



Planning, Zoning and Design Board
Staff Report

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| PROJECT NAME |
| Rivercreek Recreation Site Development Order |
| CASE NUMBER |
| DOS2023-E003 |
| MEETING DATE |
| June 13, 2023 |
| REQUEST |
| Development Order for the Rivercreek Recreation Site within the residential community |
| APPLICANT |
| Lee County Homes Associates IV, LLLP |
| LOCATION |
| Located at 20161 Camellia Crosse Lane within the Rivercreek subdivision |
| PROPERTY SIZE |
| 4.29 acres |
| ZONING |
| Parcel is zoned Residential Planned Development (RPD) and was most recently amended by the Village Council on September 25, 2019 by Ordinance 2019-25 |
| PUBLIC INFORMATION MEETING DATES |
| The PZDB conducted a Public Information Meeting on September 13, 2022 |

Staff Recommendation

Staff recommends approval of the Development Order for Rivercreek Recreation Site with conditions. Staff believes that the request meets the technical requirements of the Land Development Code except Staff recommends the following Conditions:

1. No parking signs shall be installed on either the north bound or south bound lanes of Camellia Crossing Blvd. from Woodberry Drive to 200' north of the amenity area parcel north boundary.
2. If the Village receives valid complaints regarding parking from Rivercreek residents, then the developer at their sole expense shall remove or relocate the bocce ball area and add additional parking in the current bocce ball area.

Background

The property is currently being developed and is zoned Residential Planned Development. The rezoning was approved by Lee County in Resolution Z-07-047. The zoning request was amended and approved by the Village in Ordinance 2019-25 to allow a maximum of 590 residential units.

The applicant is requesting approval of a Development Order for Rivercreek Recreation Site which is within Phase One. The total project area is 395 acres. The project was reviewed by the PZDB at a Public Information Meeting on September 13, 2022. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Project Summary

This project is proposed as a residential community with a total of 554 single family homes, gatehouse, and a common recreation area. The total project area is 395 acres. The project is bounded by Corkscrew Road to the north, Wildcat Run to the west, The Preserve at Corkscrew and Bella Terra to the east, and Kiker Preserve (owned by Lee County) to the south.

Architecture

As part of the zoning, a Pattern Book was adopted by the Village Council, and the development complies with the Pattern Book. The Pattern Book indicated the architecture for the Recreation Site and the proposed architecture is consistent with the Pattern Book.

The proposed architecture blends with the adjacent property, including tile type, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation

The project has a main access from Corkscrew Road, as well as an emergency access. The main access is across from Wild Blue and is planned to be signalized.

There are no additional trips generated for the Rivercreek Recreation Site beyond those in Phase One and Two of the project which will generate 3,220 average daily trips, with 235 peak hour morning trips and 325 peak hour evening trips. At build-out, the project will generate 5,323 average daily trips, 424 am peak hour trips and 558 pm peak hour trips. Corkscrew Road (between I-75 & Bella Terra Boulevard) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E and a maximum service volume capacity of 1,980 vehicles per hour per day. It has been determined that a right-ingress and left-ingress turn lane will be warranted at the site's access on Corkscrew Road; and one left-egress lane and one thru/right turn lane will need to be constructed. Turn lane warrants were based upon the criteria set forth by Lee County's Turn Lane Policy AC-11-4. Lee County is in the process of widening Corkscrew Road from 2 lanes to 4 lanes. As part of the 4-lane widening, the left-ingress and right-ingress turn lanes will be constructed. Phase Two traffic demand will not warrant a traffic signal. Therefore, vehicular egress from the site will use a STOP sign and pavement markings for traffic control.

The site's access will operate at acceptable levels of service for Phase Two build-out traffic demands. However, it has been determined that the installation of a traffic signal may be necessary to accommodate the side-street demand as future phases of the project are developed.

A 5-foot sidewalk is proposed on the internal streets surrounding the Rivercreek Recreation Site. The Proposed Site Plan showing the connectivity is provided in the applicant's presentation.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall into the preserve system via a series of three control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-08730-P) has been approved. The lowest proposed elevation of the finished floor is 20.85 feet NAVD88.

There is a stormwater management zoning condition (Condition 8) which requires detailed modeling calculations at time of development order to convey flow appropriately. Staff has reviewed this, and pipes have been upsized for this purpose.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures mounted on 15-foot poles within the residential streets, with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 2, and a Correlated Color Temperature (CCT) of 3,000 K per an agreement with the developer since the project is to be reviewed under the Lee County code. Details of the light poles and fixtures are provided with the applicant's documents.

There is a specific zoning condition (Condition 17) pertaining to lighting to ensure that wildlife preserve areas are not negatively affected. Residences will be put on notice through deed restrictions.

Landscaping and Environmental

Landscaping

Buffers and landscaping are consistent with the zoning Ordinance.