



RECEIVED
JAN 22 2024

COMMUNITY DEVELOPMENT

**Caloosa 80
CPA2022-00017 & DCI2022-00062
North Olga Community Meeting Summary**

Caloosa 80, LLP (Applicant) and their consultant team hosted a public information meeting at the corner of North River Road and North Olga Drive in Alva, FL 33920 (within the boundaries of the North Olga Community Planning Area boundaries), at 10:00 a.m., on Friday, January 19, 2024. The meeting was held for the proposed Comprehensive Plan Amendment and Mixed Use Planned Development rezone applications, CPA2022-00018 and DCI2022-00062, respectively. The meeting was advertised in the News Press as Exhibit A. Approximately 9 people were in attendance per the Sign In Sheet, Exhibit B.

Alexis Crespo (Agent) and Stan Whitcomb (Applicant) welcomed attendees, introduced the project, and presented the proposed Master Concept Plan and Comprehensive Plan Amendment attached as Exhibit C.

The Applicant explained the proposed development will include a maximum of 700 RV units and 30,000 SF of neighborhood commercial uses with a maximum height of 35 feet. The Master Concept Plan was also displayed and proposed uses, access, preserve areas. The proposed accessory "casitas" were explained. It was noted the preserve areas were strategically placed along the perimeter of the project to maintain the views of native vegetation from SR 80 and adjacent lands. It was also noted that access to Bateman Road would remain emergency access only. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Comments raised from attendees included the following topics:

- Concern regarding increased density of RVs and the number of RV projects in the vicinity
- Questions regarding the "class" of RVs to ensure the project would not be low-income.
- Concern regarding traffic generated by the proposed increase in RVs
- Concern that extending Lee County Utilities to the site will open the door to more intense development in Alva.
- The request was made to consider preservation in the SW corner of the site adjacent to the 20/20 preserve.
- Concern regarding protection of rural character and commercial uses located outside of the Alva core at SR 80 and Broadway.

Attendees were provided contact information and it was noted that the Applicant will examine ways to address the comments in the plan.



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

PROOF OF PUBLICATION

_ DEFAULT
RVI Planning, Inc
28100 Bonita Grande DR # 305
Bonita Springs FL 34135-6221

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

01/11/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/11/2024



Legal Clerk

Notary, State of WI, County of Brown
1-2-25

My commission expires
Publication Cost: \$143.96
Order No: 9725641 # of Copies:
Customer No: 1126761 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING
DATE: Friday, January 19, 2024
TIME: 10:00 AM
ADDRESS: Intersection of River Road/N. Olga Drive, Alva, FL 33920
In accordance with the Northeast Lee County Community Requirements of the Lee County Land Development Code, the Applicant, Caloosa 80, LLP will be presenting information to the public on the following request:
The request is to rezone the 192+/- acre Property from Recreational Vehicle Planned Development (RVPD) to Mixed Use Planned Development (MPD) to allow for a maximum of 700 RV lots, 30,000 SF of commercial retail, private on-site recreational uses, and supportive infrastructure. The maximum building height is 35 feet. The site will connect to centralized water and sewer services. A companion Comprehensive Plan Amendment will include 93+/-acre of the subject Property in the Sub-Outlying Suburban future land use category, and include the site on the Lee County Future Water Services Area Map (Map 4A) and the Future Sewer Service Area Map (Map 4B).
For questions, please contact:
Alexis Crespo, AICP
RVI Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135
(239) 850-8525 or acre-spo@rviplanning.com
Jan. 11, 2024 #9725641

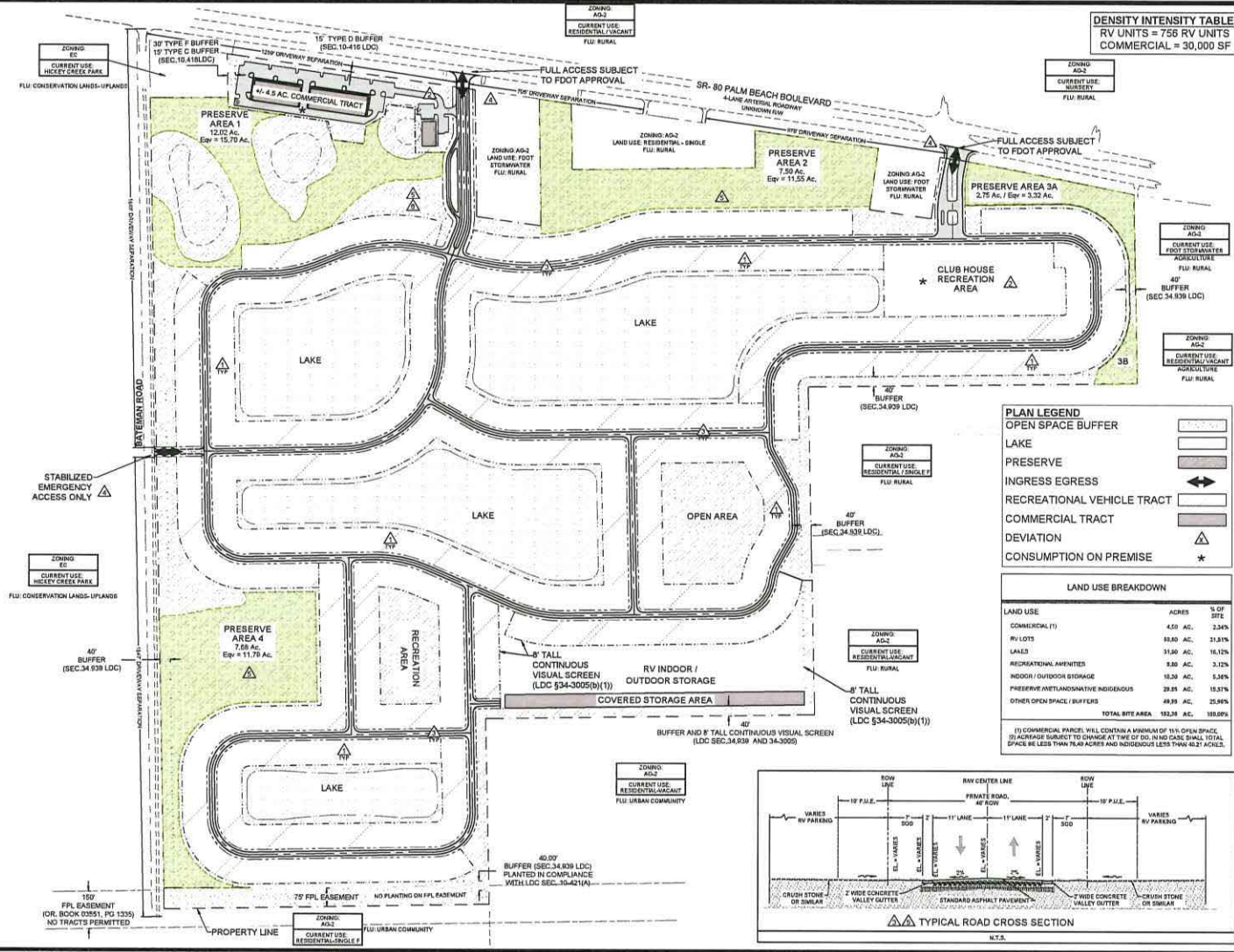
CALOOSA 80

NEIGHBORHOOD WORKSHOP
JANUARY 19, 2024

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Tom Mullins		
Cheri Mullins		cheri.mullins@aol.com
Steve Shatter		steven.shatter@myfwc.com
Derck Felder		
Denise Eberle		EEENISOUCK@AOL.COM
Dwane Howardshalat		Interlocken Lane
Stanley Whitcomb		STANW@WHITGROUP.NET

CALOOSA 80 MPD

LOCATED IN SECTION 29 & 30, TOWNSHIP 43-S, RANGE 27-E, LEE COUNTY, FLORIDA



DENSITY INTENSITY TABLE
 RV UNITS = 756 RV UNITS
 COMMERCIAL = 30,000 SF

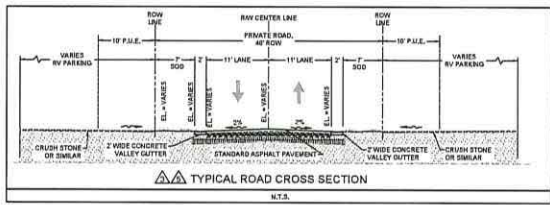
PLAN LEGEND

- OPEN SPACE BUFFER
- LAKE
- PRESERVE
- INGRESS EGRESS
- RECREATIONAL VEHICLE TRACT
- COMMERCIAL TRACT
- DEVIATION
- CONSUMPTION ON PREMISE

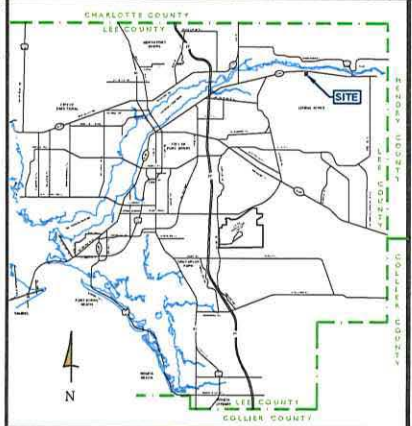
LAND USE BREAKDOWN

LAND USE	ACRES	% OF SITE
COMMERCIAL (1)	4.50 AC.	2.54%
RV LOTS	83.00 AC.	21.81%
LAKE	31.00 AC.	16.12%
RECREATIONAL AMENITIES	8.50 AC.	3.12%
INDOOR / OUTDOOR STORAGE	10.28 AC.	5.36%
RECREATIONAL AMENITIES INDIGENOUS	28.95 AC.	15.17%
OTHER OPEN SPACE / BUFFERS	48.95 AC.	25.96%
TOTAL SITE AREA	187.28 AC.	100.00%

(1) COMMERCIAL PARCELS WILL CONTAIN A MINIMUM OF 15% OPEN SPACE.
 (2) ACREAGE SUBJECT TO CHANGE AT TIME OF DS, WHO CASE RUAL TOTAL SPACE BE LESS THAN 78.49 ACRES AND INDIGENOUS LESS THAN 48.21 ACRES.



MASTER CONCEPT



PROJECT SUMMARY:

OPEN SPACE SUMMARY

LAND USE	AREA
REQUIRED OPEN SPACE	
40% OF RPVD AREA = 40% OF 187.85 AC.	= 75.14 AC.
30% OF COMMERCIAL AREA = 30% OF 4.5 AC.	= 1.35 AC.
PROVIDED OPEN SPACE = 79.89 AC.	76.49 AC.

COMMERCIAL TRACT WILL CONTAIN A MINIMUM OF 15% OF THE REQUIRED COMMERCIAL OPEN SPACE (0.2 ACRES)

RECREATIONAL FACILITY SUMMARY

REQUIRED RECREATIONAL FACILITIES = 250 SF X 185.85 AC. = 46,962.5 SF.

- NOTES**
- 1) THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
 - 2) ALL ACREAGE/SQUARE FOOTAGE ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.
 - 3) OPTIONAL TREATMENT PLANT WILL ONLY BE CONSTRUCTED IF CONNECTION TO LCU SEWER LINES IS NOT POSSIBLE.

Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4701 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239-636-5222 | QA@nc.net

PROJECT DEVELOPER: CALOOSA 80 DEVELOPMENT, LLC. PROJECT ARCHITECT: QUATTRONE & ASSOCIATES, INC. CALOOSA 80 MPD. DRAWING NO. QP-2023-001. DATE: 08/15/2023.