



# AMENITY IMPROVEMENT AMENDMENT

CPA2025-00012 - Applicant Presentation

Local Planning Agency

February 23, 2026

**RVi**

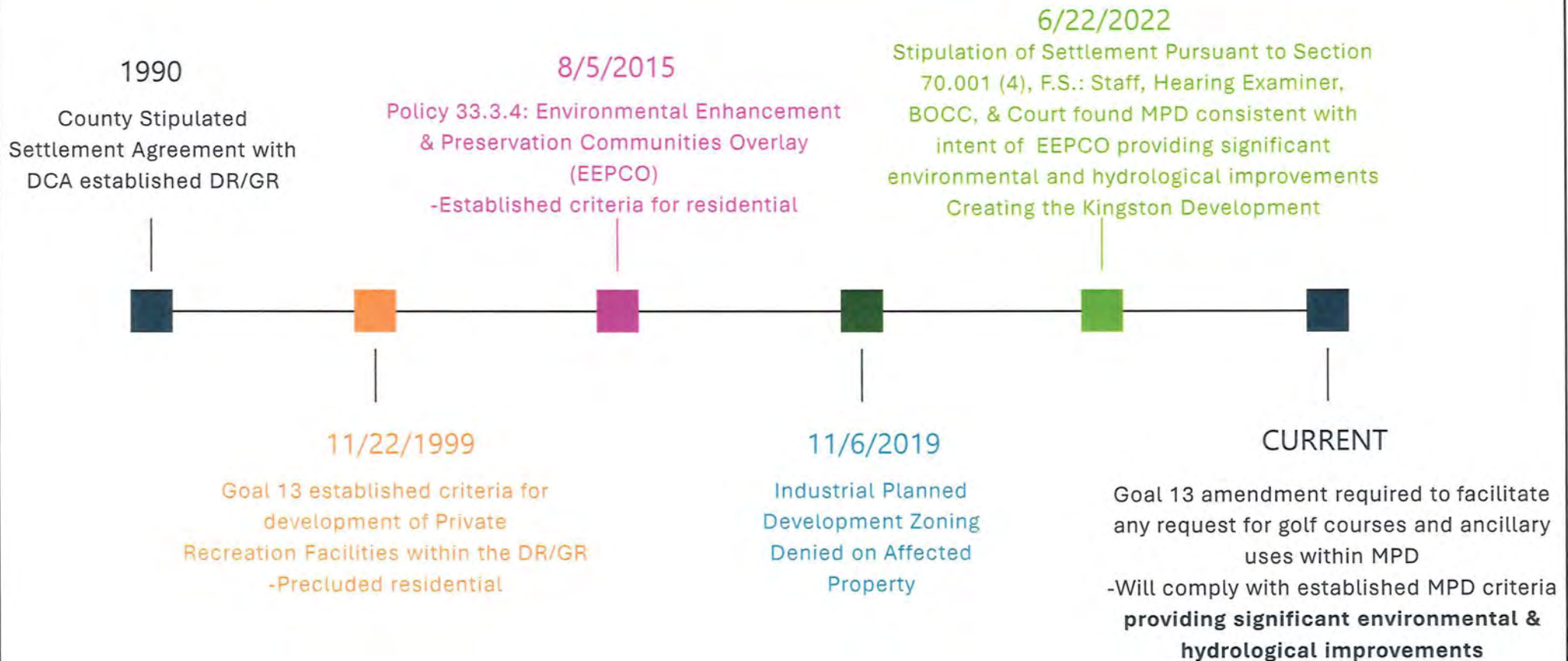
# Project Team

- ❖ **Applicant:** CAM7 SUB, LLC
- ❖ **Attorney:** Neale Montgomery, Pavese Law Firm
- ❖ **Planner:** Stacy Ellis Hewitt, AICP, RVi Planning + Landscape Architecture
- ❖ **Engineer:** Brandon Frey, P.E, J.R. Evans Engineering, P.A.
- ❖ **Hydrogeologist:** David Brown, P.G., RESPEC
- ❖ **Environmental Consultant:** Shave Johnson; Passarella & Associates, Inc.

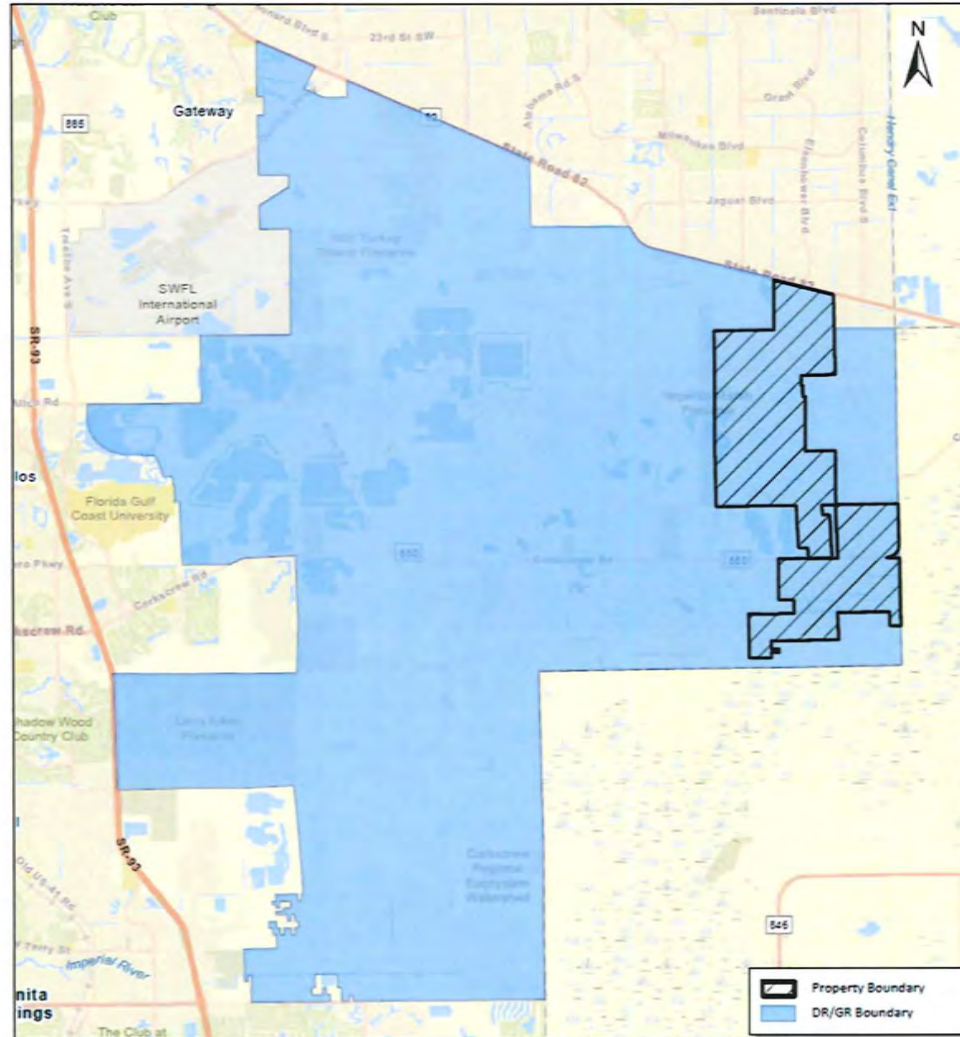
# Request

- Amend Goal 13 and associated Objectives and Policies to allow for golf courses and ancillary uses in the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S.

# Background



# Affected Property





# MPD

- Multiple residential neighborhoods within established development pods.
  - *Essential to offer variety of non-competing amenities and housing options for the Kingston development to be successful.*
  - *Allows more internal capture and reduced Kingston offsite travel.*
- Schedule of Uses includes recreational facilities, personal or private on site.
  - *Request does not change uses or allowances within the MPD.*
- Requires a minimum 3,287 acres of created, restored, &/or enhanced areas to be dedicated in conservation & flow-way easements.
  - *Request does not change required dedicated conservation area.*
- Conditions of the MPD approval provide adequate protection measures found to protect public interest.
  - *Request does not change or reduce conditions of MPD approval.*



## MPD Conditions

- Hydrological Restoration Plan at DO
- Surface Water Monitoring & Enhanced Lake Management Plan
- Connection to water and sewer
- Reduction in water withdrawal from the aquifer
- Reduction in total nitrogen and total phosphorous
- Re-established historic surface water flows through the Property
- Offsite hydraulic connection to help alleviate flooding of properties to east

A vertical graphic on the left side of the slide. It features a dark blue background with a lighter blue wavy shape at the bottom, suggesting a landscape or water. The text 'MPD Environmental Conditions' is written in white, bold, sans-serif font.

## MPD Environmental Conditions

- 3,287± ac created, restored, &/or enhanced areas to be dedicated in conservation & flow-way easements
- Wildlife Crossings
- Protected Species Management & Human-Wildlife Coexistence Plan
- Wildlife Fencing
- Indigenous Preservation, Restoration, & Management Plan
- Limited wetland impacts
- Restoration Phasing Plan

# Lee Plan Consistency

## **Chapter XIII a.1.d – Administration**

- Development authorized by court order resulting from litigation in which Lee County was a party. Amendment reconciles inconsistencies.

## **Policy 1.4.5 - DR/GR**

- Found consistent with EEPKO standards by Staff, Hearing Examiner, BOCC & Court.

## **Policy 17.3.2-17.3.4 – Public Input**

- Publicly advertised information meeting November 19, 2025.

## **Goal 13 – Private Recreational Facilities in the DR/GR**

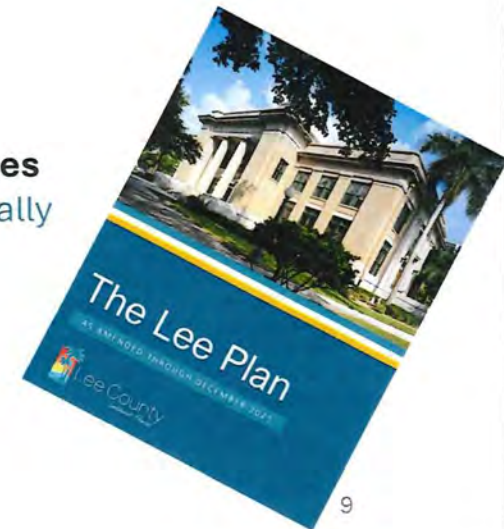
- Proposed amendments appropriate.

## **Policy 33.1.2-33.1.3 – Water, Habitat and Other Natural Resources**

- Priority Restoration Strategy Overlay identifies areas specifically identified as areas that may qualify for unique development incentives including EEPKO due to potential for natural resource benefits and/or wildlife connections.

## **Policy 33.1.7 – Integrated Surface and Ground Water model**

- Required by MPD conditions.



# Staff Report

## **Lee County Staff:**

- Recommends Transmittal

## **Applicant**

- In agreement with staff report
- Amendments are consistent with and in furtherance of the intent of the Lee Plan

## Conclusion

- Respectfully request recommendation of Transmittal
- Team available for any questions

