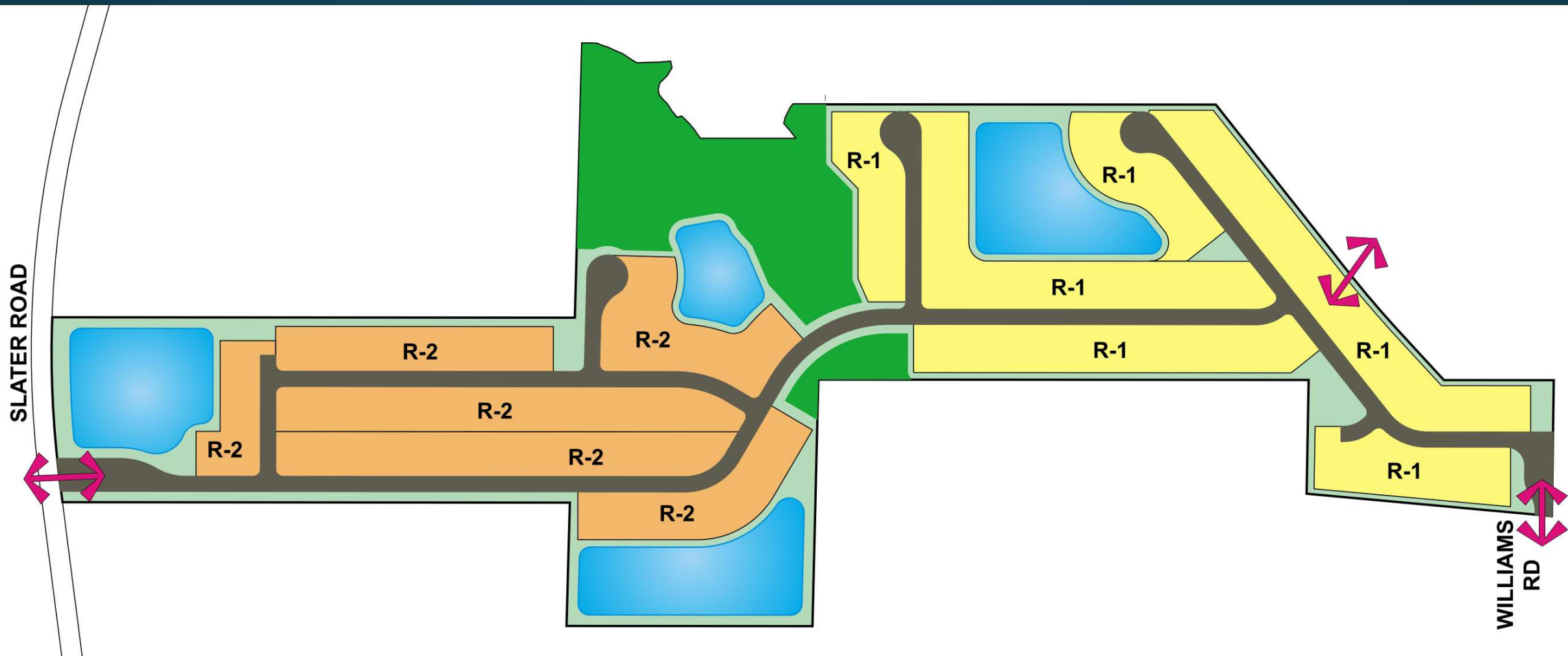


- ✓ **Relation between two land uses**
- ✓ **Similarity of characteristics**
- ✓ **Relative lack of conflict**

DEVELOPMENT	TYPE	LOT SIZE	LOT WIDTH	LOT DEPTH	HEIGHT
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Oak Creek	Single Family	5000	50	100	35'
	Townhouses	1800	18	100	35'
	Multifamily	NA	NA	NA	35'
Bayshore Commons	Single Family	5850	65	90	35
	Two-family Attached	3420	20	90	35
	Townhouses	1800	20	90	35
Gully Creek RPD	Single Family (R-1)	6500	50	120	35'
	Townhouses	2000	20	100	35'
	Multifamily	NA	NA	NA	35'
	Two-family Attached	3600	35	120	35'
Spring Woods	Mobile Home	5000	50	100	35'
River Trails / Estates	Mobile Home	5000	50	100	35'
Forest Park	Mobile Home	5000	50	100	35'
Suncoast Estates	Mobile Home	5000	50	100	35'
Pioneer Village	Mobile Home	5000	50	100	35'
Mobile Home Manor	Mobile Home	5000	50	100	35'
Bayshore Village	Mobile Home	5000	50	100	35'

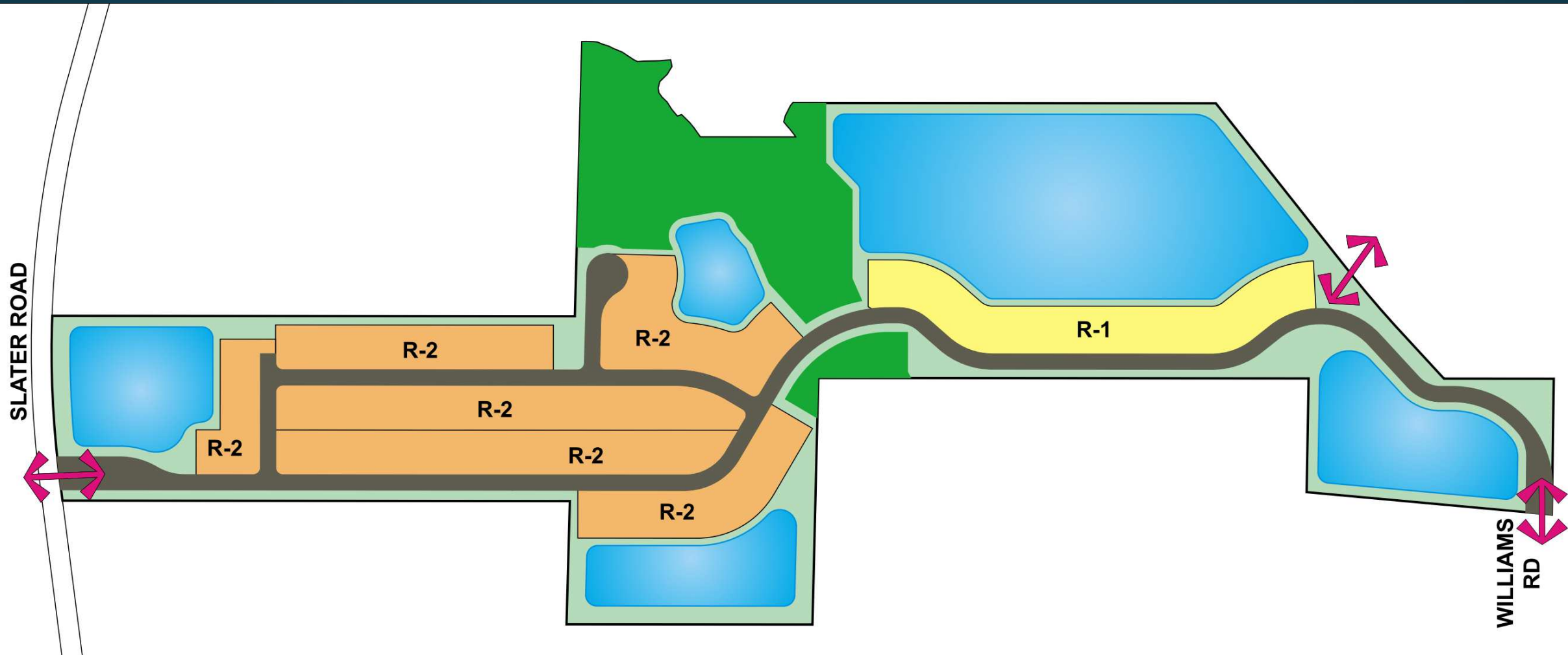
MASTER CONCEPT PLAN A

Jennifer



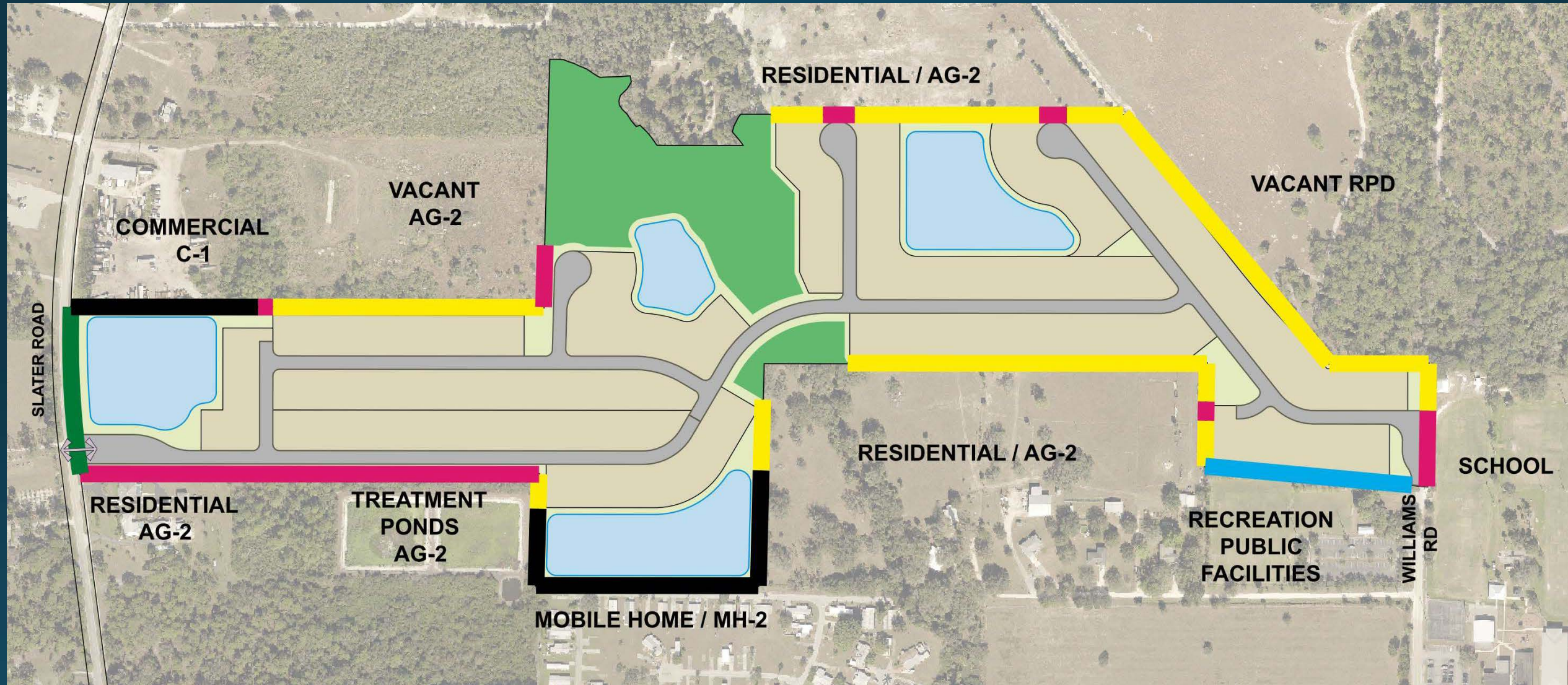
MASTER CONCEPT PLAN B

Jennifer



Buffers

- LDC Sec. 10-416(d)(1) & 10-416(d)(9)



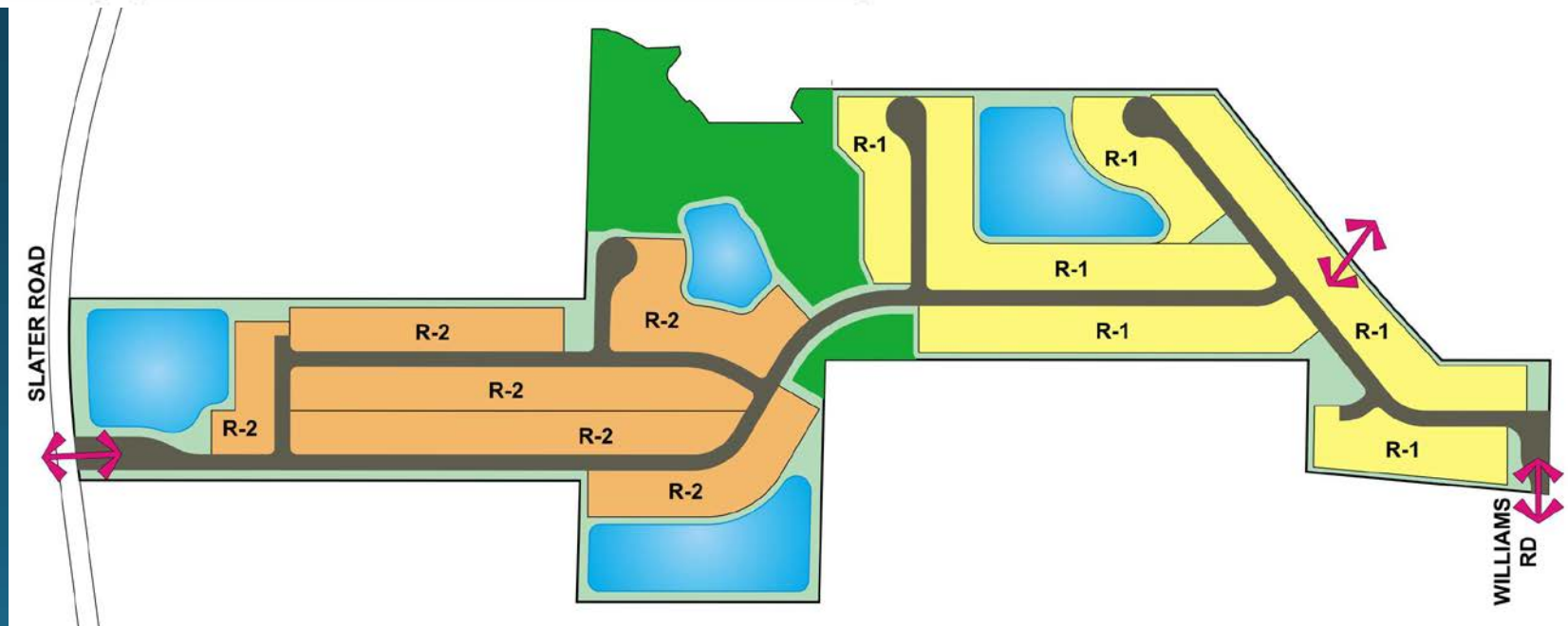
Open Space

➤ LDC Sec 10-415(a)

TOTAL PROJECT AREA:	66.4 AC
AREA WITH LOTS > 6500 SF	- 29.1 AC
<hr/>	
AREA SUBJECT TO OPEN SPACE REQUIREMENTS	37.3 AC

OPEN SPACE REQUIRED: 14.9 AC
(37.3 @ 40%)

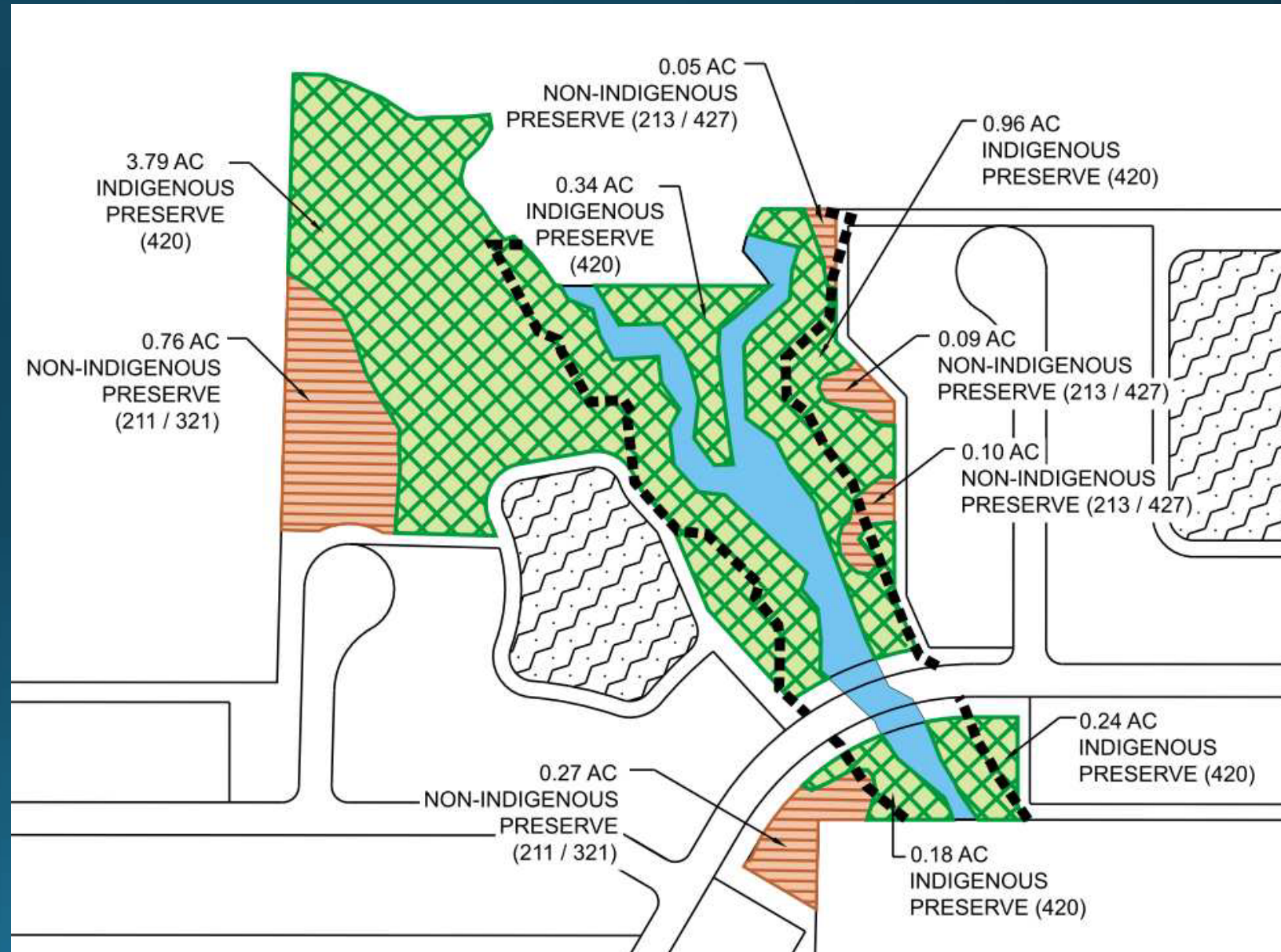
OPEN SPACE PROVIDED: 15.7 AC



Indigenous & Waterway Buffer

➤ LDC Sections

- 10-415(b)
- 10-416(b)(3)(a)
- 10-415(d)(9)



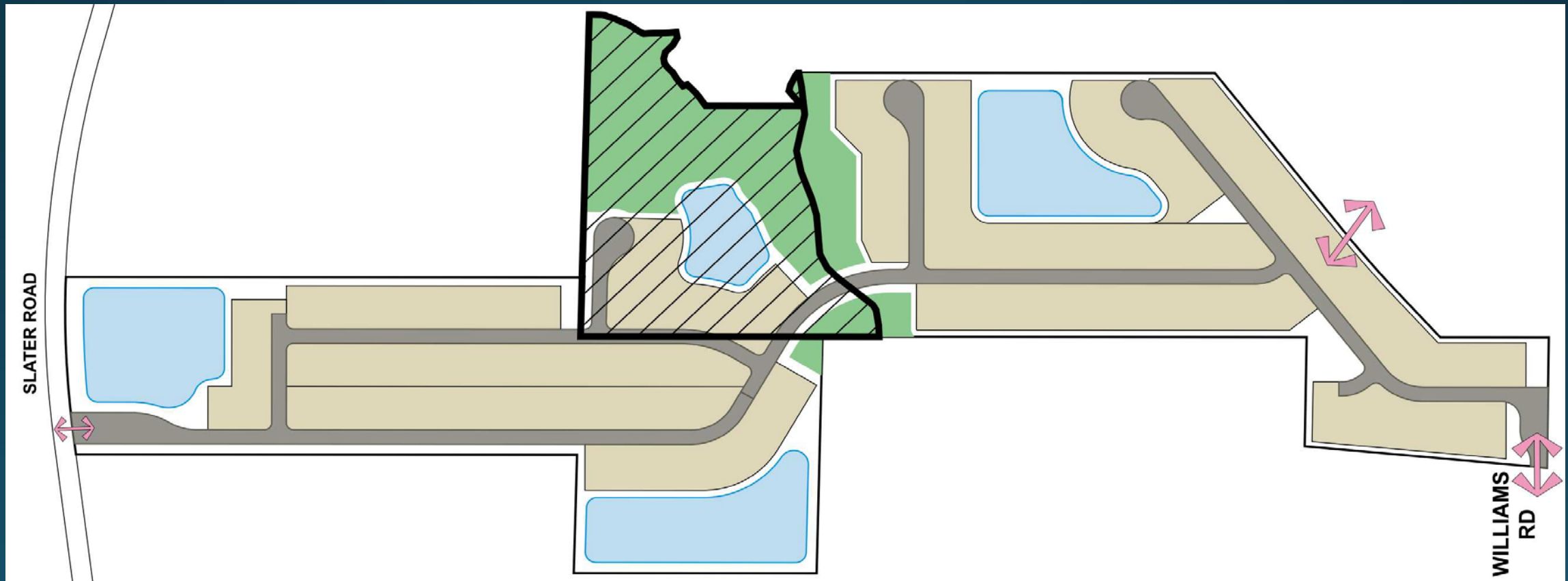
Gopher Tortoise

- Conditions 10a & 10b
- 25' inside conservation easement

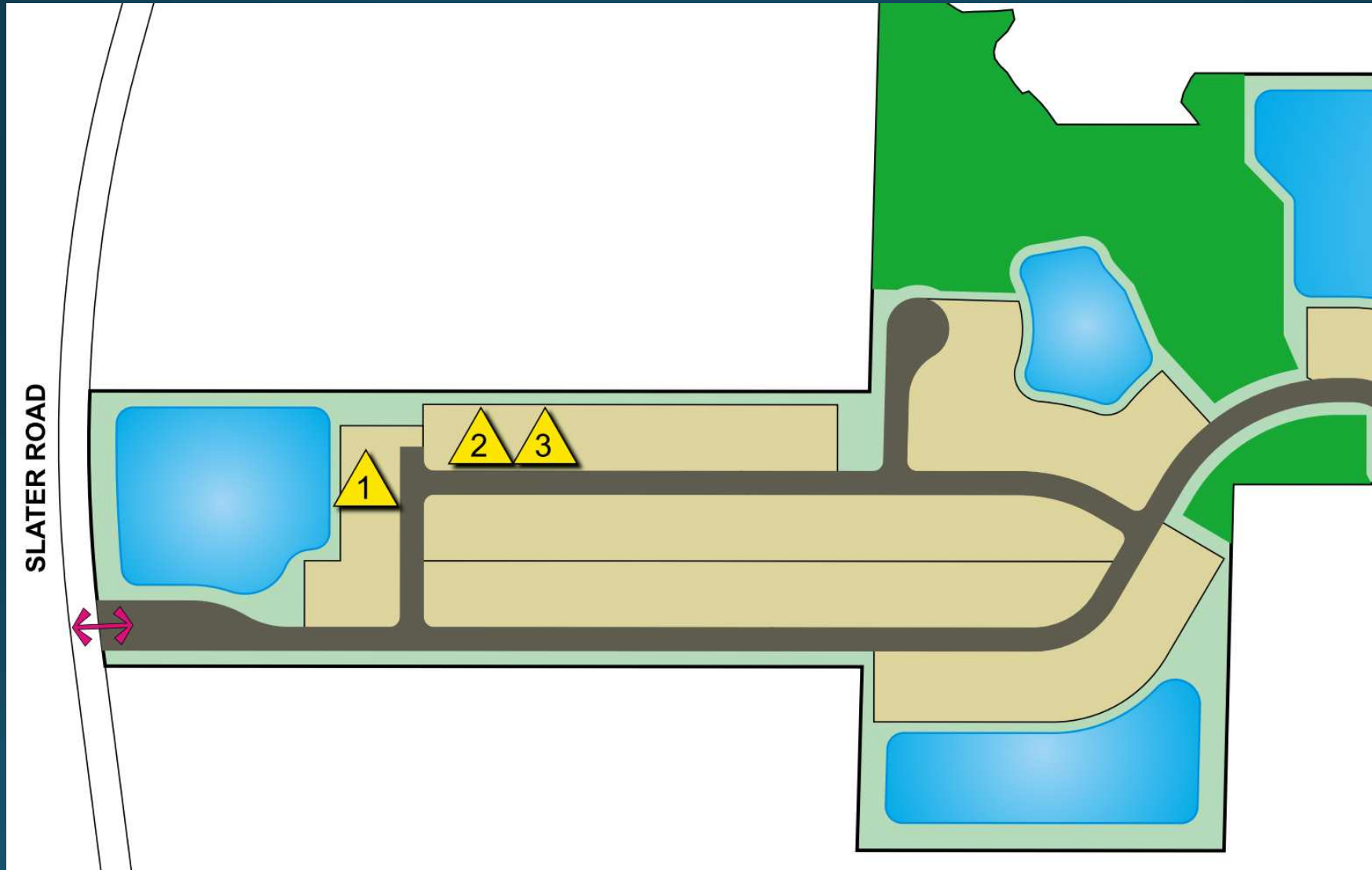


Rural FLU

- Policy 5.1.10
 - No density may be allocated from Suburban to Rural
- 11 acres ~ 11 unit density cap

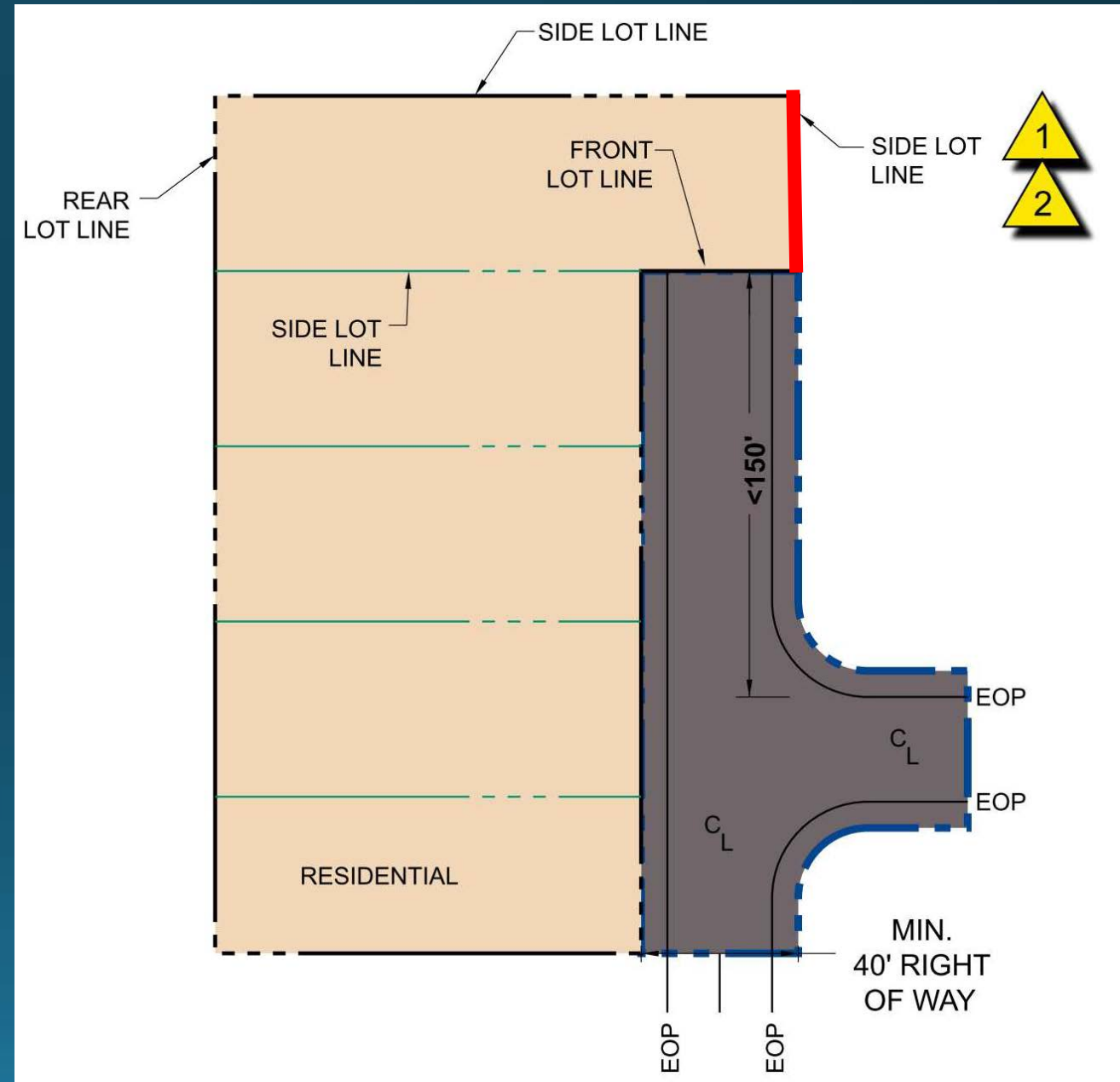


Deviation 1 – 3



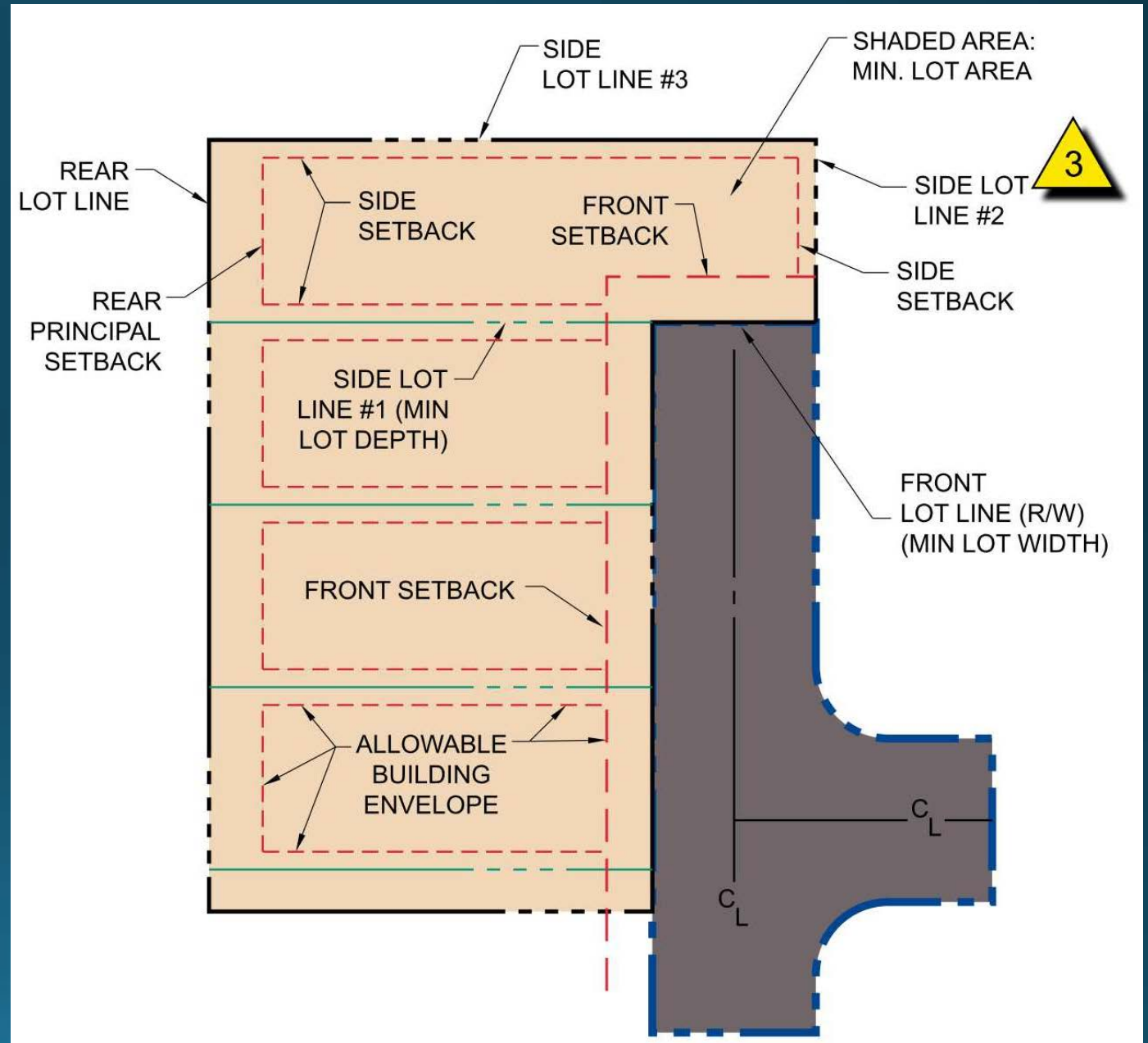
Deviation 1 & 2

- LDC 10-254 which requires side lot lines at right angles to streets
- LDC 10-296(p)(1) which requires cul de sacs on dead-end streets



Deviation 3

- LDC 10-703 which specifies how lots are measured



Deviation 1-3 Example

- Camden Square
(Z-14-015)



DEVIATION 1 - 3

Jennifer

Project Benefit:

- ✓ Creates premium lot



DEVIATION 1 - 3

Jennifer

Project Benefit:

- ✓ Provides additional open space

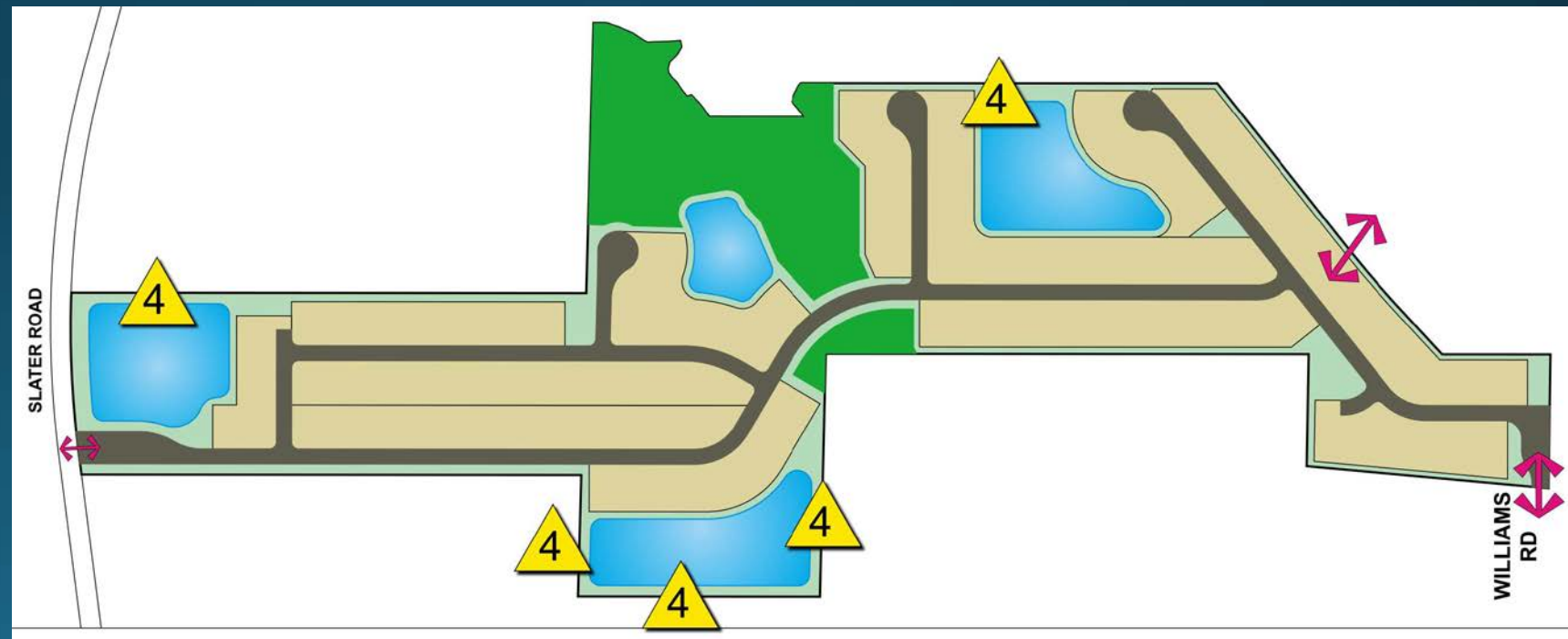
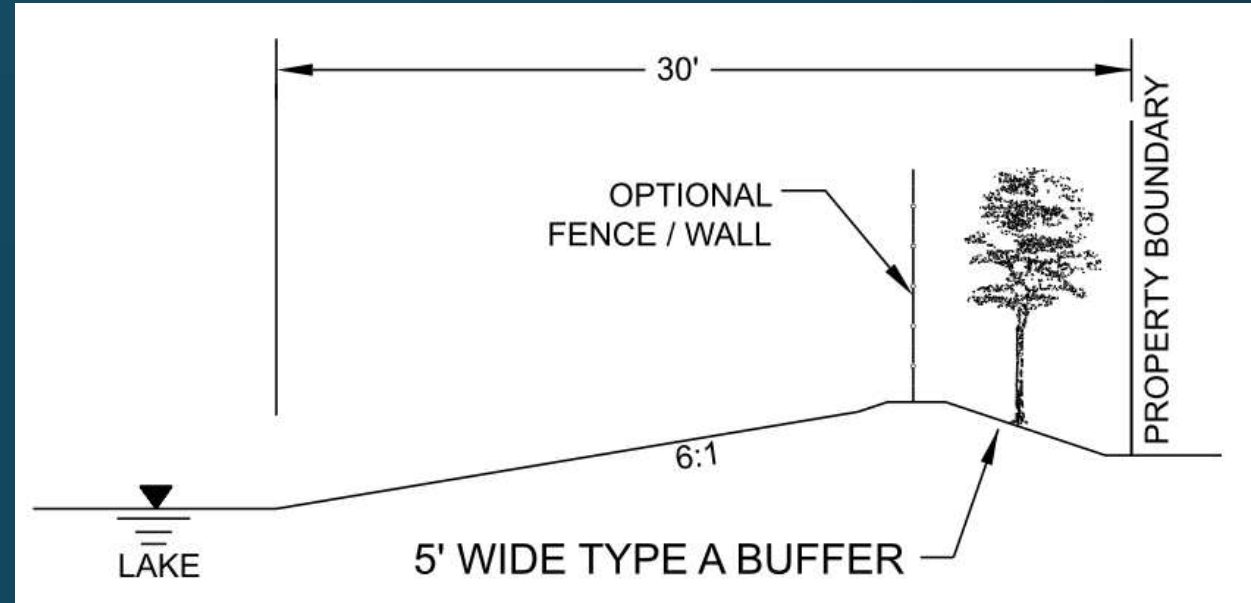


DEVIATION 1 - 3

- Additional project Benefit
 - Requires less land allocation for road right of ways
- Public Safety
 - Florida fire code allows dead-end streets without cul de sacs if less than 150'
 - Approval from local fire district to be obtained prior to D.O. approval
 - Proven successful in other Lee County developments

Deviation 4

- Deviation from LDC Section 10-329(d)(1)a.3 which requires excavation setback of 50 feet to allow 30 feet.



Deviation 4

➤ Project Benefit

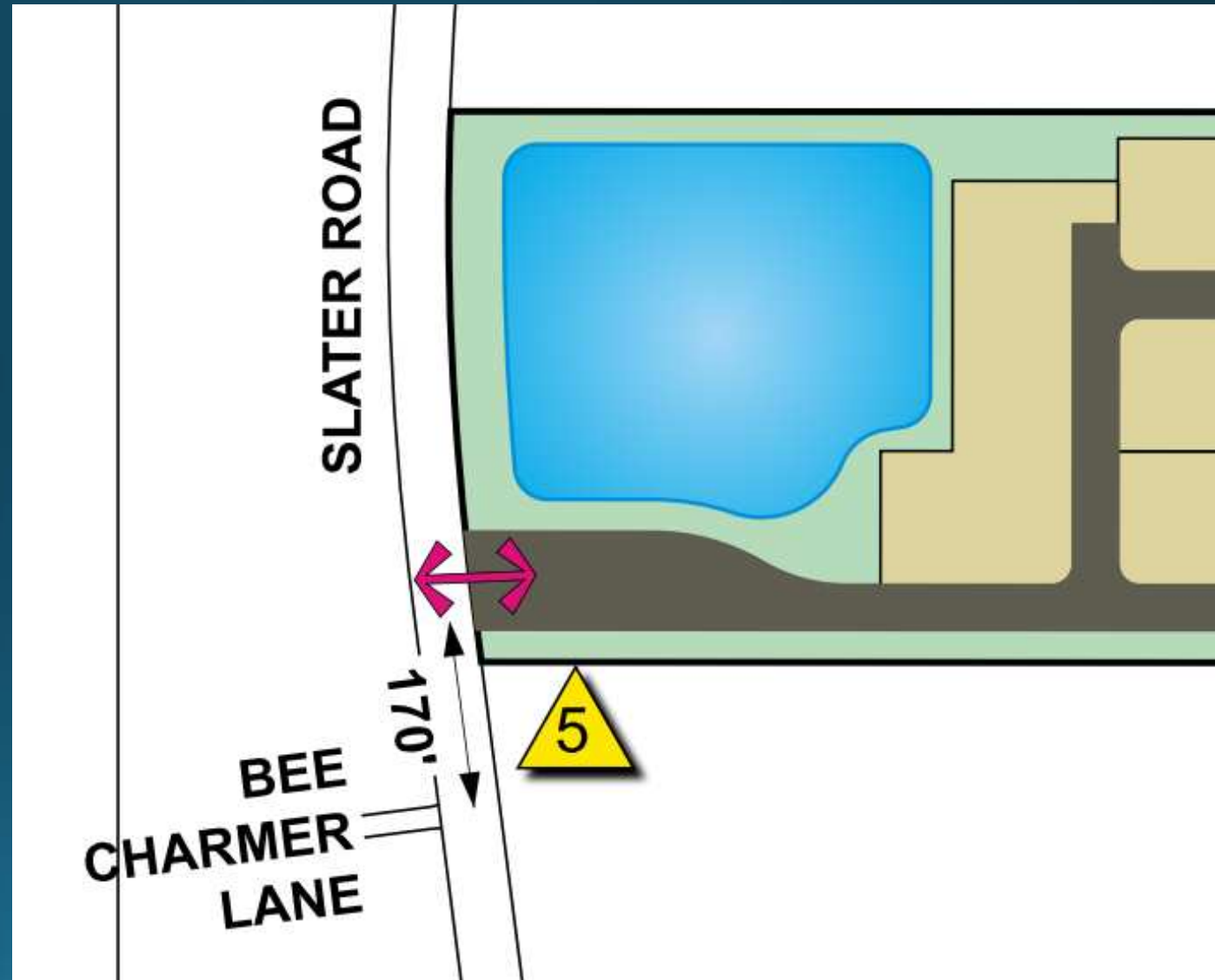
- Enhances development through optimum land use
- Increases on-site lake excavation material
 - Cost savings and reduces construction traffic

➤ Public safety

- Applicant agrees to staff safety barrier conditions
- No detriment to public safety, health or welfare

Deviation 5

- Deviation from LDC Section 10-285(a) which requires intersection separation of 440' to allow 170'.



Deviation 5

- Proposed half way between more intense traffic generators (+/- 800 feet)



Bee Charmer Lane

- Not detrimental to public safety:
 - Functions as a private driveway
 - Dirt road
 - Not County maintained



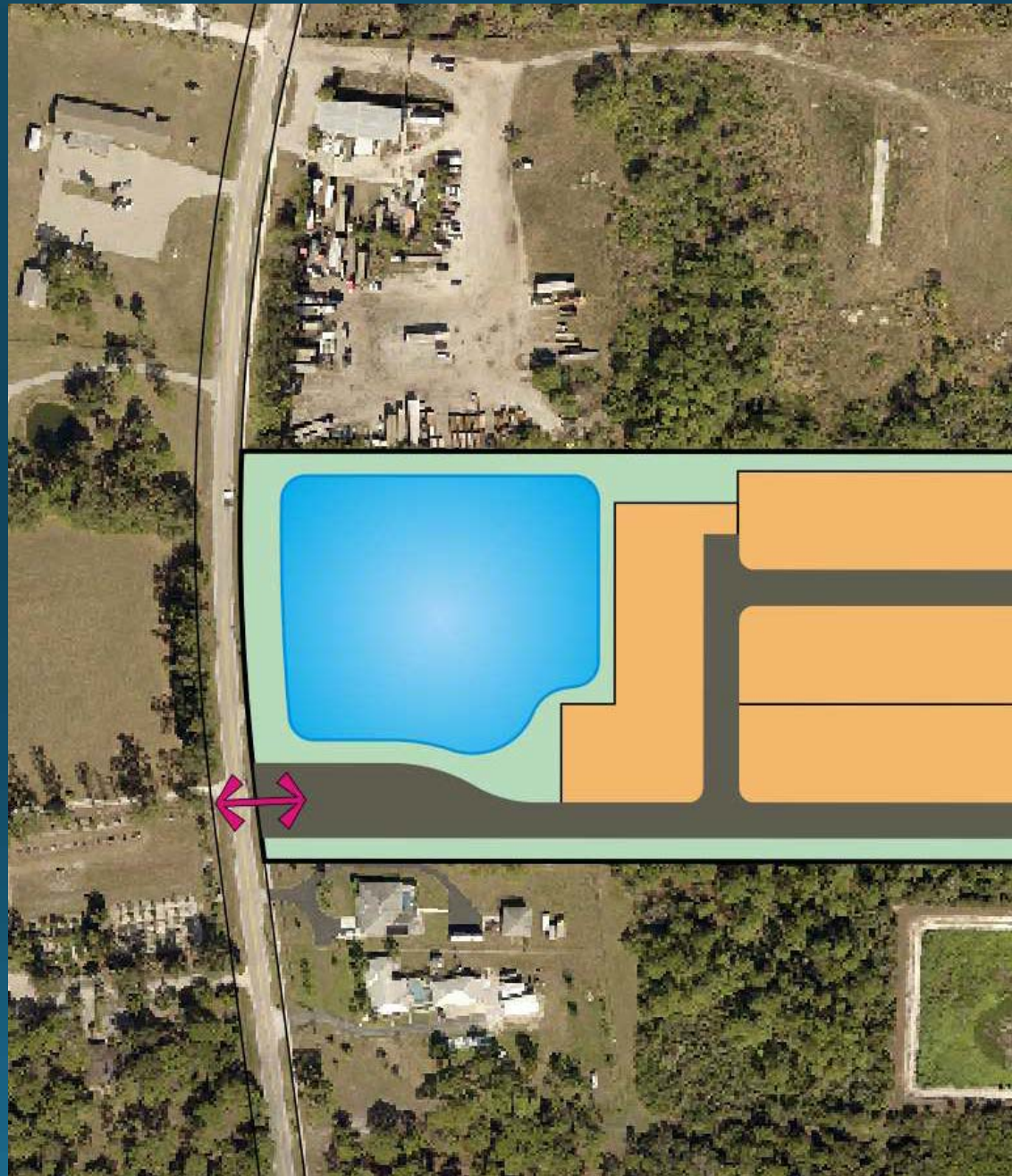
Bee Charmer Lane

- Not detrimental to public safety:
 - Low traffic generator
 - No thru connection to Shelby Lane



Deviation 5

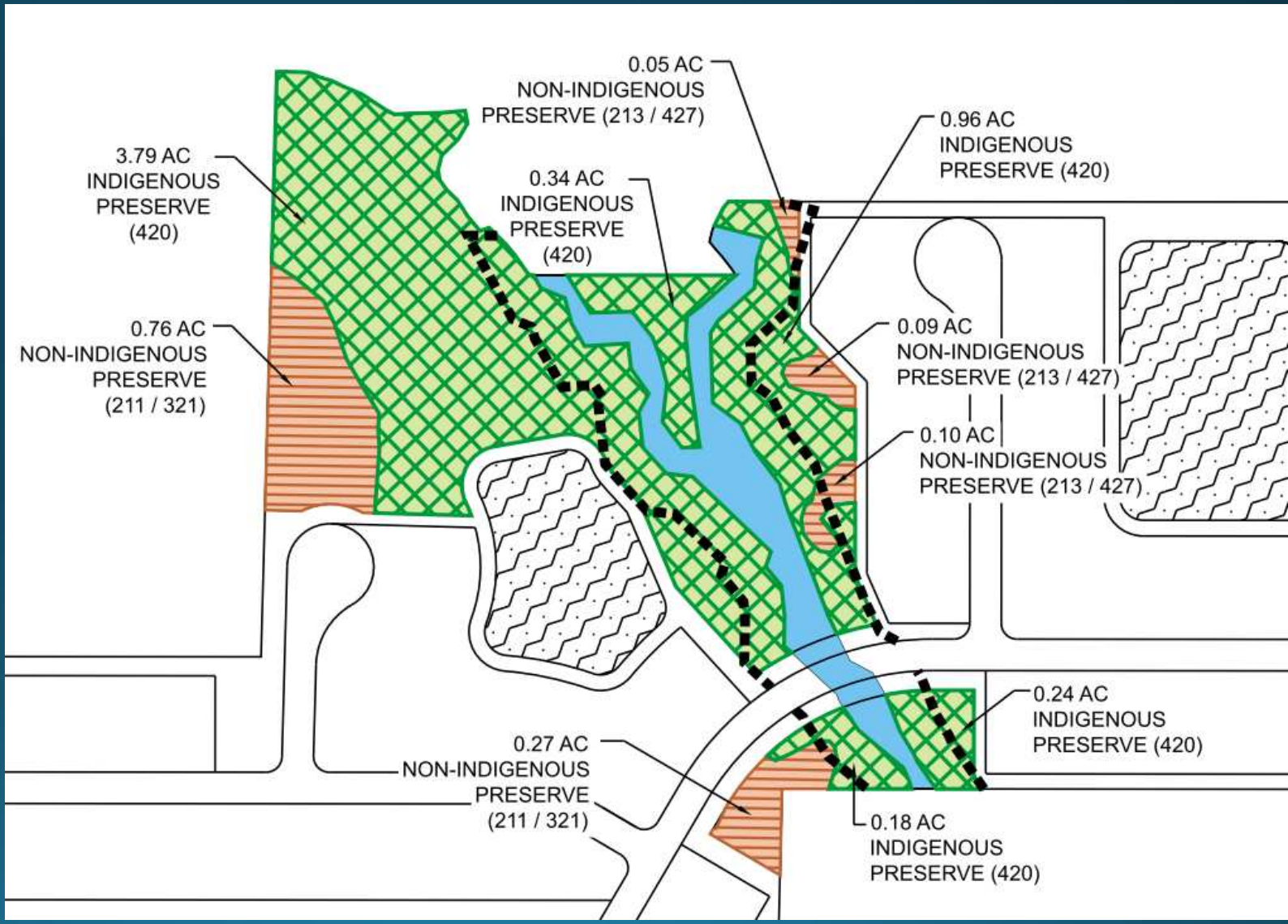
- Project Benefit
 - Lake provides buffer to existing industrial storage yard



Barrett Stejskal

Onsite Wetlands

- Located along Foose Gully and Daughtrey's Creek
- Incorporated into the proposed preservation areas



Protected Species

➤ Gopher Tortoise

- Proposed revised condition 10a:

Prior to issuance of a development order, an off-site management plan will be prepared which will address all gopher tortoises that will be relocated from within the development footprint to an off-site FWC approved mitigation bank. Also prior to the development order, an on-site protected species management plan will be prepared which addresses the on-site gopher tortoise that are currently located and will remain within the indigenous and non-indigenous preserve areas.

Protected Species

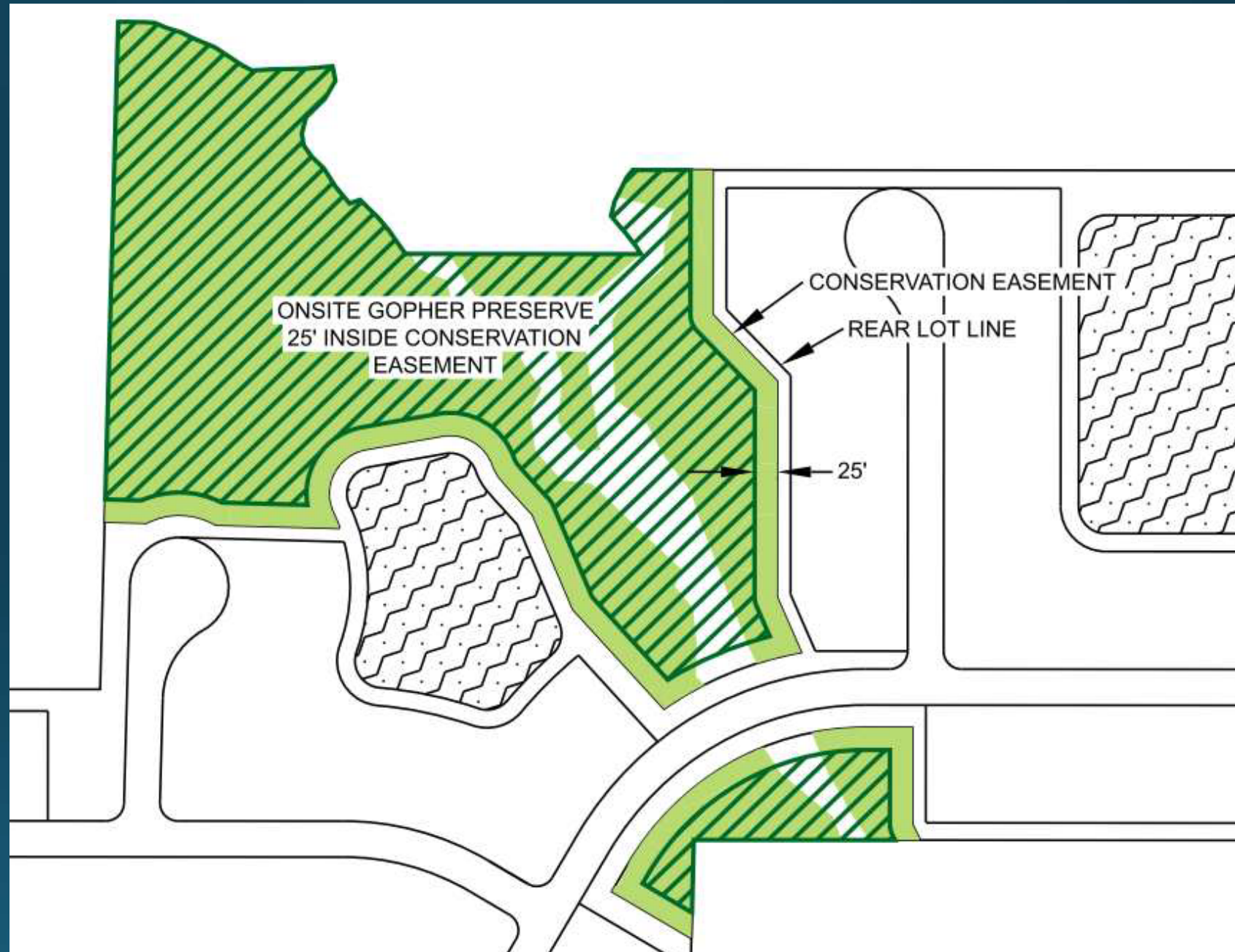
➤ Gopher Tortoise

■ Proposed revised condition 10b:

Prior to clearing pursuant to the vegetation removal permit a gopher tortoise fence shall be installed around the limits of the preserves to ensure that no impacts will occur to any gopher tortoise burrow located in the preserve. Gopher tortoises located in the 25-foot buffer area to the preserves shall either be relocated to the preserve or relocated off-site in accordance with FWC criteria. No machinery or mechanical excavation of gopher tortoise burrows can occur within the indigenous preserve or onsite preserve areas.

Gopher Tortoise

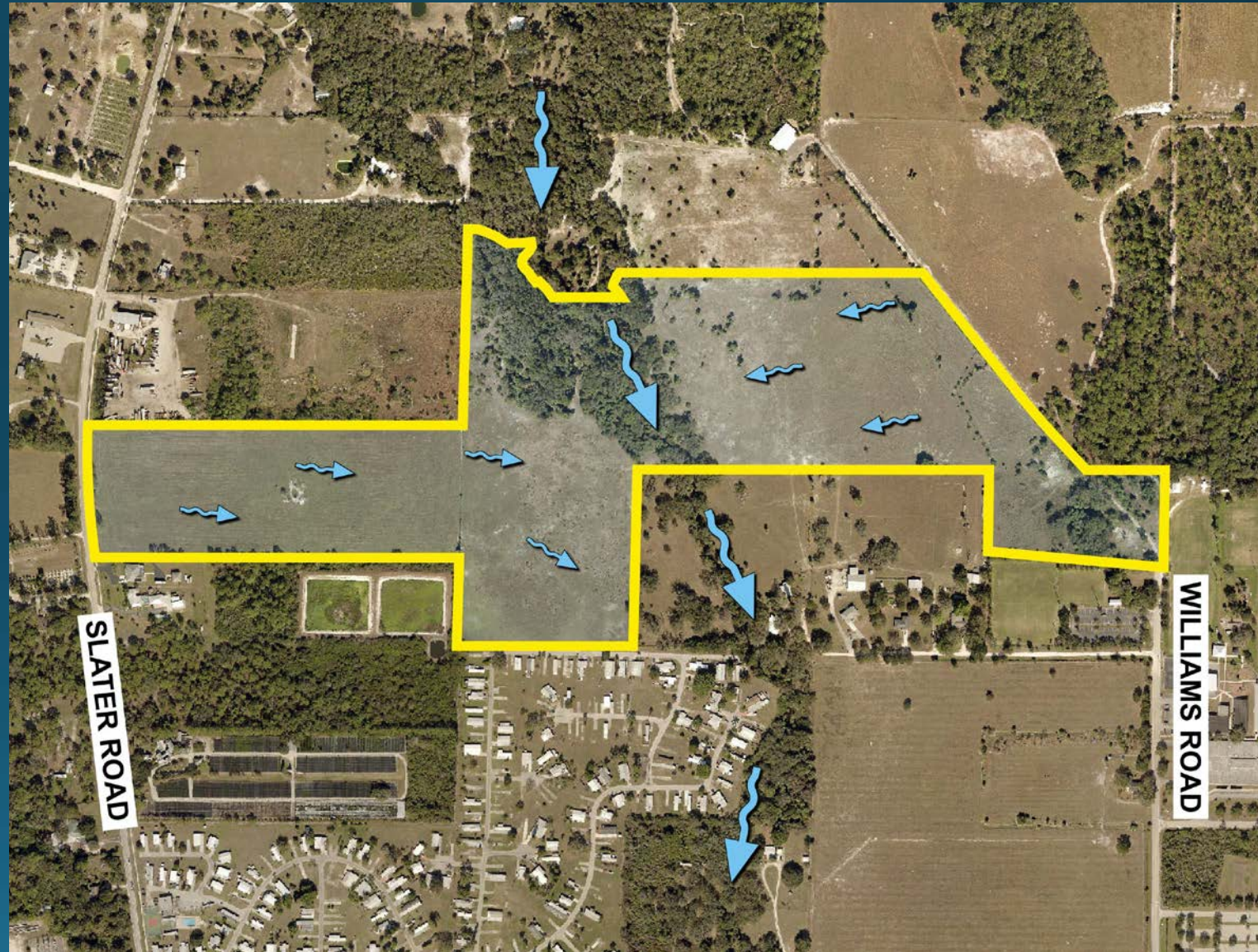
Barrett



Wes Kayne, P.E.

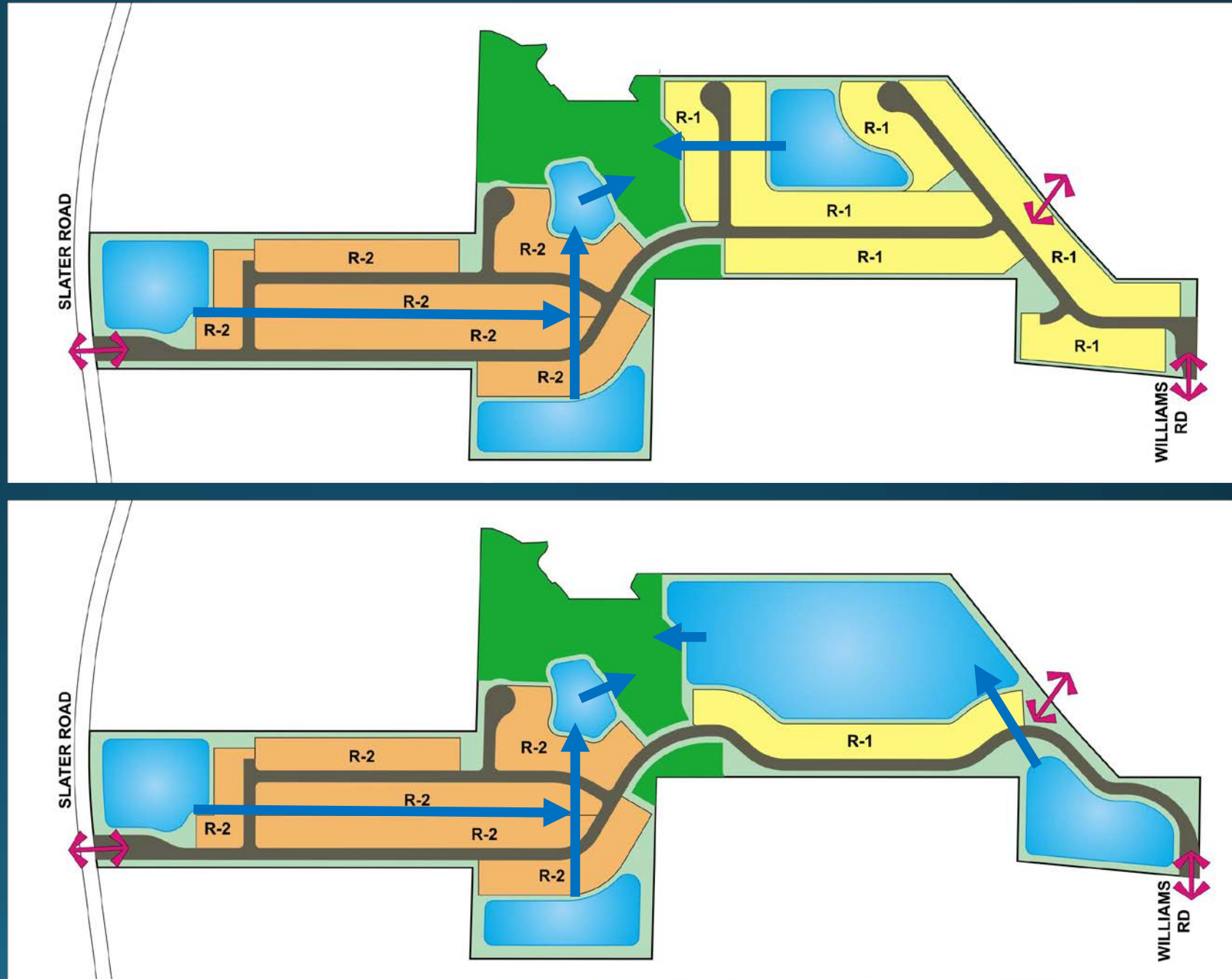
Existing Drainage

- Daughtrey Creek watershed
 - Existing creek bisects the site
 - Site sheet flows to the creek
 - Creek flows south across Bayshore Road, eventually to Caloosahatchee River.



Proposed Drainage

- Independent stormwater management basins either side of existing creek.
 - Wet detention areas will provide stormwater treatment and attenuation prior to discharging to the existing creek via control structures.



Utilities

- Received Letters of Availability for potable water from Lee County Utilities and wastewater from Florida Governmental Utility Authority.
- 12" watermain located 1,000 ft south on Slater Road, 12" watermain along Myakka Drive adjacent to the site, and 16" watermain adjacent to the site along Williams Road.
- Florida Governmental Utility Authority (FGUA) 4", 8", 16" forcemains located along Williams Rd, Bayshore Rd, and Mellow Rd, respectively.



Lee County Utilities Letter of Availability



John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjardis
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief
Hearing Examiner

October 13, 2016

Via E-Mail

Ashley Butler
Barraco and Associates, Inc.
2271 McGregor Blvd., Suite 100
Fort Myers, FL 33901

RE: Potable Water Availability
17220 Slater Road, Gully Creek
STRAP #s: 19-43-25-00-00009.0000, 19-43-25-00-00014.0020, and 19-43-25-00-00009.0030

Dear Ms. Butler:

The subject parcels are located within Lee County Utilities Future Service Area as depicted on Map 6 of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation near the parcel mentioned above about 1,000 feet south or 2,600 feet north on Slater Road. However, in order to provide service to them, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 110 single family residential units and 220 multi-family residential units with an estimated flow demand of approximately 82,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

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

Prior to beginning design work on this project, please meet with Jessica Muñoz to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service, and the approval of all State and local regulatory agencies.



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

Letter of Availability
Page 2 of 2

When you are ready to move forward with your project, please contact Ms. Janelle D. Kusiolek, Development Review Project Coordinator at 407-629-6900 ext. 109 or via email at JKusiolek@govmserv.com to schedule a pre-development meeting. Please note that this meeting is MANDATORY prior to submitting construction plans for review by the FGUA.

If you should have any further questions please feel free to contact Ms. Kusiolek directly.

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Robert W. Dickson, P.E.
Capital Program Manager

RWD/jdk

CC: Michael Currier, South Region Area Manager

Encl.

1. Utility Locates
2. Plan Submission Instructions
3. Property Appraiser's Information
4. Fee Statement/Receipt
5. Mandatory Pre-Development Meeting Information



FGUA Operations Office
Government Services Group, Inc.
280 Wekiva Springs Rd., Ste 2000
Longwood, FL 32779-6026
(877) 552-3482 Toll Free
(407) 629-6900 Tel
(407) 629-6963 Fax

May 22, 2015

Gully Creek LLC
10471 Six Mile Cypress Pkwy
Fort Myers, FL 33966

%Julie Danielewski
Barraco and Associates Inc
2271 McGregor Blvd Ste 100
Ft. Myers, FL 33901
julieD@barraco.net

RE: Wastewater Availability - LOA ID#: 15 - 22
19-43-25-00-00009.0000; 19-43-25-00-00014.0020
Gully Creek
None Assigned/17220 Slater Rd., North Fort Myers, FL 33917

Dear Ms. Danielewski:

Pursuant to the submitted Application for Service Availability, please be advised that wastewater lines are in operation in the vicinity of the proposed project mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of Residential Community with 212 (Max) Homes with an estimated flow of 53,000 GPD for wastewater. FGUA presently has sufficient treatment capacity to accommodate these flows. Please contact Lee County Utilities for inquiries regarding the availability of water service to this property.

The FGUA Utilities Operations Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system. A site map showing the approximate location of the utilities is included for your reference.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date hereof. Florida Governmental Utility Authority will commit to serve only upon final acceptance of the infrastructure constructed by the developer, receipt of all appropriate connection fees, an executed Utility Infrastructure Conveyance and Service Agreement, the approval of all state and local regulatory agencies and proper project closeout. Further, this letter of availability of wastewater service is to be utilized for development review for this project only.

FGUA Board of Directors
LEA ANN THOMAS, Chair, Polk County / DOUG MEYER, P.E., Lee County / KEN CHEEK, P.E., Citrus County
SHANE PARKER, P.E., Hendry County / BRUCE KENNEDY, P.E., Pasco County / MICHAEL VUOLO, DeSoto County
FLIP MELLINGER, Marion County

Letter of Availability
Page 2 of 2

When you are ready to move forward with your project, please contact Ms. Janelle D. Kusiolek, Development Review Project Coordinator at 407-629-6900 ext. 109 or via email at JKusiolek@govmserv.com to schedule a pre-development meeting. Please note that this meeting is MANDATORY prior to submitting construction plans for review by the FGUA.

If you should have any further questions please feel free to contact Ms. Kusiolek directly.

Sincerely,

Florida Governmental Utility Authority

Robert W. Dickson, P.E.
Capital Program Manager

RWD/jdk

CC: Michael Currier, South Region Area Manager

Encl.

1. Utility Locates
2. Plan Submission Instructions
3. Property Appraiser's Information
4. Fee Statement/Receipt
5. Mandatory Pre-Development Meeting Information

Ted Treesh

Transportation

- Traffic Study prepared based on “worst case” development parameters
 - 120 Multi-Family Dwelling Units & 210 Single Family Dwelling Units.

- Access provided to the site from Slater Road (Principal Access) and to Bayshore Road (via Williams Road)

Transportation

- Future Level of Service evaluated for the Year 2022
 - Slater Road & Bayshore Road shown to operate at Level of Service “C” both with and without the project in 2022
 - Turn Lanes at site access drives to be evaluated at time of Local Development Order application

- Condition 5

Jennifer Sopen, AICP

CONCLUSION

Jennifer

- Agree with staff findings and recommendation of approval
- Compatible with existing or planned uses in surrounding area
- Request will not adversely affect environmentally critical areas or natural resources
- Urban services are available and adequate

CONCLUSION

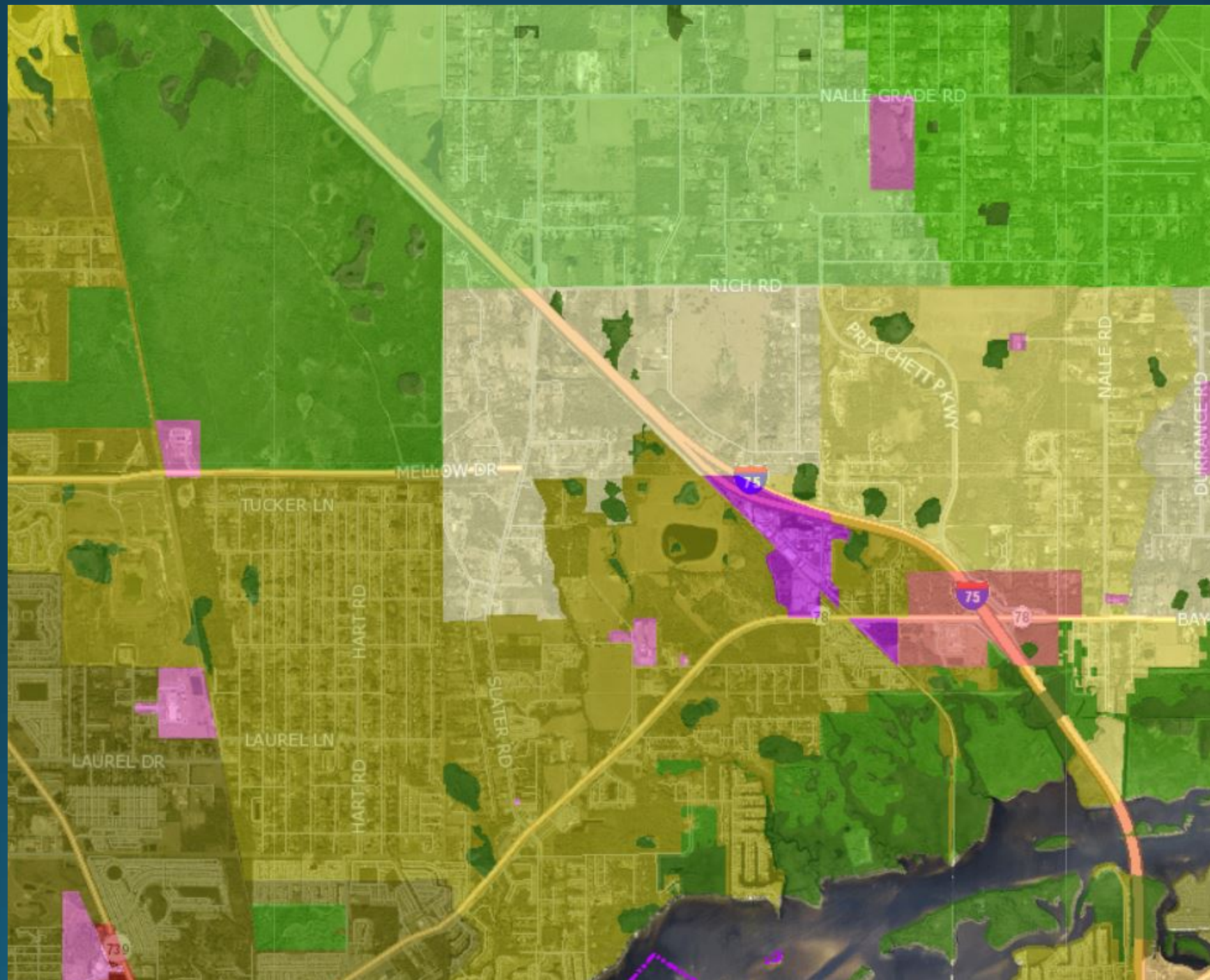
- Will not place undue burden on existing transportation or planned infrastructure facilities and site will be served by streets with capacity to carry traffic generated by the development
- Deviations enhance the proposed development and protect public health, safety and welfare
- Recommended conditions and regulations provide sufficient safeguards to the public interest

Rebuttal Slides

Applicant's Exhibit #7

Future Land Use

Jennifer

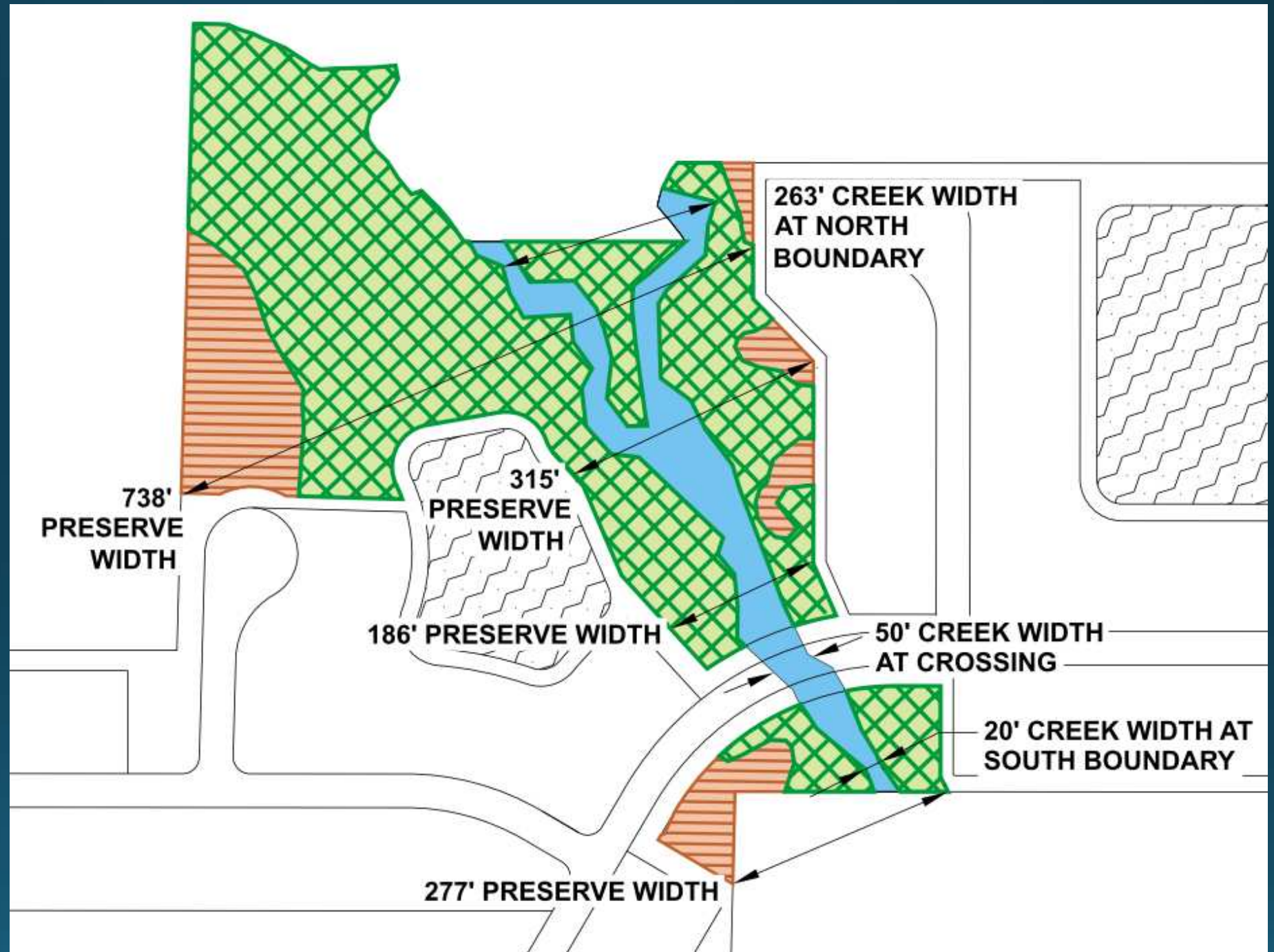


Daughtrey Creek



Creek Crossing

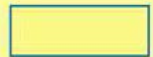
Wes



FIRM Floodway



FIRM FLOODWAY



0.2% ANNUAL CHANCE (X)



AE

