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LANDSCAPE ARCHITECTS

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LETTER OF TRANSMITTAL

TO: Lee County Community Development 1500 Monroe Street Ft. Myers, FL 33901	
DATE: 06/21/2019	MDA PROJECT NO.: 19023
ATTENTION: Mikki	
RE: CAM40 Revised Project Narrative - CPA2019-00005	

We are sending you Attached Under separate cover VIA _____ the following items:

Copies	Date	No.	Description
3	06/21/2019	19023	Revised Projects Narratives

These are transmitted as checked below:

- | | | | |
|---|---|---|-------------------------|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit | copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit | copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return | corrected prints |
| <input type="checkbox"/> For review and comment | _____ | <input type="checkbox"/> _____ | _____ |
| <input type="checkbox"/> For bids due | _____ | <input type="checkbox"/> Prints returned after loan to M-DA | _____ |

REMARKS: Should you have any questions or concerns please contact me.	
Thank you.	

COPY TO: _____

SIGNED: MarySue Groth
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CPA2019-00005

 Administrative Assistant

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CAM40
Comprehensive Plan Amendment
Project Narrative

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The CAM40 property is located south of Corkscrew Road in the Southeast Lee County Planning Community and identified by STRAP# 32-46-27-00-00001.0000. The subject property is currently within the Wetlands and Density Reduction/Groundwater Resource Future Land Use categories, zoned AG-2, and is ±40 acres.

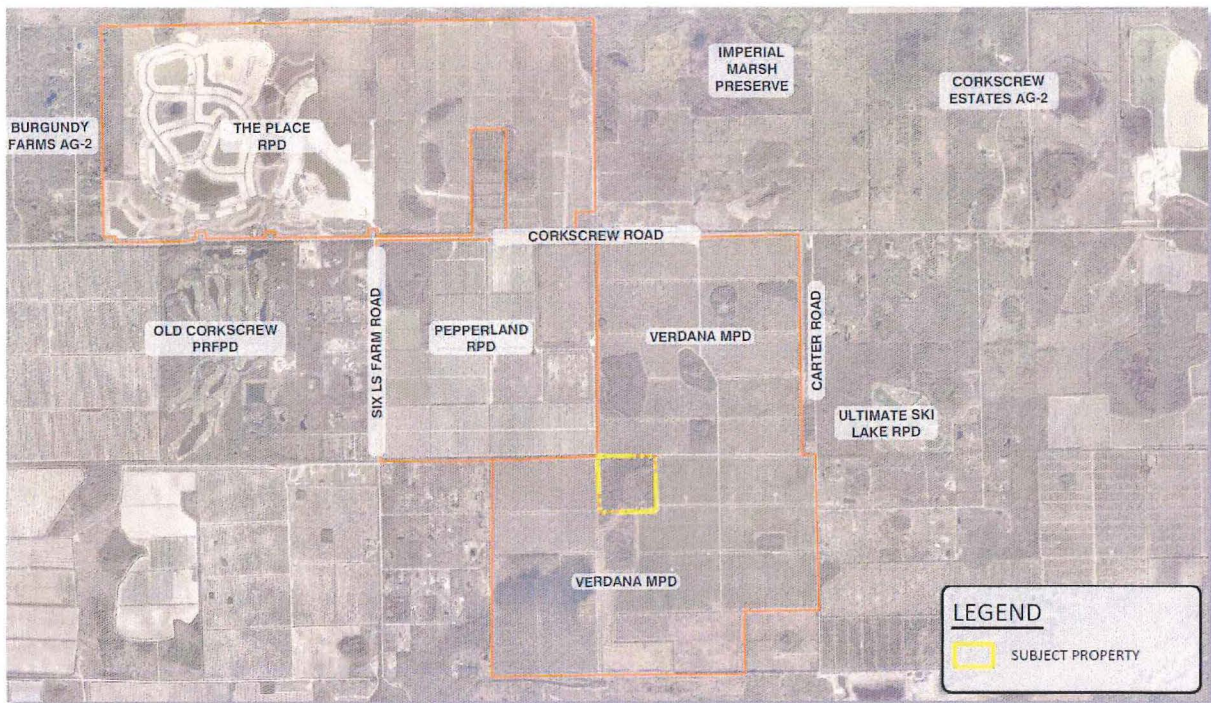


Figure 1. Subject Property Location

Request

The requested Map Amendments to the Lee Plan seek to extend the Environmental Enhancement and Preservation Communities Overlay (EEPCO) and the Lee County Utilities Service Area from the property known as Pepperland to include the subject property. The result will be the inclusion of the 40 acres in the EEPCO and LCU Service Area.

The property is located within the Southeast Lee Planning Community. Furthermore, the subject property is a Tier 1 Priority Restoration Land as provided for in the Lee Plan Map 1 page 4 of 7. Lee Plan Policy 33.3.4 provides that lands identified as Tier 1 Land within the Priority Restoration Area and Environmental Enhancement and Preservation Communities Overlay (EEPCO) are

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eligible for a density increase to 1 dwelling unit per acre. Based on this policy, the 40 acre property is eligible for 40 units, which must be granted via the Planned Development process.

A Planned Development application is required per Policy 33.3.4. to ultimately develop the residential dwelling units. The PD zoning conditions will establish the development design parameters consistent with the criteria associated with the Environmental Enhancement Preservation Communities Overlay as well as the rest of the Goals, Objectives and Policies of the Lee Plan. The applicant is the owner of the property immediately adjacent to the west known as Pepperland and has the property immediately adjacent to the east known as Verdana under contract. It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan on all three parcels in July 2019.

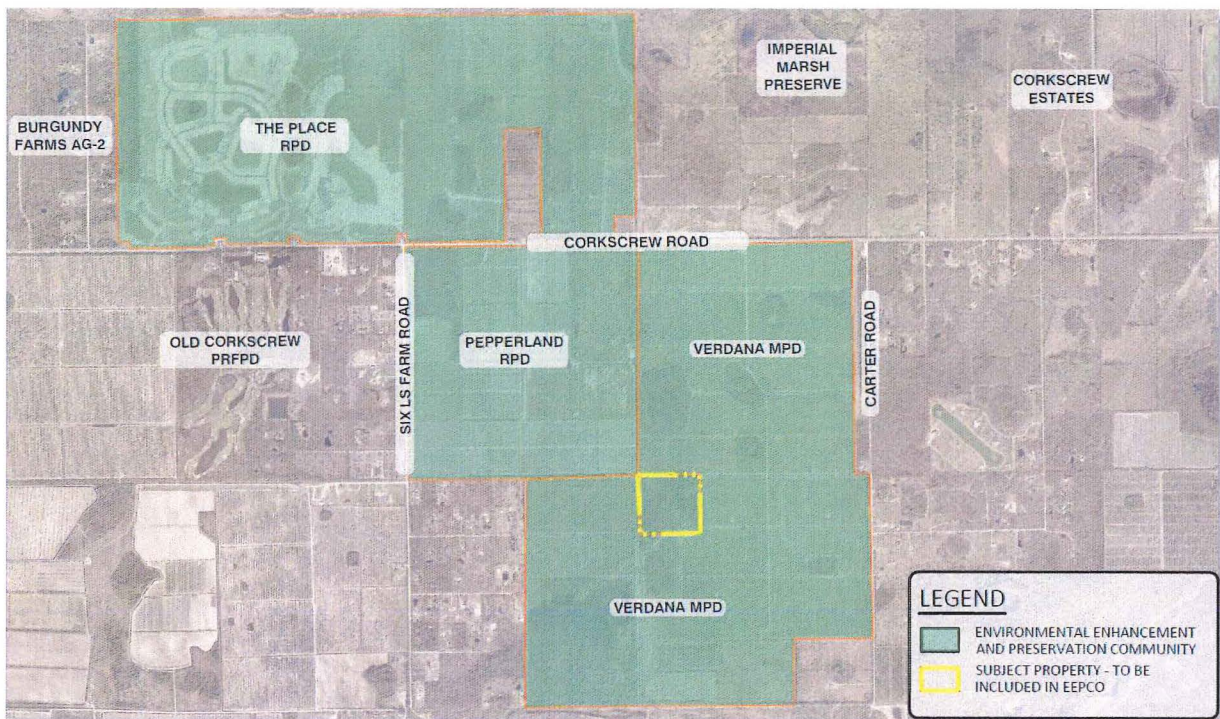


Figure 2. Lee Plan Map 17 - Proposed EEPCO

Future Land Use

The CAM40 property is located within the Wetlands and Density Reduction/Groundwater Resource (DR/GR) Future Land Use categories. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category. The Wetland FLU allows the maximum density of 1 dwelling unit per 20 acres and the DR/GR FLU allows a maximum density of 1 dwelling unit per 10 acres. The subject property is approximately 26.6 acres Wetlands and 13.4 acres DR/GR and therefor is eligible for 2 dwelling units.

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Figure 3. Existing Future Land Use

Southeast Lee County Planning Community

The subject property is located in the Southeast Lee County Planning Community, east of I-75 south of Corkscrew Road. The Lee Plan describes this area as being mostly made up of Wetlands and DR/GR FLU and is comprised of, “regional mining operations, active and passive agricultural uses, public wellfields and water treatment plants, significant contiguous tracts set aside for preservation, a private golf course, and very large lot residential home sites”. The Lee Plan also acknowledges that this area will change dramatically, however, residential and commercial development will be limited to where development rights are concentrated by the Lee Plan. The Lee Plan provides the opportunity for incentives and identifies locations where protection and/or restoration is most critical to restore historic surface and groundwater levels and connect existing corridors and conservation areas.

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Special Treatment Areas

According to the Lee Plan Map 1 Page 4 of 7, the subject property is located in a Special Treatment Area of Southeast Lee County. Specifically, the subject property is identified as a Tier 1 DR/GR Priority Restoration location.



Figure 4. Subject Property within Tier 1 Priority Restoration Overlay

Tier 1 Priority Restoration Overlay

Lee Plan Policy 33.2.2 establishes that properties within Tier 1 are the highest priority for protection and the overlay **does not restrict the use of the land** but rather is the basis for incentives. Policy 33.2.3 establishes Tier 1 lands provide critical connections to other conservation lands that serve as the backbone for water resource management and wildlife movement within the DR/GR. Additionally this policy establishes that permanent protection of land may occur through the concentration of development as depicted in the Southeast DR/GR Residential Overlay (Map 17) as detailed in Policies 33.3.2, 33.3.3, 33.3.4 and 33.3.5.

Due to the high potential of the Tier 1 Priority Restoration Lands to restore hydrological and wildlife connections, the Lee Plan offers an incentive for private property owners to promote the restoration of these connections. Additional densities and accessory commercial uses can be secured through a planned development zoning if found consistent with the criteria of the Environmental Enhancement Preservation Communities Overlay (EPCO). Restoration of the Tier

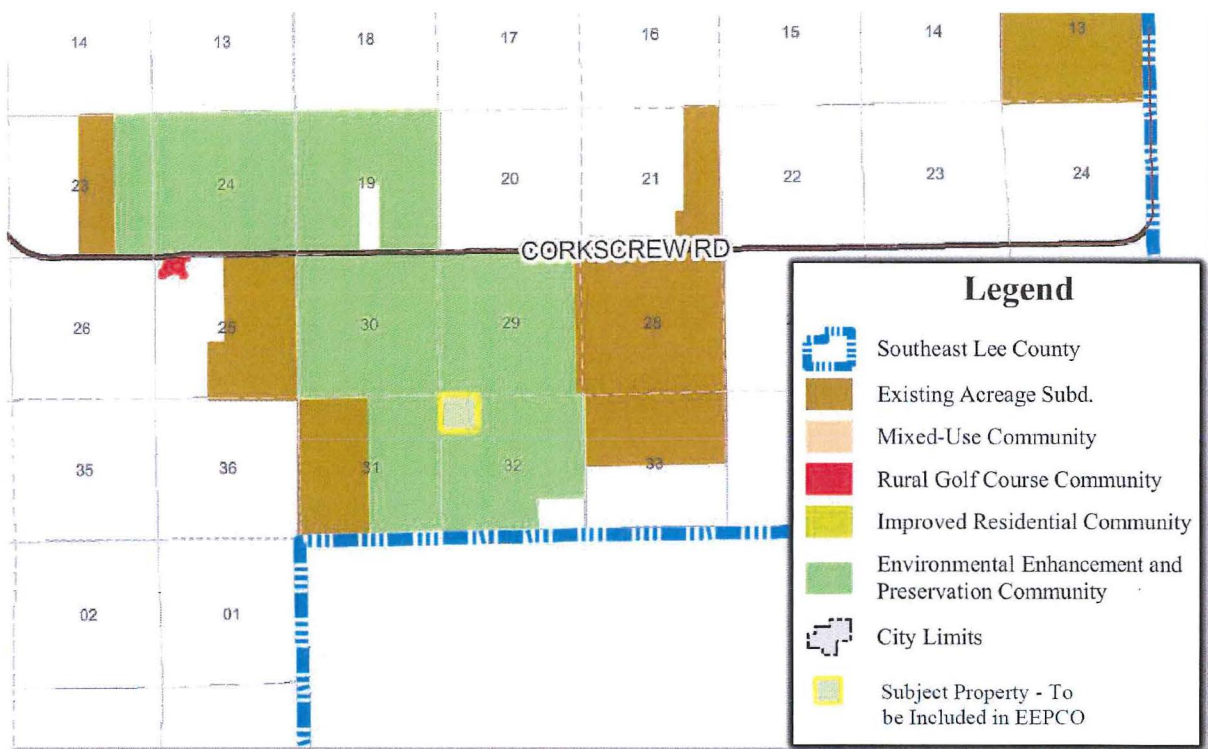
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1 Priority Restoration Lands has begun on the portion of the Tier 1 property north of Corkscrew Road. Restoration has been approved, but not yet implemented, on the portion of the Tier 1 Priority Restoration Lands south of Corkscrew Road surrounding the subject property. Therefore, the proposed Map Amendment to include the subject property within the EEPCO is appropriate and within an area of Southeast Lee County that is identified for Priority Restoration.

Environmental Enhancement and Preservation Community Overlay

The EEPCO is identified in Lee Plan Map 17, shown in Figure 4 below. The properties within the EEPCO area within Southeast Lee County and described as being located “adjacent to Corkscrew and Alico Roads that have the potential to improve and restore important regional hydrological and wildlife connections.” The properties located immediately adjacent to the subject property are within the EEPCO, the applicant seeks to extend the EEPCO from the west to the subject property. The applicant is the owners of the property to the west known as Pepperland and has the property to the east under contract for purchase. Ultimately, all three parcels will be owned by the same entity.



**Figure 5. Proposed Lee Plan Map 17
Subject Property to be Included in the EEPCO**

Lee Plan policy 33.3.4 identifies the criteria that must be met by a property which is proposed for inclusion within the EEPCO. The criteria for a Planned Development for residential and accessory

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commercial development is also addressed. The subject property can and will meet these criteria. The applicant intends to submit a Mixed Use Planned Development for a unified development plan on the Pepperland, Verdana and CAM40 properties in July of 2019.

Policy 33.3.4: *Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and accessory commercial uses will be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:*

1. *These lands are within the "Environmental Enhancement and Preservation Communities" overlay as designated on Map 17 of the Plan. Lands eligible for designation on the Environmental Enhancement and Preservation Communities overlay must be consistent with the criteria below:*
 - *Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and*

The subject property has been identified as a Tier 1 Priority Restoration area. This designation is for lands identified by Lee County as having the potential to provide significant regional hydrological and wildlife connections and improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. As demonstrated by Figure 6 below, the subject property is surrounded by Tier 1 properties, which are adjacent to Tier 1 properties north of Corkscrew. Additionally, the southern portion of the Tier 1 properties align with County and State preserves.

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Figure 6. Tier 1 Properties

By virtue of the Tier 1 designation, the subject property has met the criteria of the Policy. Additionally, the subject property is surrounded on all sides by properties identified as Tier 1 Priority Restoration Lands, within the EEPKO, and approved for residential development and accessory commercial uses. The subject property provides a critical link to improve and restore a known historical regional flowway. Permitting the request to locate the property within the EEPKO is the first step to enable the connection of the historic wildlife and flowway connections in this area of the County. The forthcoming planned development application will demonstrate the proposed improvements to regional surface and groundwater resources and indigenous wildlife habitat in the same manner that the existing Planned Developments for Pepperland and Verdana have.

- *Be located west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract) and within one mile north or south of Corkscrew Road. Properties with frontage on Corkscrew Road designated as Tier 1 Priority Restoration Area may extend the overlay an additional mile south to include contiguous Tier 1 properties where the extension will result in regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for conservation purposes; or,*

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The subject property is located west of the Lee County 20/20 Imperial Marsh Preserve and is approximately 1 mile south of Corkscrew Road. Additionally, the subject property is immediately north, east and west of properties already within the EEPKO. The request to extend the EEPKO from the west to the subject property is consistent with the criteria that extensions may be granted if it results in “regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for Conservation purposes.”

The forthcoming planned development will demonstrate a unified development plan for the Pepperland, Verdana, and CAM40 properties. This development plan will optimize the restoration of a regional flowway and indigenous habitat to support natural resources and interconnections from north of Corkscrew Road into Collier County.

- *Be located west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road.*

This criteria item is not applicable since the subject property meets the requirement of being located west of the Lee County 20/20 Imperial Marsh Preserve and is approximately 1 mile south of Corkscrew Road.

Policy 33.3.4.2 continues to describe the requirements that must be considered at the time a Planned Development zoning is requested for the property. The applicant acknowledges that a Planned Development must be approved prior to the development of residential or commercial uses or restoration on the subject property. The remaining criteria listed in Policy 33.3.4.2.a. through n. will be addressed during the planned development zoning process.

It is expected that a future mixed use planned development application combining the Verdana, Pepperland and CAM40 parcels into a unified development plan will successfully demonstrate consistency with the ecological and hydrological restoration requirements and will be eligible to receive a maximum density of 1 dwelling unit per acre consistent with Policy 33.3.4.3.a.

The property’s location within the DR/GR and Wetlands FLU, Southeast Lee County Planning Community, and entirely surrounded by existing properties within the EEPKO demonstrates that the proposed Map Amendment is appropriate. The subject property meets the criteria of the EEPKO as outlined in Lee Plan Policy 33.3.4. The forthcoming mixed use planned development application will demonstrate the methods by which the property will restore hydrological and wildlife connections to secure 1 dwelling unit per acre for a maximum total of 40 dwelling units.

Surrounding Land Uses

The subject property is surrounded by properties identified as Tier 1 Priority Restoration Lands, included in the EEPKO and zoned Mixed Use Planned Development. The Verdana MPD was approved by Zoning Resolution Z-18-010 on January 6, 2019. The property is approximately 1,460

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acres and permits 1,460 dwelling units and 30,000 sf of accessory commercial uses. Currently, the properties within the Verdana MPD located immediately south and east of CAM40 are zoned for residential uses.

The northwest corner of the subject property is shared with the southwest corner of the Pepperland RPD which is approved by Zoning Resolution Z-17-013. The property comprising the Pepperland RPD is also a Tier 1 Priority Restoration Land, included in the EEPKO and approved for residential development. The Pepperland RPD permits a maximum of 700 dwelling units on approximately ±637.5 acres if TDR units are secured establishing a density of 1.09 dwelling units per acre and 17,500 sf of accessory commercial uses. The property ownership of CAM40 is interrelated to the ownership of Pepperland RPD permitting the extension of the EEPKO from Pepperland to the CAM40 parcel.

Surrounding Land Uses			
	FLU Designation	Use	Notes
North	Wetlands, DR/GR	Vacant	Pepperland RPD, Verdana MPD
South	Wetlands, DR/GR	Vacant	Verdana MPD
East	Wetlands, DR/GR	Vacant	Verdana MPD
West	Wetlands, DR/GR	Vacant	Verdana MPD

Table 1. Surrounding Land Uses

The proposed amendment will enable the CAM40 property to be included in a unified development plan for the Pepperland, Verdana and CAM40 properties, to be demonstrated by the forthcoming mixed use planned development application. It is anticipated that the development will cluster residential and commercial uses closer to Corkscrew Road and permit restoration and conservation in the southern portion of the combined properties adjacent to existing public preserves. The maximum density of 1 dwelling unit per acre available to the subject property is consistent with the existing surrounding planned developments.

Urban Services & Accessibility

The subject property is located in an area of the County that has available public services. Letters of Availability from each service provider have been requested and are attached to the application for reference. Upon submittal of the future Planned Development application, revised letters will be requested.

Utilities

The subject property is not currently within the Lee County Utilities service area limits. As part of the CPA request, Lee Plan Map 6 and 7 will be amended to include the subject property within the Future Water and Sewer Service Area. Currently, the Verdana MPD and the Pepperland RPD, which surround the subject property, are within the LCU Future Service Area maps (Lee Plan Map 6 and 7). The nearest potable water main is located at the East Entrance of The Place Subdivision, approximately 1.54 miles westbound on Corkscrew Road and nearest sewer force main is located at the West Entrance of The Place Subdivision, approximately 1.88 miles westbound on

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Corkscrew Road. It is understood for central utility service to be provided, extensions from the existing infrastructure will need to be funded by the private developer of the property.

Public Safety

The subject property is within the service limits for Lee County Emergency Medical Services, Estero Fire Rescue and The Lee County Sheriff's Department. The corresponding Letters of availability have been received and are attached to the subject application. Lee County Emergency Medical Services are the primary EMS transport for the subject property with the primary ambulance location is Medic 21, 10 miles west. The subject property is served by Estero Fire Rescue from Fire Station 44 located at 21300 Firehouse Lane. Additionally, the Letter of Service Availability from the Estero Fire Rescue notates that a new fire station is planned for the Southeast Lee County Community in the next 3-5 years. The subject property is located wholly within the service area for the Lee County Sheriff. The South District Office located in Bonita Springs is responsible for providing service to the subject property. Letters of Availability from Lee County EMS, Estero Fire Rescue and the Lee County Sherriff's Department have been received and are included in the application materials to demonstrate the ability to serve the requested dwelling units.

Schools

The proposed development site is within the South Zone, sub-zone S-3. A Letter of Availability from the Lee County School District submits that the proposed development will generate 11.8 school-age children. The South Zone is currently experiencing a deficiency in seating for elementary, middle and high schools with and without the proposed amendment. However, there is capacity within the entire school district to accommodate the additional children. Also, it is important to note that the Bonita Springs High School within the South Zone has recently opened for the 2018-2019 school year. The opening of this high school will create additional capacity within the remaining zones for more students. The school will continue to enroll more students as time progresses. The 2018 Concurrency report demonstrates this by increasing the projected available seats by 144 for the 2019 school year. Lee County Schools has also acquired a school site in Gateway within the East Zone for a future high school, which is expected before 2020, well within the 2030 time horizon of the Lee Plan.

Solid Waste

The property is within the Lee County Solid Waste Franchise area and is served through Lee County's franchised hauling contractor. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Service is available to the subject property and plans have been established that target growth and long term disposal capacity for this particular area. A Letter of Availability has been received from Lee County Solid Waste confirming capacity to serve the proposed dwelling units.

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