

CAM40

CPA2019-00005

Presentation to - **Lee County Local Planning Agency**



CONSULTANTS

Project Background: **Tony Cameratta, P.E.** – TPL Land Sub, LLC

Land Planning: **Tina M. Ekblad, MPA, AICP** – Morris-Depew & Associates

Environmental: **Shane Johnson, CSE** – Passarella & Associates, Inc.

Traffic: **Stephen Leung** – David Plummer & Associates, Inc.

Owner Summary: **Nick Cameratta, CEO** – TPL Land Sub, Inc.

Land Use: **Neale Montgomery, Esq.** – Pavese Law Firm

Project Engineering: **Brandon Frey, P.E.** – JR Evans Engineering, P.A.

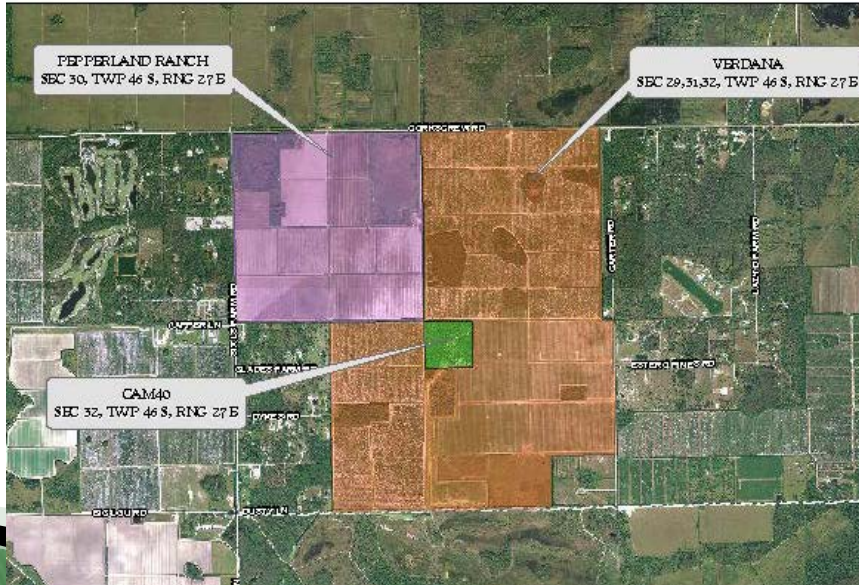
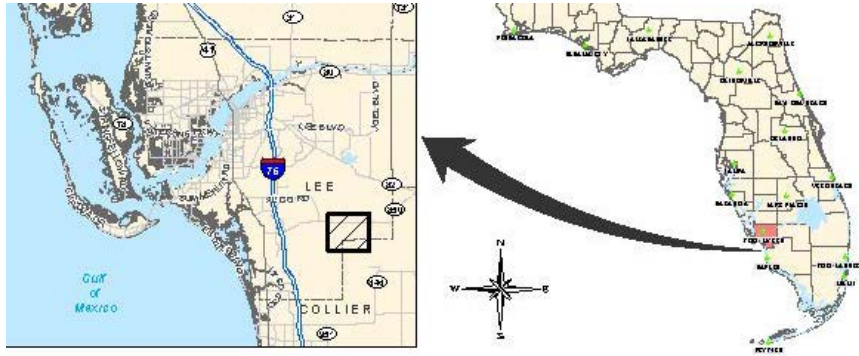
Water Use: **David Brown, P.G.** – Progressive Water Resources, LLC

PROJECT INFORMATION

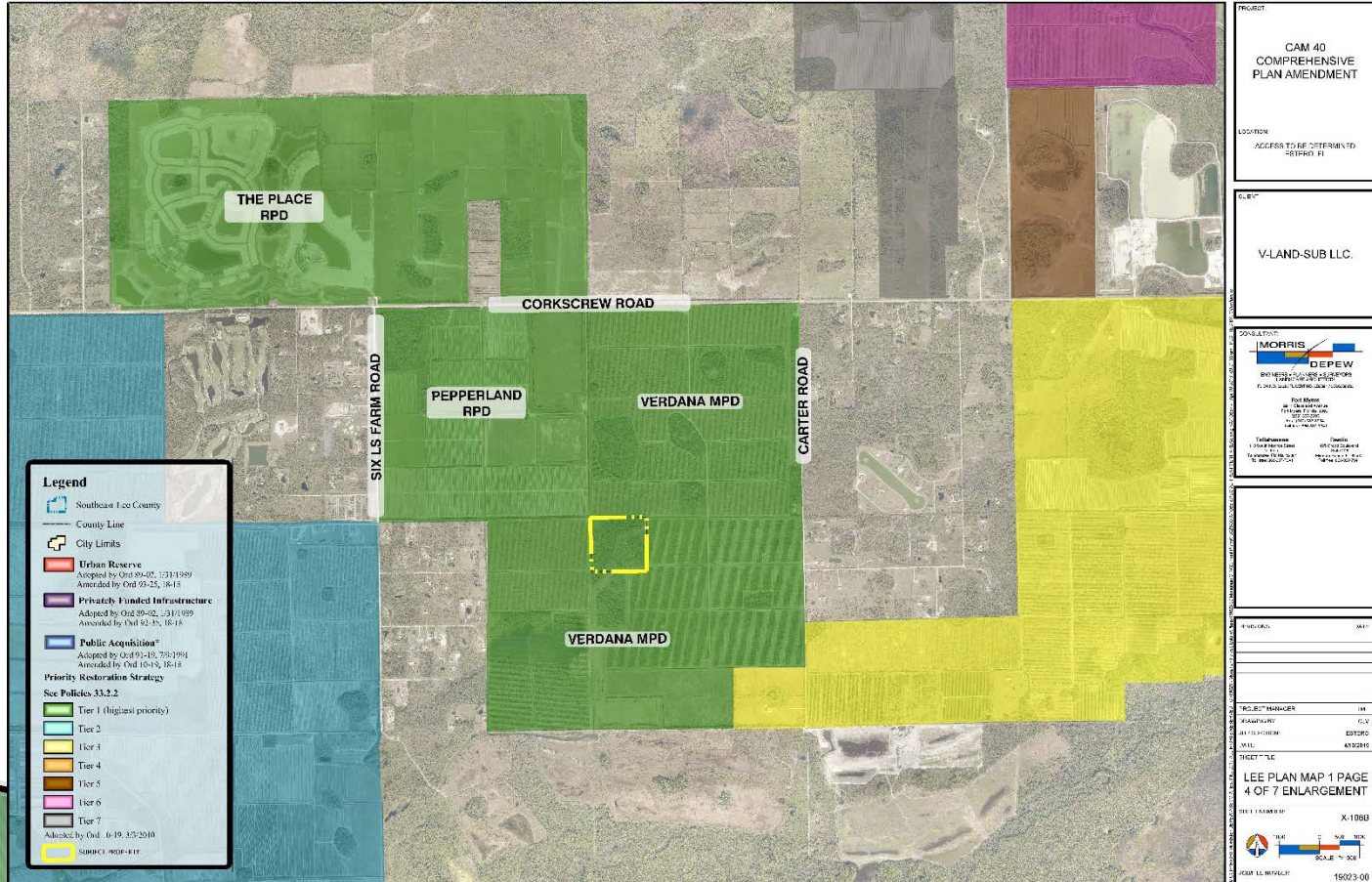


Tony Cameratta, P.E.
Chief Operations Officer

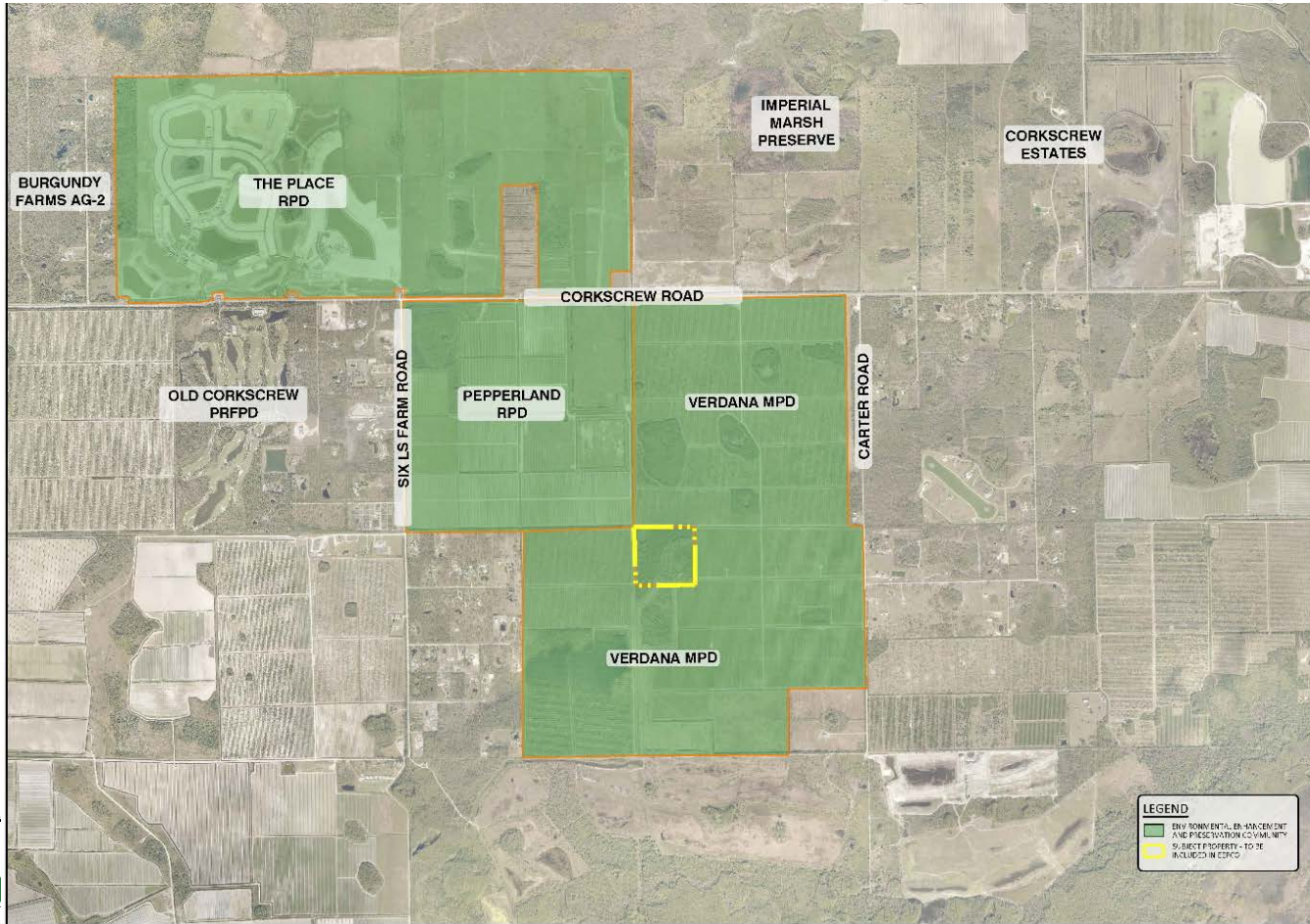
LOCATION MAP



FINAL TIER 1 PROPERTY



SURROUNDING ZONING



LEGEND
 ENVIRONMENTAL, HISTORIC AND PRESERVATION COMMUNITIES
 SUBJECT PROPERTY - TO BE INCLUDED IN CEPCO

**CAM 40
 COMPREHENSIVE
 PLAN AMENDMENT**

LOCATION:
 ADDRESS TO BE SET-CORNERED
 ESTERO FL

SUBJECT:

V-LAND-SUB LLC.

DEVELOPER:

**MORRIS DEPEW
 ENGINEERS & ARCHITECTS, INC.**
 10000 S.W. 11th Street, Suite 100
 Fort Lauderdale, FL 33325
 Tel: 954.333.1100
 Fax: 954.333.1101
 www.morrisdepow.com

Titleblock:
 Date: 11/11/2011
 Drawn: J. G. G. / J. G. G.
 Checked: J. G. G. / J. G. G.
 Scale: AS SHOWN

REVISION	DATE

PROJECT NUMBER: THE
DRAWING BY: JLP
DATE: 11/11/2011
SHEET NUMBER: X-1038

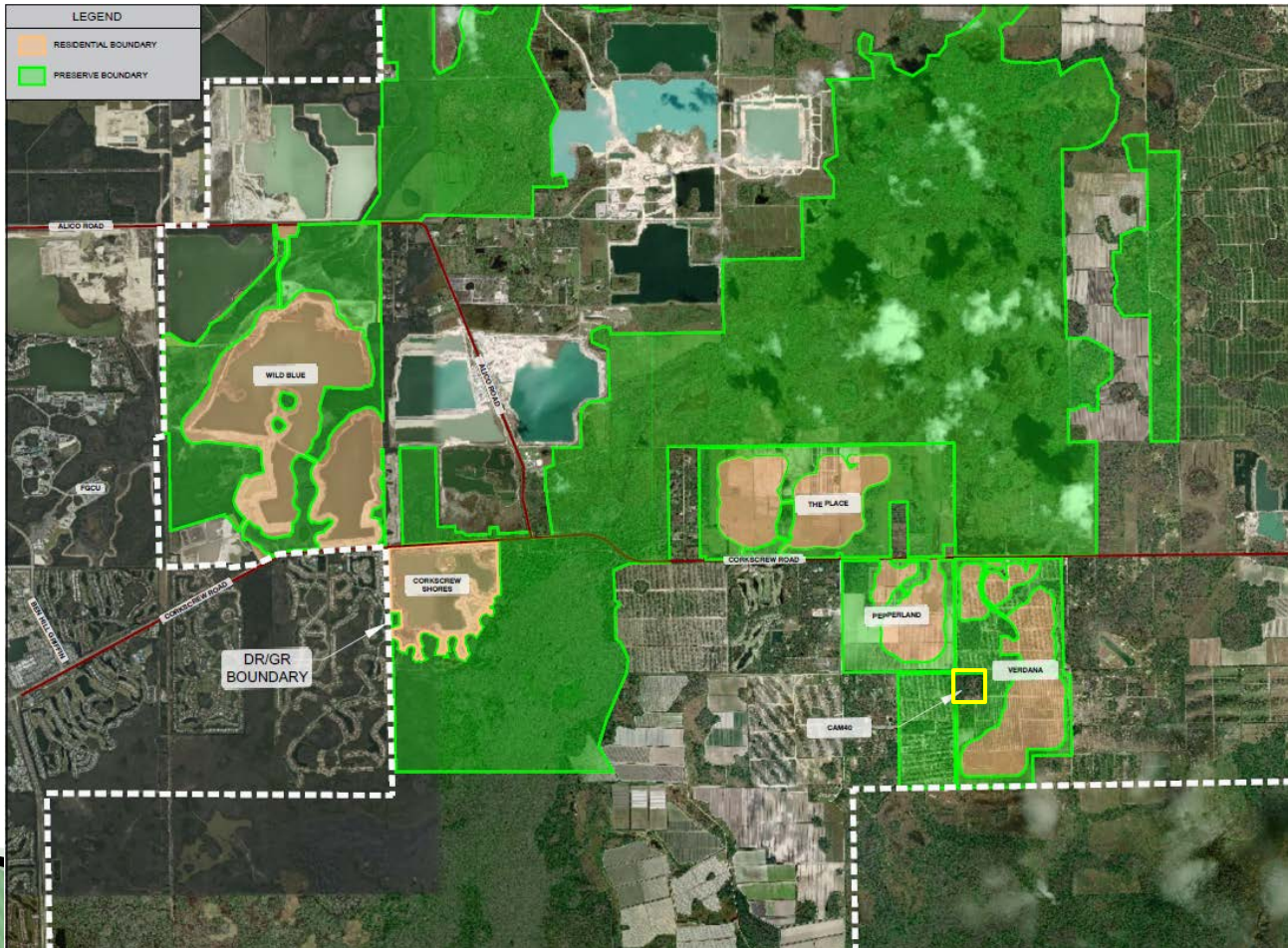
**PROPOSED LEE PLAN
 MAP 17 ENLARGEMENT**

SHEET NUMBER: X-1038

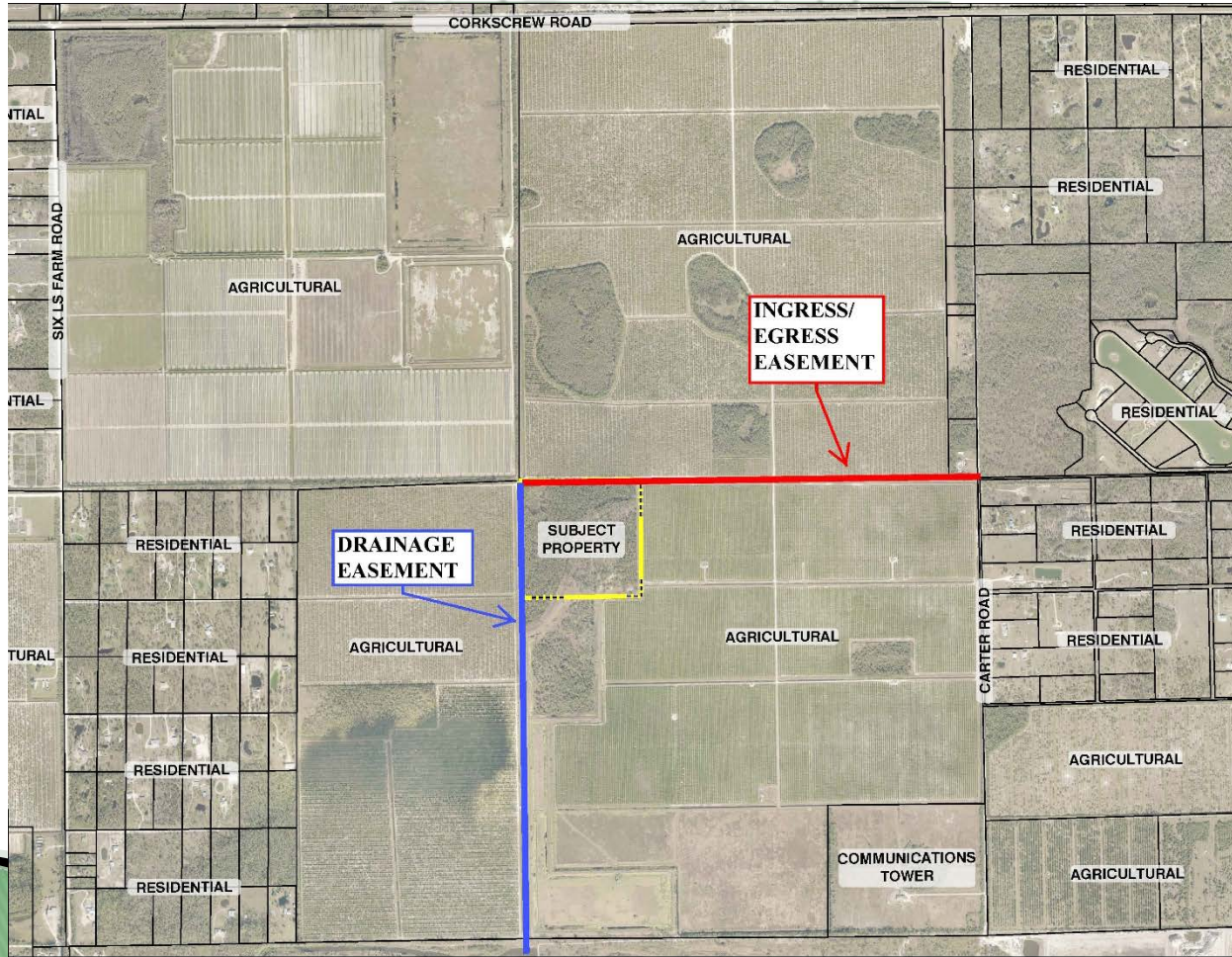
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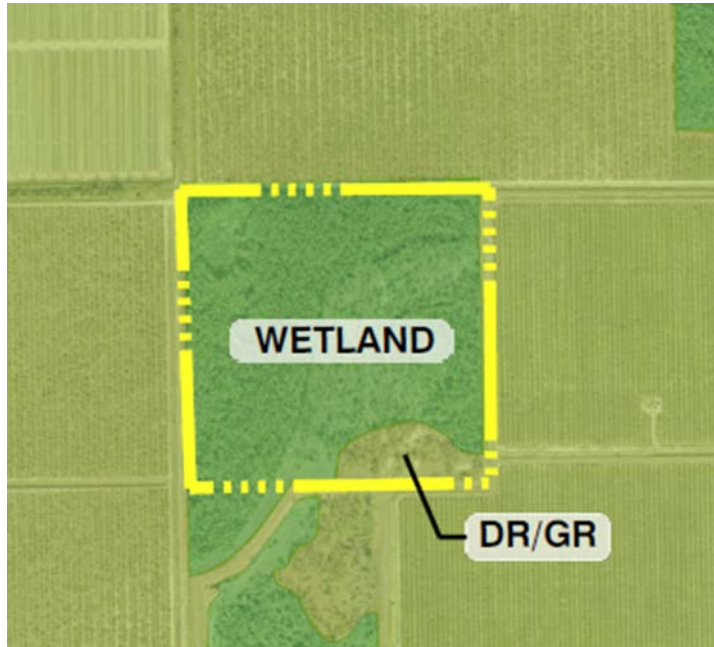
CONSERVATION CONNECTION



EASEMENTS



PROPOSED USES



- ▶ Restore 100% of the property back to indigenous habitat.
- ▶ Obtain 40 single family residential units that can be used within the proposed Verdana Village MPD rezoning submittal. These additional units will compensate for the cost of the restoration work on the 40 acres and the purchase of the property.
- ▶ Elimination of existing ingress/egress easements that caused potential conflict with site plans and historic flow ways.

EXISTING STRUCTURES TO BE CLEANED UP



Photo 7 – View of the Second Trailer



Photo 8 – View of the Small Shed

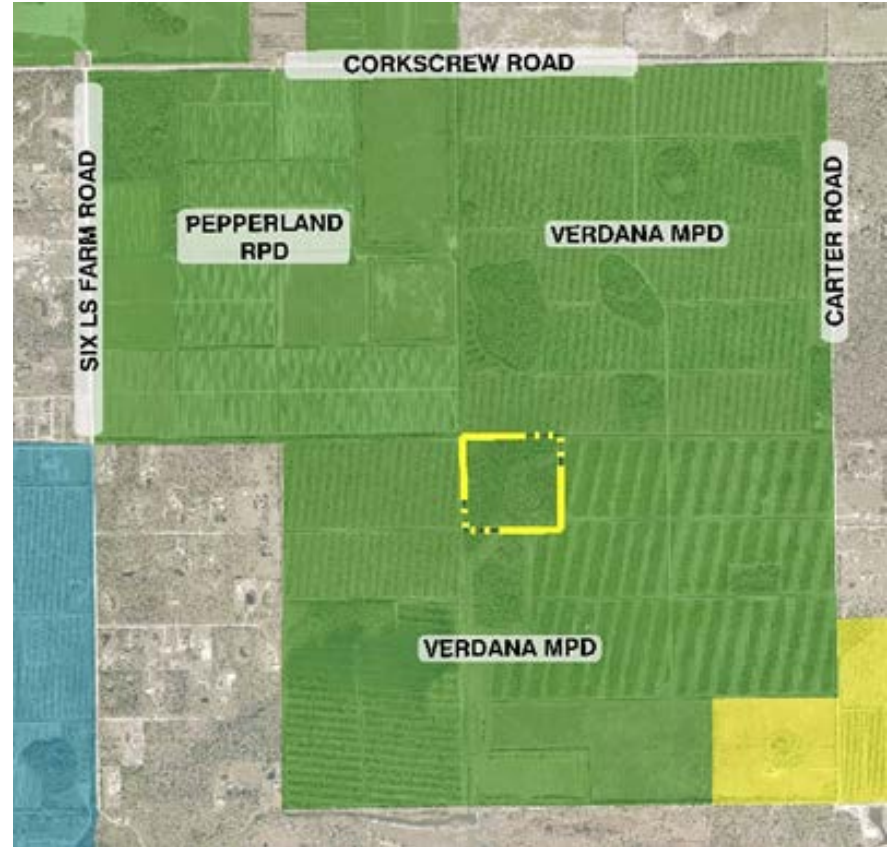
AMENDMENT REQUEST & LEE PLAN CONSISTENCY

»» Tina M. Ekblad, MPA, AICP, LEED AP
Morris-Depew & Associates



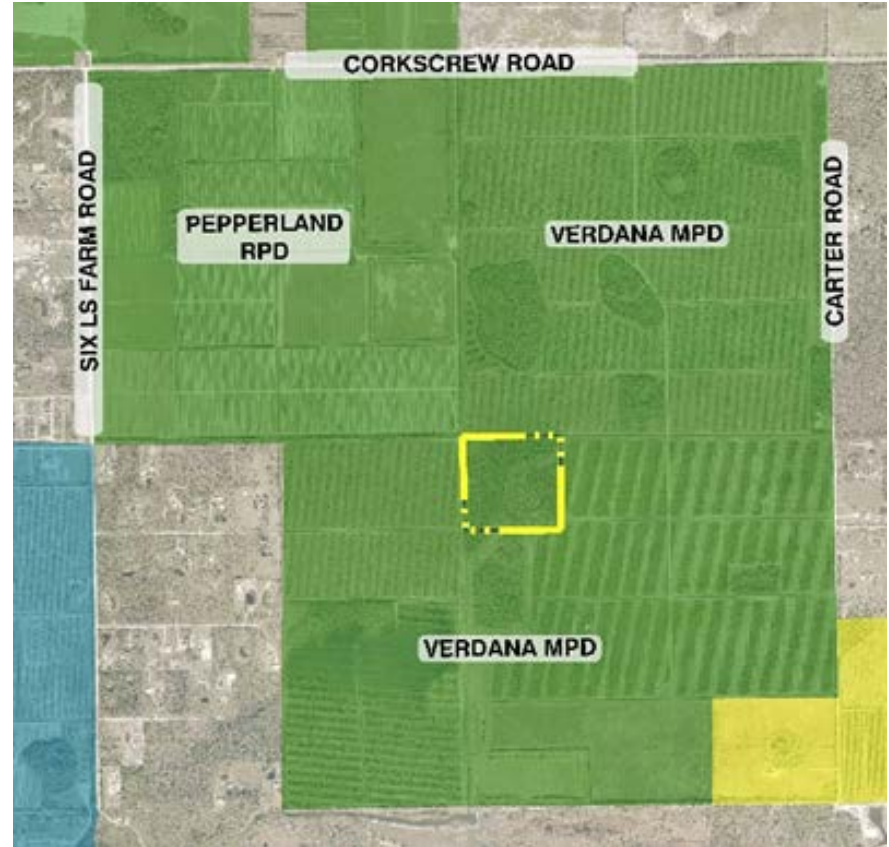
CPA 2019-00005 REQUEST

- ▶ Future Land Use Map Amendment
 - Extension of Environmental Enhancement and Preservation Communities Overlay



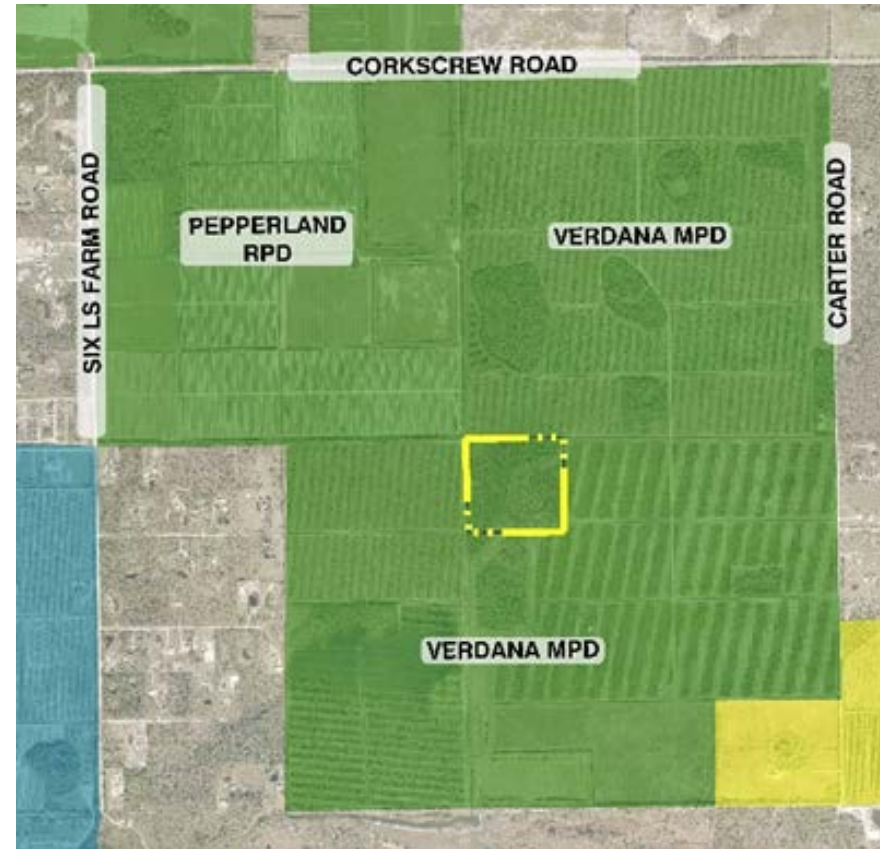
CPA 2019-00005 REQUEST

- ▶ Extend EEPSCO
 - From Pepperland Ranch
 - To 40AC Subject Property
 - Completing the EEPSCO on Tier 1 Properties



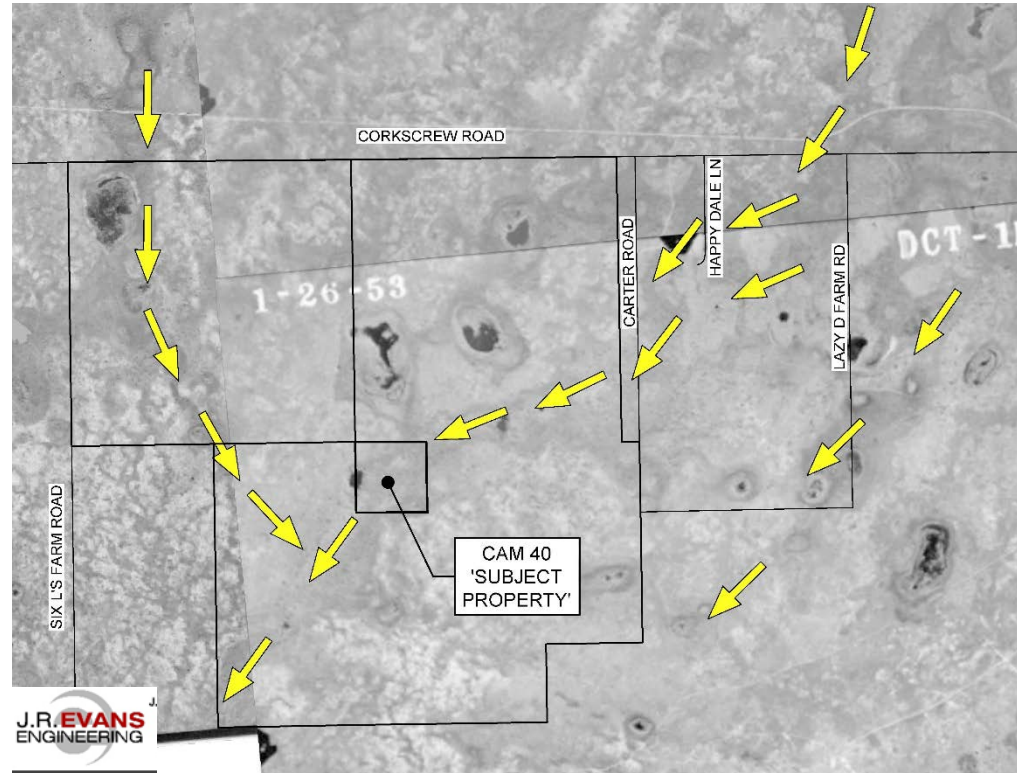
EEPCO Designation Criteria

- ▶ Policy 33.3.4: Lands eligible for designation must:
 - Provide significant regional hydrological and wildlife connections
 - Located west of Imperial Marsh Preserve and within 1 mile of Corkscrew Road
 - Properties fronting on Corkscrew may extend the overlay to include contiguous Tier 1 properties



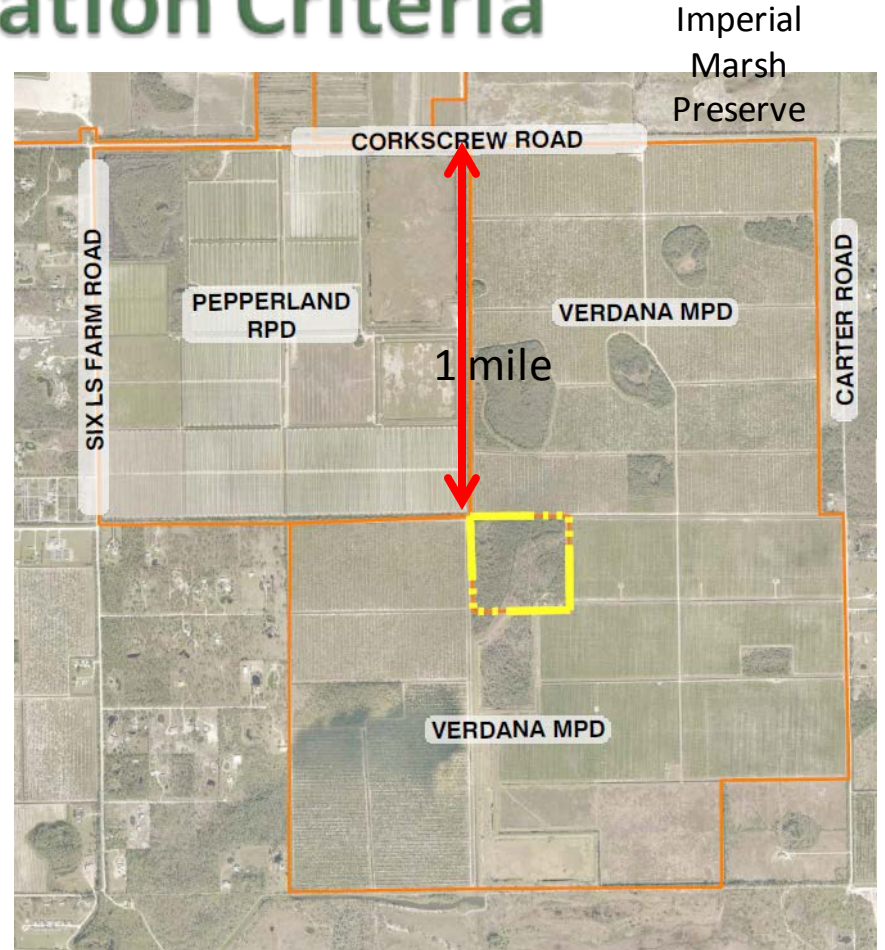
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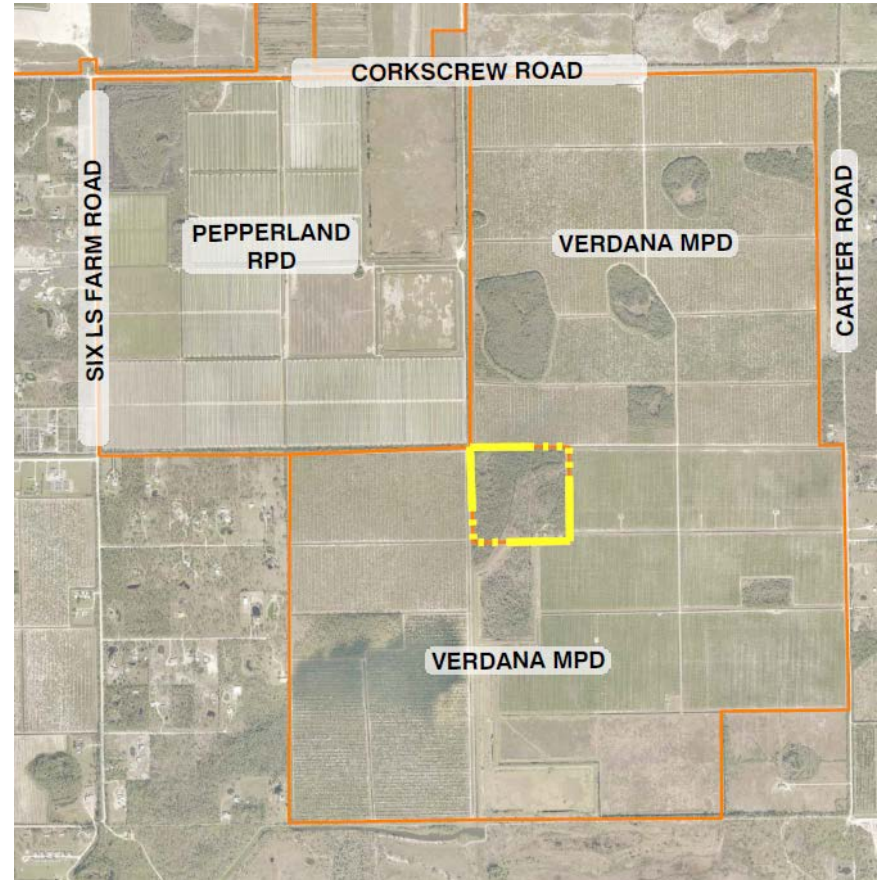
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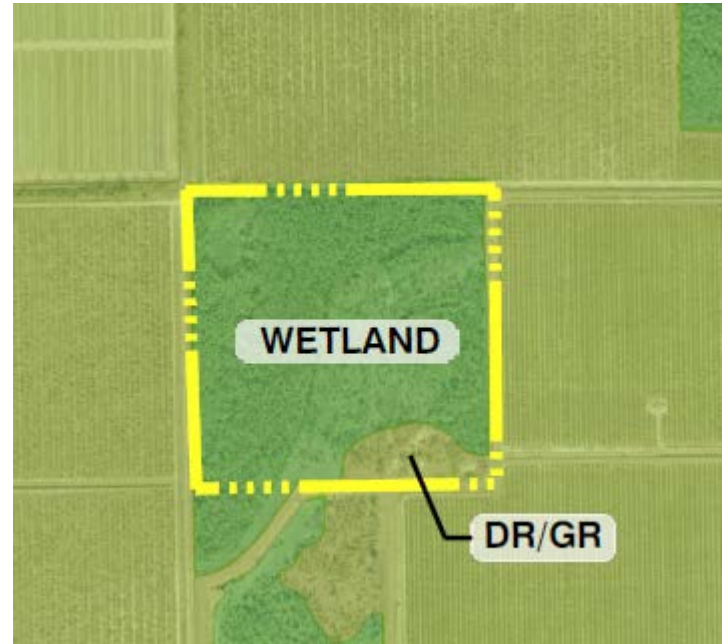
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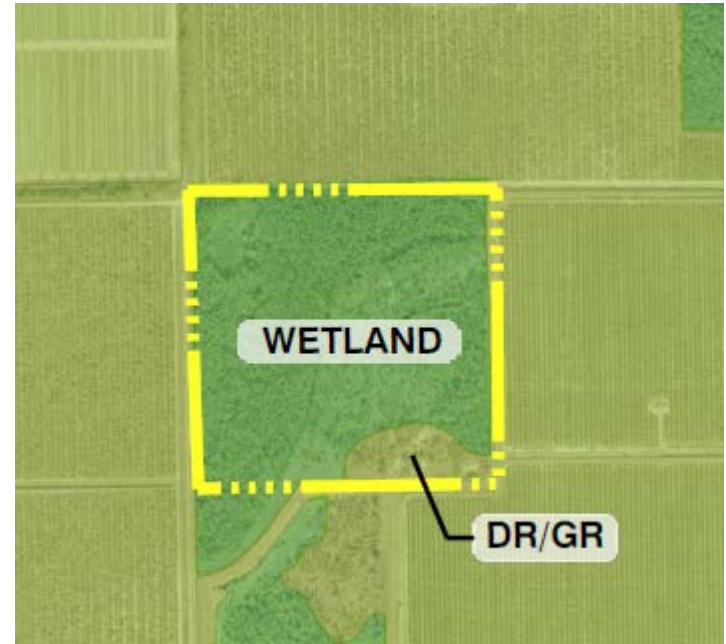
Future Land Use

- ▶ Policy 1.4.5: Density Reduction/Groundwater Resource: Upland areas for substantial recharge
- ▶ Objective 1.5 Wetlands: lands identified using State statute as Wetlands
- ▶ Request **does not** change FLU
- ▶ Future development **will be** consistent



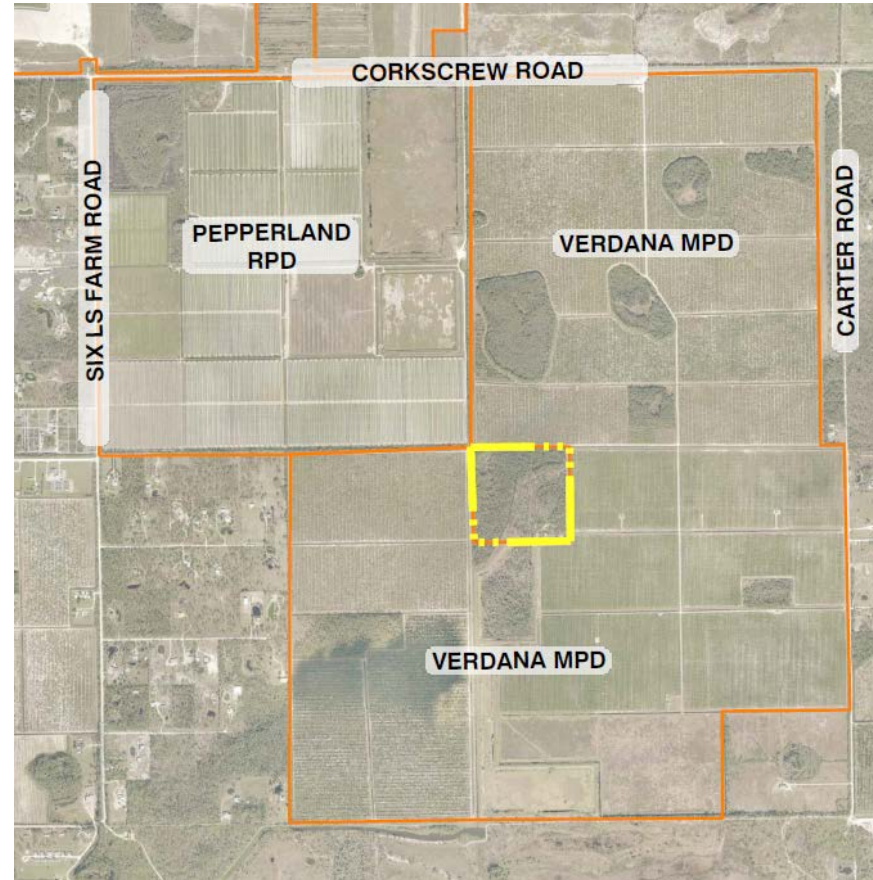
Southeast Lee Planning Community

- ▶ Balances various uses including mining, agricultural, public wellfields, treatment plants, preservation, private golf course, large lot residential
- ▶ Clustered residential and accessory commercial limited to specific locations
- ▶ EEPKO – location for residential
- ▶ Planned Development required
- ▶ Clusters density
- ▶ All surrounding properties within EEPKO
- ▶ MPD Submitted July 2019



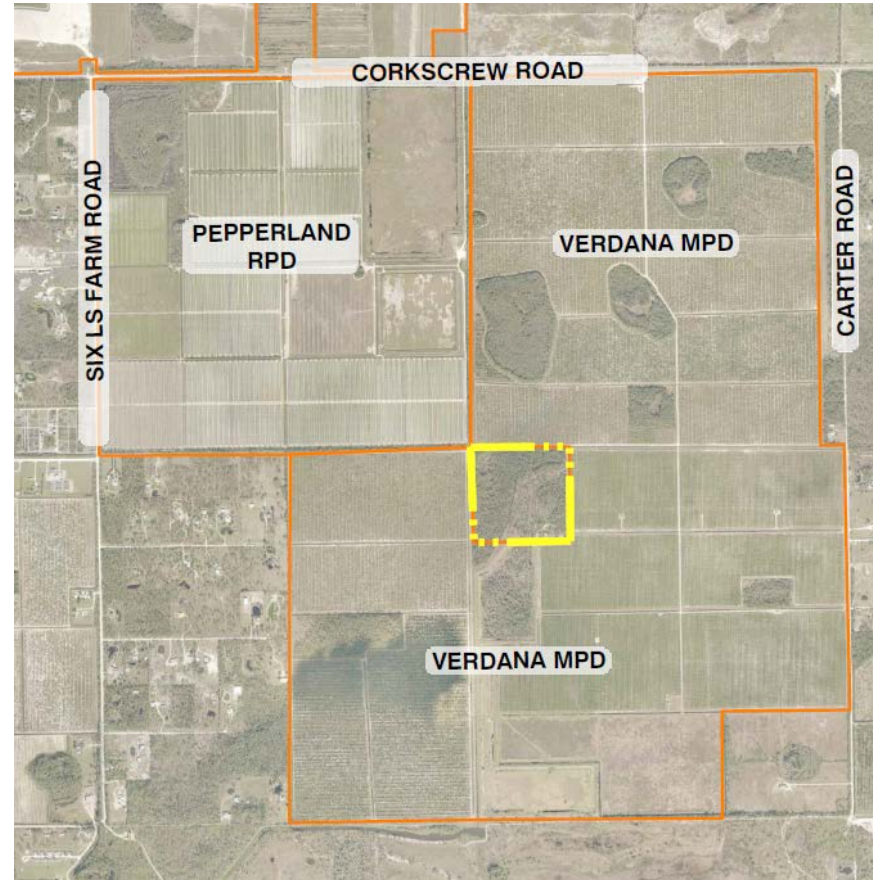
Urban Services

- ▶ Public Utilities Available
 - ▶ Public Safety Service Area
 - ▶ School District Capacity Available
 - ▶ Solid Waste Capacity Available
-
- ▶ Services are available & have capacity
 - ▶ MPD demonstrates units clustered & located north of subject property



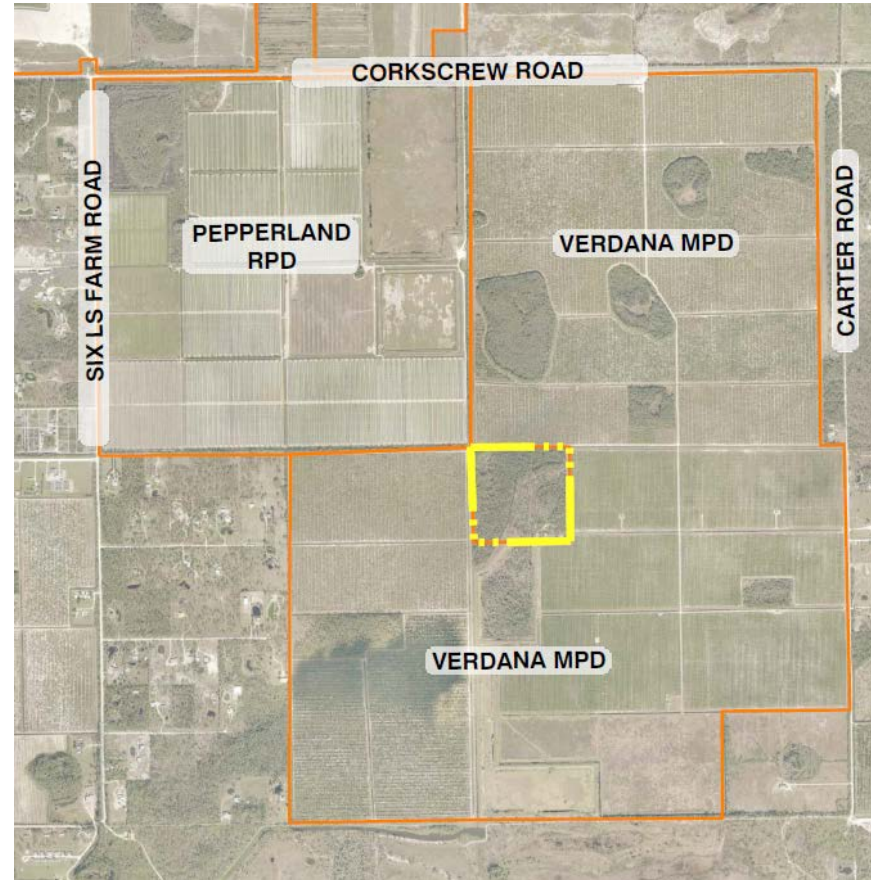
Lee Plan Consistency

- ▶ Table 1(b)
 - No text amendment necessary
 - Population increase is deminimus
- ▶ Goal 2 Growth Management
 - Support projected population
 - Contiguous & compact growth pattern
 - Promotes “infill” for hydrological connections



Lee Plan Consistency

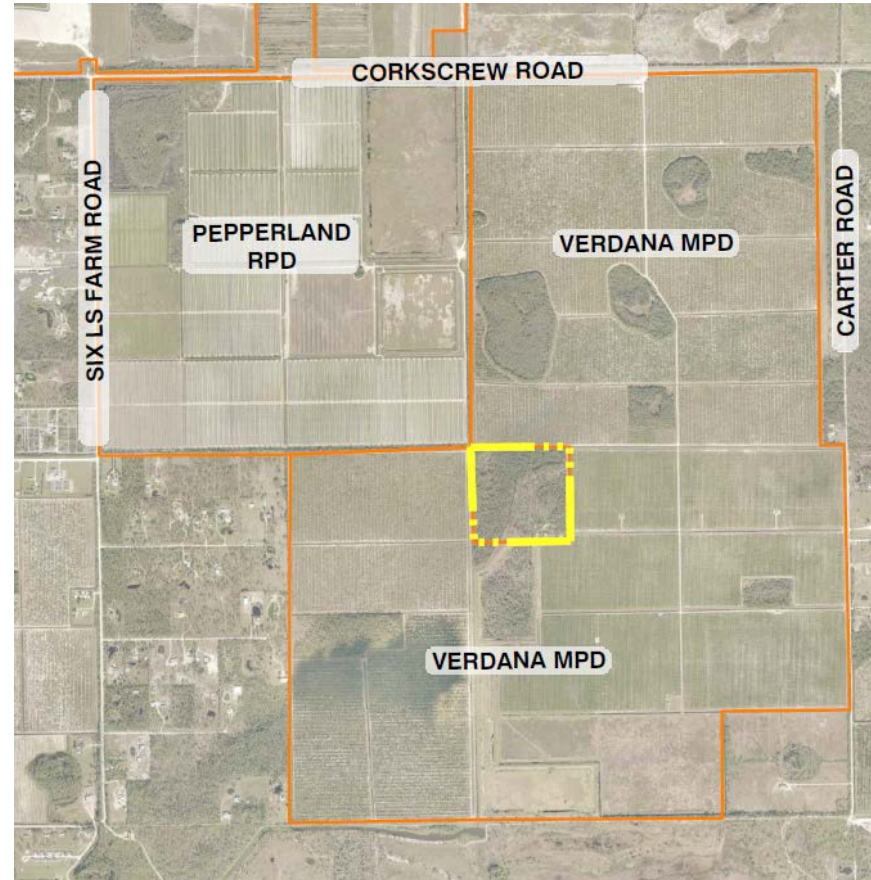
- ▶ Goal 4 General Development Standards
 - Water, Sewer, Environmental Factors
- ▶ LCU Service Area on adjacent properties
- ▶ Wetlands to be retained
- ▶ Exotics to be removed
- ▶ Replanting to occur as needed



Lee Plan Consistency

▶ Goal 5 Residential

- Tier 1 Properties identified for residential development
 - Avoid hazards and physical constraints with site design
 - Protect residential from encroachment & incompatible uses
-
- ▶ 40 units to be clustered to the north
 - ▶ Submitted MCP demonstrates clustered pattern
 - ▶ Future development preserves existing indigenous habitat



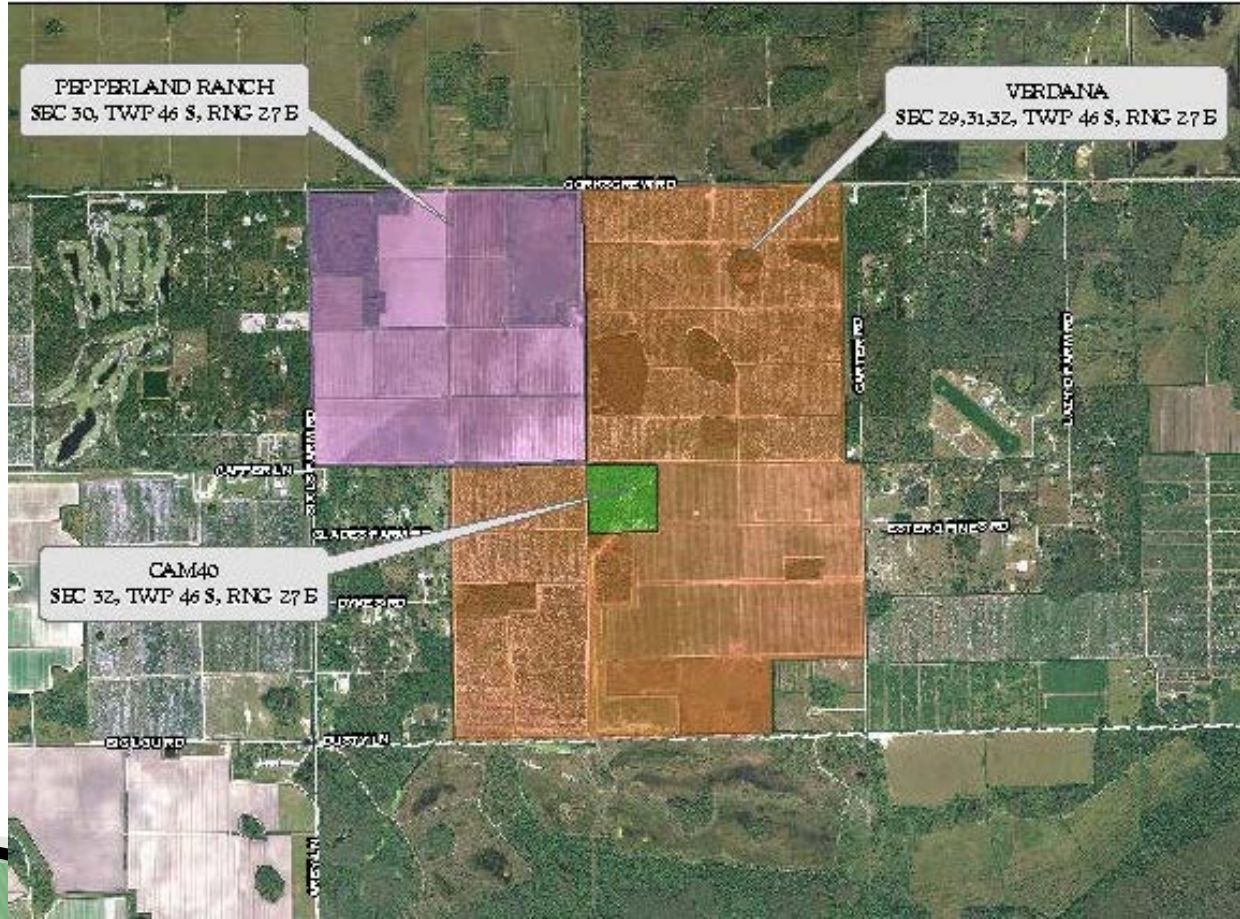


ENVIRONMENTAL

➤➤ Shane Johnson, CSE, PSW
Passarella & Associates, Inc.



LOCATION MAP



1968 Aerial



2019 Aerial



Existing Conditions



Existing Conditions



- 25± acres of wetlands
 - Willow
 - Cypress
 - Pine/Cypress
 - Hydric Pine
 - Mixed Wetland Forest
 - Freshwater Marsh
- 13± acres of uplands
 - Pine
 - Disturbed Land
 - Berms
- 2± acre of surface waters
 - Ditches

Protected Species



- PAI conducted a Lee County PSS in February 2019
- The following listed species were observed:
 - Big Cypress Fox Squirrel
 - Gopher Tortoise (burrow)
 - Cardinal Airplant
- Protected Species Management Plan will be prepared prior to DO approval

Lee Plan Policies 33.2.1 and 33.3.4

- Policy 33.2.1: Promotes large-scale ecosystem integrity through protection and/or restoration of lands that connect existing wildlife corridors and conservation area.
- Policy 33.3.4: Provides a significant regional hydrological and wildlife connection and potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats.

TRANSPORTATION



Stephen Leung
David Plummer & Associates, Inc.

PROJECT LOCATION



CPA TRAFFIC STUDY

- ▶ CAM40 Comprehensive Plan Amendment Traffic Study (May 23, 2019)
- ▶ Consistent with Florida DEO transportation methodology requirements
- ▶ Consistent with Lee County requirements
 - Study area = three mile radius from site
 - Long-term, 2040 horizon year
 - Lee County MPO adopted travel model
 - 2040 LRTP Cost Feasible Plan roadway network
 - Lee County 2040 socio-economic data (reflects EEPKO development)
 - Short-term, 5-year horizon

CPA TRAFFIC STUDY CONCLUSIONS

- ▶ Long-range, 2040 analysis
 - No road segments projected to fall below LOS standard without or with CPA
 - No changes needed in County's 2040 Cost Feasible Plan
- ▶ Short-range, 5-year analysis
 - The short term analysis was not completed due to the term when these units are projected to be absorbed later than 5 years.

CPA TRANSPORTATION-RELATED POLICIES

- ▶ EEPKO Transportation Study – Policy 38.1.9
 - Cumulative analysis
 - Conducted by Lee County (Revised - August 31, 2018)
 - Input from property owners
 - Improvements
 - Financing strategy
- ▶ Planned Development – Policy 33.3.4.2.k
 - PD pays proportionate share of needed improvements

Lee Plan Consistency

► Transportation

- Policy 36.1.1 MPO long range maps incorporated by reference
- Policy 36.1.4 Protect capacity of County Roads
- Goal 37 Maintain LOS standards
- Policy 39.2.3 Vehicular Transportation



- Corkscrew LOS maintained
- No amendment to LRTP necessary
- Easements provide access to Corkscrew Rd
- MPD proposes interconnected internal roadways

CONCLUSIONS - TRANSPORTATION

- ▶ 40 single-family units to be integrated into the proposed Verdana Village MPD
- ▶ Traffic study prepared consistent with County guidelines
- ▶ No new road improvements needed as a result of CPA
- ▶ CAM40 will mitigate its traffic impacts
 - Road impact fees or proportionate share, whichever is higher

QUESTIONS & ANSWERS

**PAVESE
LAW FIRM**



Progressive Water Resources
Integrated Water Resource Consultants



**PASSARELLA
& ASSOCIATES** INC

OWNER SUMMARY



Nick Cameratta, CEO
Cameratta Companies, LLC