

From: [Julianne Thomas](#)
To: [Jenkins-Owen, Sharon](#)
Subject: [EXTERNAL] Cam40 CPA2019-00005
Date: Wednesday, May 29, 2019 10:26:19 AM

Hi Sharon – I've been looking over the Cam40 submittal, and have a few concerns. Specifically, we have concerns about the EEPCO being applied to this relatively small wet parcel. Although there is no minimum size in the Lee Plan required for the overlay, we do not believe that approving 40 units for this site is consistent with the purpose and intent of the EEPCO. To cluster 40 units on the 13.4 upland portion of the property would result in a density of 3 du/acre. As you know, both Pepperland and Verdana surround this outparcel with planned restoration area. Putting 3 du/acre in the midst of preservation areas to restore regional surface and groundwater resources is the antithesis of the intent of the EEPCO. It is our understanding that Mr. Cameratta recently purchased Verdana. If the intent is to transfer the units off this site and rework the Verdana site plan, that intent should be clearly stated. If the intent is to actually disrupt the restoration plans of Verdana and Pepperland, that should also be acknowledged, and in that case, the staff recommendation should be for denial. The application is sparse on details of how rewarding this parcel with higher density will in any way meet the intent of the EEPCO or mitigate the impact of the proposed increased density. Thanks for your time, and can you please keep me informed as this case moves forward.

Julianne

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