



Caloosa 80

Local Planning Agency Hearing

April 27, 2026

RVi

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Project Team

- **Pat Neal** *Neal Communities*
- **Neale Montgomery, Esq.** *Pavese Law Firm*
- **Alexis Crespo, AICP** *RVI Planning + Landscape Architecture*
- **Jackie Larocque, P.E.** *ATWELL*
- **Christopher Kennedy** *Kimley-Horn*
- **David Brown, P.G.** *RESPEC*
- **Ted Treesh** *TR Transportation*

Project Location





Request Summary

- **Amend the Future Land Use Map designation on ±92.7 acres of the ±192.3-acre site from Rural to Sub-Outlying Suburban**
- **Amend Lee County Future Utilities Future Water Service Area Map 4A and Future Sanitary Sewer Service Area Map 4B to include the entire ±192.3-acre site**
- **Amend Table 1(b) to increase residential acreage for the Sub-Outlying Suburban future land use category in District 1, Northeast Lee County**

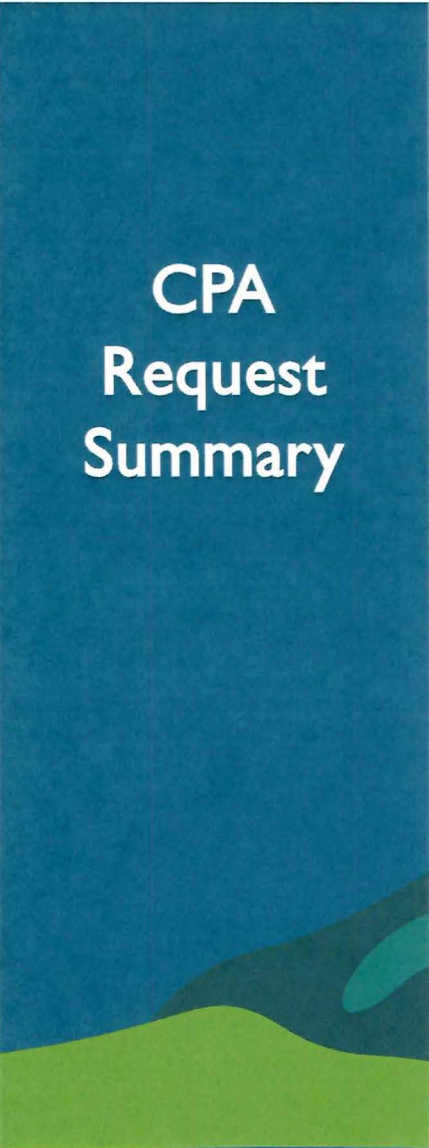


**Key Changes
Since
2024**

- ***Conversion from RV Resort Concept to Residential Community***
- ***Increased perimeter buffers***
- ***Increased open space***
- ***Increased connectivity with adjacent preserve lands***

Planning Overview

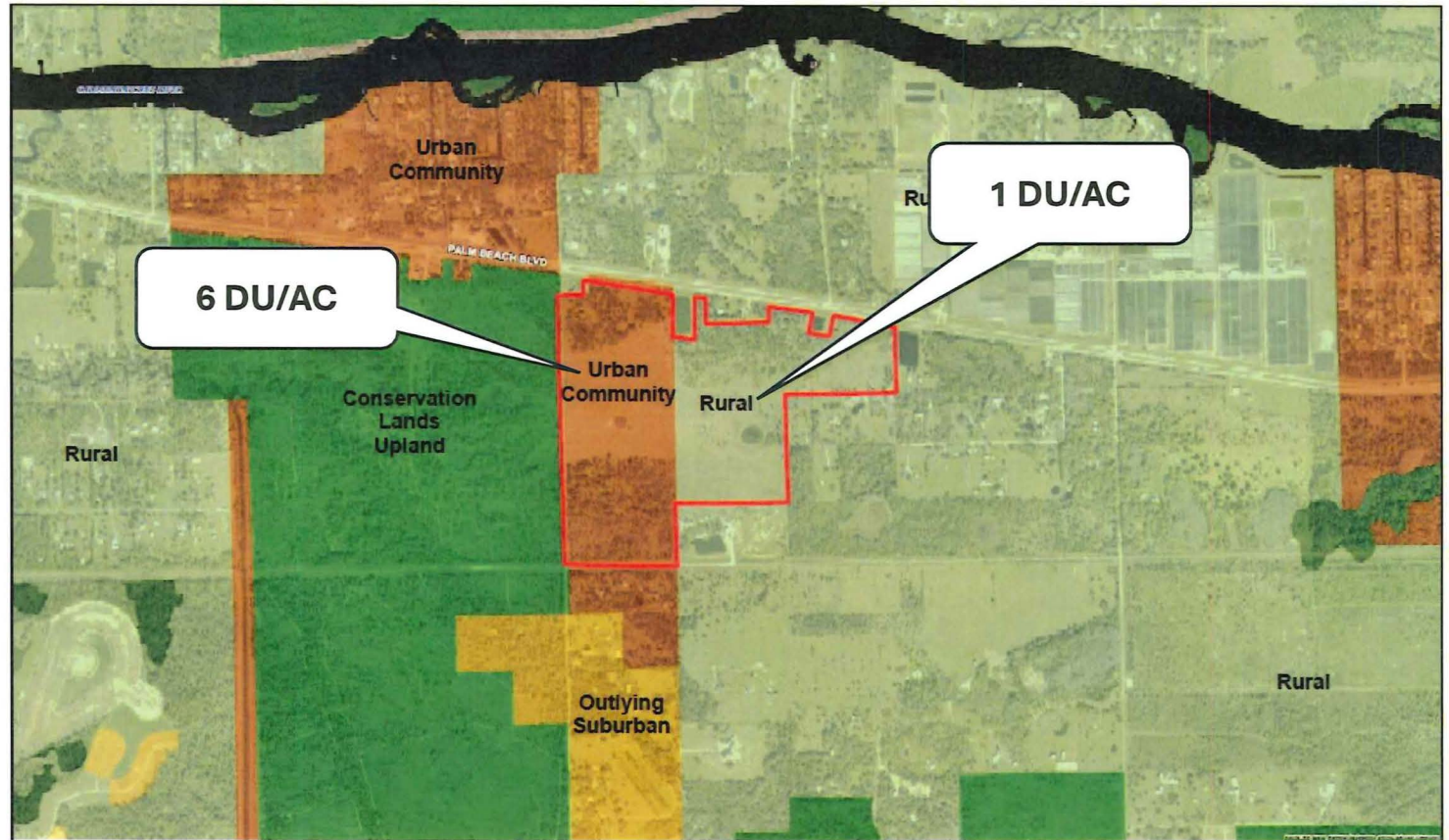
Alexis Crespo, AICP
RVi Planning + Landscape Architecture

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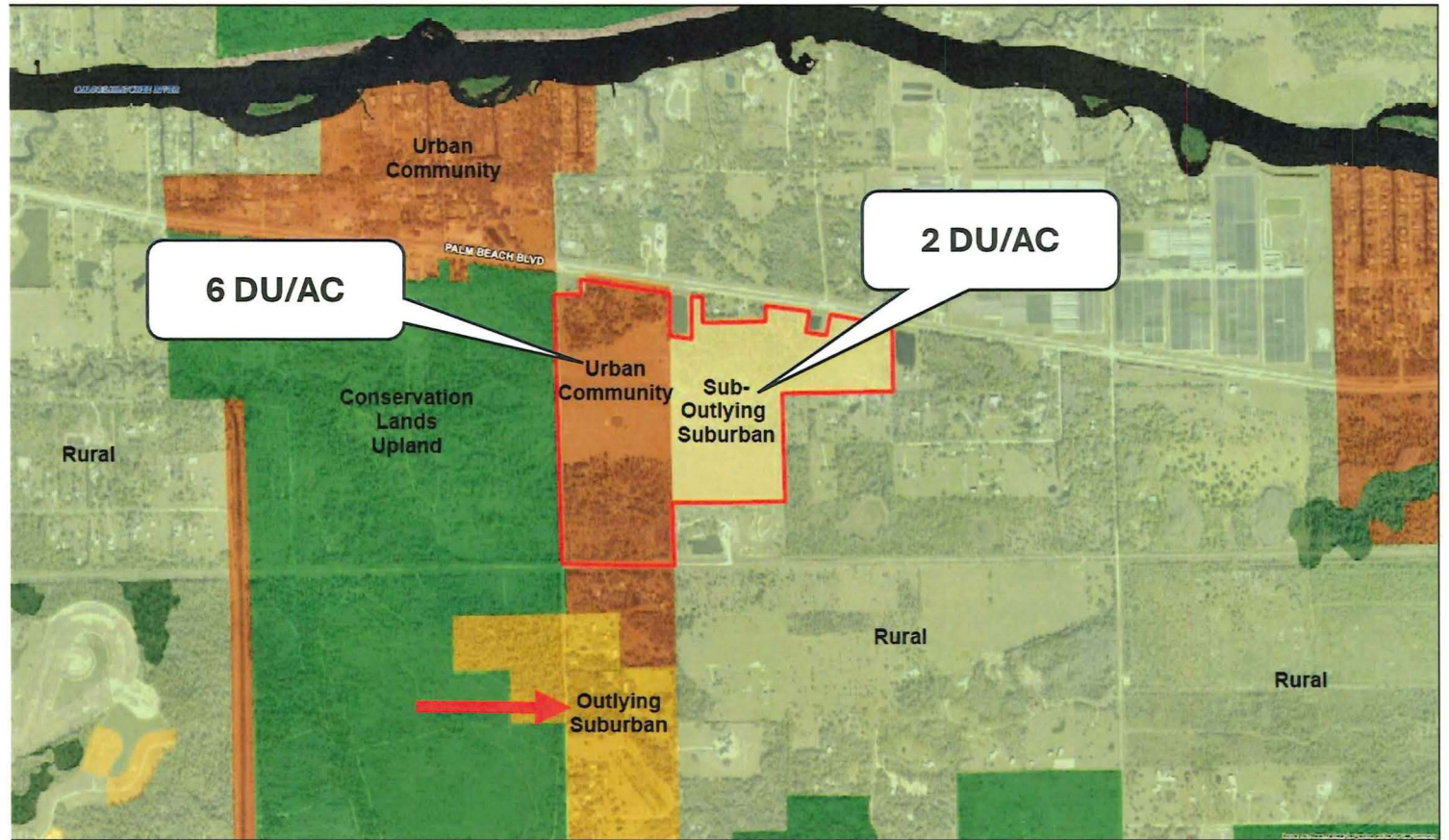
**CPA
Request
Summary**

- **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**

Existing Future Land Use



Proposed Future Land Use



Existing Water Service Area Map



Proposed Water Service Area Map

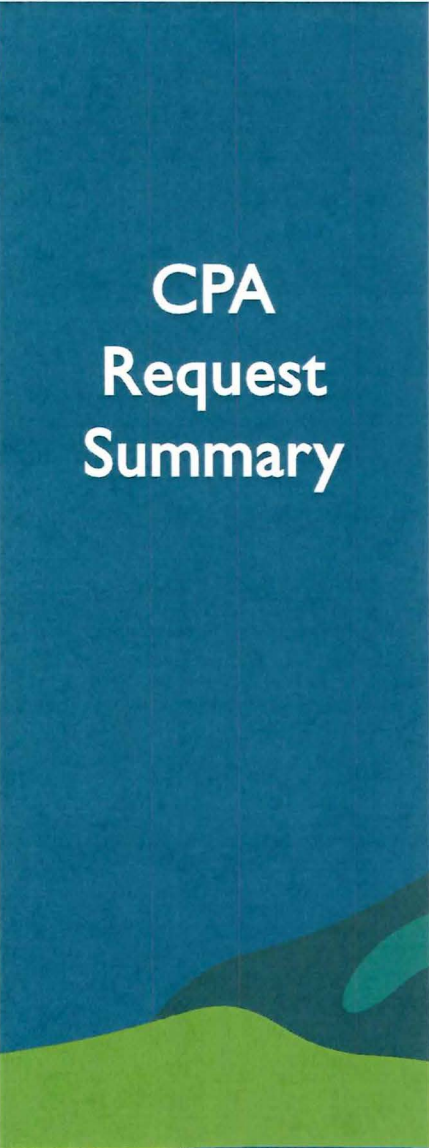


Existing Sewer Service Area Map



Proposed Sewer Service Area Map



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CPA Request Summary

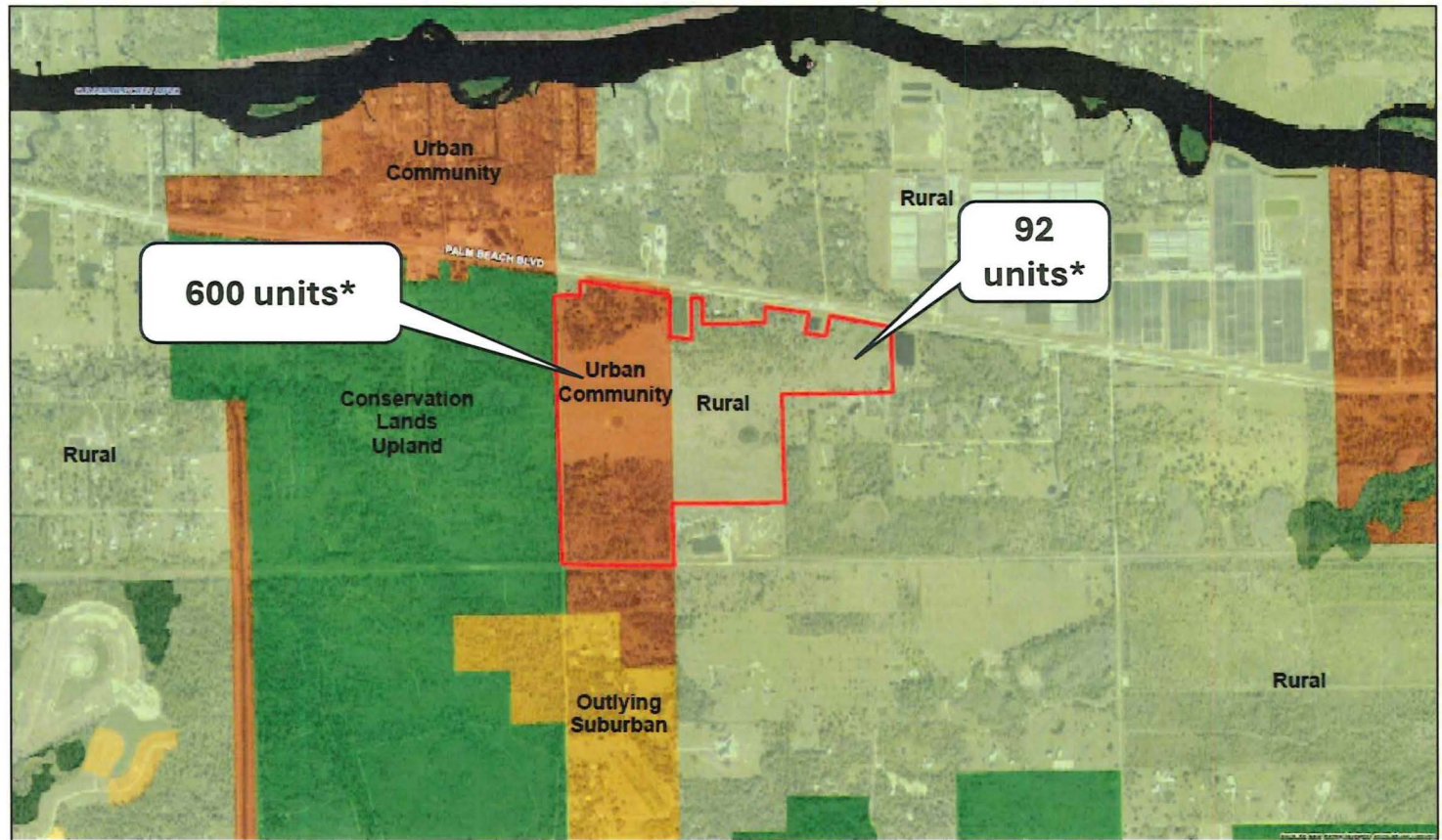
- **Map Amendment allows for clustering of density across the 192-acre property**
- **Clustering = spreading allowable units across entirety of site regardless of underlying maximum densities per FLU**
- **Clustering only permitted in Future Suburban and Urban FLU categories**

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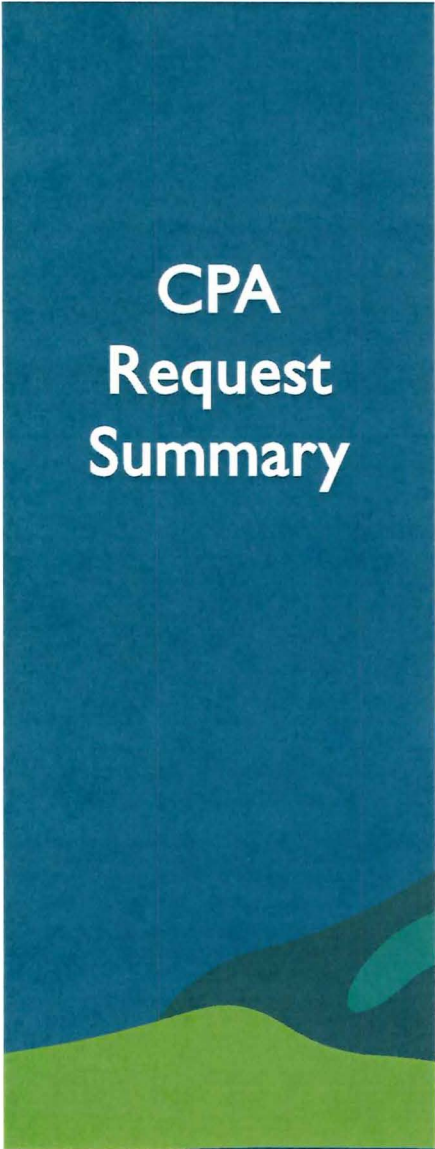
Clustering Policy

- **POLICY 5.1.10:** In those instances where contiguous land is within two or more land use categories, the allowable number of dwelling units will be the sum of the allowable dwelling units for each land use category.
- The dwelling units may be distributed across the property provided that the resultant development affords further protection to environmentally sensitive lands, if they exist on the property, and **the number of dwelling units within any Future Non-Urban Area land use category does not exceed the density allowed in that future land use category.**

Existing Density



**Not accounting for jurisdictional wetlands*



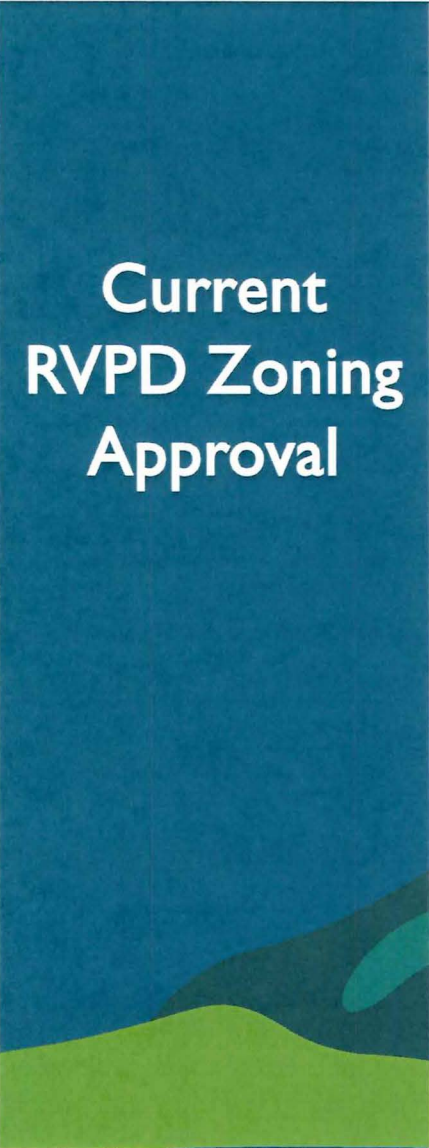
CPA Request Summary

CURRENT DENSITY CALCULATION

Urban Community	6 DU/AC	100+/-AC	600 DU
Rural	1 DU/AC	92+/-AC	92 DU
TOTAL PERMITTED DENSITY			692 DU*

*Excludes adjustments due to site design and jurisdictional wetlands

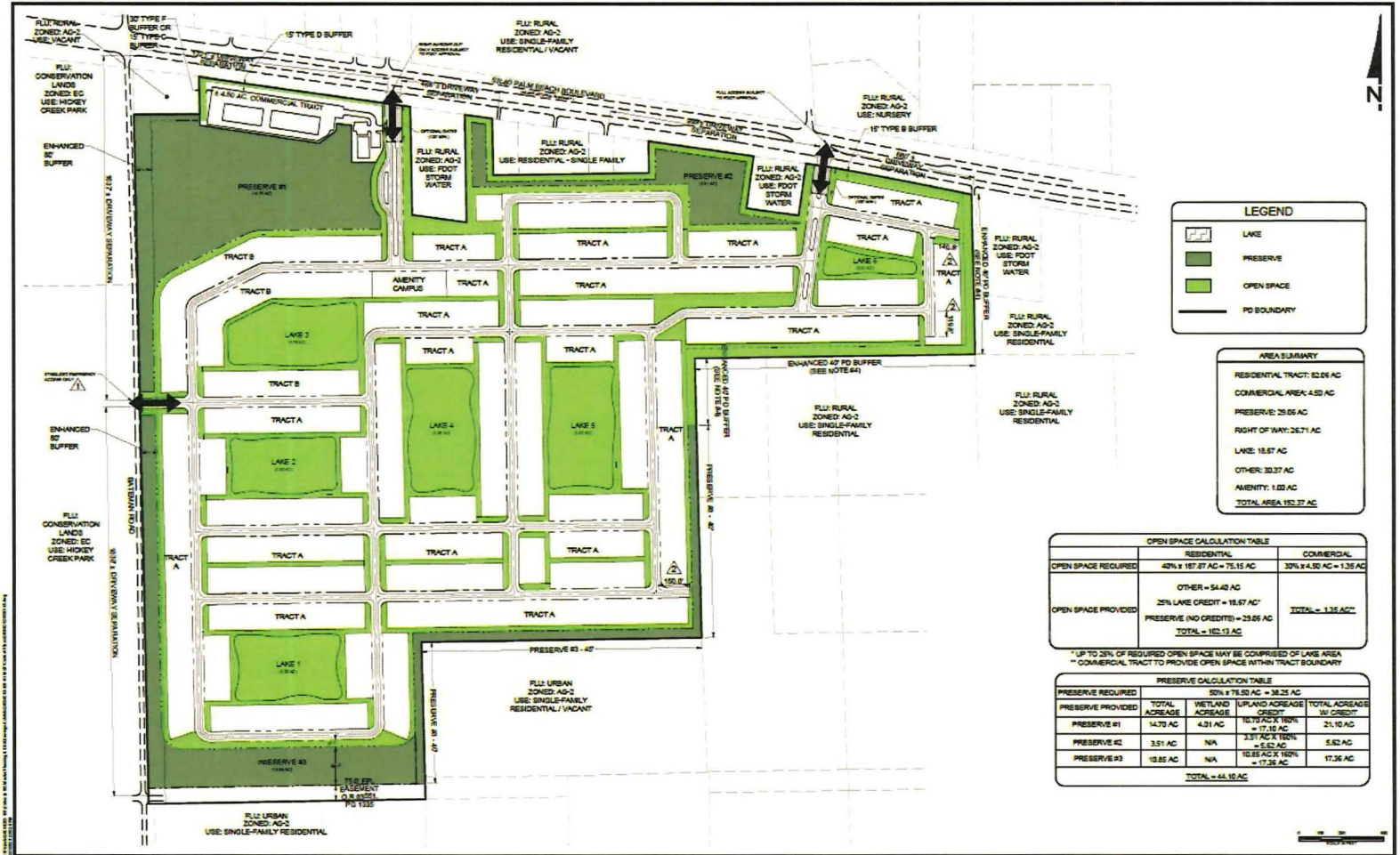
- ***While maximum attainable density of this FLUM amendment is up to 796 units, the companion MPD requests a maximum of 690 dwelling units***



**Current
RVPD Zoning
Approval**

- **Approved in 2009**
- **417 RV sites (121 transient & 296 non-transient)**
- **Ancillary commercial uses**
- **On-site, private wastewater treatment facility**

Proposed MPD Zoning





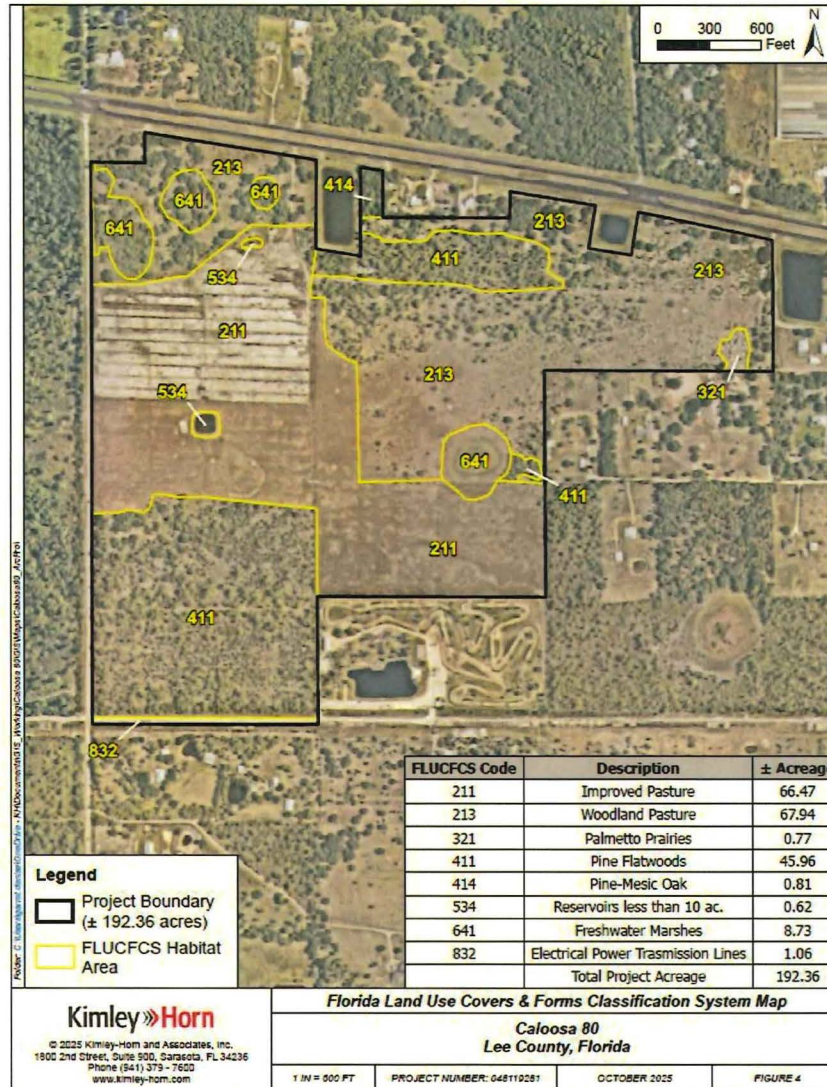
Benefits of Clustering

- **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) abutting 20/20 lands**
 - ✓ **Allows for 102+/- acres of open space (vs. 66 acres on approved MCP)**
 - ✓ **Allows for an 80' wide buffer adjacent to Bateman Rd**
 - ✓ **Allows for a 40' wide eastern buffer including restored preserve areas**
 - ✓ **Neighborhood commercial component to reduce VMT**
 - ✓ **Utility connections to improve water quality and water resources proximate to Caloosahatchee River**

Environmental

*Chris Kennedy
Kimley-Horn*

FLUCCS Map





Protected Species

- **Preliminary protected species surveys have been conducted in accordance with Lee County Protected Species Ordinance No. 89-34.**
- **During these surveys, the only state or federally protected species observed nesting, denning, or roosting within any of the onsite habitats were gopher tortoises.**
- **Prior to construction, a relocation permit from FWC will be obtained to remove all gopher tortoises in or within 25' of the project area.**

Stormwater & Utilities

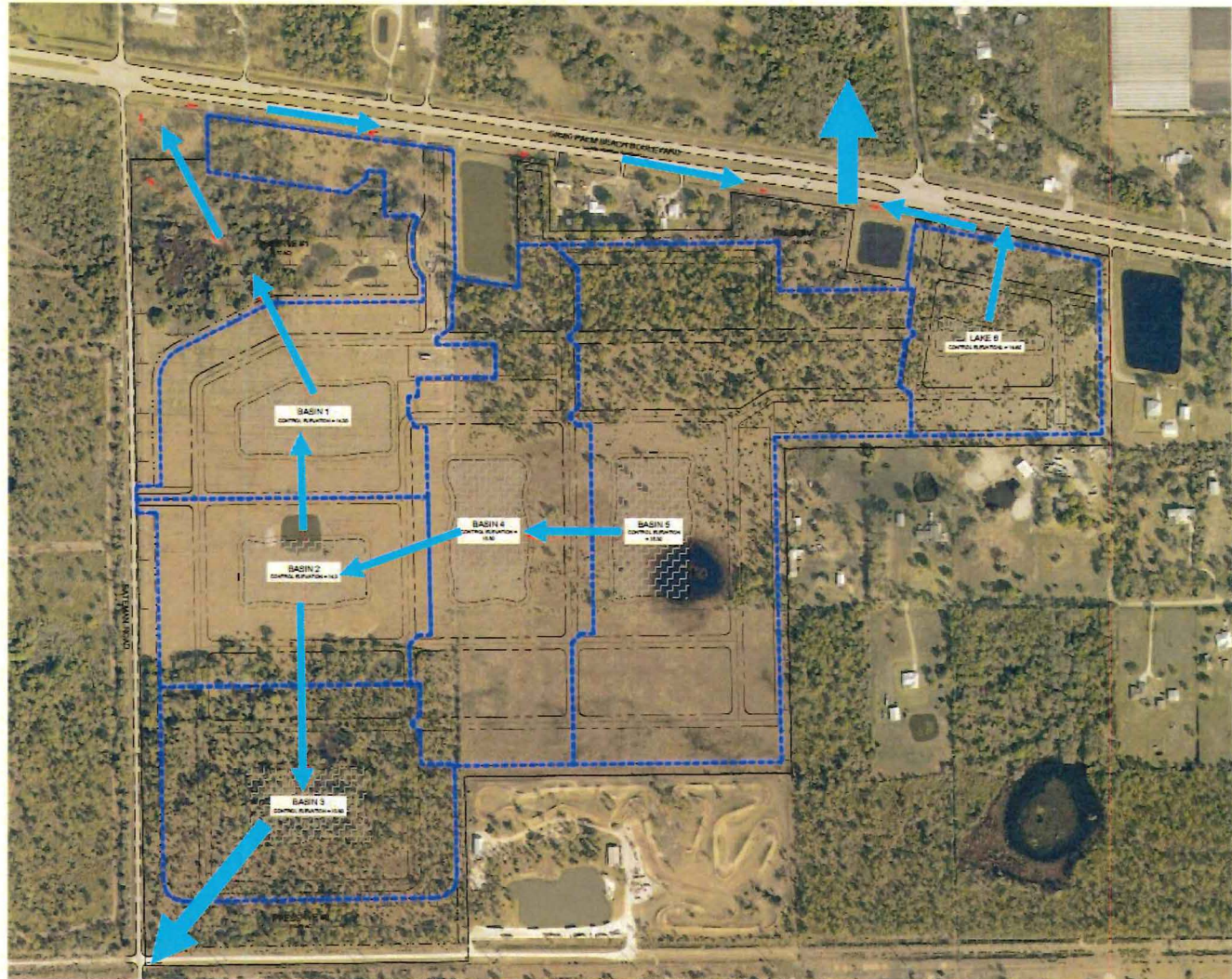
Jackie Larocque, P.E.
ATWELL

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Stormwater Management

- **The stormwater management system is engineered in accordance with the latest SFWMD criteria**
- **Surface water stormwater system will receive runoff, where it is treated prior to discharge to SR 80 and southwest corner of site**
- **WQ treatment will remove sand and other suspended solids, along with nitrogen, phosphorus, and other nutrients**

Stormwater Management



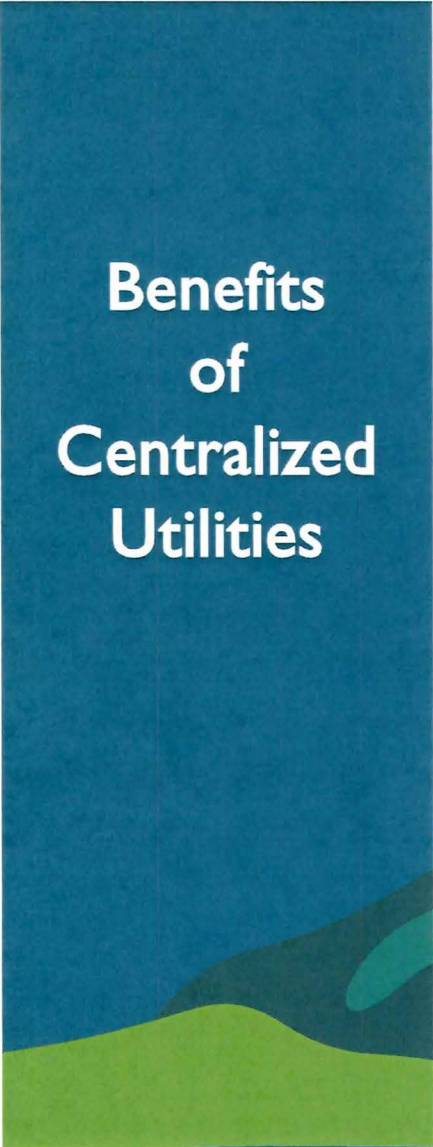


Utilities

- **Potable water and sewer service provided by Lee County Utilities**
- **Developer funded extension of water and force mains along SR 80 from River Hall to the project**
- **Letter of availability by LCU confirming capacity**
- **LCU obtained a release from FGUA**

Water Quality

David Brown, P.G.
RESPEC



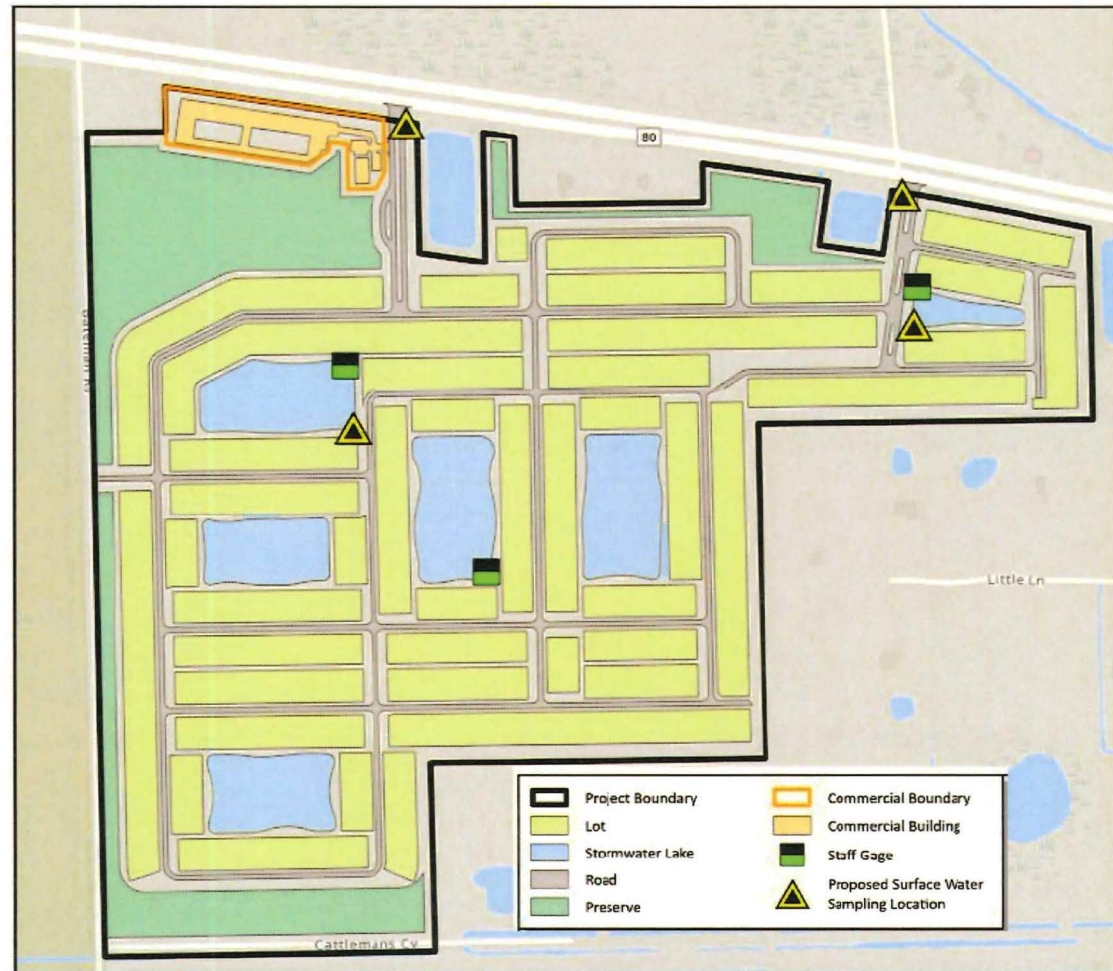
Benefits of Centralized Utilities

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 Master Planned Development and the small commercial strip to be located along State Highway 80 since both will use central water and sewer, thereby eliminating the possibility that an onsite sewage water treatment plant, or numerous private septic tanks, could be installed at the site. The cessation of the existing cattle operation is also anticipated to further improve the site's water quality.

- **This approach 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 to downstream receiving surface waters and shallow groundwater.**

Water Resource Protection

Proposed Water Level and Water Quality Monitoring



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Water Resource Protection

- **The Applicant proposes to sample and test water quality and record water levels in multiple stormwater 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 RPD's certificate of compliance. A pre-construction background water quality sample is also proposed.**
- **In addition, after completion of the stormwater lakes, the development'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.**

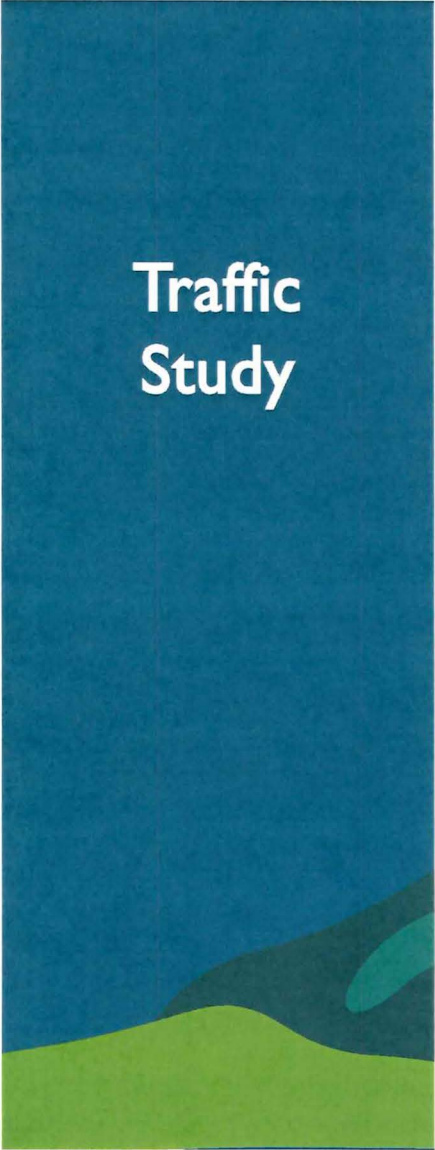
Transportation

Ted Treesh
TR Transportation

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Traffic Study

- **Traffic Impact Study prepared for both CPA and Rezoning request concurrently**
- **CPA examined change in Land Use on the approximately 92.7 acres of the site from Rural to Sub-Outlying Suburban**
- **Traffic Evaluation completed based on the change in intensity of land uses based on the new Land Use Category**

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Traffic Study

- **Under the existing Rural Land Use Category, 92.7 acres could be developed with up to 93 residential dwelling units**
- **Under the proposed Sub-Outlying Suburban Land Use Category, the property could be developed with up to 186 residential dwelling units**
- **The increase in residential units would be 93 total residential units (186 – 93)**

Traffic Study

Table 4
Trip Generation – Resultant Trip Change
Caloosa 80

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (186 Dwelling Units)	34	97	131	112	66	178	1,789
Existing Land Use Designation (93 Dwelling Units)	-18	-52	-70	-58	-35	-93	-944
Resultant Trip Change	+16	+45	+61	+54	+31	+85	+845



Traffic Study

- Evaluation included the impacts on both the Long Range Transportation Plan (Currently adopted 2045 Plan) and the current short term Capital Improvement Plan (CIP) of both Lee County and FDOT.
- The 2045 Analysis indicates that with the addition of the project trips shown in the table, no roadways in the Study Area are projected to operate below the recommended minimum Level of Service Threshold.
- Only one roadway segment in the Study area is shown to operate at a poor Level of Service in 2045 (before project trips are added to the road) and that is Broadway Avenue north of SR 80. This is not caused by the Amendment but will exist in 2045 prior to any changes to the Map.
- The analysis of the short term impacts to the CIP indicate that all roadways in the Study Area will operate at an acceptable Level of Service (LOS “D” or better) with the project trips added to the roadway network.
- In addition, the REZONING analysis, which accounts for the ENTIRE 192 acres and all proposed 690 residential dwelling units, also concludes that the roadways in the Study Area will operate at LOS “D” or better at build-out of the project. This will be presented in front of the Lee County Hearing Examiner.

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Traffic Study

- **In Conclusion, the proposed Amendment to the Comprehensive Plan for the 92.7 acres along the south side of SR 80 from Rural to Sub-Outlying Suburban will not have any adverse impact on the surrounding transportation network. The roadways in the study area will operate at an acceptable Level of Service in the short term analysis and all of the roadways with the exception of the short segment of Broadway Avenue between SR 80 and N. River Road will operate at an acceptable Level of Service in 2045.**
- **No changes are needed to the Short Term Capital Improvement Plan (CIP) or the current adopted Long Range Transportation Plan to support the amendment.**

Comprehensive Plan & LDC Consistency

Alexis Crespo, AICP
RVi Planning + Landscape Architecture



Compatibility

- **Neighborhood-serving commercial retail oriented along SR 80**
- **Predominantly single family detached dwelling types**
- **80' wide native preservation buffer along Bateman Road**
- **Emergency only access to Bateman Road**
- **40-45' buffers along east side of the project**
- **289+/-wide native preserve area along southern portion of site providing connectivity to Hickey's Creek 20/20 property**
- **102 acres of open space (36% above code requirement)**



Comp Plan Consistency

- **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**



**Comp
Plan
Consistency**

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



Conclusion

- Staff recommendation of ***APPROVAL***
- Amendment supports a better designed, clustered community
- Promotes protection of surface and groundwater quality in BMAP areas
- Protects rural character and provides environmental enhancements
- Will not increase allowable Lee Plan density in Alva Planning Community due to reallocations in Table 1(b)
- Consistent with the Lee Plan & Florida Statutes