

CAMARGO TRUST MIXED USE PLANNED DEVELOPMENT (MPD) AMENDMENT

July 25, 2023, Public Information Meeting



INTRODUCTION

PROJECT TEAM:

- **Roers Companies** – Applicant
- **Andy Bollig, Development Partner** – Roers Development Partner
- **Neale Montgomery, Esq., Land Use Attorney** – Pavese Law
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.
- **Michael Delate, P.E., Civil Engineer** – Q. Grady Minor & Associates, P.A.
- **Christine Pecard, NCARB, AIA, LEED AP, Architect** – ESG Architecture & Design
- **Marco A. Espinar, Environmental Planning/Biologist** – Collier Environmental Consultants, Inc.

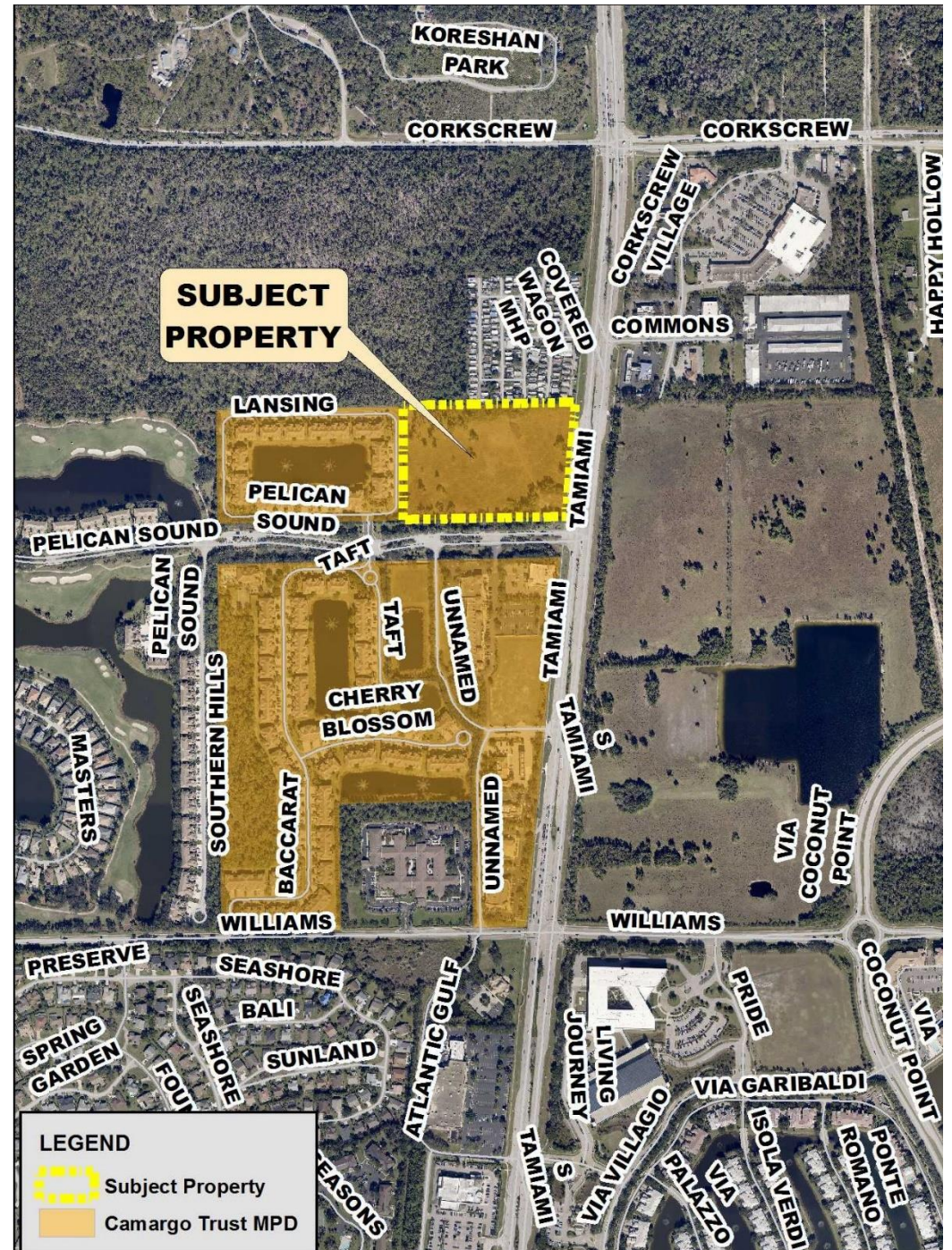
**Please note, all information provided is subject to change until final approval by the governing authority.*

ROERS COMPANIES



- **Founded in 2012**
 - 66 Projects & 7,000 units completed or in construction
 - 14 States represented
- **Full Service Real Estate Firm**
 - Development
 - General Contractor
 - Construction Management
 - Property Management
- **Development Perspective**
 - Focused on providing housing that positively impacts residents and communities
 - Experience in various product types
 - Successful projects across the nation



LOCATION MAP



LEGEND

-  Subject Property
-  Camargo Trust MPD



PROJECT INFORMATION

STRAP Number: 33-46-25-E3-U1897.2320

Address: 21681 Pelican Sound Dr.

Project Acreage: 11+/- Acres

Current Zoning: Camargo Trust MPD

Future Land Use Designation: Village Center

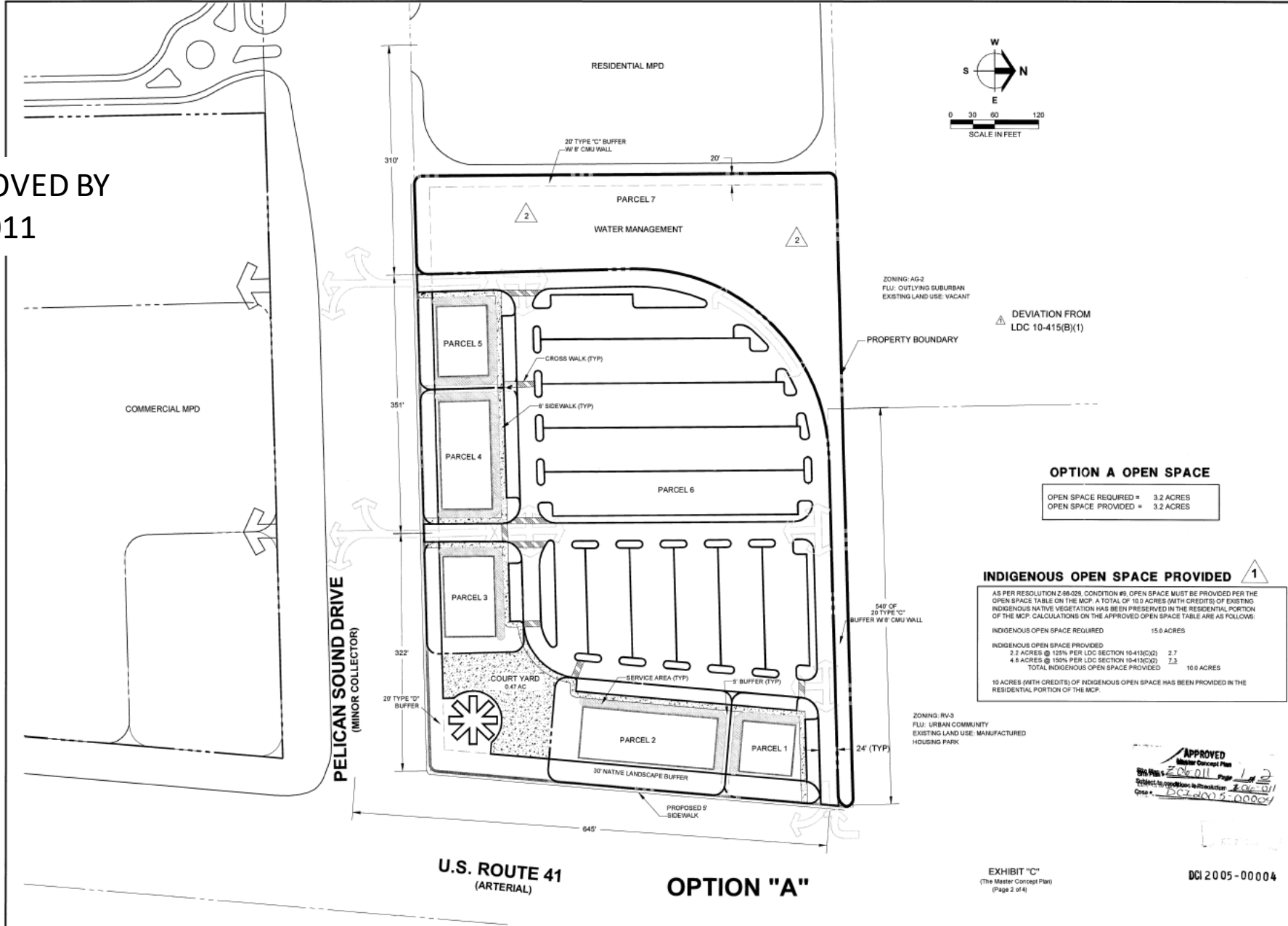
Proposed Request:

Amendment to the previously approved Camargo Trust MPD to allow a maximum of 219 Multi-Family Residential Dwelling Units on the 11+/- acre parcel located on the north side of Pelican Sound Dr.

APPROVED MASTER PLAN (OPTION A)



APPROVED BY
Z-06-011



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PHONE (239) 461-3170
FAX (239) 461-3189
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
CAMARGO TRUST

PROJECT DESCRIPTION
CAMARGO 10 ACRES
TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

FILE NAME	21888.Z06.DWG
LAYOUT	Z06
LOCATION	J:\21888\DWG\Z06.DWG
PLOT DATE	MON 7-04-2006 - 1:53 PM
PLOT BY	SKELLEN JOHNSON
DESIGNED BY	ADAM BROWN
CROSS REFERENCED DRAWINGS	
BASE PLAN	21888.Z05.DWG

PLAN REVISIONS	
3-28-05	Deviations, Creation
4-22-05	SUFF. REVISIONS
4-28-05	SUFFICIENCY REVISIONS
7-24-06	FINAL REVISION PER-HDR

PLAN STATUS

OVERALL
**CAMARGO TRUST
MPD OPTION A**

PROJECT / FILE NO.	SHEET NUMBER
21888	1

APPROVED
Master Control Plan
Site Plan # Z-06-011 Page 1 of 2
Subject to conditions of construction Z-06-011
Case # DC2-005-00004

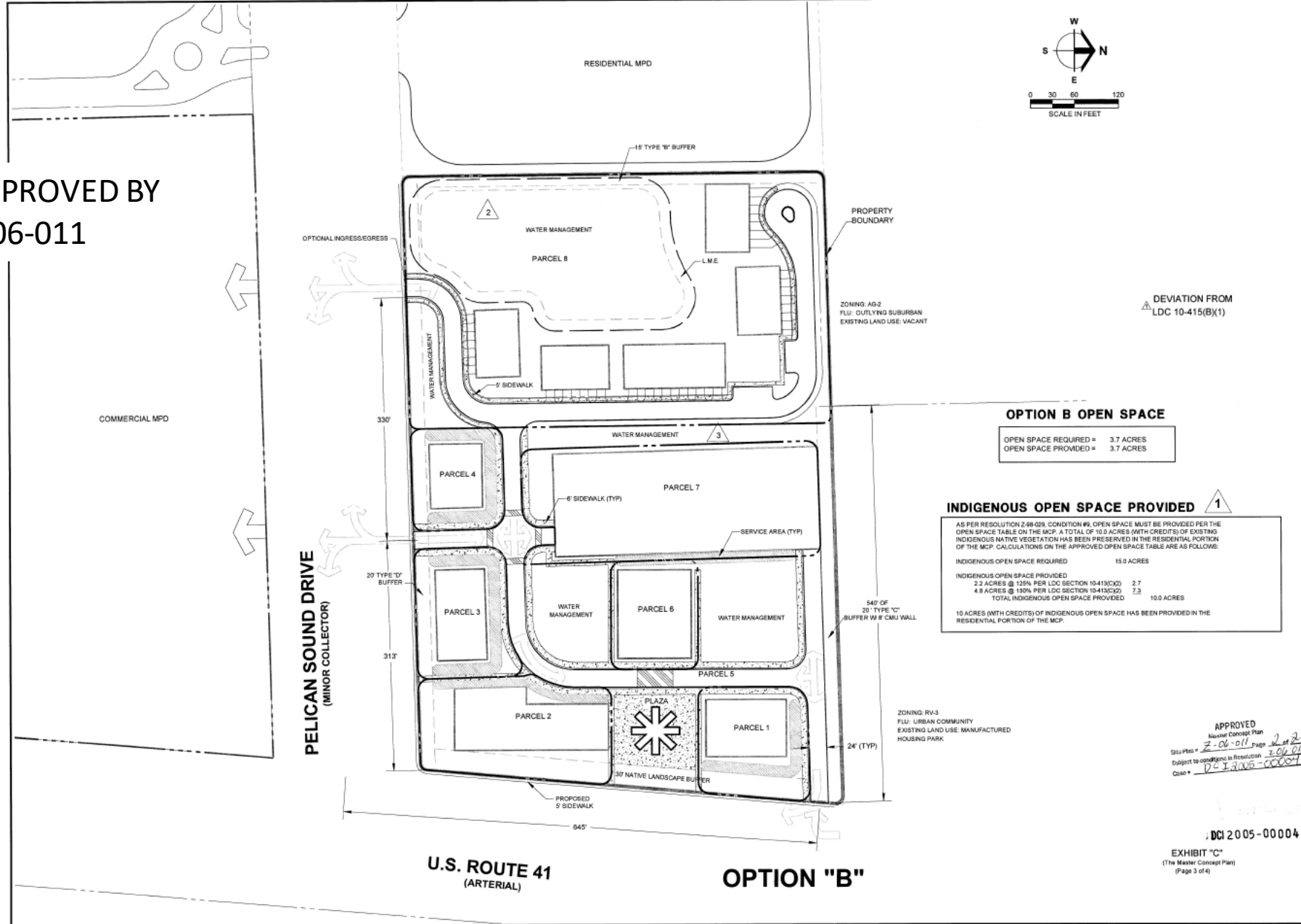
EXHIBIT "C"
(The Master Control Plan)
(Page 2 of 4)

DCI 2005-00004

APPROVED MASTER PLAN (OPTION B)



APPROVED BY
Z-06-011



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PREPARED FOR
CAMARGO TRUST

PROJECT DESCRIPTION
CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

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FILE NAME	Z188-Z08-DWG
LAYOUT	Z03
LOCATION	J:\2188DWG\Z03\DWG
PLOT DATE	MON, 7-24-2006 - 1:54 PM
PLOT BY	SHELLE JOHNSON
DESIGNED BY	ADAM BROWN

CROSS REFERENCED DRAWINGS	

PLAN REVISIONS	
3-29-05	Devisions, Circulation
4-22-05	SUFF. REVISIONS
4-3-06	SUFFICIENCY REVISIONS
7-24-06	FINAL REVISIONS PER HCR

PLAN STATUS	
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OVERALL
CAMARGO TRUST MPD OPTION B

PROJECT / FILE NO.	SHEET NUMBER
21868	1

APPROVED
Master Concept Plan
Site Plan # Z-06-011 Page 2 of 2
Subject to compliance with Resolution Z-06-011
Code # DC 2005-00004

DCI 2005-00004

EXHIBIT "C"
(The Master Concept Plan)
(Page 3 of 4)

PROPOSED PRELIMINARY CONCEPTUAL SITE PLAN



CONCEPTUAL IMAGERY – OVERVIEW



ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

CONCEPTUAL IMAGERY – EXTERIOR DESIGN

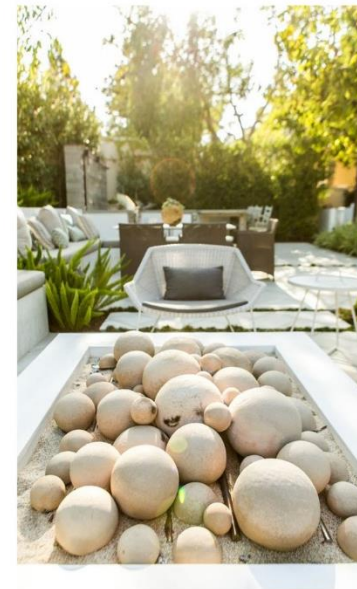


ESG PROJECT | CHAPARRAL COMMONS MULTI-FAMILY - SCOTTSDALE, AZ (IMAGE 1 & 2)



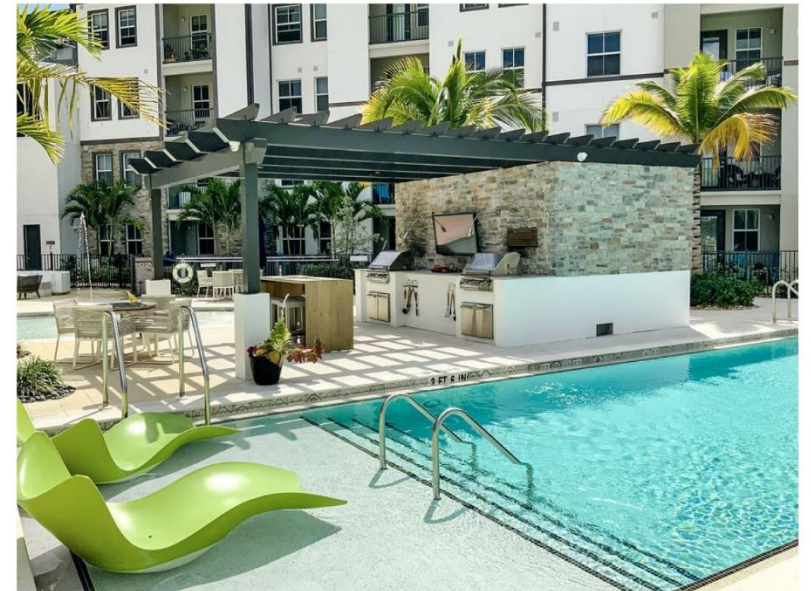
ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

CONCEPTUAL IMAGERY – LANDSCAPING



DFZ | ESTERO, FL - MULTI-FAMILY | 07.13.23

CONCEPTUAL IMAGERY – EXTERIOR AMENITIES



DF/ | ESTERO, FL - MULTI-FAMILY | 07.13.23

PRELIMINARY CONCEPTUAL RENDERINGS



VIEW ALONG U.S. 41 LOOKING WEST



VIEW ALONG U.S. 41 LOOKING SOUTHWEST

PRELIMINARY CONCEPTUAL RENDERINGS



VIEW AT SOUTHEAST CORNER LOOKING TOWARD PUBLIC CIVIC SPACE



VIEW AT PUBLIC CIVIC SPACE

PRELIMINARY CONCEPTUAL RENDERINGS



VIEW NEAR MAIN ENTRY/EXIT LOOKING NORTHEAST TOWARD PLAZA FEATURE



VIEW AT PLAZA FEATURE LOOKING EAST

PRELIMINARY CONCEPTUAL RENDERINGS



VIEW ABOVE WET POND LOOKING SOUTHEAST

PROPOSED PRELIMINARY CONCEPTUAL SITE PLAN



CONCLUSION

A copy of this presentation can be found online: GRADYMINOR.COM/PLANNING/



Documents and information can be found online:

- *Gradyminor.com/Planning*

Next Steps

- *File application*

Contact:

- **Q. Grady Minor & Associates, P.A.:** Sharon Umpenhour sumpenhour@gradyminor.com or 239.947.1144