



MORRIS-DEPEW ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916
(239) 337-3993 Office • (239) 337-3994 Fax
#LC26000330

LETTER OF TRANSMITTAL

TO: Lee Co.
1500 Monroe Street
Fort Myers, FL 33901
239-533-8585

RECEIVED
MAY 09 2014
COMMUNITY DEVELOPMENT

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|--|-------------------------------|
| DATE: 5/9/14 | MDA PROJECT NO.: 13027 |
| ATTENTION: Brandon Dunn | |
| RE: CPA2013-00004 Corkscrew Ranch | |

We are sending you Attached Under separate cover VIA _____ the following items:

| Copies | Date | No. | Description |
|--------|--------|-----|--------------------|
| 6 | 5/9/14 | | Applicant's Report |
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These are transmitted as checked below:

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| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input checked="" type="checkbox"/> For review and comment | | <input type="checkbox"/> _____ |
| <input type="checkbox"/> For bids due _____ | | <input type="checkbox"/> Prints returned after loan to M-DA |

REMARKS: Should you have any questions or concerns please contact me.

Thank you.

COPY TO:

Danielle Grossenbaugh
Planning Technician

SIGNED:

Tina Mayfield Ekblad, MPA, AICP, LEED AP
Planner

Memorandum

May 9, 2014

To: Brandon Dunn
From: Corkscrew Ranch Applicant
 Tina M. Ekblad, MPA, AICP, LEED AP BD+C
Cc: Richard Friday, Esq.
 Russell Schropp, Esq.
 Kirk Martin, PG
Subject: Corkscrew Ranch Comprehensive Plan Analysis – CPA2013-00004



In preparation for this case to be reviewed by the Local Planning Agency, we offer the following analysis of the request and supporting elements of the Comprehensive Plan.

Corkscrew Ranch is a ±75 acre property located east of I-75 directly adjacent to Alico East and the University West Lakes Industrial Planned Development. The property has been platted into the Corkscrew Ranch subdivision with 59 single family lots mostly an acre in size. The requested amendment seeks to amend Future Land Use Map Series, Maps 6 & 7, Lee County Utilities Future Water and Sanitary Sewer Service Area to include the subdivision within the service areas.



Existing Conditions

The subject property is located within the Density Reduction/Groundwater Resource (DR/GR) Future Land Use and zoned AG-2. DOS891201800D approved the supporting infrastructure for the residential subdivision. In 2007, a plat for the property was recorded establishing 59 single family large lots on the subject property. An active South Florida Water Management District permit exists for the property (36-05981-W). As a result of these existing approvals, the site has been cleared and graded in some locations, a stormwater management system was constructed, and base roadways were established consistent with the approved plat. While vertical development has not occurred on the subject property, the existing approvals provide for the individual lots to be serviced by independent single user wells and septic systems.



Proposed Conditions

The proposal will connect the subject property to central water and sewer, eliminating the need for individual supply wells and septic systems. The requested changes to Maps 6 and 7 assure that central utility services will be available to serve currently permitted development on the property. This will help preserve the water quantity and quality associated with the public water supply wells that are proximate to the subject property. A high capacity potable water line is adjacent to the Corkscrew Ranch property and a sewer collection force main is currently under construction to serve the properties on the south side of Corkscrew Road. The water and wastewater treatment facilities owned and operated by LCU have adequate capacity to meet the water and sewer service demands of the Corkscrew Ranch project according to the most recent County Facilities reports.

This amendment will eliminate the construction of independent well and septic systems on the property, as is currently required with the existing 59 lot plat. The approval of the Map amendments represents a unique opportunity to eliminate the construction of independent well and septic systems and avoid an increase in drawdown to Lee County's public supply wells proximate to the subject property. Lee County Utilities has confirmed it will service the subject property for potable water and wastewater. The expansion of utilities to the subject property provides increased protection to the proximate Lee County public water supply wells.

Surrounding Properties

The surrounding properties are within the Density Reduction/Groundwater Resource and Wetlands Future Land Use Categories. The Corkscrew Water Treatment Plant is located east of the adjacent University West Lakes Industrial Planned Development. WildBlue (f/k/a Alico East) is immediately adjacent to Corkscrew Ranch to the West. A Comprehensive Plan and concurrent zoning request were recently submitted on this property, proposing a residential community with central utilities to be serviced by Lee County Utilities. All of the residential development on the south side of Corkscrew Road currently are provided with central utility services by Lee County Utilities through the existing facilities.

To the east of the property is a conservation area owned by Lee County. East of the conservation area, wrapping around to abut the subject property along the northerly boundary is the University/West Lakes aggregate mine. To the west of the subject property is the former Florida Rock Mine #1 (Alico East), now known as WildBlue. The area to the west is under consideration for a FLUM amendment that will provide added lake reclamation and establish large areas of habitat restoration, wildlife corridors, and flowway restoration. Providing central utility services for the subject property is consistent with attempting to better preserve long-term surface and ground water resources through the elimination of the individual wells and septic tanks from the development.

Density Reduction/Groundwater Resources

Lee Plan Policy 1.4.5 states, "The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.4) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels may be submitted during the rezoning or development review processes.

2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). See Policies 33.3.2, 33.3.3, 33.3.4, and 33.3.5 for potential density adjustments resulting from concentration or transfer of development rights.

- a. For residential development, also see Objective 33.3 and following policies. Commercial and civic uses can be incorporated into Mixed-Use Communities to the extent specifically provided in those policies.
 - b. Individual residential parcels may contain up to two acres of Wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.
 - c. The Future Limerock Mining overlay (Map 14) identifies sufficient land near the traditional Alico Road industrial corridor for continued limerock mining to meet regional demands through the Lee Plan's planning horizon (currently 2030). See Objective 33.1 and following policies.
3. Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 16. No Private recreational facilities may occur within the DR/GR land use category without a rezoning to an appropriate planned development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 16 of the Lee Plan."

The subject property is not a new land use, but one that has a recorded plat and is permitted for the construction of 59 residential dwelling units, each of which would be on a lot of +/- 1 acre. No private recreational facilities are proposed. Although not depicted as an Existing Residential Subdivision on Map 17, the property is nevertheless an approved, platted subdivision with a roadway and stormwater infrastructure fully constructed. The existing 59 single family lots are consistent with the permitted maximum density of the Density Reduction/Groundwater Resource Future Land Use Category.



FIGURE 3. MAP SHOWING THE APPROXIMATE LOCATIONS OF LEE COUNTY UTILITIES WELLS IN THE AREA OF THE PROJECT SITE.

Water Resources

The proposed amendment seeks to extend central utilities to the subject property to provide sanitary sewer and potable water service. These conditions ensure reduced impacts to surface and groundwater and the continued functioning of the existing production wellfields proximate to the subject property. The existing production wells demonstrate the property is not needed for *future* wellfield development as suggested in the DR/GR policy. The favorable locations for withdrawal are already identified and utilized by the County. The amendment will serve to further protect the existing public water supply wells adjoining the subject property. The amendment will not increase density or intensity of use for the subject property, serving only to remove the option of utilizing private wells and septic systems for each of the already approved lots within the subdivision.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. *To protect or improve the quality of receiving waters and surrounding natural areas and the function of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.*

Goal 60 and its objectives and policies protect and improve water quality and the functions of natural recharge areas. The supporting policies require, where practicable, the preservation and/or restoration of habitats associated with flow ways, to ensure environmental function and value. The subject property is an existing platted subdivision, and a surface water management system has been approved by the South Florida Water Management District, and constructed by the property owner. The system ensures the continued functionality of the on-site wetlands and will remain intact.

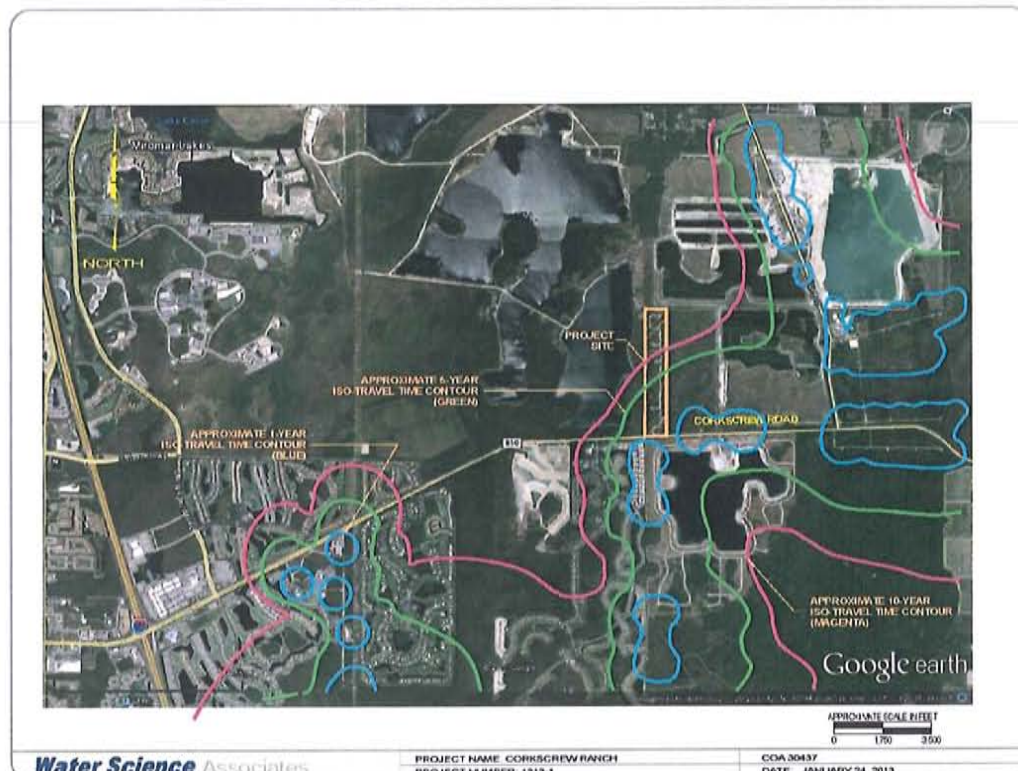


FIGURE 4. MAP SHOWING THE APPROXIMATE WELLFIELD PROTECTION ISO-TRAVEL TIME CONTOURS NEAR THE PROJECT SITE.

Provision of central public utilities to the Corkscrew Ranch project could provide a number of advantages. Supplying potable water to the project from the nearby LCU water treatment facilities would remove a competing water use from the freshwater aquifers and allow for additional control and planning over area water resources by LCU. Recent changes in State of Florida consumptive use permitting rules allow for increases in public utility water allocations when it can be demonstrated that the utility is providing water that offsets an otherwise allowable and competing use. Additionally, LCU has a robust wellfield management program developed over many years and through numerous negotiations with the SFWMD that includes multiple aquifer sources, redundant production wells in each aquifer, and an effective water level and wetland monitoring program that allows for active management of the sources and the magnitude and distribution of water withdrawals based on minimizing adverse impacts to the aquifer system, the surface environment, and existing legal users. Elimination of a nearby competing user of water increases the level of control that LCU has over groundwater withdrawals and resulting impacts to more effectively manage the limited water resources of the area.

Similarly, provision of a central sewer system would eliminate septic tank discharges in the area providing a higher level of protection to the existing LCU wellfields. Septic systems have been proven to be reliable and effective at minimizing adverse impacts to water quality in rural areas where appropriate underlying geology and adequate spacing provide for good attenuation of wastewater discharges. However, elimination of individual septic tank discharges would provide for an additional level of protection for LCU water supply sources. Additionally, LCU has a high quality irrigation water supply program to reuse treated wastewater for irrigation within critical water poor areas of the county. Whereas in the past, treated wastewater was often seen as a disposal liability to utility systems, in systems like LCU with an effective irrigation water supply program, treated wastewater can be a valuable commodity with market pricing potential that provides a means for more effective total water management.

Conclusion

The proposed amendment to the Comprehensive Plan represents a unique opportunity to improve the development parameters of an existing subdivision located within the DR/GR without the necessity of increasing density or intensity of the development. The request will provide greater protection to Lee County public water supply wells and eliminate the opportunity for individual use wells and septic systems to be constructed on the site. Lee County Utilities has confirmed it will provide central water and sewer to the site and irrigation will be provided by the on-site lakes. (Currently re-use water is not available to the site; the system does not have the reclaimed water to meet that added demand.) The expansion of central water and sewer will eliminate concerns about increased drawdown and water quality issues while protecting natural resources and ensuring the ability of the Lee County production wells to continue operating. The existing wells in proximity to the subject property demonstrate the remainder of the property is not needed for wellfield development and the requirement for connection to the central water and sewer will ensure aquifer levels remain consistent as the property is developed.