

**MORRIS****DEPEW****MORRIS-DEPEW ASSOCIATES, INC.**

ENGINEERS • PLANNERS • SURVEYORS

LANDSCAPE ARCHITECTS

2914 Cleveland Ave

Fort Myers, FL 33901

(239) 337-3993 Office • (239) 337-3994 Fax

#LC26000330

**LETTER OF TRANSMITTAL****TO:**

Mikki Rozdolski  
 Planning Section Manager  
 Lee County Community Development  
 1500 Monroe Street  
 Ft. Myers, FL 33901

DATE: ~~June 20, 2019~~ July 5, 2019

MDA PROJECT NO.: 19023

**ATTENTION: Mikki Rozdolski & Sharon Jenkins-Owen****RE: CAM40 CPA2019-00005 Revised Submittal**
 We are sending you ☒ Attached ☐ Under separate cover VIA \_\_\_\_\_ the following items:

Copies	Date	No.	Description
3	2019/07/05	1	Cover Letter
3	2019/07/05	2	Revised Application
3	2019/07/05	3	Revised Project Narrative
3	2019/07/05	4	Lee Plan Consistency
3	2019/07/05	5	Public Facilities Impacts Narrative
6	2019/07/05	6	Revised Exhibit Map Series

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These are transmitted as checked below:

- ☐ For approval  
☐ For your use  
☐ As requested  
☐ For review and comment  
☐ For bids due

- ☐ Approved as submitted  
☐ Approved as noted  
☐ Returned for corrections

- ☐ Resubmit  
☐ Submit  
☐ Return

copies for approval  
 copies for distribution  
 corrected prints

Prints returned after loan to M-DA

**REMARKS: Please see the attached. Should you have any questions or****concerns please contact me. Thank you.****COPY TO:****SIGNED:**


 Candace E. Woodworth  
 Assistant Planner

July 5, 2019

Sharon Jenkins-Owen, AICP  
Planner, Principal  
Lee County Department of Community Development  
1500 Monroe Street  
Fort Myers, FL 33902

**RE: CAM40 – Environmental Enhancement & Preservation Communities Overlay  
CPA2019-00005 – Revised Application Submittal**

Dear Ms. Jenkins-Owen,

The purpose of this letter is to provide an explanation of the attached revised application materials for the above referenced Comprehensive Plan Amendment application. The requested Map Amendment to the Lee Plan seeks to extend the Environmental Enhancement and Preservation Communities Overlay (EEPCO) - Lee Plan Map 17 from the property known as Pepperland Ranch to include the subject property. The request to amend the Lee County Utilities Service Areas - Lee Plan Maps 6 and 7 has been removed from the application.

It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property with the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity. The proposed 40 residential dwelling units will be clustered north of the subject property in a unified development plan demonstrated by the forthcoming Planned Development.

We appreciate the coordination and assistance with Staff on matters related to this application and welcome additional calls and emails that will further help us to address all the concerns in the most efficient manner. Please do not hesitate to call 239-337-3993 or email me at [tekblad@m-da.com](mailto:tekblad@m-da.com) for any additional information or questions.

Sincerely,  
**MORRIS-DEPEW ASSOCIATES, INC.**

Tina M. Ekblad, MPA, AICP, LEED AP  
Partner – Director of Planning

Cc: Tony Cameratta – Cameratta Companies, LLC  
Ray Blacksmith – Cameratta Companies, LLC  
Neale Montgomery – Pavese Law Firm

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# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: CAM40

Project Description: The amendment request is to extend the Environmental Enhancement and Preservation Communities Overlay from the Pepperland Ranch property. The CAM40 property is currently included within Lee Plan Map 1 page 4 of 7, Special Treatment Areas and is a Priority Restoration Strategy Tier 1 land.

Map(s) to Be Amended: 17

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ☒ Expedited State Review

1. Name of Applicant: V-Land-Sub, LLC

Address: 4954 Royal Gulf Circle

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-425-8662

E-mail: RBlacksmith@camerattacompanies.com

2. Name of Contact: Morris-Depew Associates, Inc. - Tina M. Ekblad

Address: 2914 Cleveland Ave.

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-337-3993

E-mail: tekblad@m-d-a.com

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3. Owner(s) of Record: V-Land-Sub, LLC

Address: 4954 Royal Gulf Circle

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-425-8662

Phone Number: 239-425-8662

E-mail: RBlacksmith@camerattacompanies.com

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4. Property Location:

1. Site Address: Access Undetermined - Estero, FL

2. STRAP(s): 32-46-27-00-00001.0000

5. Property Information:

Total Acreage of Property: 40 acres

Total Acreage Included in Request: 40 acres

Total Uplands: 13.4 acres Total Wetlands: 26.6 acres

Current Zoning: AG-2

Current Future Land Use Category(ies): Wetlands & Density Reduction/Groundwater Resource

Area in Each Future Land Use Category: 26.6 acres of Wetlands. 13.4 acres of DR/GR.

Existing Land Use: Vacant Wetlands

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: Wetland: 1 du/20 acres = 1.33 Dwelling Units. DRGR: 1 du/10 acres = 1.34 Dwelling Units. Combined total of 2.67 Dwelling Units.

Commercial Intensity: \_\_\_\_\_ Industrial Intensity: \_\_\_\_\_

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: Environmental Enhancement and Preservation Communities: 1 du/acre = TOTAL: 40 dwelling units

Intensity: \_\_\_\_\_ Industrial Intensity: \_\_\_\_\_

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## **Public Facilities Impacts**

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
  - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
    - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
    - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
    - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
  - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
  - a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools

**Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):**

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

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**In addition to the above analysis, provide the following for potable water:**

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

**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
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

**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 change based 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 depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetland, 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).

**Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archaeologically 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 archaeological sensitivity map for Lee County.

**Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. 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.

**State Policy Plan and Regional Policy Plan**

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

**Justify the proposed amendment based upon sound planning principles**

Support all conclusions made in this justification with adequate data and analysis.

**Planning Communities/Community Plan Area Requirements**

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

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### Sketch and Legal Description

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.

### **SUBMITTAL REQUIREMENTS**

***Clearly label all submittal documents with the exhibit name indicated below.***

***For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.***

#### **MINIMUM SUBMITTAL ITEMS (3 Copies)**

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – M2)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input checked="" type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

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### **APPLICANT – PLEASE NOTE:**

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

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AFFIDAVIT

I, \_\_\_\_\_, certify that I am the owner or authorized representative of the property described herein as the CAM40 parcel (STRAP#32-46-27-00-00001.0000), 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.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to (or affirmed) and subscribed before me on \_\_\_\_\_ 2019 (date) by \_\_\_\_\_ (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
(Name typed, printed or stamped)

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**Comprehensive Plan Amendment**  
**Project Narrative****COMMUNITY DEVELOPMENT**

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.



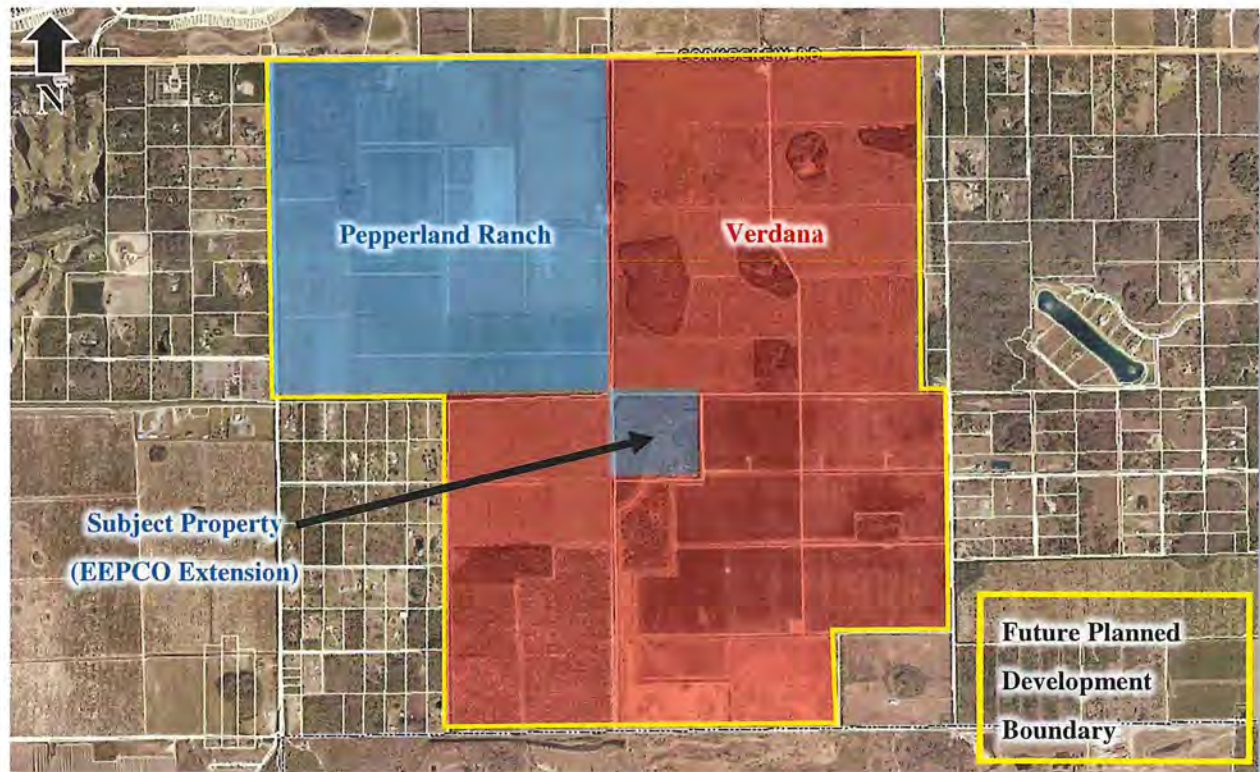
**Figure 1. Subject Property Location**

**Request**

The requested Map Amendment to the Lee Plan seeks to extend the Environmental Enhancement and Preservation Communities Overlay (EEPCO) from the property known as Pepperland Ranch to include the subject property. The result will be the inclusion of the 40 acres into the EEPCO. The Lee Plan incentivizes additional densities and accessory commercial uses through securing a planned development zoning if found consistent with the criteria of the EEPCO. The proposed CAM40 amendment will establish 40 residential dwelling units through this incentive. The dwelling units will not be developed on the subject property but will be included in a clustered development to the north, which will be demonstrated by the forthcoming planned development. It is the applicant's intention to file a Mixed Use Planned Development Application



to establish a unified development plan to including the subject property with the adjacent Pepperland RPD and Verdana MPD. Ultimately, all three parcels will be owned by the same entity.



**Figure 2. EEPCO Extension Area and Future Planned Development Boundary**

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 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 Ranch 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.

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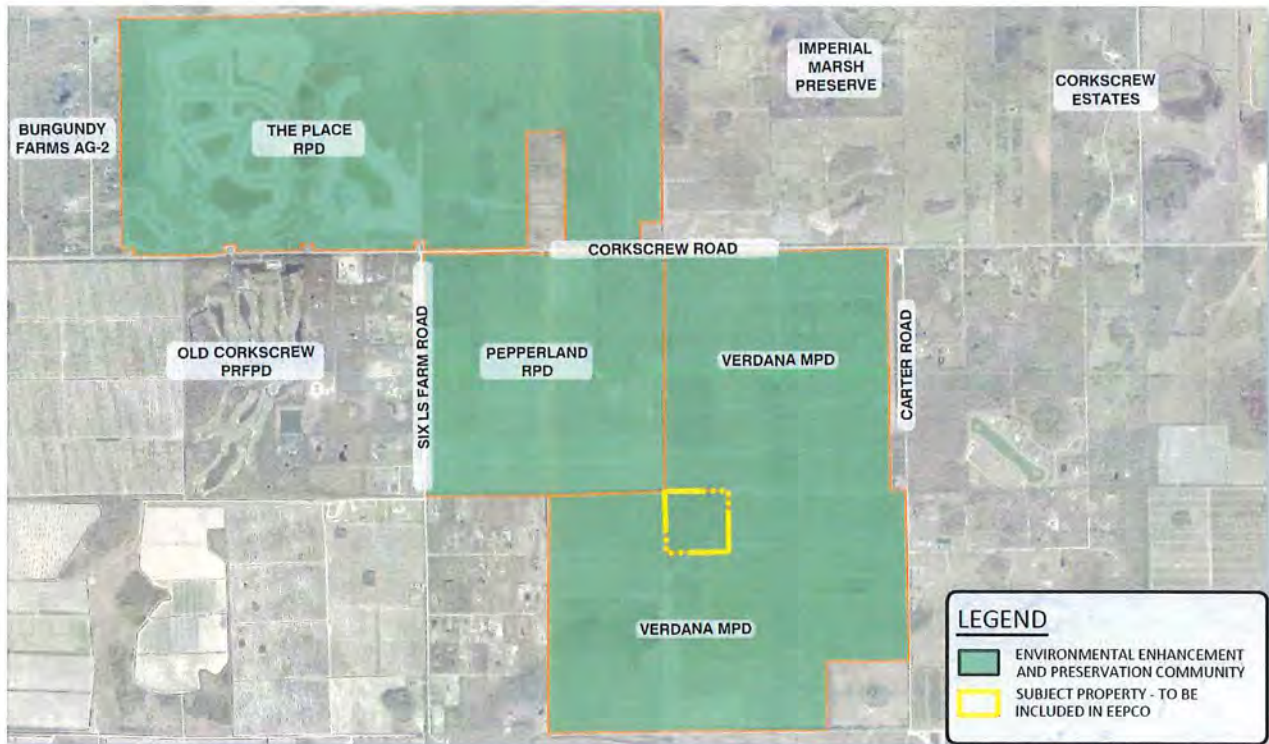


Figure 3. Lee Plan Map 17 - Proposed EEPCO

### 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 therefore is eligible for 2 dwelling units.

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Figure 4. 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.

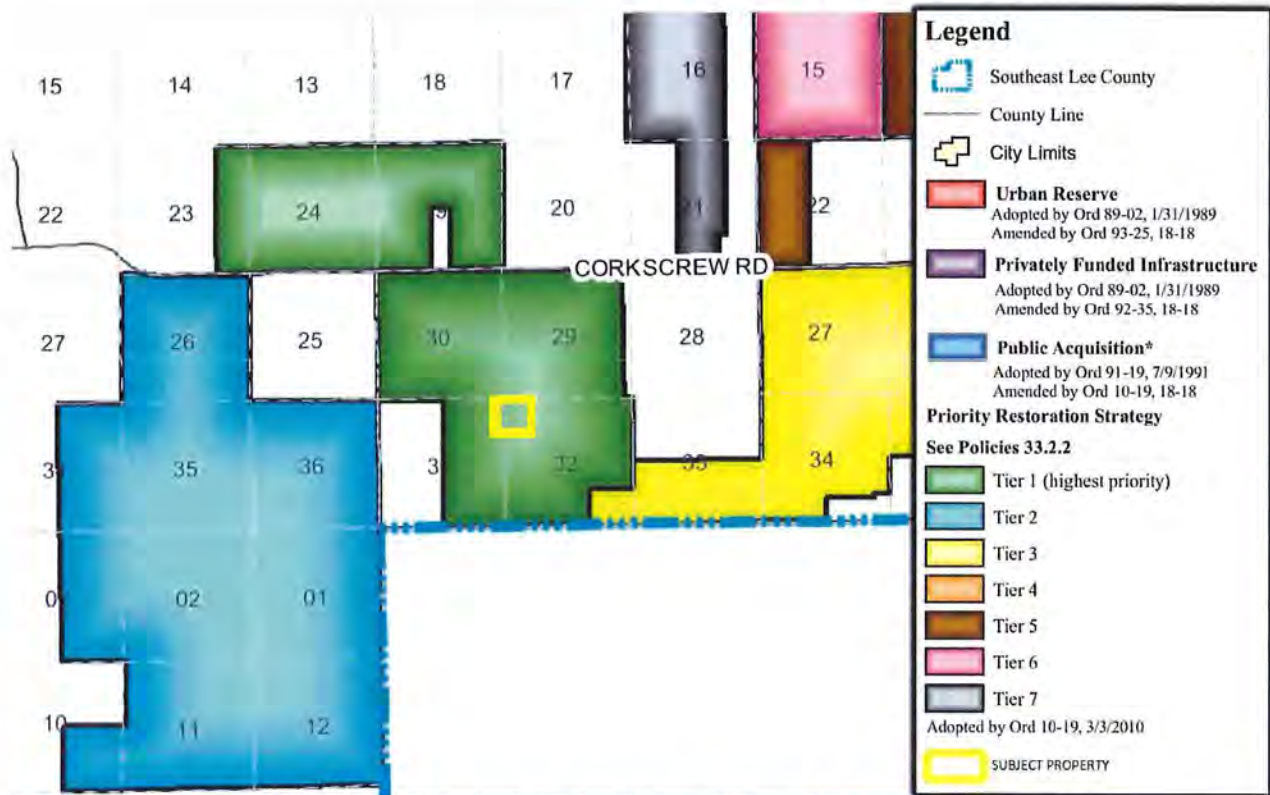
### ***Special Treatment Areas***

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.

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**Figure 5. 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 (EEPCO). Restoration of the Tier 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.



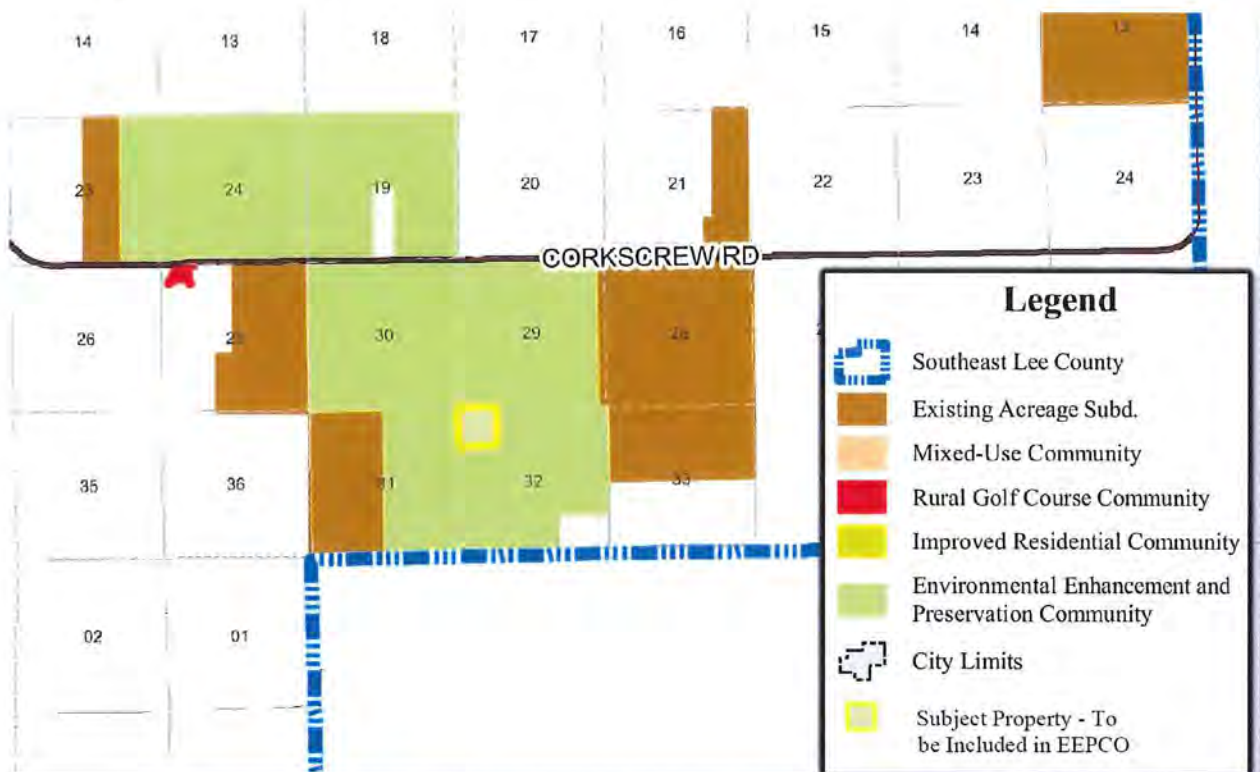
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### *Environmental Enhancement and Preservation Community Overlay*

The EEPCO is identified in Lee Plan Map 17, shown in Figure 6 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 owner of the property to the west known as Pepperland Ranch and has the property to the east under contract for purchase. Ultimately, all three parcels will be owned by the same entity.



**Figure 6. 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 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 Ranch, 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*

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*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 7 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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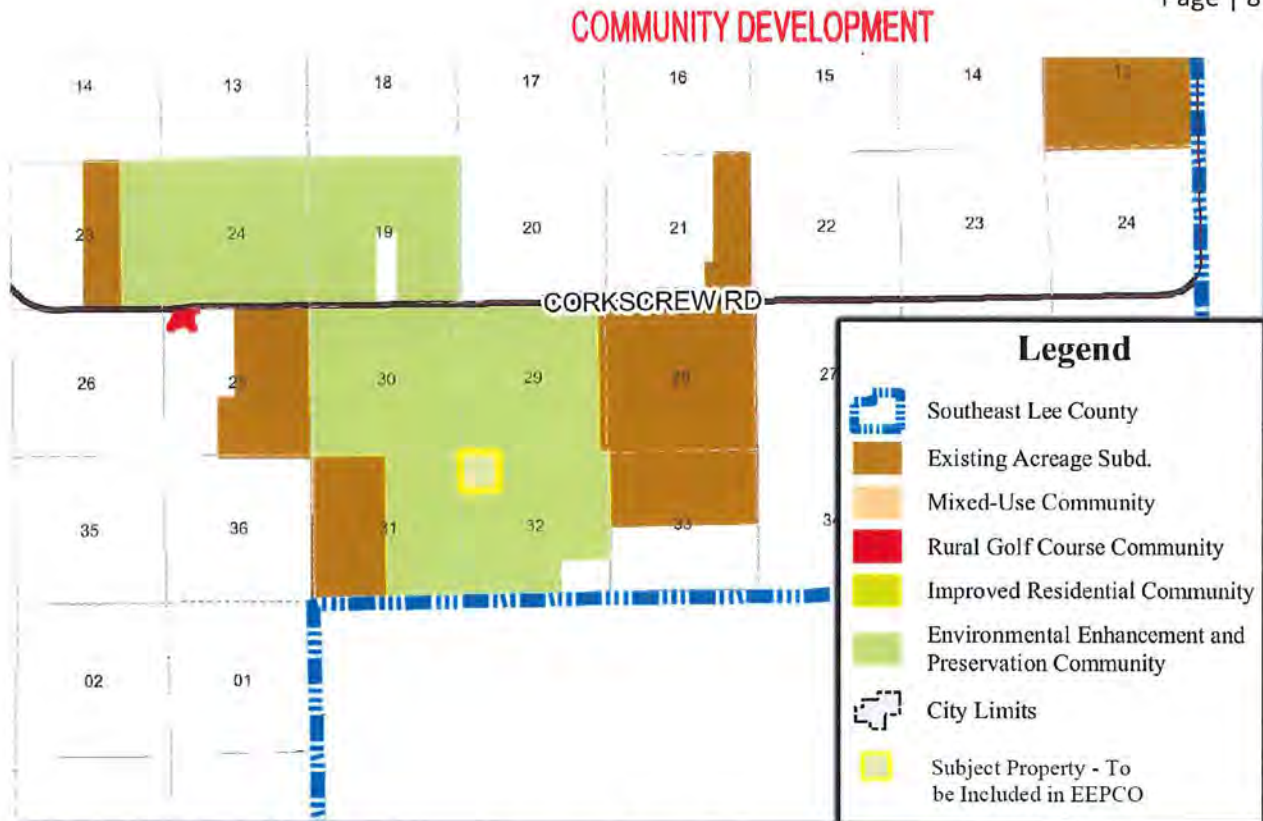


Figure 7. Tier 1 Properties

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 EEPCO, 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 EEPCO 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 Ranch 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 EEPCO. The request to extend the EEPCO 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 Ranch, 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 Ranch 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 EEPCO demonstrates that the proposed Map Amendment is appropriate. The subject property meets the criteria of the EEPCO 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.

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### 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 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 Ranch 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 Ranch, 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 and the service area is not being extended. The 40 residential dwelling units available through this map

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amendment will not be developed on the subject property but will be included in the future development area proposed to the north. There is capacity to serve the additional 40 units. 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 Corkscrew Road.

### **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

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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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## CAM40

### Comprehensive Plan Amendment

#### Lee Plan Consistency

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 (DR/GR) Future Land Use categories, zoned AG-2, and is  $\pm 40$  acres.



**Figure 1. Aerial with Subject Property and Surrounding Approved Developments**

The requested Map Amendment to the Lee Plan seeks to extend the Environmental Enhancement and Preservation Communities Overlay (EEPCO) – Lee Plan Map 17 to the CAM40 property from Pepperland Ranch. In addition to being located within the Southeast Lee Planning Community, the subject property is a Tier 1 Priority Restoration Land demonstrated by Lee Plan Map 1 page 4 of 7. Lee Plan Policy 33.3.4 provides lands identified as Tier 1 within the Priority Restoration Area and Environmental Enhancement and Preservation Communities Overlay (EEPCO) are eligible for a density increase to 1 dwelling unit per acre. Based on this policy, at  $\pm 40$  acres the subject property would be eligible for 40 units. To construct the 40 residential units, a Planned Development application is required to establish the development design parameters and consistency with the criteria associated with the Environmental Enhancement Preservation

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Communities Overlay (EEPCO) as well as the remaining Goals, Objectives and policies of the Lee Plan. It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity.

#### **Future Land Use**

The subject property is located within the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Categories. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Southeast Lee County Planning Community.

The Density Reduction Groundwater Resource Future Land Use is described in Lee Plan Policy 1.4.5 as *"upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed."* The permitted uses within this category include *"agriculture, natural resource extraction and related facilities, conservation, public and private recreation facilities, and residential uses at a maximum of one dwelling unit per 10 acres (1du/10 acres)."* Potential density adjustments are permitted from concentration or transfer of development rights.

Approximately ±13.4 of the subject property are within the DR/GR FLU category, which is not proposed to be altered as part of the requested map amendments. Rather the applicant is seeking to utilize the density adjustments permitted within the DR/GR FLU category as outlined by Policy 33.3.4. Therefore, the requested map amendments are consistent with Policy 1.4.5.

A majority of the property, approximately ±26.6 acres is within the Wetlands FLU category. This FLU is not proposed to be altered as part of the requested map amendments. The Wetlands FLU is described by Lee Plan Policy 1.5.1 as consisting *"of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre)".* The Future Land Use category is not proposed to be altered as part of the requested map amendments. Therefore, the requested map amendments are consistent with Policy 1.5.1

#### **Southeast Lee County Planning Community**

The subject property is located in the Southeast Lee County Planning Community, east of I-75 off 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



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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.

Goal 33 of the Lee Plan describes the vision for Southeast Lee County as having a long-term term restoration program to benefit water resources and protect natural habitat. The overall goal of the planning community explains that residential and commercial development will not be significantly increased except where development rights are concentrated purposefully by the Lee Plan through incentive programs. Properties with existing agriculture uses may continue those agricultural activities; however, it is expected that environmental restoration may begin concurrently. The request to extend the EEPCO to include the subject property from Pepperland Ranch will support this goal by permitting a public/private partnership to address and maintain the hydrological interconnection that exists across the subject property supporting a historical regional flowway in exchange for clustered residential density.

Objective 33.2 establishes that there are designated lands within Southeast Lee County that are most critical toward restoring historic surface and groundwater levels and improving the protection of other natural resources such as wetlands and wildlife habitat. These lands are identified as Priority Restoration Lands and a tier system of 1 through 7 is assigned to demonstrate the priority of the various properties identified. The subject property is located within a Tier 1 priority restoration area, which is the highest property. Additionally, the properties surrounding the subject property on all sides are also Tier 1 Priority Restoration Lands.

Lee Plan Policy 33.2.2 specifies lands identified as Priority Restoration Lands are eligible for protection and restoration as well as incentives. Policy 33.2.3 expands on the concept of incentives by establishing that the permanent protection of land within the Tiers may occur through public acquisition, implementation of a mitigation area, or the concentration of development consistent with Map 17 and Policy 33.3.4. 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. In exchange for the preservation and restoration of natural resources on a tier 1 property, additional densities and/or accessory commercial uses can be secured through a planned development zoning. However, the subject property and its associated planned development application must be found consistent with the criteria of the Environmental Enhancement Preservation Communities Overlay (EEPCO) identified on Lee Plan Map 17. As mentioned previously, it is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity.

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**Figure 2. Proposed Environmental Enhancement Preservation Community Overlay**

The requested map amendments seek to establish the subject property on Map 17 to enable a request for residential density and/or accessory commercial via a planned development to be filed in the future. The subject property is consistent with Lee Plan Policies 33.2.2 and 33.2.3 due to its location within the County, which coincides with a known historical flowway providing regional interconnection between the existing Verdana and Pepperland Ranch Planned Developments to the east and west.

Policy 33.2.4 acknowledges that *"the restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership and natural resource priority."* The request for the subject property to be located within the EEPCO would permit another phase of restoration to begin for a Tier 1 property by a private land owner and as previously mentioned will interconnect two existing locations for flowway restoration consistent with policies 33.2.2, 33.2.3 and 33.2.4.

#### **Environmental Enhancement & Preservation Community Overlay (EEPCO)**

Objective 33.3 of the Lee Plan establishes an Overlay is to be created identifying areas to be protected from the adverse impacts of mining, specific locations for the concentration of existing development rights, and properties providing the opportunity to protect, preserve and restore strategic regional hydrological and wildlife connections. In support of this objective, policy 33.3.4 establishes the Environmental Enhancement & Preservation Community Overlay (EEPCO) for lands that provide a significant regional hydrological and wildlife connection with the potential





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to improve, preserve and restore surface and groundwater resources and indigenous wildlife habitats. As an incentive for the improvement, preservation and restoration of these resources, additional densities and accessory commercial uses are available at the time a planned development is approved and found to be consistent with the following criteria:

*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. By virtue of this designation, the subject property has met the above criteria. 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. When compared to the approved Master Concept Plans for the surrounding development, it is clear that the subject property provides a critical link to improve and restore and historical regional flowway. Permitting the request to locate the property within the EEPKO is the first step to enable restoration and preservation activities to occur on the subject property, providing the critical link between these two approved residential subdivisions. The future Mixed Use Planned Development Application will establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. The unified design across the three properties will restore and preserve the historical surface and groundwater resources. Additionally, the proposed 40 dwelling units will not be constructed on the subject property, instead they will be included in the future development area.

*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,*

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 completely surrounded by properties already within the EEPKO. The Pepperland RPD and Verdana MPD enable the subject property to have direct access to Corkscrew Road. The extension of the EEPKO from Pepperland Ranch provides a direct connection to Corkscrew Road and meets the intent of this criteria. As mentioned previously, the 40 dwelling units will not be developed on the subject property, but within the future development area which includes Pepperland RPD and Verdana





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MPD. The forthcoming MPD, which includes CAM40, will cluster the residential units to the north enabling uninterrupted hydrological and wildlife connections as desired by the Lee Plan across the subject property and southern portion of the MPD. Therefore, the subject property's location is consistent with the above criteria.

*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. The subject property meets the locational criteria as set forth in Lee Plan Policy 33.3.4 for inclusion within the EECPO and to submit an application for a planned development to establish a maximum density of 1 dwelling unit per acre and accessory commercial.

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 future Mixed Use Planned Development Application will address the criteria of Policy 33.3.4.2. and the remaining criteria listed in Policy 33.3.4.2. a through n. It is expected that the future planned development application 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 requested Map Amendments to include the property within the EEPKO is appropriate. The analysis above demonstrates subject property meets the locational criteria, as outlined in Lee Plan Policy 33.3.4, required to be included in the EEPKO. The applicant acknowledges that to secure the maximum of 1 dwelling unit per acre or accessory commercial, a planned development application must be filed demonstrating the methods by which the property will restore hydrological and wildlife connections. The forthcoming Mixed Use Planned Development Application will establish a unified development plan of the CAM40, Pepperland RPD and Verdana MPD properties. The unified design across all three properties will restore and preserve hydrological and wildlife connections around the proposed development. Additionally, an Environmental Analysis is provided as part of the amendment application demonstrating the subject property is able to provide wildlife habitat and improve hydrological connections between the adjacent properties.

#### **Table 1(b)**

Future Land Use Policy 1.7.6 establishes the Planning Communities Map and Acreage Allocation

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Table (Table 1(b)) to ensure approvals for development do not exceed the population accommodation of the Future Land Use Map within the time horizon of the Lee Plan. The proposed CPA is consistent with both the local government's adopted plan and the State's directive regarding the need to establish minimum development capacity due to the fact that an amendment is not necessary to the DR/GR FLU within the Southeast Lee Planning Community within Table 1(b). With a current estimated population of 713,903<sup>1</sup> and a household size of 2.35 people within Lee County, the additional 94 people accommodated by the additional 40 units is de minimus and represents less than 1% of the County population.

### **Lee Plan Goal 2 – Growth Management**

Goal 2 of the Lee Plan establishes land use policy to support future development proposing economically feasible plans for accommodating the County's growing population. Specifically, the objectives and policies supporting this goal encourage development to support the projected population in patterns that are contiguous and compact as well as in locations where adequate public facilities exist.

The subject property is located in an area surrounded by other approved Planned Developments and presents an opportunity for "infill" as related to the wildlife and hydrological connections of the adjacent properties. The intent of Goal 2 and outlined by Objectives 2.1 and 2.2 is to reduce urban sprawl and prevent development patterns where large tracts of land would be by-passed. The requested map amendments are consistent with Goal 2 and Objectives 2.1 and 2.2 as they seek to include a property that is an enclave within the EEPKO and Lee County Utilities Service area to enable interconnectivity with the existing planned developments surrounding the subject property.

Consistent with policy 2.2.1, which requires an evaluation of urban services, a separate Public Facilities analysis is provided to support the requested amendment. The analysis demonstrates that urban services have the capacity to service the property and the maximum 40 units that can be secured through a planned development. Letters of Availability were acquired from service providers confirming there is adequate capacity to serve the proposed 40 dwelling units. These letters are attached to the application for review and consideration. The available urban services and capacity to serve the 40 dwelling units demonstrates consistency with Objective 2.2 and policy 2.2.1, which seek to ensure the future development is located in areas with adequate public infrastructure.

### **Lee Plan Goal 4 – General Development Standards**

Goal 4 of the Lee Plan establishes land development regulations will be developed to balance service availability and the protection of natural resources. Water, sewer and environmental standards are specifically outlined in the standards supporting Objective 4.1. The requested 40

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<sup>1</sup> Florida Office of Economic and Demographic Research. Lee County Profile Updated March 29, 2019. Accessed 2019-04-07 <http://edr.state.fl.us/Content/area-profiles/county/lee.pdf>

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residential dwelling units will not be developed on the subject property, but instead included in the future development area located north. The forthcoming planned development will unify the subject property, Pepperland RPD and Verdana MPD and cluster development proximate to Corkscrew Road where LCU service area already exists.

*Standard 4.1.1: Water*

Currently, the property is surrounded by properties within the LCU Service area on all sides. The future Mixed Use Planned Development Application will establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity and therefore the Lee County Utilities service area will be maintained in their current location.

A Letter of Availability was obtained from LCU and is included with the application materials stating there is adequate capacity available at the Corkscrew Water Treatment Plant to serve the potential 40 dwelling units available to the property due to the requested inclusion in the EEPKO. The received Letter of Availability from LCU demonstrates consistency with Policies 53.1.2 and 95.1.3 which establish the acceptable Level of Service for potable water as 250 gallons per day per equivalent residential connection.

*Standard 4.1.2: Sewer*

A Letter of Availability was obtained from LCU and is included with the application materials stating there is adequate capacity available at the Three Oaks Wastewater Treatment Plant to serve the potential 40 dwelling units available to the property due to the requested inclusion in the EEPKO. The received Letter of Availability from LCU demonstrates consistency with Policies 56.1.2 and 95.1.3 which establish the acceptable Level of Service for sanitary sewer as 200 gallons per day per equivalent residential connection.

*Standard 4.1.4: Environmental Factors*

An Environmental Assessment was prepared and is included in the application materials outlining the existing habitat on-site. Approximately 26.6 acres of the 40 acre subject property are wetlands and classify as indigenous habitat. This is consistent with the property's known location as part of a regional flowway which interconnects across the subject property from the existing approved residential subdivisions located to the north, south, east, and west. The future planned development application will establish a unified development plan and will secure the potential 40 dwelling units and/or accessory commercial, the interconnectivity and restoration of this historical regional flowway. At that time the preservation will be addressed further to demonstrate consistency with Standard 4.1.4. The unified design across the three properties clusters the development near Corkscrew Road restoring the historical flowways located on the subject property.

**Lee Plan Goal 5 – Residential Land Uses**

Goal 5 provides for sufficient land to be provided in appropriate locations on the Future Land Use

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Map to accommodate the projected population of Lee County. The subject property is surrounded by approved planned developments that promote residential subdivisions in an area of the county expected to see residential growth within the 2030 time horizon of the Lee Plan. Consistent with Policy 5.1.1, the EEPCO requires a planned development to secure the maximum 40 dwelling units available to the subject property for restoring and preserving regional flowways and wildlife habitat. The applicant acknowledges a planned development application must be provided demonstrating the method by which regional historic flowways will be restored on-site to secure the available 40 dwelling units. A future Mixed Use Planned Development Application is forthcoming to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity. At the time the planned development is submitted, the master concept plan will confirm the future development of the subject property does not place residential units or accessory commercial in a location of physical constraints of hazards consistent with Policy 5.1.2 and 33.3.4. Additionally, the potential 40 dwelling units available to the subject property as a result of being within the EEPCO are consistent with Policy 5.1.5 due to the subject property's location surrounding by approved residential subdivisions.

**Lee Plan Transportation Element**

The subject property is surrounded by properties under separate ownership; however as depicted on the provided Boundary Survey a 40 ft wide easement has been granted for right-of-way at the north east corner of the property traveling to the east. This 40' easement interconnects with a 30' easement traveling north that provides access to Corkscrew Road. The future Mixed Use Planned Development Application will establish access from Corkscrew Road. Since the requested 40 dwelling units will not be developed on the subject property and instead within the future development area proposed to the north, the residential units will have access via Corkscrew Road.

Consistent with policy 39.2.3, the main transportation of the proposed 40 units is expected to be motor vehicle transportation. However, the analysis provided by David Plummer and Associates demonstrates no amendments to the MPO or Lee Plan Transportation Maps are necessary and the additional units do not alter the Level of Service on Corkscrew Road. Due to the transportation analysis demonstrating no Level of Service issues on Corkscrew Road to accommodate the 40 units the proposed amendments are consistent with Objective 37.1 and its supporting policies of the Lee Plan. Additionally, Objective 36.1 and its supporting policies incorporates the Metropolitan Planning Organizations Transportation Maps by reference into the Lee Plan. The traffic analysis provided by David Plummer and Associates demonstrates no amendments are necessary to these long range plans to accommodate the traffic expected from the 40 dwelling units. As a result of no improvements being necessary, the transportation Level of Service standards for Corkscrew Road are maintained consistent with Objective 37.1 and its supporting policies.

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## **Florida State Policy Plan**

Florida's Comprehensive Plan is published in Section 187.201 of the Florida Statutes to provide *"long-range policy guidance for the orderly social, economic, and physical growth of the state."* Through a series of goals and policies, the State Comprehensive Plan outlines the long term vision for the State.

### *Health*

Florida Statutes §187.201(5) provides the goals and policies for the State's vision of resident's health. While a majority of these policies are related to health care, some policies related to environmental health are provided. The requested map amendment to include the subject property in Map 17 for the EEPKO and Map 6 and 7 for the Lee County Utilities Service Area supports these policies. The proposed Map Amendments support clustered development and restoration of historical flowways to promote the protection and enhancement of natural resources and ensure a healthy environment consistent with FS §187.201(5)(b)1.2.a. through d.

### *Water Resources*

The State of Florida seeks to ensure an adequate water supply and maintenance of natural systems to improve/maintain water quality through the policies of FS §187.201(7)(a). The request map amendments will include the subject property within the service area for Lee County Utilities enabling the central provision of water and sewer service. This amendment will eliminate the provision of potable water wells and individual septic systems improving the water table of the area, increasing recharge and promoting the restoration of historic water levels consistent with the policies of the state comprehensive plan. A Letter of Availability has been received from Lee County Utilities confirming capacity to service the additional 40 dwellings units available by placing the property within the EEPKO demonstrating consistency with FS §187.201(7)(a)5. Additionally, the property's location within a Tier 1 Priority Restoration Area enables the restoration of a historic regional flowway which also promotes an increase in recharge and water levels in this area of the County consistent with FS §187.201(7)(a)2., 4., 6., 9., and 10.

### *Natural Systems and Recreational Lands*

The County's Tiered Priority Restoration Area program is consistent with FS 187.201(9)(b)7 which seeks to protect and restore the ecological function of wetlands. The proposed map amendments maintain this consistency as the Tier 1 location of the subject property is not proposed to be amended through this application.

### *Land Use*

Florida Statutes 187.201(15)(a) states that development should be focused in areas that have the resources and public services to accommodate growth while also preserving natural resources. The subject property is located in an area that is expected to grow and through the Lee Plan incentives will also promote preservation of natural resources in exchange for residential density. Letters of availability have been received demonstrating service providers have the capacity to

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serve the maximum 40 dwelling units to be established with the property's inclusion in the EEPKO consistent with FS 187.201(15)(b)1 and 2. The EEPKO provides an incentive to the private development community to restore historical regional flowways in exchange for residential density and/or accessory commercial consistent with FS 187.201(15)(b)6.

### *Transportation*

The State of Florida Comprehensive Plan seeks to promote a balanced transportation system that meets local, regional and state needs. The County's existing transportation policies are consistent with the State Comprehensive Plan. The requested amendments do not impact the County's long range transportation plans or Level of Service on Corkscrew Road; therefore, consistency with the State Comprehensive Plan Transportation policies will be maintained.

### **Regional Policy Plan**

The Strategic Regional Policy Plan published by the Southwest Florida Regional Planning Council details the long range vision and projected population growth of Charlotte, Lee, Collier, Sarasota, Glades and Hendry counties through the year 2025. Volume 2 of the Strategic Regional Policy Plan was published in April 2002 and outlines the long term vision for Southwest Florida.

### *Economic Development*

The economic development element of the Regional Policy Plan details the economic infrastructure and growth opportunities to support the public facilities of the region. If the region *"maximizes the uses of existing public facilities through increased capacity, they can serve additional development more efficiently."* The requested map amendments will utilize the existing public facilities and emergency services of Lee County, which as demonstrated by the attached Letters of Availability have the capacity to serve the requested 40 dwelling units. Therefore, the requested amendment is consistent with the overall economic development goals of the Regional Policy Plan.

Specifically, Goal 1 seeks to provide a well-maintained social, health, and educational infrastructure to support business and industry in Southwest Florida by assisting local governments and state agencies in planning for future support service facilities, before the need arises. Lee County is consistent with this Goal and Strategy by providing a yearly concurrency report and maintaining and updated Comprehensive Plan with Capital Improvements Program. The proposed map amendments will not negatively impact the public services necessary to support the requested 40 dwelling units and is also consistent with this goal. Letters of Availability have been provided demonstrating the adequate capacity is available from all service providers.

### *Livable Communities*

The Regional Policy plan acknowledges that future growth and development will occur in Southwest Florida to accommodate natural population growth as well as expansion of existing businesses and/or the creation of new business. Goal 3 of the Regional Policy Plan seeks to

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balance business and population growth with the existing quality of life offered by the natural resources of Southwest Florida. Lee County is consistent with this goal by creating programs that incentivize and guide development within the County to specific locations while also protecting and/or restoring natural resources. The EEPKO Program is an example of balancing demands related to population growth with the desire to preserve natural resources. The proposed Map Amendment is also consistent with this goal. The subject property is within a known regional historic flowway and its inclusion within the EEPKO will permit the first step toward restoration of the Tier 1 Priority Restoration Area.

### *Natural Resources*

The Regional Policy Plan states in the Natural Resources Element that *"Southwest Florida has an abundance of natural resources that, along with a favorable climate, creates economic opportunities, recreational opportunities and a quality of life that is important to the citizens and visitors to the region. The protection of these resources creates a challenge to planners, managers and decision makers in a rapidly growing region that must utilize these resources for economic reasons and to create housing for our population."* Lee County is already consistent with this portion of plan. The Lee Plan through various policies and maps identifies critical lands in the County. This includes the Priority Restoration Areas, which are prioritized by Tiers to demonstrate the Restoration Priority of the critical area. The subject property and the lands surrounding it are within a Tier 1, the highest, Priority Restoration Area. This designation demonstrates the County has identified this area as one of the most important restoration areas within the County. The requested Map Amendments will continue to support this designation and are the first step toward future restoration of a regionally significant flowway.

### *Regional Transportation*

The Regional Policy Plan states that *"a regional transportation plan will be an integral component of the future overall regional quality of life"* and opportunities exist across the region to coordinate regionally on transportation related issues. Lee County is already implementing solutions to maintain and improve quality of life as related to transportation on Corkscrew Road. As part of the EEPKO, policies have been included in the Lee Plan to evaluated transportation impacts. Additionally, a study has been conducted for Corkscrew Road to determine needed improvements to address future growth within this corridor. These activities are consistent with the vision for Regional Transportation as outlined in the Regional Policy Plan. The Traffic Analysis provided with the application demonstrates that amendments are not needed to the 2040 Long Range Transportation Plan and the Level of Service on Corkscrew Road will not be impacted by the requested map amendment. Therefore, the requested map amendments are also consistent with the Regional Transportation Element of the Regional Policy Plan.

CPA2019-00005



**RECEIVED**  
JUL 05 2019**CAM40****Comprehensive Plan Amendment  
Public Facilities Impacts Narrative****COMMUNITY DEVELOPMENT**

The subject property is located in the Southeast Lee County Planning Community. Currently, the subject property is within the Wetlands and Density Reduction/Groundwater Resource Future Land Use Designations and is zoned AG-2. The applicant is applying for a Comprehensive Plan Map Amendment to extend the Environmental Enhancement and Preservation Communities Overlay – Lee Plan Map 17 from the adjacent Pepperland Ranch property. The property is integrally connected and surrounded by existing land within the Environmental Enhancement and Preservation Communities Overlay (EEPCO) and due to the property's location within a Tier 1 Priority Restoration Land, the request to place the property within the EEPCO will establish a density of 1 dwelling unit per acre for the property, at the time a companion Planned Development is filed. The maximum allowable residential density for the property is 40 dwelling units. The following analysis establishes that the proposed additional dwelling units will not adversely impact public services.

**Potable Water**

The subject property is not currently within the Lee County Utilities service area limits and an extension is not requested. Presently, the subject property is surrounded by properties within the Lee County Utilities service area limits and EEPCO and approved for residential development by planned development zoning. The subject property will not have residential development. The 40 requested dwelling units will not be developed on the subject property, but instead included in the future development area. It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity and therefore the Lee County Utilities service area will be maintained in their current location.

The nearest potable water main is located at the eastern entrance of The Place subdivision, approximately 1.54 miles westbound on Corkscrew Road. Should the subject property be developed, upon completion and final acceptance potable water system the property will be serviced by the Corkscrew Water Treatment Plant. According to the Lee County 2018 Concurrency Report, *"All systems [Lee County Utilities] are operating within capacity and meet the Lee Plan LOS standard for unincorporated Lee County"*. The Lee County WTP Central System has an average capacity of 45 Million Gallons per Day (MGD). According to the 2018 Concurrency Report, the actual capacity utilized in 2016 was only 39 MGD for 158,611 dwelling units. The concurrent report indicates there is capacity to serve a projected 177,652 dwelling units or 44 MGD by 2030. The requested 40 units for the subject property are well within the available 19,041 units. Additionally, the concurrent report projects a Planned Capacity of 55 MGD by 2040.

**CPA2019-00005**



Existing Residential

2 ERC X 250 GPD = 500 GPD

Proposed Residential

40 ERC X 250 GPD = 10,000 GPD

**Total Increase: 9,500 GPD**



**Sanitary Sewer**

The subject property is not currently within the Lee County Utilities service area limits. Presently, the subject property is surrounded by other properties within the Lee County Utilities service area limits and EEPKO and approved for residential by planned development zoning. The subject property will not have residential development. The 40 requested dwelling units will not be developed on the subject property, but instead included in the future development area. It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity and therefore the Lee County Utilities service area will be maintained in their current location.

The nearest sewer force main is located at the West Entrance of The Place Subdivision, approximately 1.88 miles westbound on Corkscrew Road. Should the subject property be developed, upon completion and final acceptance, the sanitary sewer system will be serviced by the Three Oaks Wastewater Treatment Plant. According to the 2018 Concurrency Report, "All systems [Lee County Utilities] are operating within capacity and meet the LOS standard for unincorporated Lee County". The Lee County Central WWTP System has an average capacity of 20 MGD. The Lee County 2018 Concurrency Report indicates the actual capacity utilized in 2016 was only 19 MGD for 99,260 dwelling units. By 2023 the LCU Central WWTP System is projected to serve 110,321 dwelling units by 2023 increasing the utilized capacity to 22 MGD. Lee County has projected that the planned capacity of the Central WWTP System is 26 MGD by 2040. Additionally, Lee County Utilities is currently seeking to rezone 112 acres of property to permit an additional wastewater treatment plant, which will further increase this capacity.

Existing Residential

2 ERC X 200 GPD = 400 GPD

Proposed Residential

40 ERC X 200 GPD = 8,000 GPD

**Total Increase: 7,600 GPD**

CPA2019-00005

The subject property is within the Density Reduction Groundwater Resource FLU category and the Southeast Lee County Planning Community. The Lee Plan demonstrates within Table 1(b) that 4,000 acres of residential development are projected to occur within the Southeast Lee County Planning Community and the DR/GR FLU category by 2030. The 40 acre subject property is already included in Table 1(b). The additional 7,600 GPD created by the additional 40 dwelling units is de minimus and well within the available, remaining capacity of 5 MGD. Therefore, the proposed development will not have an impact on Lee County Utilities ability to provide Potable Water or Sanitary Sewer services.

### **Solid Waste**

LOS Standard= 7 pound/day/capita  
Current Facility Capacity= 5.7 tons/day

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JUL 05 2019  
COMMUNITY DEVELOPMENT

#### Existing Residential

2 dwelling units X 2.35 persons per unit = 4.7 persons  
4.7 persons X 7lbs/day = 32.9 lbs

#### Proposed Residential

40 Dwelling Units X 2.35 persons per unit = 94 persons  
94 people X 7lbs/day = 658 lbs.

**Total Increase = 625.1 lbs.**

According to the 2018 Lee County Concurrency Report, all unincorporated areas of Lee County are consistent with the Level of Service standard set forth in the Lee Plan for solid waste.

*"At the total available system capacity of 1,134,667 tons per year, the Lee County IWMS would be capable of providing a 7.0 lb/capita/day level of service to a full-time combined Lee and Hendry County population of 888,000."*

The increase in density based on the proposed plan amendment will result in the generation of an additional 625 pounds per day, which can be accommodated by the current capacity of the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

### **Surface Water/Drainage Basins – South Florida Water Management District**

According to the Lee Plan Map 18, the subject property is within the Imperial River Watershed. According to the Lee Plan Policy 95.1.3 the LOS Standard for storm water management facilities is a surface water management system designed to SFWMD standards.

**CPA2019-00005**





*"All new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62-330 will be deemed concurrent with the surface water management level of service standards set forth in the Lee Plan."*

At the time of Development Order a SFWMD ERP Permit will be requested in order to meet the surface water management system standards.

### **Regional Parks**

The 2018 Lee County Concurrency report states there are 3,104 acres of regional parks operated by Lee County, roughly 44% of the existing regional park acreage when considering all jurisdictions. No new facilities are planned within the fiscal year. *"There are no new regional parks planned in the next fiscal year or in the CIP."*

#### Regional Park Level of Service

*"The inventory indicates a total of 7,081 acres of existing regional parks operated by local, state and federal governments. The capacity needed to meet the Lee Plan non-regulatory level of service standard of 6 acres per 1,000 total seasonal county population is equal to:*

*824,000 [seasonal county population] \* (6 acres/1,000) = 4,944 acres.*

*The existing inventory meets the regional park level of service standard in the county for the year 2017 and will continue to do so at least through the next five years of the CIP"*

The additional 40 dwelling units will not negatively impact the Regional Parks Level of Service. The 2018 Concurrency report indicates that the existing parks *"meets the regional park level of service standard in the county for the year 2017 and will continue to do so at least through the next five years of the CIP"*. It should be noted that the Office of Economic and Demographic Research identifies the Lee County medium population as 891,208 in 2030, the current time horizon of the Lee Plan. The Lee Plan non-regulatory level of service standard for this population is 5,184 acres of Regional Parks. Lee County currently has 7,081 acres of Regional Parks. There is adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 40 dwelling units.

### **Community Parks**

#### Community Park Level of Service

*"The capacity needed to meet the Lee Plan non-regulatory level of service standard of 0.8 acres per 1,000 total permanent county population, unincorporated areas only, is equal to:*



*350,230 [permanent county population/unincorporated areas only] \* (0.8 acres/1,000) = 280 acres.*

*The existing inventory meets the community park level of service standard in the county for the year 2017 and will continue to do so at least through the next five years of the CIP"*

The additional 40 residential dwelling units will not negatively impact the Community Parks Level of Service. It should be noted that the Office of Economic and Demographic Research identifies the Lee County medium population as 891,208 in 2030, the current time horizon of the Lee Plan. The Lee Plan non-regulatory level of service standard for this population is 280 acres of Community Parks. Lee County currently has 743 acres of Community Parks. There is also adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 40 dwelling units.

### **Public Schools**

The proposed development site is within the South Zone, sub-zone S-3. The LOS Standard for Elementary, Middle, and High School is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

#### **Existing and Proposed Students:**

##### Existing:

2 dwelling units X 0.295 students/household = .59

##### Proposed:

40 dwelling units x 0.295 students/household = 11.8

#### **Lee District School Board - South Zone, S-3**

Elementary Schools (Bonita Springs, Pinewoods, Spring Creek)

Actual Enrollment 2018 = 2,393      FISH Capacity = 2,353

Seats Available = -40

Middle Schools (Bonita Springs)

Actual Enrollment 2018 = 913      FISH Capacity = 910

Seats Available = -3

High Schools (Bonita Springs, Estero)

Actual Enrollment 2018 = 1,993      FISH Capacity = 1,637

Seats Available = -356

CPA2019-00005



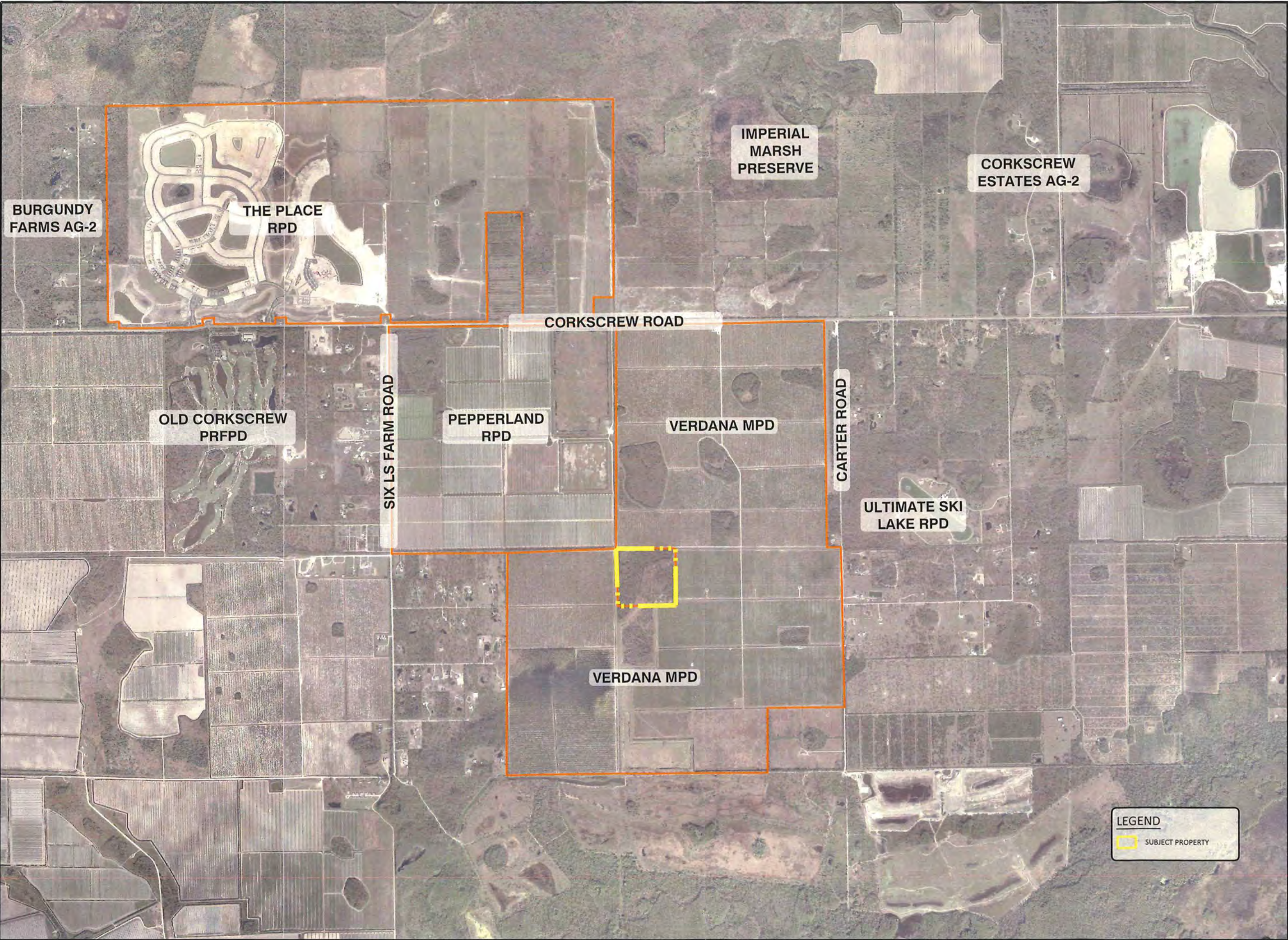
The 40 residential single family dwelling units proposed in the requested Comprehensive Plan Amendment will increase the number of students in the East Zone by 11.8. According to the Letter of Availability received from the Lee County School District, the South Zone is currently experiencing a deficiency in seating for elementary, middle and high schools with and without the proposed CPA. However, there is capacity within the entire school district to accommodate the additional children. The projected 2018 to 2019 totals for the entire South Zone in the 2018 Concurrency Report demonstrate and additional 144 high school seats will be available.

Additionally, it is important to note that the Bonita Springs High School within the South Zone has recently opened for the 2018 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 2018-2019 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. Additional school deficits, such as the identified elementary, middle and high school deficit, will be addressed through School Impact Fees, which are assessed at the time of building permit issuance. The timing of the Impact Fee payment ensures the resources necessary for the number of homes to be built are available. Any of the 40 proposed dwelling units that are constructed, will be assessed impact fees consistent with LDC Section 2-400 through 2-415.


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JUL 05 2019  
COMMUNITY DEVELOPMENT

**CPA 2019-00005**





**LEGEND**

 SUBJECT PROPERTY

PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

**V-LAND-SUB LLC.**

CONSULTANT:

**MORRIS DEPEW**

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6632 / FL CERT NO. LB8881 / LC28000330

**Fort Myers**  
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Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341

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113 South Monroe Street  
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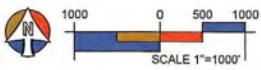
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**JUL 05 2019**

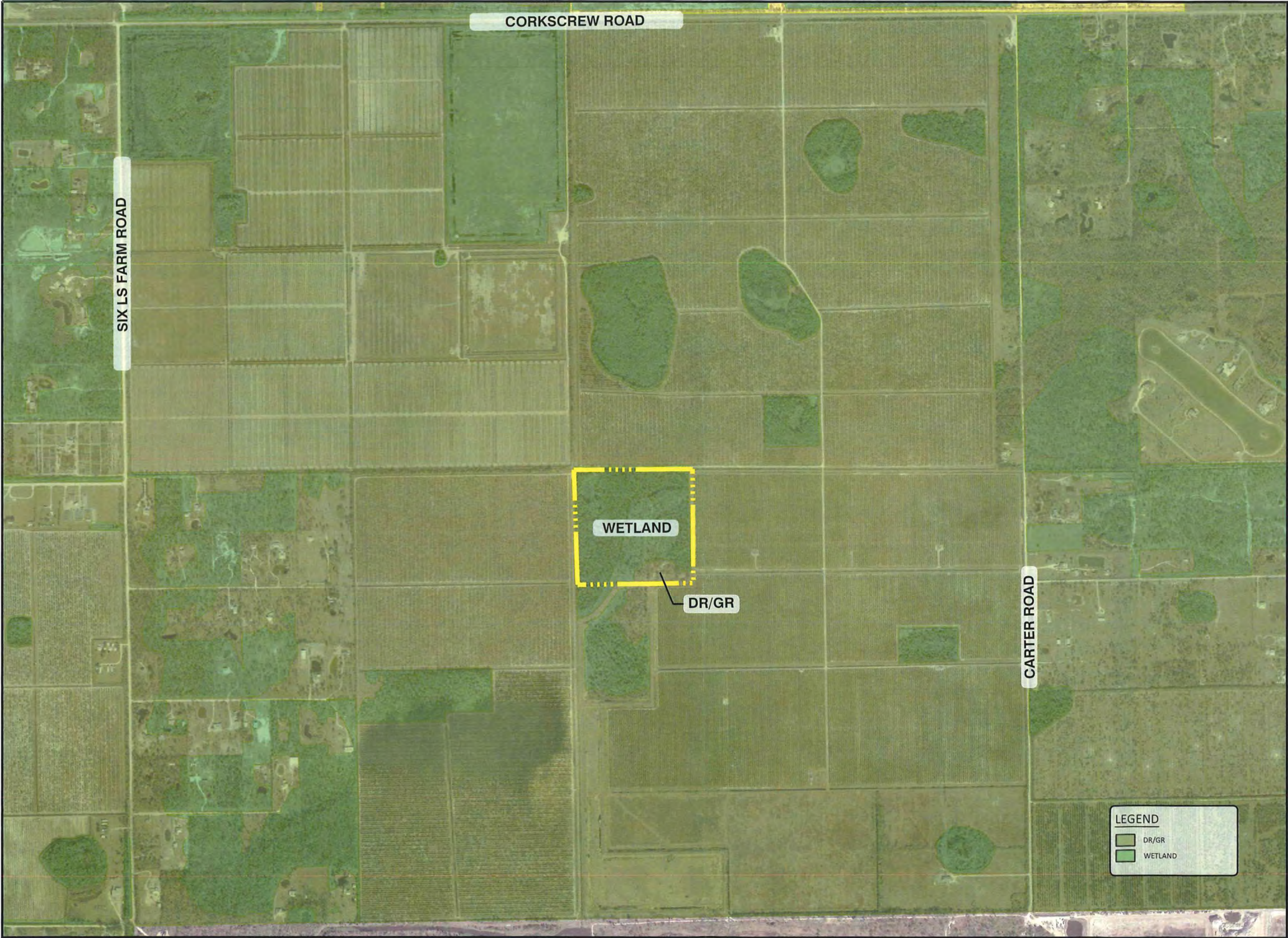
**COMMUNITY DEVELOPMENT**

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	AERIAL EXHIBIT
SHEET NUMBER:	X-101
JOB/FILE NUMBER:	19023-00



**CRA2019-00005**





**LEGEND**

	DR/GR
	WETLAND

PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

**V-LAND-SUB LLC.**

CONSULTANT:

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**Fort Myers**  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3990  
Fax: (239) 337-3994  
Toll free: 866-337-7341

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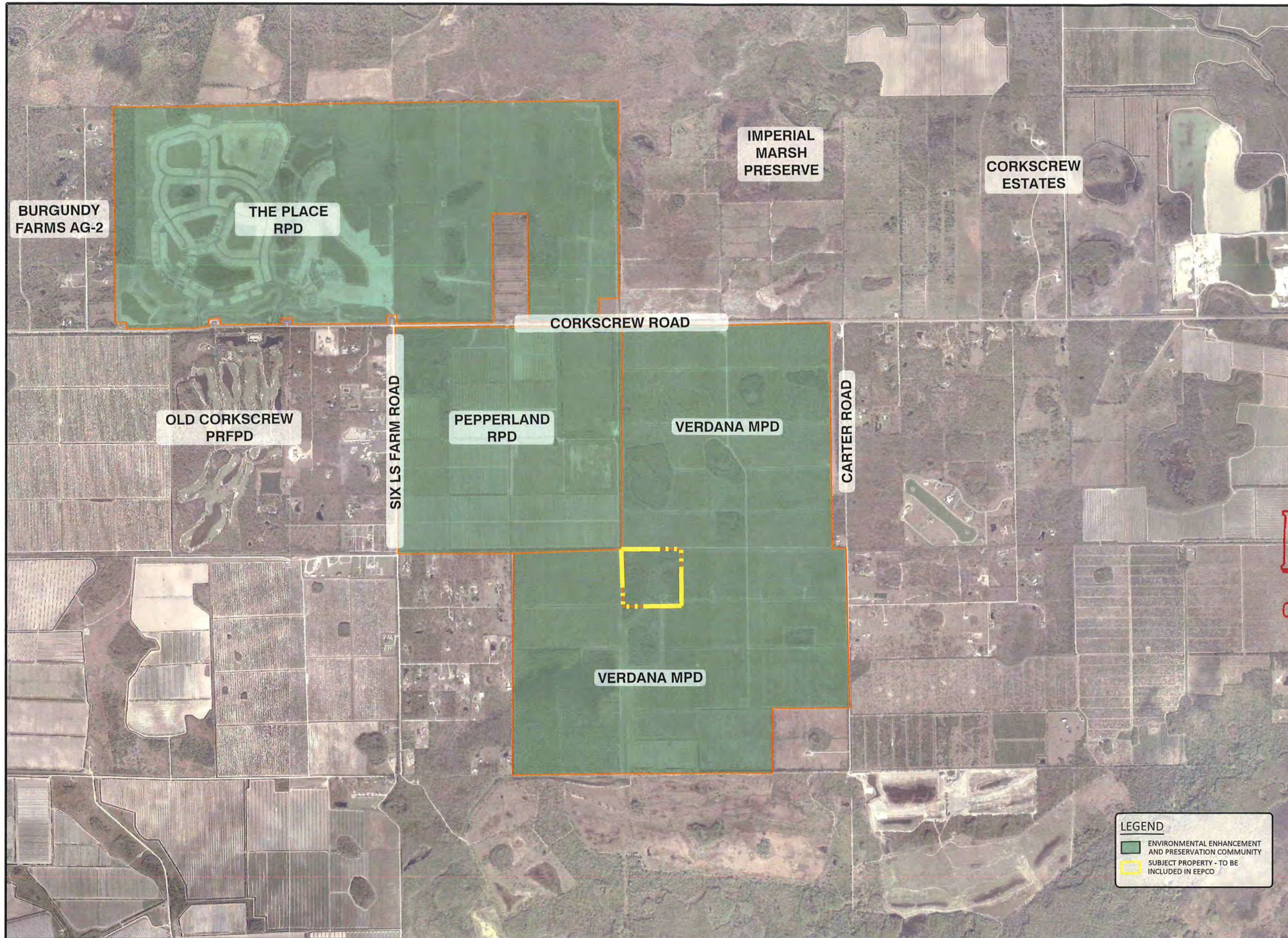
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JUL 05 2019  
COMMUNITY DEVELOPMENT

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	EXISTING FLU MAP
SHEET NUMBER:	X-102
JOB/FILE NUMBER:	19023-00









**LEGEND**

- ENVIRONMENTAL ENHANCEMENT AND PRESERVATION COMMUNITY
- SUBJECT PROPERTY - TO BE INCLUDED IN EPCO

PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

**V-LAND-SUB LLC.**

CONSULTANT:

**MORRIS DEPEW**  
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LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB0691 / LC20000330

**Fort Myers**  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3990  
Fax: (239) 337-3994  
Toll free: 866-337-7341

**Tallahassee**  
113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
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COMMUNITY DEVELOPMENT

REVISIONS	DATE

PROJECT MANAGER:

TME

DRAWING BY:

CJV

JURISDICTION:

ESTERO

DATE:

4/9/2019

SHEET TITLE:

**PROPOSED LEE PLAN  
MAP 17 ENLARGEMENT**

SHEET NUMBER:

X-103B

SCALE 1"=1000'

JOB/FILE NUMBER:

19023-00





PROJECT:  
  
CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT

LOCATION:  
  
ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:  
  
V-LAND-SUB LLC.

CONSULTANT:  
  
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LANDSCAPE ARCHITECTS  
FL. CA. NO. 6532 / FL. CERT. NO. L58691 / LC20000330  
  
Fort Myers  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341  
  
Tallahassee  
113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
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COMMUNITY DEVELOPMENT

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	CURRENT ZONING MAP
SHEET NUMBER:	X-104
JOB/FILE NUMBER:	19023-00

**LEGEND**

- AG-2
- INDUSTRIAL PD
- RESIDENTIAL PD
- PRIVATE RECREATION FACILITY PD
- CC
- SUBJECT PROPERTY



CPA2019-00005





PROJECT:  
  
CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT

LOCATION:  
  
ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:  
  
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CONSULTANT:  
**MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB8881 / LC20000300  
  
Fort Myers  
2014 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341  
  
Tallahassee  
113 South Monroe Street  
Tallahassee, Florida 32301  
Toll free: 866-337-7341  
  
Destin  
495 Grand Boulevard  
Suite 208  
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REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
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DATE:	4/9/2019
SHEET TITLE:	CURRENT SURROUNDING USE MAP
SHEET NUMBER:	X-105
JOB/FILE NUMBER:	19023-00





**Legend**

- Southeast Lee County
- County Line
- City Limits
- Urban Reserve**  
Adopted by Ord 89-02, 1/31/1989  
Amended by Ord 93-25, 18-18
- Privately Funded Infrastructure**  
Adopted by Ord 89-02, 1/31/1989  
Amended by Ord 92-35, 18-18
- Public Acquisition\***  
Adopted by Ord 91-19, 7/9/1991  
Amended by Ord 10-19, 18-18
- Priority Restoration Strategy**  
See Policies 33.2.2
  - Tier 1 (highest priority)
  - Tier 2
  - Tier 3
  - Tier 4
  - Tier 5
  - Tier 6
  - Tier 7
- SUBJECT PROPERTY**  
Adopted by Ord 10-19, 3/3/2010

PROJECT:  
**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:  
ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:  
**V-LAND-SUB LLC.**

CONSULTANT:  
**MORRIS DEPEW**  
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Fort Myers, Florida 33901  
(941) 337-0999  
Fax: (941) 337-0994  
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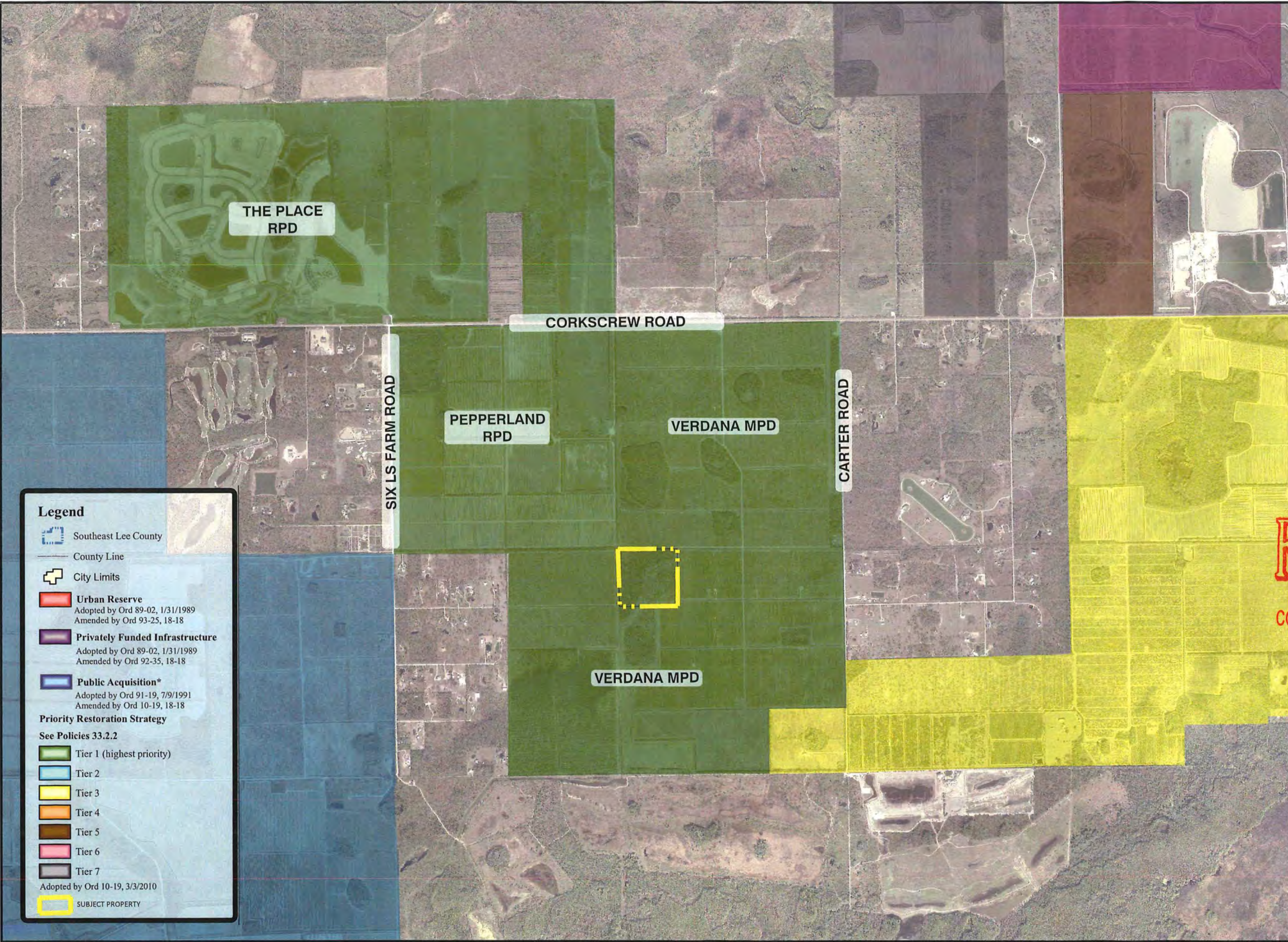
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COMMUNITY DEVELOPMENT

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	EXISTING LEE PLAN MAP 1 PAGE 4 OF 7
SHEET NUMBER:	X-106
JOB/FILE NUMBER:	19023-00





**Legend**

- Southeast Lee County
- County Line
- City Limits
- Urban Reserve**  
Adopted by Ord 89-02, 1/31/1989  
Amended by Ord 93-25, 18-18
- Privately Funded Infrastructure**  
Adopted by Ord 89-02, 1/31/1989  
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- Public Acquisition\***  
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Amended by Ord 10-19, 18-18
- Priority Restoration Strategy**  
See Policies 33.2.2
  - Tier 1 (highest priority)
  - Tier 2
  - Tier 3
  - Tier 4
  - Tier 5
  - Tier 6
  - Tier 7
- Adopted by Ord 10-19, 3/3/2010
- SUBJECT PROPERTY**

PROJECT:  
  
**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:  
  
ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:  
  
**V-LAND-SUB LLC.**

CONSULTANT:  
  
**MORRIS  
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LANDSCAPE ARCHITECTS  
FL CA NO. 8832 / FL CERT NO. LB8881 / LC20000330  
  
Fort Myers  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341  
  
Tallahassee  
113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
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Suite 300  
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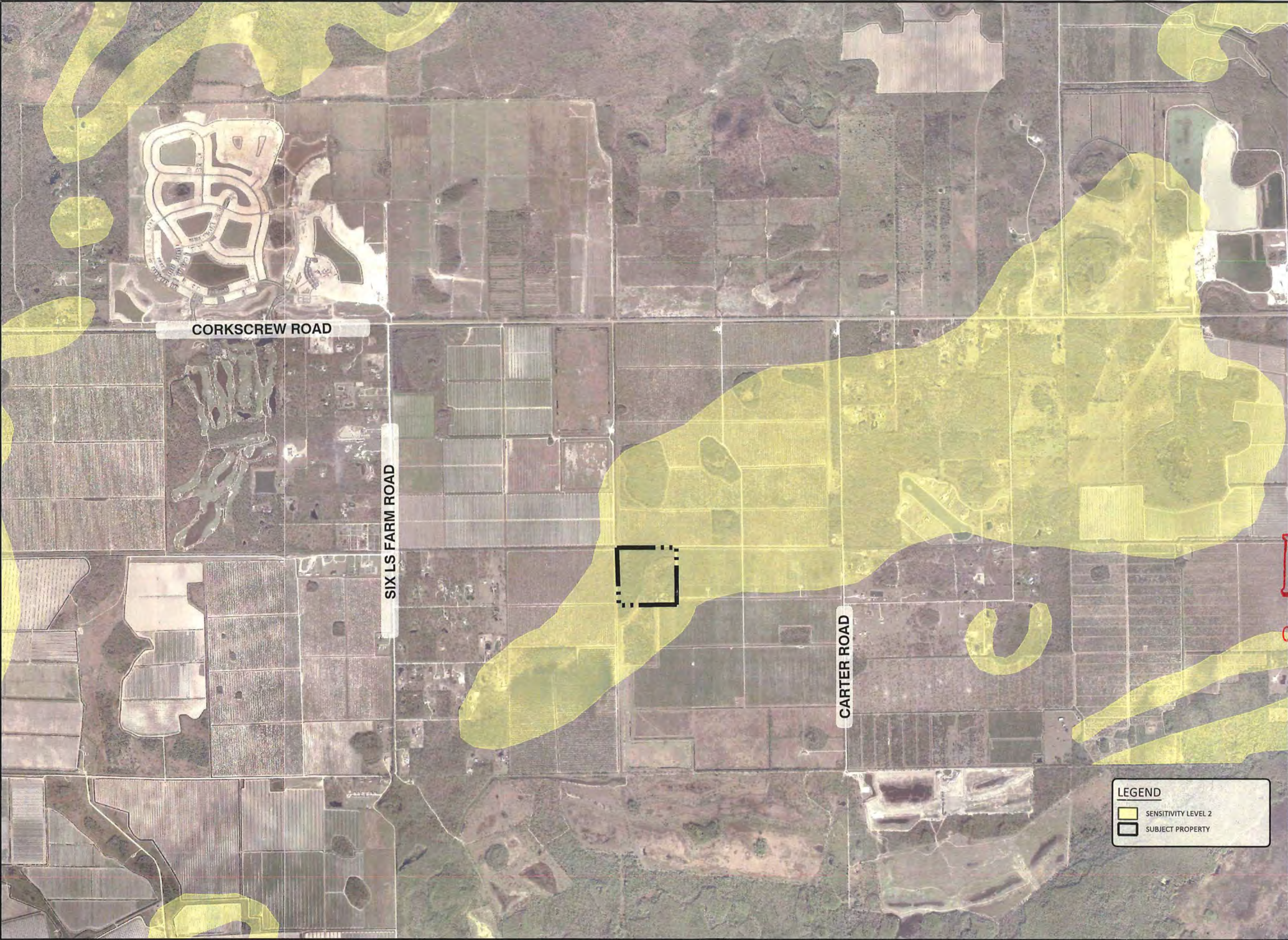
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**JUL 05 2019**  
**COMMUNITY DEVELOPMENT**

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/10/2019
SHEET TITLE:	LEE PLAN MAP 1 PAGE 4 OF 7 ENLARGEMENT
SHEET NUMBER:	X-106B
 1000 0 500 1000 SCALE 1"=1000'	
JOB/FILE NUMBER:	19023-00









PROJECT:  
  
CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT

LOCATION:  
  
ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:  
  
V-LAND-SUB LLC.

CONSULTANT:  
**MORRIS DEPEW**  
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**Fort Myers**  
3014 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3990  
Fax: (239) 337-3994  
Toll free: 866-337-7341

**Tallahassee**  
113 South Monroe Street  
1st Floor  
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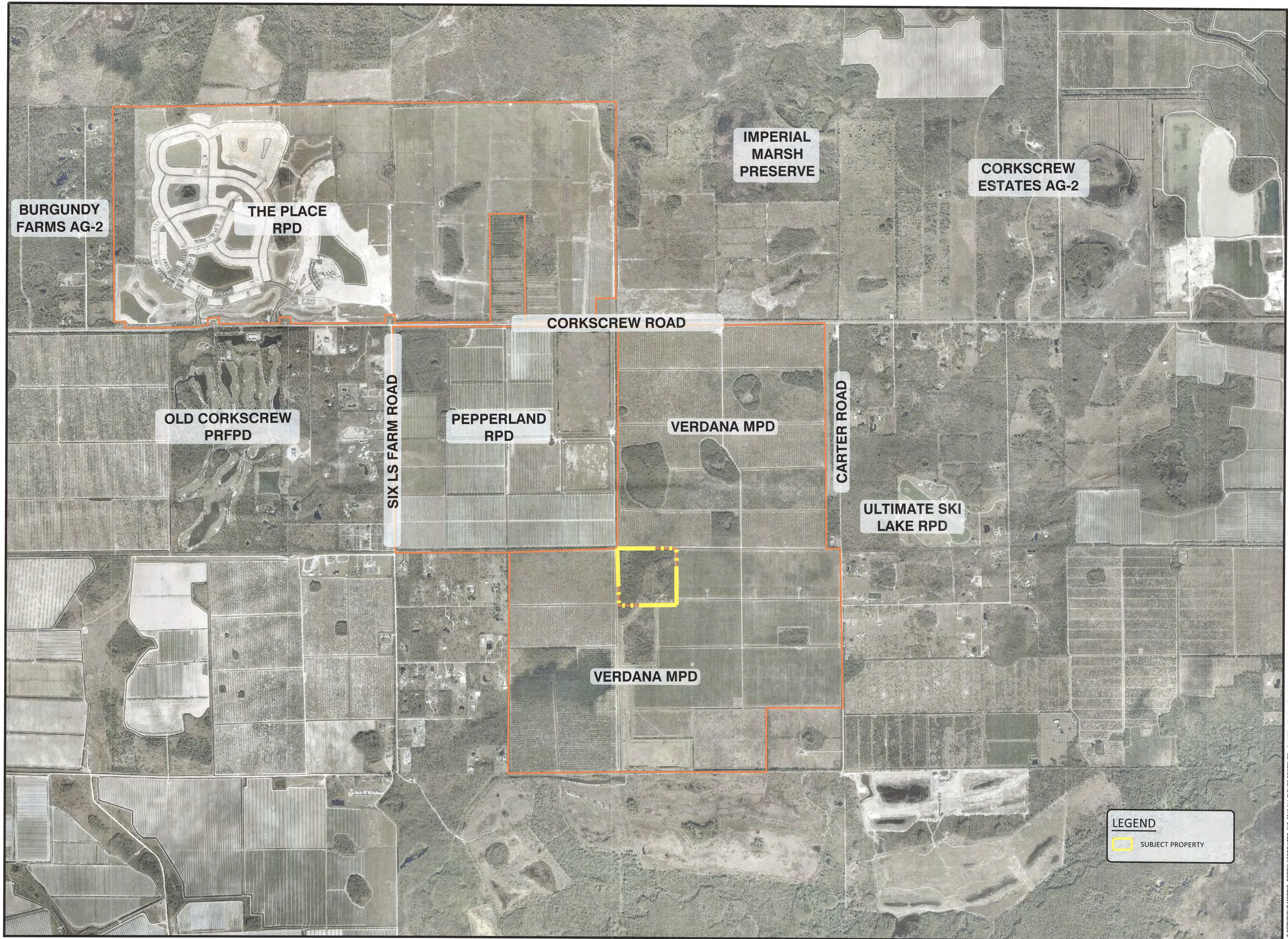
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JUL 05 2019  
COMMUNITY DEVELOPMENT


**LEGEND**  
 SENSITIVITY LEVEL 2  
 SUBJECT PROPERTY

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	ARCHAEOLOGICAL SENSITIVITY ENLARGEMENT
SHEET NUMBER:	X-109B
JOB/FILE NUMBER:	19023-00





**LEGEND**

 SUBJECT PROPERTY

PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

**V-LAND-SUB LLC.**

CONSULTANT:

**MORRIS  
DEPEW**

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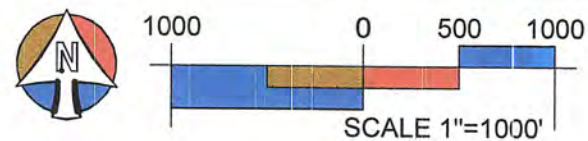
REVISIONS	DATE

PROJECT MANAGER: TME  
DRAWING BY: CJV  
JURISDICTION: ESTERO  
DATE: 4/9/2019

SHEET TITLE:

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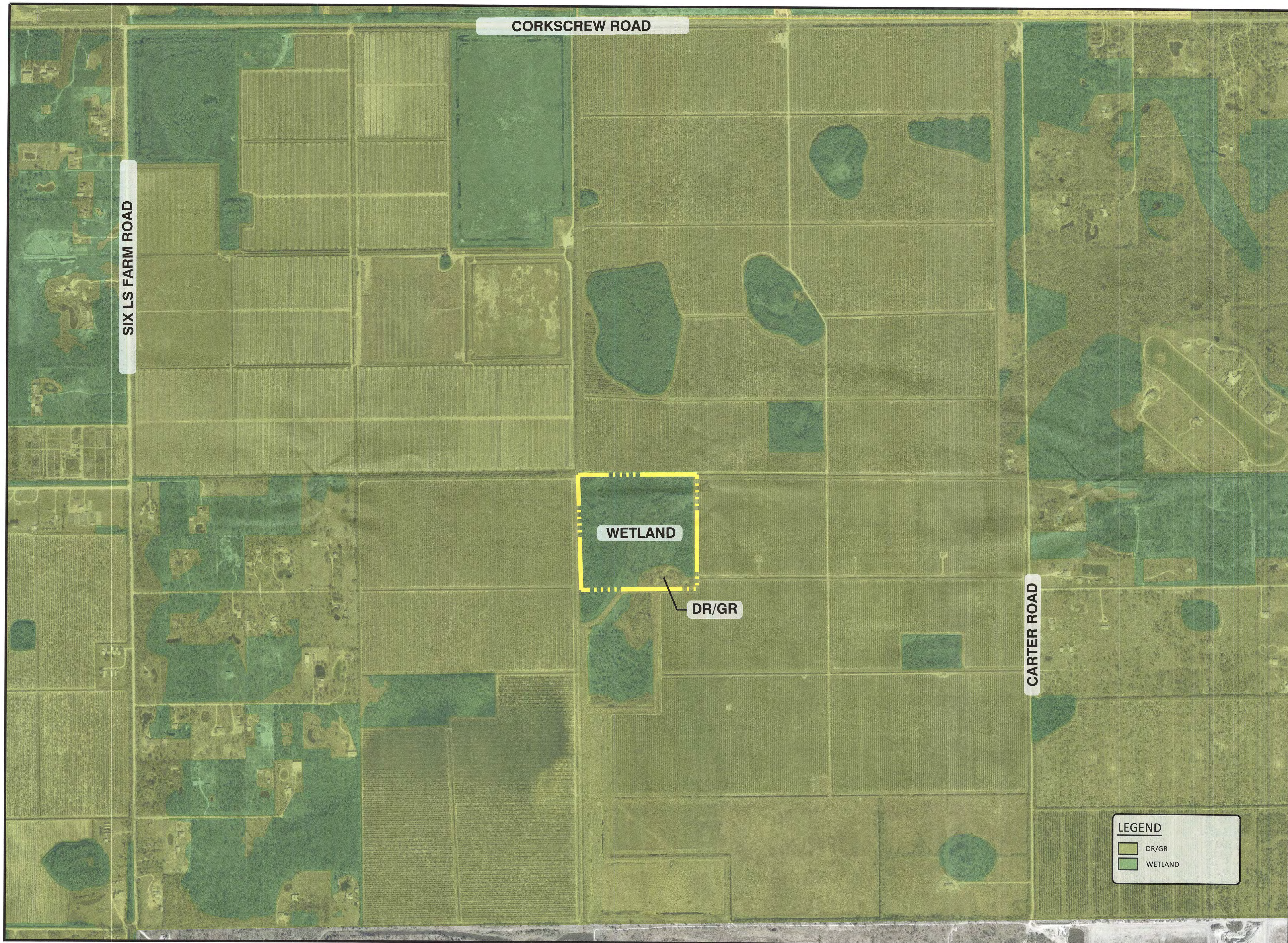
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JOB/FILE NUMBER: 19023-00

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PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

**V-LAND-SUB LLC.**

CONSULTANT:

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REVISIONS	DATE

PROJECT MANAGER: TME  
DRAWING BY: CJV  
JURISDICTION: ESTERO  
DATE: 4/9/2019

SHEET TITLE:  
**EXISTING FLU MAP**

SHEET NUMBER: X-102

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SCALE 1"=500'

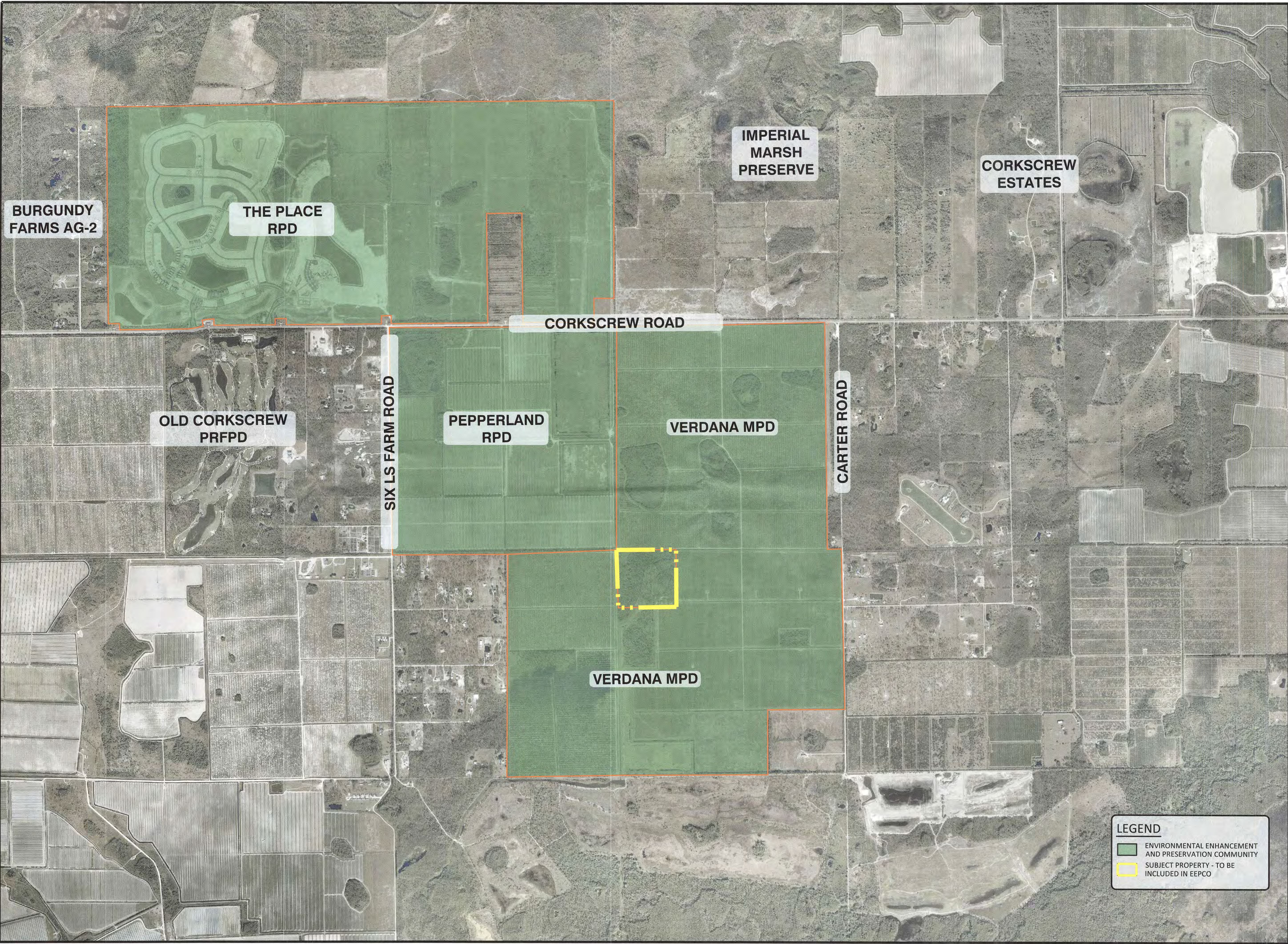
JOB/FILE NUMBER: 19023-00

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PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

**V-LAND-SUB LLC.**

CONSULTANT:

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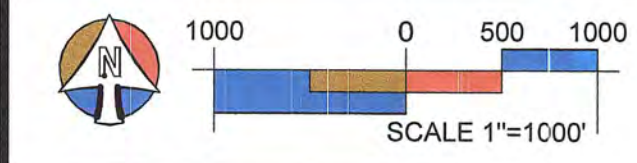
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REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	<b>PROPOSED LEE PLAN MAP 17 ENLARGEMENT</b>
SHEET NUMBER:	X-103B
JOB/FILE NUMBER:	19023-00

**LEGEND**

- ENVIRONMENTAL ENHANCEMENT AND PRESERVATION COMMUNITY
- SUBJECT PROPERTY - TO BE INCLUDED IN EEPD







PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

**V-LAND-SUB LLC.**

CONSULTANT:

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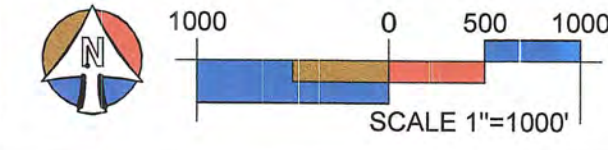
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REVISIONS	DATE
PROJECT MANAGER:	TME
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JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	<b>CURRENT ZONING MAP</b>
SHEET NUMBER:	<b>X-104</b>
JOB/FILE NUMBER:	19023-00







PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

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ESTERO, FL

CLIENT:

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CONSULTANT:

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PROJECT MANAGER:	TME
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JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	<b>CURRENT SURROUNDING USE MAP</b>
SHEET NUMBER:	X-105
JOB/FILE NUMBER:	19023-00





- Legend**
- Southeast Lee County
  - County Line
  - City Limits
  - Urban Reserve**  
Adopted by Ord 89-02, 1/31/1989  
Amended by Ord 93-25, 18-18
  - Privately Funded Infrastructure**  
Adopted by Ord 89-02, 1/31/1989  
Amended by Ord 92-35, 18-18
  - Public Acquisition\***  
Adopted by Ord 91-19, 7/9/1991  
Amended by Ord 10-19, 18-18
  - Priority Restoration Strategy**  
See Policies 33.2.2
    - Tier 1 (highest priority)
    - Tier 2
    - Tier 3
    - Tier 4
    - Tier 5
    - Tier 6
    - Tier 7
  - Adopted by Ord 10-19, 3/3/2010
  - SUBJECT PROPERTY

PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

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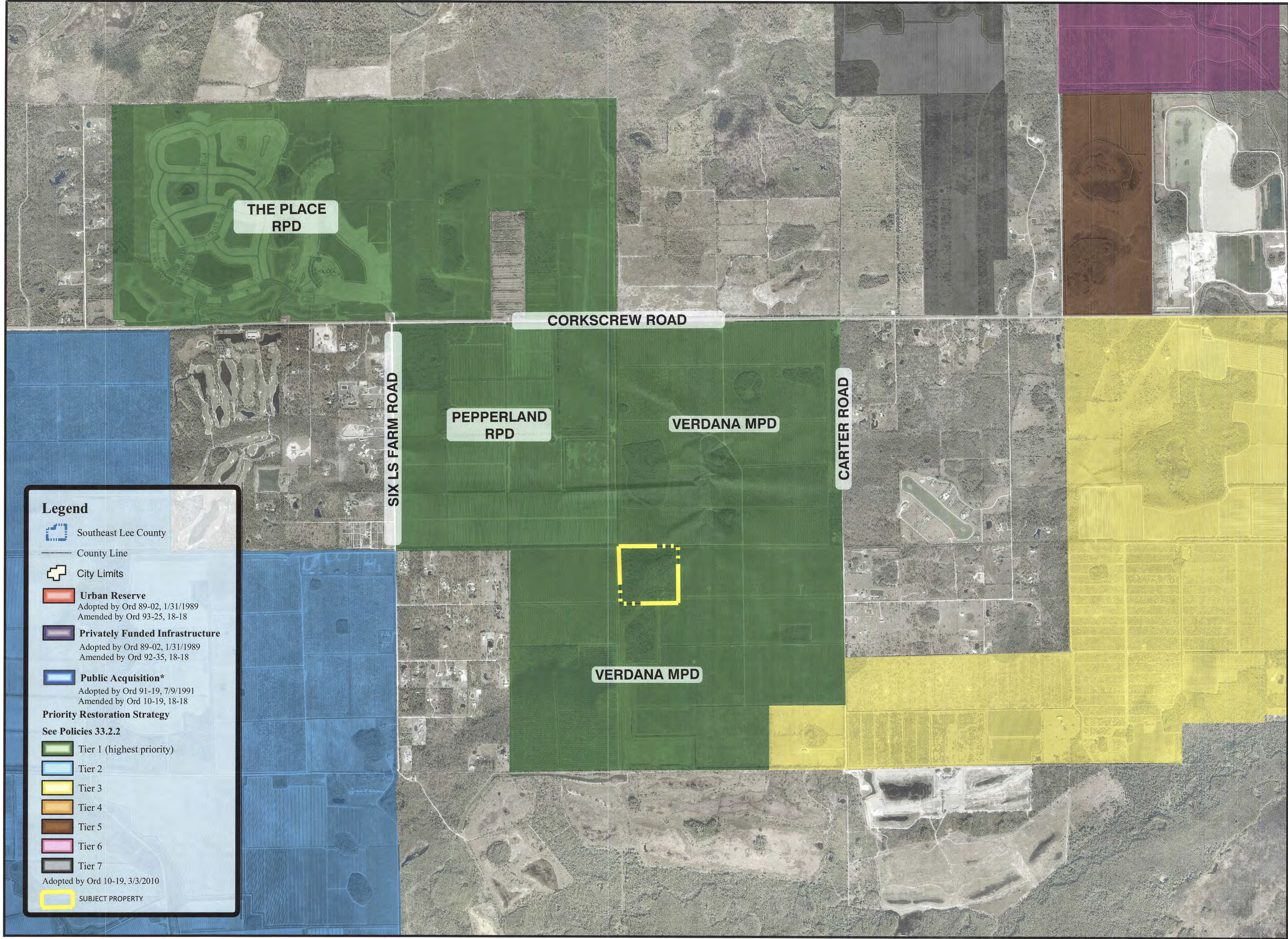
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DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/9/2019
SHEET TITLE:	EXISTING LEE PLAN MAP 1 PAGE 4 OF 7
SHEET NUMBER:	X-106

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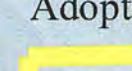
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**Legend**

-  Southeast Lee County
-  County Line
-  City Limits
-  **Urban Reserve**  
Adopted by Ord 89-02, 1/31/1989  
Amended by Ord 93-25, 18-18
-  **Privately Funded Infrastructure**  
Adopted by Ord 89-02, 1/31/1989  
Amended by Ord 92-35, 18-18
-  **Public Acquisition\***  
Adopted by Ord 91-19, 7/9/1991  
Amended by Ord 10-19, 18-18
- Priority Restoration Strategy**  
**See Policies 33.2.2**
-  Tier 1 (highest priority)
-  Tier 2
-  Tier 3
-  Tier 4
-  Tier 5
-  Tier 6
-  Tier 7
-  **SUBJECT PROPERTY**  
Adopted by Ord 10-19, 3/3/2010

PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED  
ESTERO, FL

CLIENT:

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CONSULTANT:

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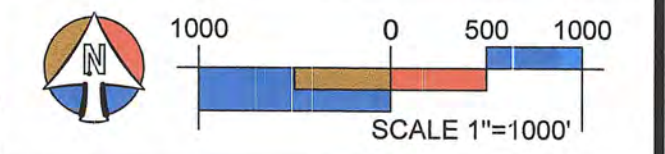
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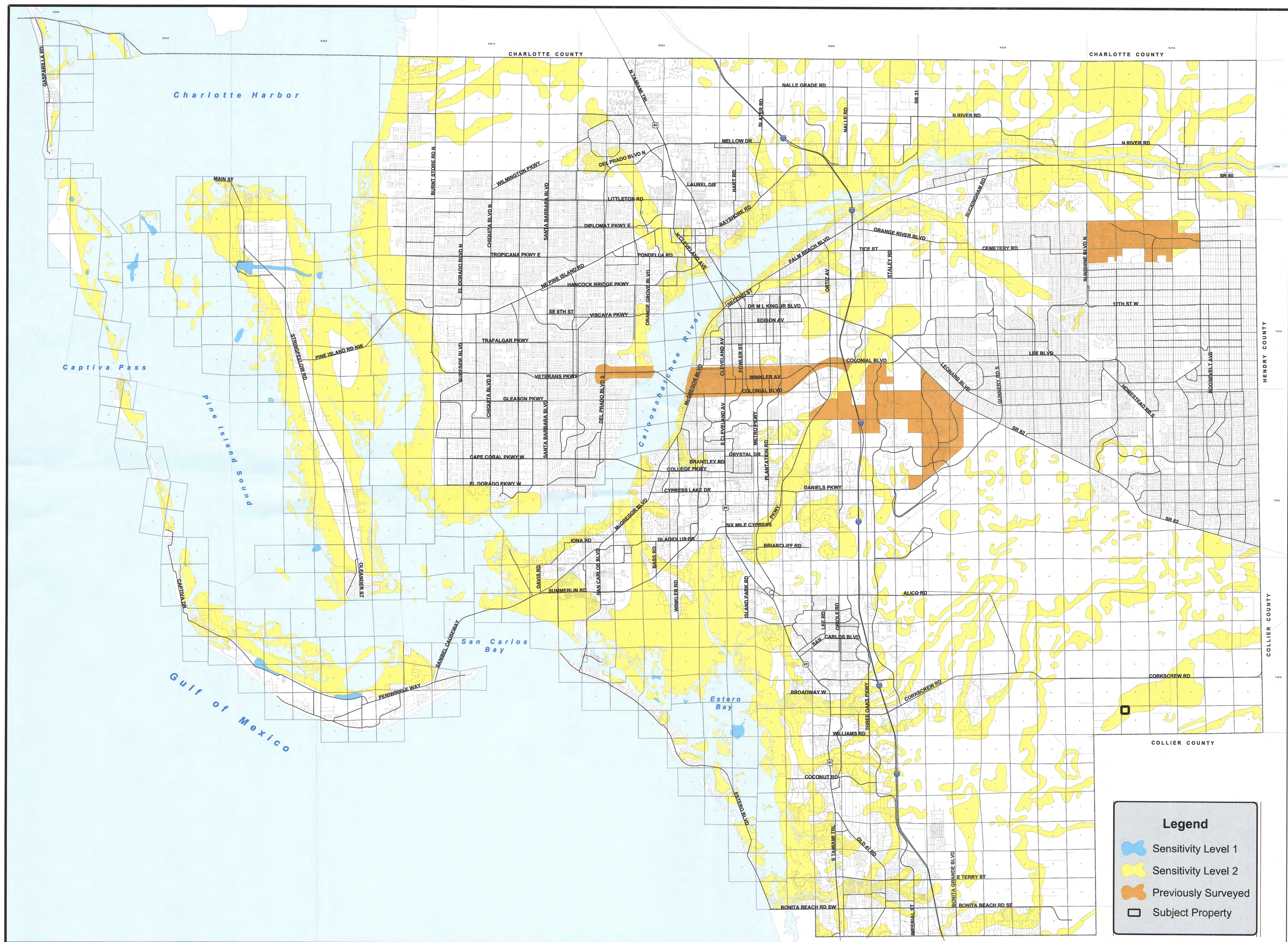
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DATE:	4/10/2019
SHEET TITLE:	LEE PLAN MAP 1 PAGE 4 OF 7 ENLARGEMENT
SHEET NUMBER:	X-106B
JOB/FILE NUMBER:	19023-00







PROJECT:

CAM 40  
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PLAN AMENDMENT

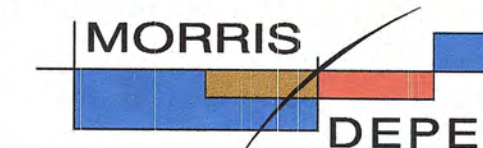
LOCATION

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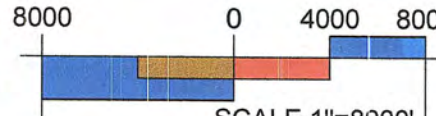
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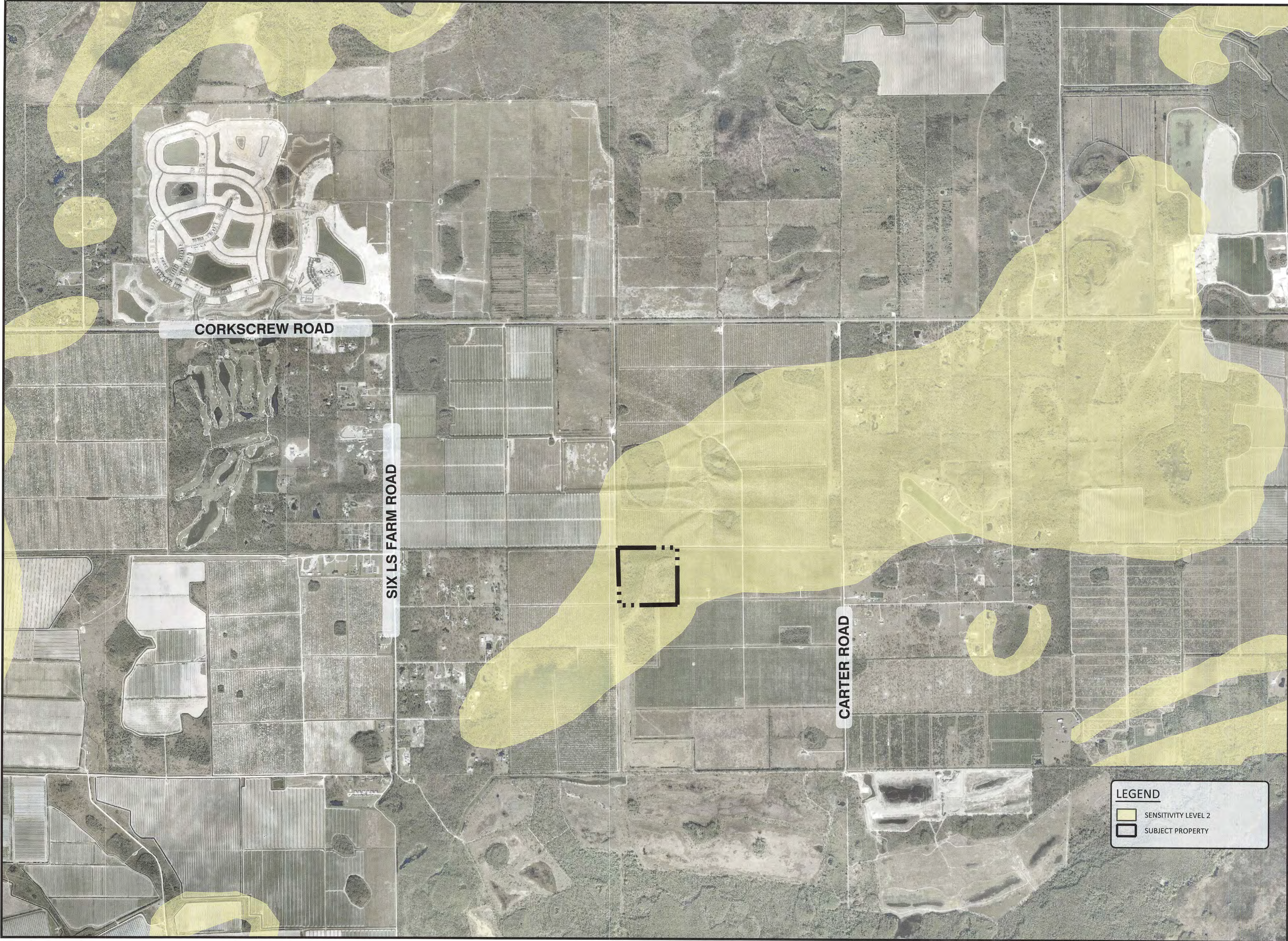
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DATE:	4/9/2019
SHEET TITLE:	
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SHEET NUMBER:	X-109
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JOB/FILE NUMBER:	





PROJECT:

**CAM 40  
COMPREHENSIVE  
PLAN AMENDMENT**

LOCATION:

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CLIENT:

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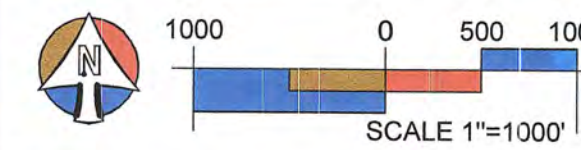
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REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	CJV
JURISDICTION:	ESTERO
DATE:	4/9/2019

SHEET TITLE:

**ARCHAEOLOGICAL  
SENSITIVITY  
ENLARGEMENT**

SHEET NUMBER: X-109B



JOB/FILE NUMBER: 19023-00

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