

**Corkscrew Farms
Comprehensive Plan Amendment
Proposed Text Amendment (2/10/15)**

POLICY 1.7.14: The Southeast Density Reduction/Groundwater Resource overlay (Map 17) is described in Policies 33.3.1 through 33.3.4. This overlay affects only Southeast Lee County and identifies ~~four~~ five types of land:

1. "Existing Acreage Subdivisions": existing rural residential subdivisions that should be protected from adverse external impacts such as natural resource extraction.
2. "Rural Golf Course Communities" potential locations for the concentration of development rights on property zoned Private Recreational Facilities Planned Development and located in the Southeast Density Reduction/Groundwater Resource area.
3. "Mixed-Use Communities" locations where this concentration of development rights from large contiguous tracts with the Density Reduction/Groundwater Resource area that can be supplemented by transfer of development rights from non-contiguous tracts in the Southeast Density Reduction/Groundwater Resource area. See Objective 33.3 and following policies.
4. "Improved Residential Communities:" Property with existing residential approvals that are inconsistent with the Southeast Density Reduction/Groundwater Resource area that could be improved environmentally.
5. "Tier 1 Priority Restoration Overlay:" Property identified on Map 1 Page 4 of 8 as being located within Tier 1 (highest priority) are permitted to develop a specific "Restoration Strategy" that must be adopted by plan amendment as a specific Overlay and Strategy for each Tier 1 property. The Strategy may permit additional residential development above the standard density limitation of the DR/GR Future Land Use category (1 dwelling unit per 10 acres). Each Tier 1 Restoration Strategy will provide the conditions and criteria that must be implemented to achieve the additional residential development.

- a. The Corkscrew Farms property is subject to the Tier 1 Priority Restoration Overlay.

POLICY 33.2.1: Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture. Lee

County Natural Resources, Conservation 20/20, and Environmental Sciences staff will work with landowners who are interested in voluntarily restoring native habitats and landowners who are required to conduct restoration based upon land use changes. The parameters for the required restoration will be established in the Land Development Code by 2012. The protection and/or restoration of private land can also occur through the adoption of a Tier 1 Priority Restoration Overlay for private lands and the adoption of a

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strategy for priority restoration and incentives to provide the restoration. All development within Tier 1 Priority Restoration Overlay must be developed with planned development zoning.

OBJECTIVE 33.3: RESIDENTIAL AND MIXED-USE DEVELOPMENT.

Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), and vacant properties with existing residential approvals that are inconsistent with the density Reduction/Groundwater Resource future land use category (Improved Residential Communities) and development of Tier 1 Priority Restoration Overlay properties that have an approved Strategy Plan.

POLICY 33.3.3: Properties within the DR/GR that have existing approvals for residential development inconsistent with the current DR/GR density requirements or properties located within Tier 1 that develop without a Priority Restoration Strategy, may damage surface and sub-surface water resources, impact habitat, and encroach on environmentally important land if developed consistent with the vested approvals or without a Restoration Strategy. As an incentive to reduce these potential impacts additional densities may be granted if strict criteria improving the adverse impacts are followed.

1. These properties may be designated on Map 17 as “Improved Residential Communities,” provided they meet all of the following requirements:

- a. Abut lands designated as future urban areas;
- b. Adjacent to and eligible for public water and sewer services;
- c. Can provide two (2) direct accesses to an arterial roadway, and;
- d. Is not already designated on Lee Plan Map 17 as an Existing Acreage Subdivision or a Mixed Use Community.

Tier 1 properties that develop a Priority Restoration Strategy that is approved through the plan amendment process may also be designated on Map 17 as being located in the Tier 1 Priority Restoration Overlay.

a. The Corkscrew Farms Restoration Strategy is incorporated into this plan and the property is located in the Tier 1 Priority Restoration Overlay as the “Corkscrew Farms Tier 1 Priority Restoration Overlay”. Corkscrew Farms will be permitted to develop 1,325 dwelling units to incentivize the restoration strategy and regional benefits.

2. In order to request an increase in density, the property must be rezoned to a Residential Planned Development (RPD) that demonstrates and is conditioned to provide the following:

a. Reduced stress to the onsite potable aquifers and is more consistent with water resource goals of Lee County in the DR/GR than the existing development approvals.

b. Increased conservation areas, relative to the existing approvals, with a restoration plan and long term maintenance commitment.

c. Active and passive recreational amenities to promote a healthy lifestyle.

d. Demonstrates a net benefit for water resources, relative to the existing approvals that demonstrates the following.

(1) Lower irrigation demand.

(2) Eliminates private irrigation wells

(3) Protects Public wells by meeting or exceeding the requirements of the Well Field Protection Ordinance.

(4) Uses Florida Friendly Plantings with low irrigation requirements in Common Elements.

(5) Connects to public water and sewer service, and must connect to reclaimed water when available.

(6) Reduces impervious area relative to existing approvals improving opportunities for groundwater recharge. This criteria is not applicable to the Corkscrew Farms Tier 1 Priority Restoration Overlay.

(7) Designed to accommodate existing or historic flowways.

e. Includes an enhanced lake management plan that addresses at a minimum the following issues:

(1) Best management practices for fertilizers and pesticides

(2) Erosion control and bank stabilization

(3) Lake maintenance requirements

(4) Public well field protection

f. Indigenous Management Plans must address human-wildlife coexistence.

3. Properties meeting the above criteria and requirements and located in the Improved Residential Communities overlay may be permitted additional residential dwelling units in addition to the already existing approvals, but in no case in excess of three (3) dwelling units per DR/GR upland acre. The application for Residential Planned Development must identify the source of the additional residential dwelling units from the criteria below. Approval of the rezoning will be conditioned to reflect the source of additional dwelling units:

a. 2 dwelling units for every acre of offsite DR/GR property acquired for conservation purposes with the possibility of passive recreation activities.

b. 2 dwelling units for every additional acre of offsite DR/GR property put under a conservation easement dedicated to Lee County.

- c. 1.5 dwelling units for every additional acre of onsite property put under a conservation easement.
 - d. 1 dwelling unit for every acre of onsite restoration, subject to restoration plan approval as part of the Planned Development rezoning process.
 - e. 2 dwelling units for every acre of non-isolated DR/GR preserved primary and secondary panther habitat.
 - f. 2 dwelling units for every acre of protected onsite wetlands connected to a regionally significant flowway identified in the Lee Plan.
 - g. 1 dwelling unit for every \$8,500 (the current estimated cost to purchase an acre of Southeast DR/GR land) the applicant provides to the county to extinguish density on other Southeast DR/GR parcels.
 - h. 1 dwelling unit for every \$8,500 the applicant provides to the county to construct a planned large mammal roadway crossing in the Southeast DR/GR area.
- The improvements or acquisition of properties serve to mitigate impacts of the increased density.
- Future “Improved Residential Communities” proposed to be added to Map 17 must provide a reanalysis of the cost to purchase one acre of DR/GR property if criteria (g.) or (h.) are used to account for the increased density.

4. The Corkscrew Farms Tier 1 Priority Restoration Overlay property is permitted 1,325 dwelling units, including ancillary residential uses such as clubhouses and recreational uses. The residential units are permitted as the incentive for the protection, conservation, and restoration of the Tier 1 property in accordance with the approved Restoration Strategy. The Restoration Strategy requirements for the Corkscrew Farms property are as follows:

- a. The County will create a DR/GR Density Fund. The DR/GR Density Fund must be used to extinguish density in the DR/GR, or to enhance or improve water and wildlife resources in the DR/GR. Prior to the issuance of the first residential building permit, the developer must pay \$1,500 per residential unit approved by the planned development zoning resolution.
- b. Land must be placed in open space on the Corkscrew Farms property for retention, detention, water storage, water treatment, green space, restoration, preservation, and enhancement areas. The lands to be included in open space must be a minimum of 800 acres.
- c. Corkscrew Road operational improvements must be provided by the developer. The operational improvements are intended to improve left-turn egress and ingress from the Preserve at Corkscrew and Bella Terra onto Corkscrew Road. These operational improvements, to be established in consultation with the Lee County Department of Transportation, could include the following, up to a total developer contribution of \$700,000: the construction of a northbound to westbound channelized receiving lane/acceleration lane in the median to improve the left-turn out movement; construction of a median divider with a channelized left-turn lane on Corkscrew Road; traffic signalization; or comparable operational improvements. No road impact fee credits will

be issued for these operational improvements. The Corkscrew Road operational improvements must be agreed to with the Lee County DOT and designed before the issuance of the 50th residential building permit. The operational improvements must be installed before the issuance of the 150th residential building permit, provided that all approvals and permits have been issued.

d. All duly adopted impact fees will be paid upon the issuance of each building permit.

e. If the ambulance response time to Corkscrew Farms at the time of issuance of the first residential building permit does not meet the required level of service, the developer must pay an ambulance fee of \$200,000 to Lee County EMS for an ambulance at the Corkscrew Road Fire Station to assure adequate response times to Corkscrew Farms.

f. The Restoration Strategy includes a Proposed Restoration Map that depicts the proposed re-created flowways. These flowways will be designed, if feasible, to accept overland flows from the north. Flowway specifications and parameters will be established in the Environmental Resource Permit.

g. The development will incorporate a surface water management plan with water control structures, detention and retention features, and flowways that improve hydrology onsite and benefit existing public conservation lands adjacent to the site.

h. Deed restrictions must be adopted that provide unified maintenance, application of fertilizers and pesticides utilizing a homeowners association, community development district or similar mechanism to ensure compliance with the restrictions.

i. The development will connect to Lee County Utilities for potable water, fire protection, and sanitary sewer services.

j. The Development will provide the opportunity for a healthy lifestyle by providing sidewalks throughout the development as well as providing amenity areas that may include but are not limited to:

- Clubhouse, restaurant, bar, and maintenance/storage buildings;
- Exercise, multi-purpose, meeting, and gathering rooms;
- Tennis, bocce, and pickle courts, pool(s);
- Tennis pro shop;
- Pool side bar and kitchen;
- Play ground, picnic pavilion, fire pits, and open field play area;
- Passive recreation areas, walking trails, scenic and wildlife viewing areas.

Specific recreational amenities will be identified at the time of planned development zoning approval.

k. The vertical building development “footprint” will incorporate the following setbacks from adjacent properties including the following:

850 feet from the westerly property line;

400 feet from the right of way of Corkscrew Road, with the exception of project access roads and entrance features;

400 feet from the northern property line, and;

2,975 feet from the eastern property line.

Water management facilities, water control structures, and infrastructure for the development including utilities (wells, sewers, potable water lines, irrigation lines, pump stations, lift stations, pipes, water management berms, bridges, causeways, swales, lakes, ponds, signage, fencing, entry roads, gatehouses, guardhouses, landscape features, etc.) as well as restoration activities including flowway re-creation are permitted within these setbacks.