




CALOOSA 80

COMPREHENSIVE PLAN AMENDMENT

CPA2022-0017 & CPA2022-0018

Local Planning Agency

April 22, 2024

- 
- ❖ Stan Whitcomb – Owner’s Representative
 - ❖ Neale Montgomery, Esq. – Pavese Law
 - ❖ Al Quattrone, P.E. – Quattrone & Associates
 - ❖ Ted Treesh, PTP – TR Transportation
 - ❖ Barrett Stejskal – BearPaws Environmental Consulting
 - ❖ David Brown, P.G. - RESPEC
 - ❖ Alexis Crespo, AICP – RVi

PROJECT TEAM

Caloosa 80

ALEXIS CRESPO, AICP - RVI

COMPREHENSIVE PLAN AMENDMENT REQUEST

- Amend Future Land Use Map for 92+/-acres on east side of Property from RURAL to SUB-OUTLYING SUBURBAN
- Amend Lee Plan Utilities Maps to include Property in Future Water & Sewer Service Area
- *Map change allows for clustering of current allowed density and does not increase allowable density of the site*

PROJECT LOCATION



192+/-acre site

East of Bateman Road/Hickeys Creek Mitigation Park & South of SR 80

¾ miles of SR 80 frontage

Western portion in Urban Community per 1992 Lehigh Corp Settlement Agreement

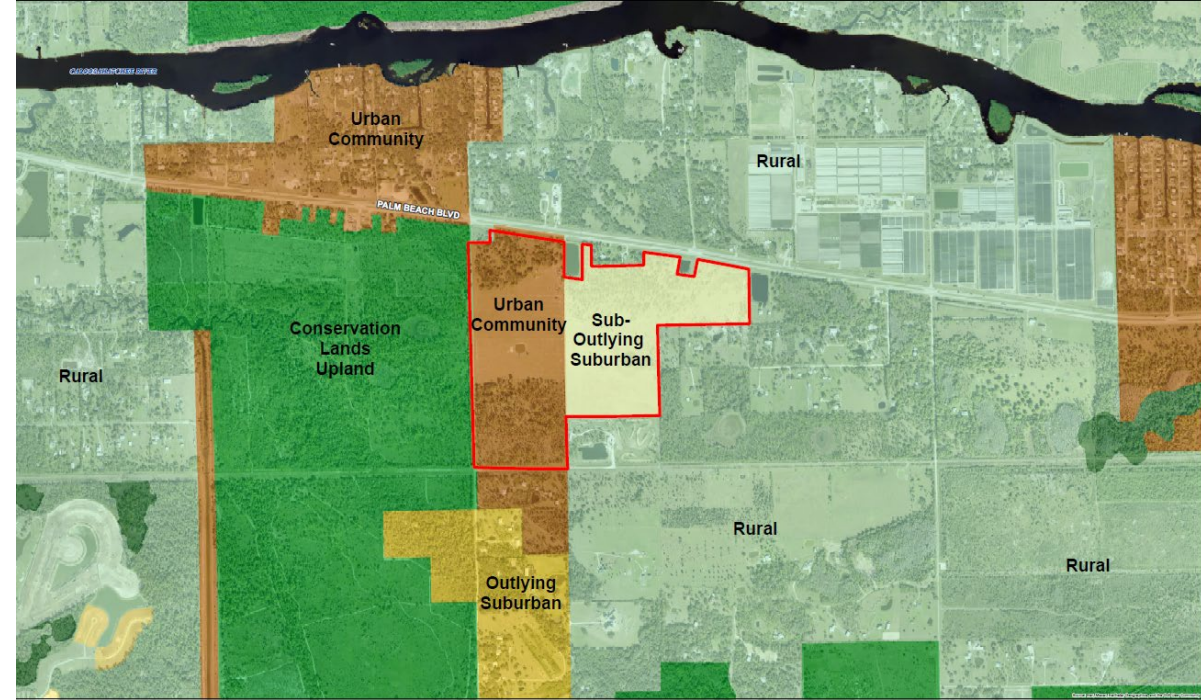
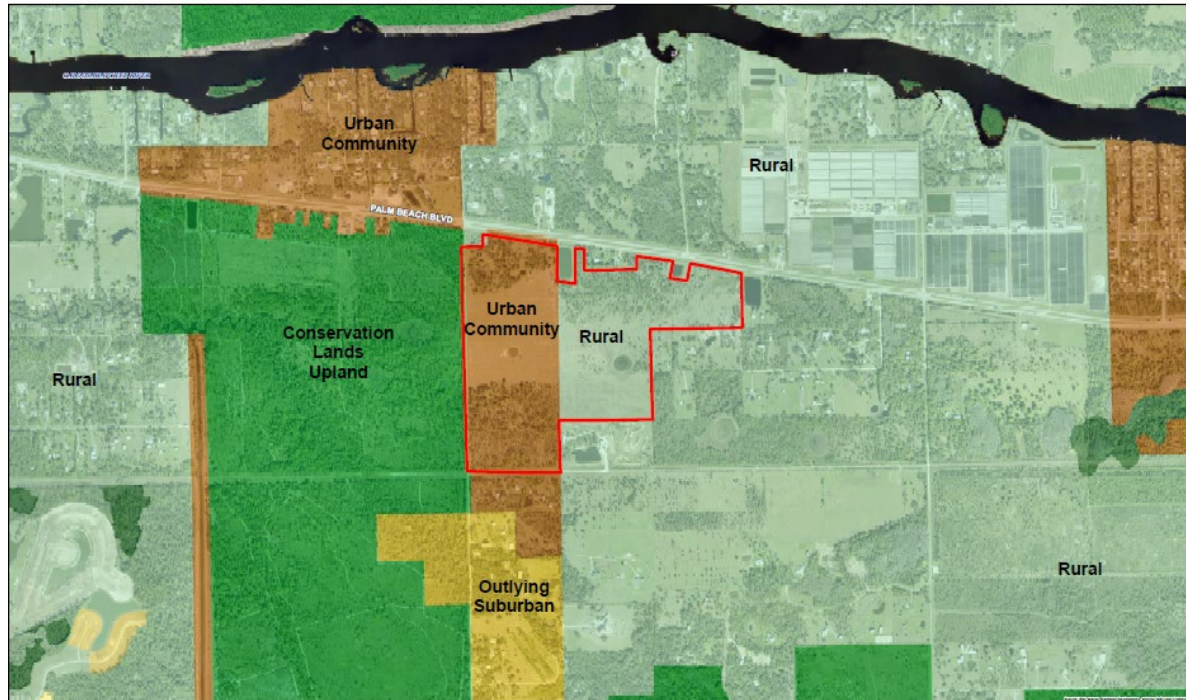
Eastern portion in Rural Future Land Use Categories

Zoned RV Planned Development (RVPD) since 2009

Proximate to Caloosahatchee River

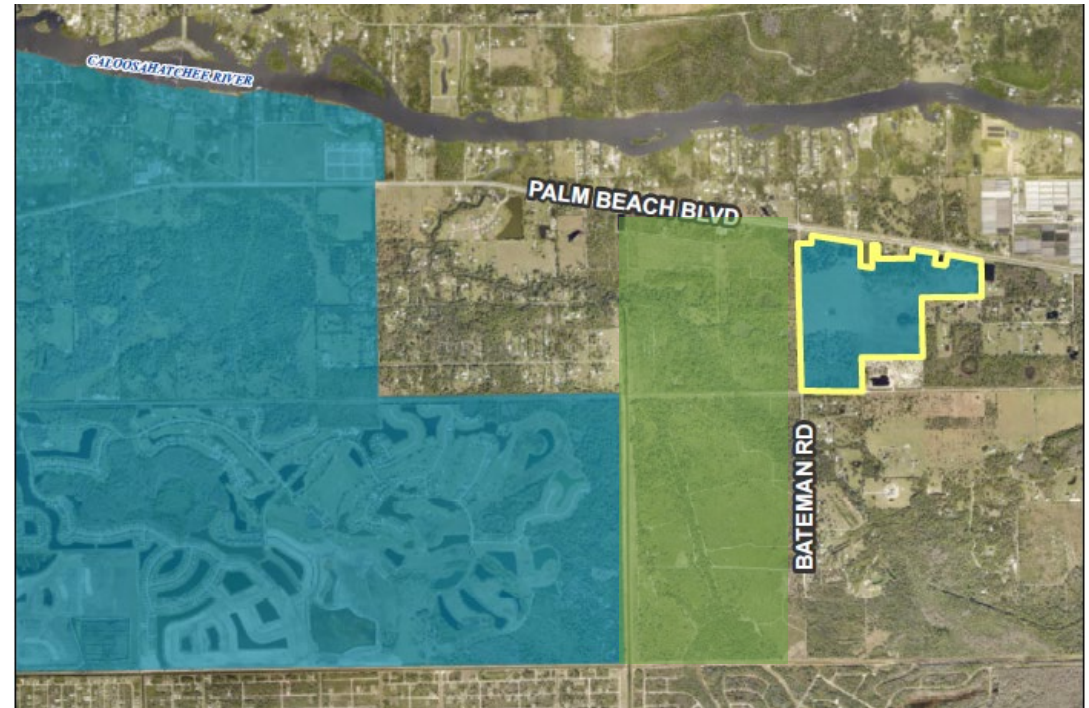
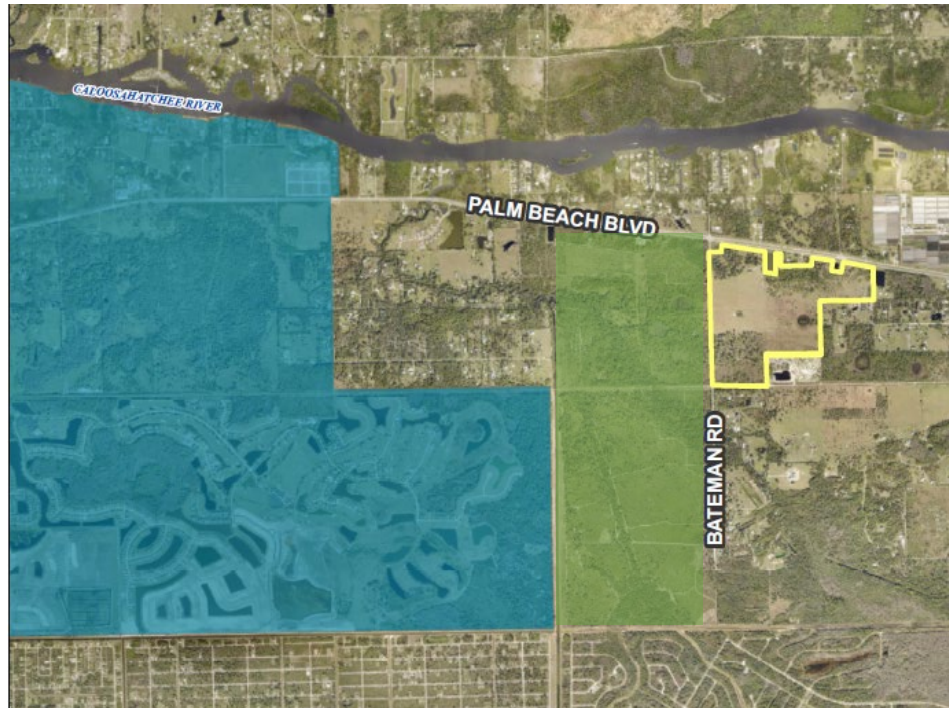
EXISTING FUTURE LAND USE

PROPOSED FUTURE LAND USE



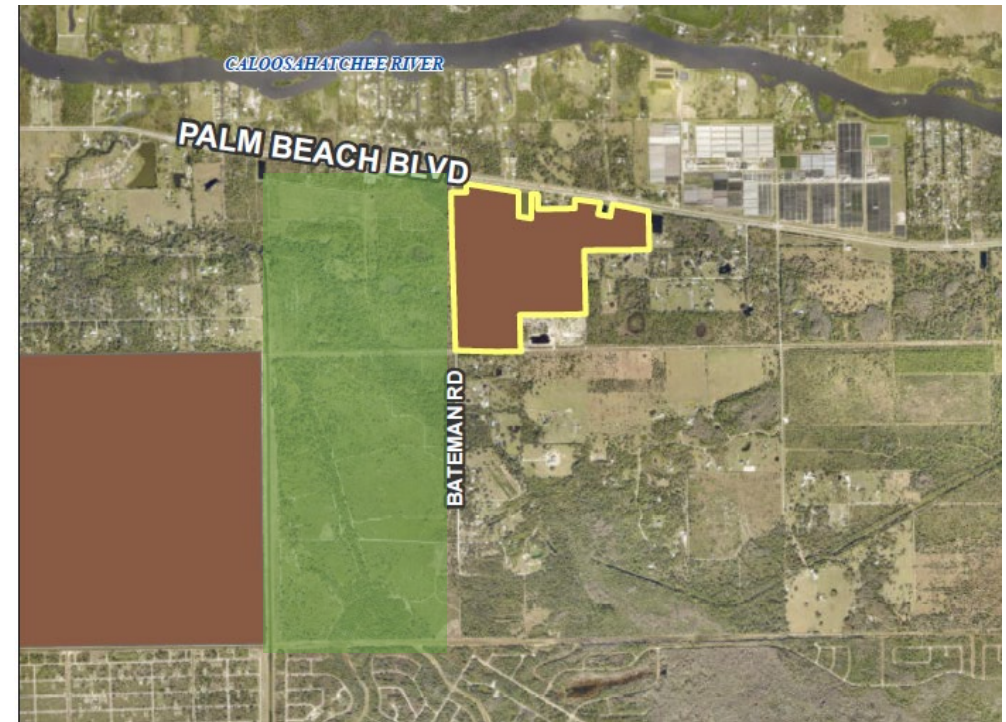
EXISTING WATER SERVICE MAP

PROPOSED WATER SERVICE MAP



EXISTING SEWER SERVICE MAP

PROPOSED SEWER SERVICE MAP

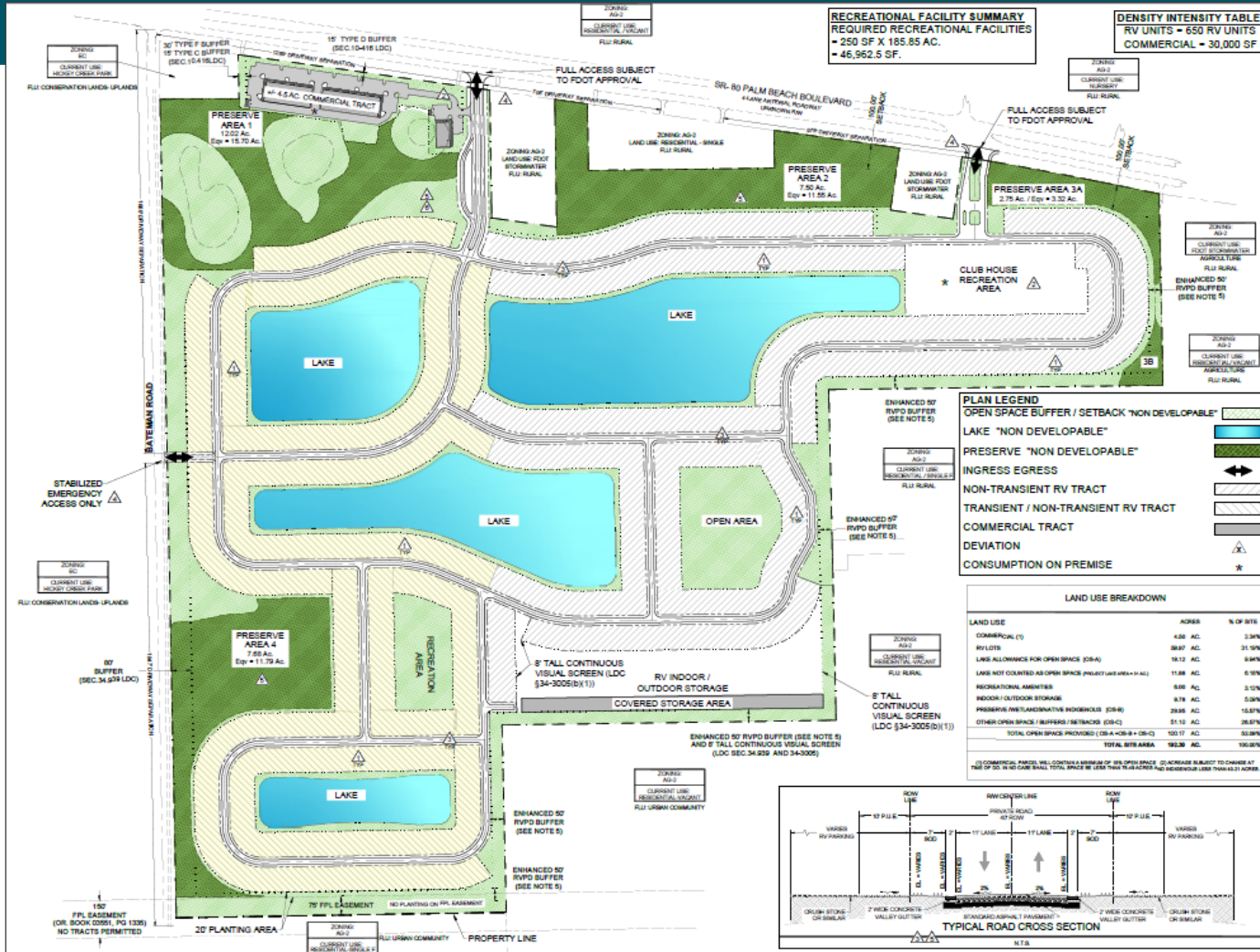


CALOOSA 80 VISION



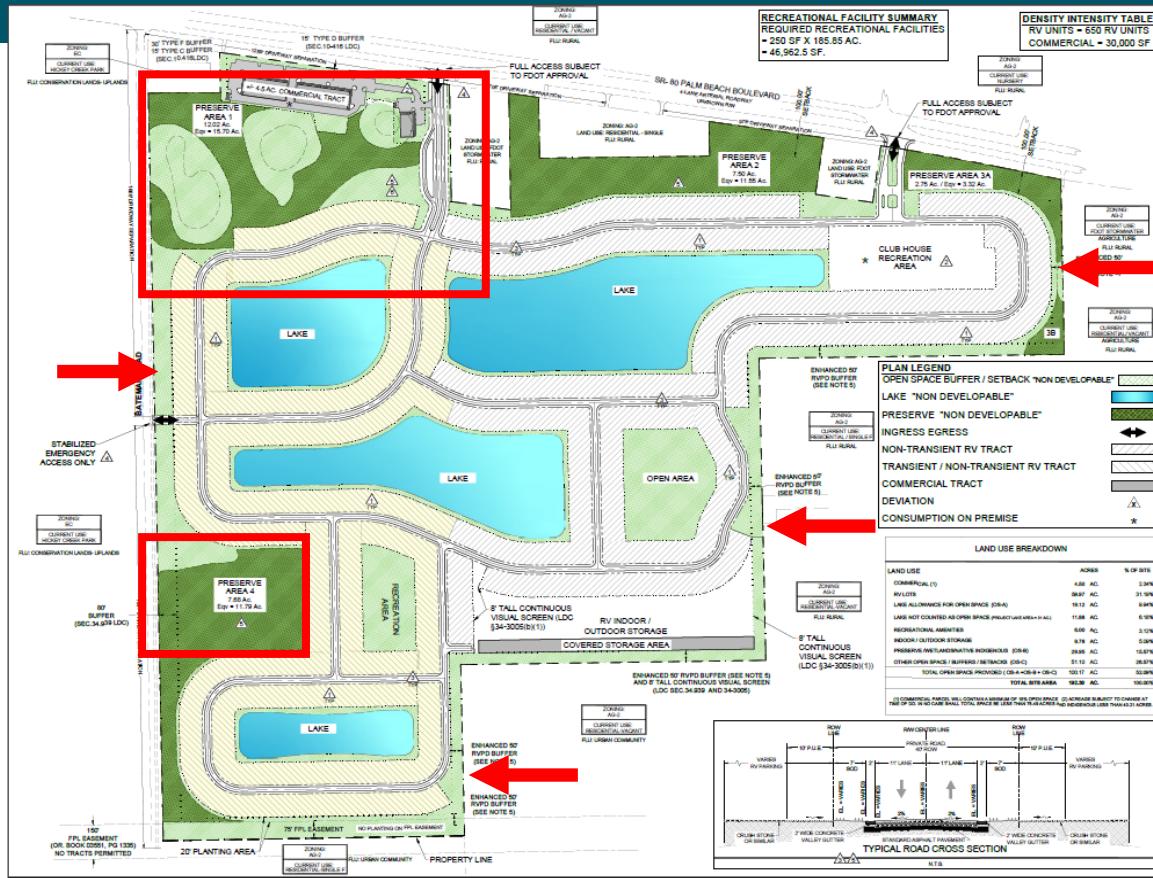
- Owned Property for Almost 15 Years
- High End RV Resort
- On-Site Amenities
- Approval of RV and Vehicles Allowed to Enter
- Professionally Managed
- Add "Casitas" and Other Modern Amenities to Reflect Current Market Conditions

PROPOSED RVPD REZONING



- 650 RV lots (below maximum permitted today per Future Land Use Map)
- 30,000 SF of Neighborhood Commercial
- Bateman access limited to emergency only
- Main Ingress/Egress from SR 80
- Multiple Smaller Lakes
- Centralized water and sewer service to replace private WWTP

BENEFITS OF CLUSTERING



- Sub-Outlying Suburban FLU change allows units to clustered in appropriate areas across the entirety of the property
- Without the FLU change majority of density would have to be on west side of property (Urban Community lands)
 - ✓ Allows for 76 acres of open space (vs. 66 acres on approved MCP)
 - ✓ Allows for an 80' wide buffer adjacent to Bateman Rd
 - ✓ Allows for a 50' wide eastern buffer

DAVID BROWN, P.G. - RESPEC

BENEFITS OF CENTRALIZED UTILITIES

RESPEC prepared an analysis of ground and surface water resources for the site, detailing the property's history and proposed land use. RESPEC strongly supports the revised RVPD design that is proposed to utilize both central water and sewer, thereby eliminating the possibility that an onsite sewage water treatment plant, or numerous private septic tanks, could be installed.

The elimination of a sewage treatment plant (or numerous private septic tanks) is consistent with the Florida Department of Environmental Protection's (FDEP) Basin Management Action Plan (BMAP) for the Caloosahatchee Estuary and significantly reduces pollutant loading potential.

Wekiva Falls RV Park



OTHER ENVIRONMENTAL BENEFITS

The Applicant proposes to sample and test water quality in the proposed stormwater lakes and record water levels in the same lakes via staff gages. Water level monitoring is proposed to ensure that existing groundwater gradients are maintained. The Applicant's monitoring of water quality and water levels is proposed to be initiated after construction of the stormwater management system and be maintained for at least five years after the RVPD's certificate of compliance.

In addition, after completion of the stormwater lakes, the RVPD's proposed landscape irrigation system will be installed and sourced by captured stormwater that is seasonally augmented by groundwater supplied by the Sandstone Aquifer. Irrigation quantities are proposed to be regulated by a centrally-controlled irrigation system so that the residents are prevented from altering the initiation or duration of irrigation events. The use of surface water from the stormwater lakes significantly reduces groundwater demands when adequate water supplies are available (i.e., post-rainy season). This approach helps to further maintain the property's existing hydrology and flow gradients in accordance with the Lee Plan.




ALEXIS CRESPO, AICP - RVI

LEE PLAN CONSISTENCY – WATER/SEWER

- Standard 4.1.1: Water Services
- Standard 4.1.2: Sewer Services
- Objectives 53.1 & 56.1: Expansion of Water & Sewer to serve Future Urban Areas
- Policies 53.1.9: Developer Funded Improvements
- Policy 126.1.4: Protection of Groundwater

LEE PLAN CONSISTENCY – OUTLYING SUBURBAN

- Policy 1.1.11: Sub Outlying Suburban
- Objectives 2.1 & 2.2: Compact Growth Patterns
- Policy 5.1.10: Clustering of densities across PDs
- Policy 17.3.2: Community Review
- Objective 27.1 & Supportive Policies: Northeast Lee County Planning Community
- Objective 28.1 & Supportive Policies: Alva Rural Character

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- Staff recommendation of ***APPROVAL***
 - The proposed amendments promote protection of surface and groundwater quality in BMAP areas
 - Protects rural character via companion PD and provides environmental enhancements
 - Will not increase allowable Lee Plan density per companion PD
 - Consistent with the Lee Plan & Florida Statutes
 - Lee Plan Amendments support a better designed community

CONCLUSION

THANK YOU!

QUESTIONS?