



**LOCAL PLANNING AGENCY  
OLD LEE COUNTY COURTHOUSE  
2120 MAIN STREET, FORT MYERS, FL 33901  
BOARD CHAMBERS  
MONDAY, MARCH 23, 2015  
8:30 AM**

**AGENDA**

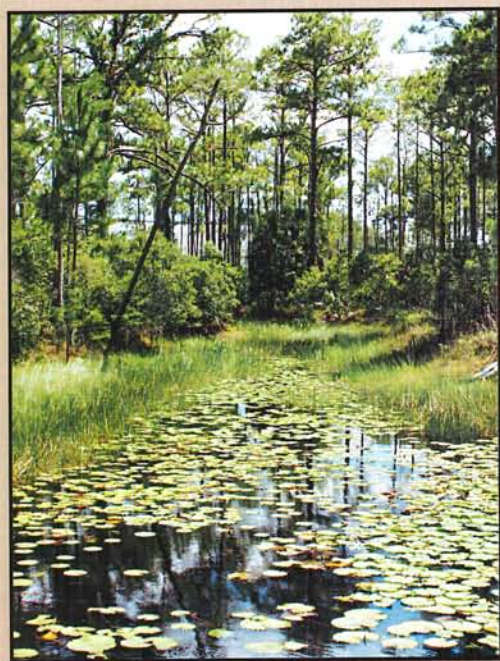
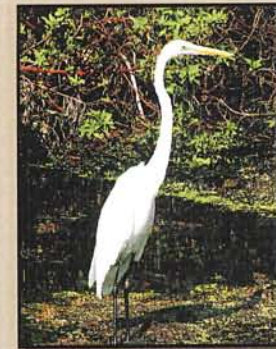
1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – February 23, 2015
4. Applicant's Informational Presentation
  - A. CPA2015-00001 Corkscrew Farms
5. Other Business
6. Adjournment – Next Meeting Date: Monday, April 27, 2015

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the Local Planning Agency meeting should contact Janet Miller, 1500 Monroe Street, Fort Myers, FL 33901 (239-533-8583 or [jmiller@leegov.com](mailto:jmiller@leegov.com)). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

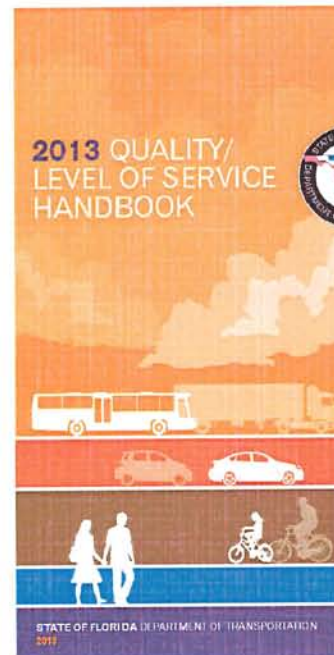
The agenda can be accessed at the following link approximately 7 days prior to the meeting: <http://www.leegov.com/dcd/calendar>

The direct link to the plan amendment page is: [CPA2015-00001](#)



# The Place



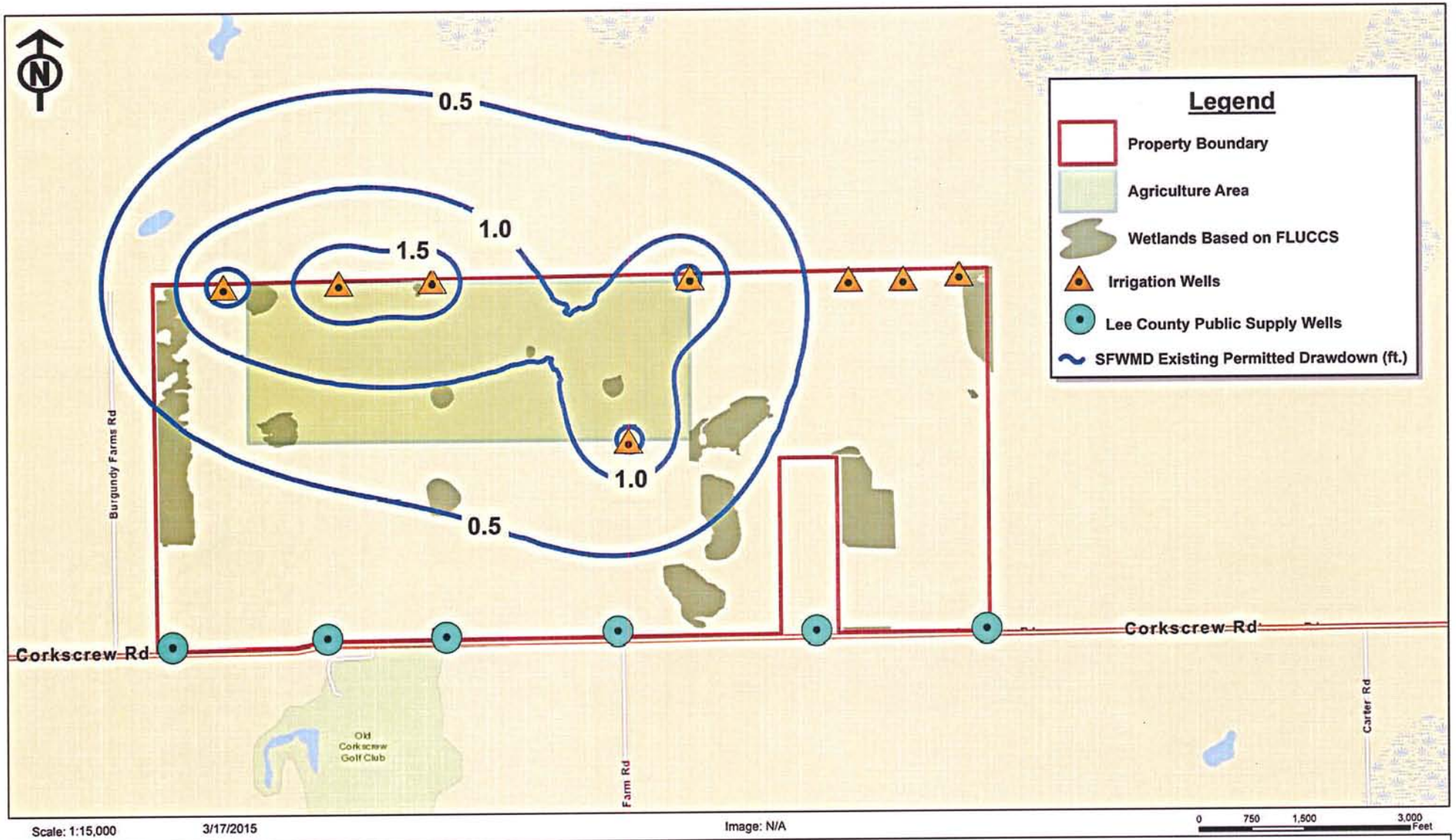


*Uninterrupted flow facilities are roadways that have no fixed causes of periodic delay or interruption to the traffic stream, such as signals or STOP signs.*

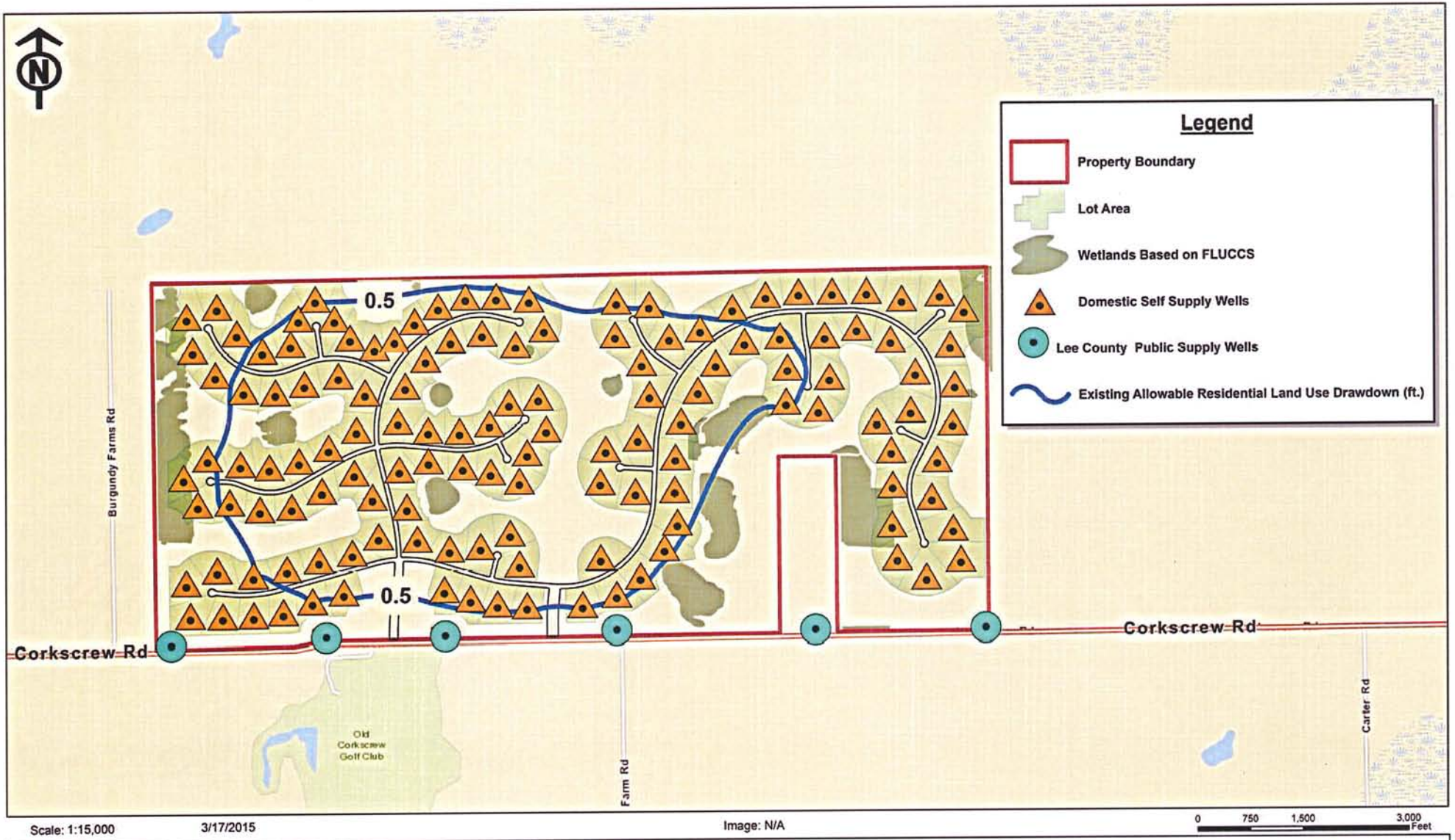
*Interrupted flow facilities are roadways that have fixed causes of periodic delay or interruption to the traffic stream – such as signals or STOP signs – with average spacing less than or equal to 2.0 miles.*

**Uninterrupted flow** A category of roadway not characterized by signals, STOP signs, or other fixed causes of periodic delay or interruption to the traffic stream.

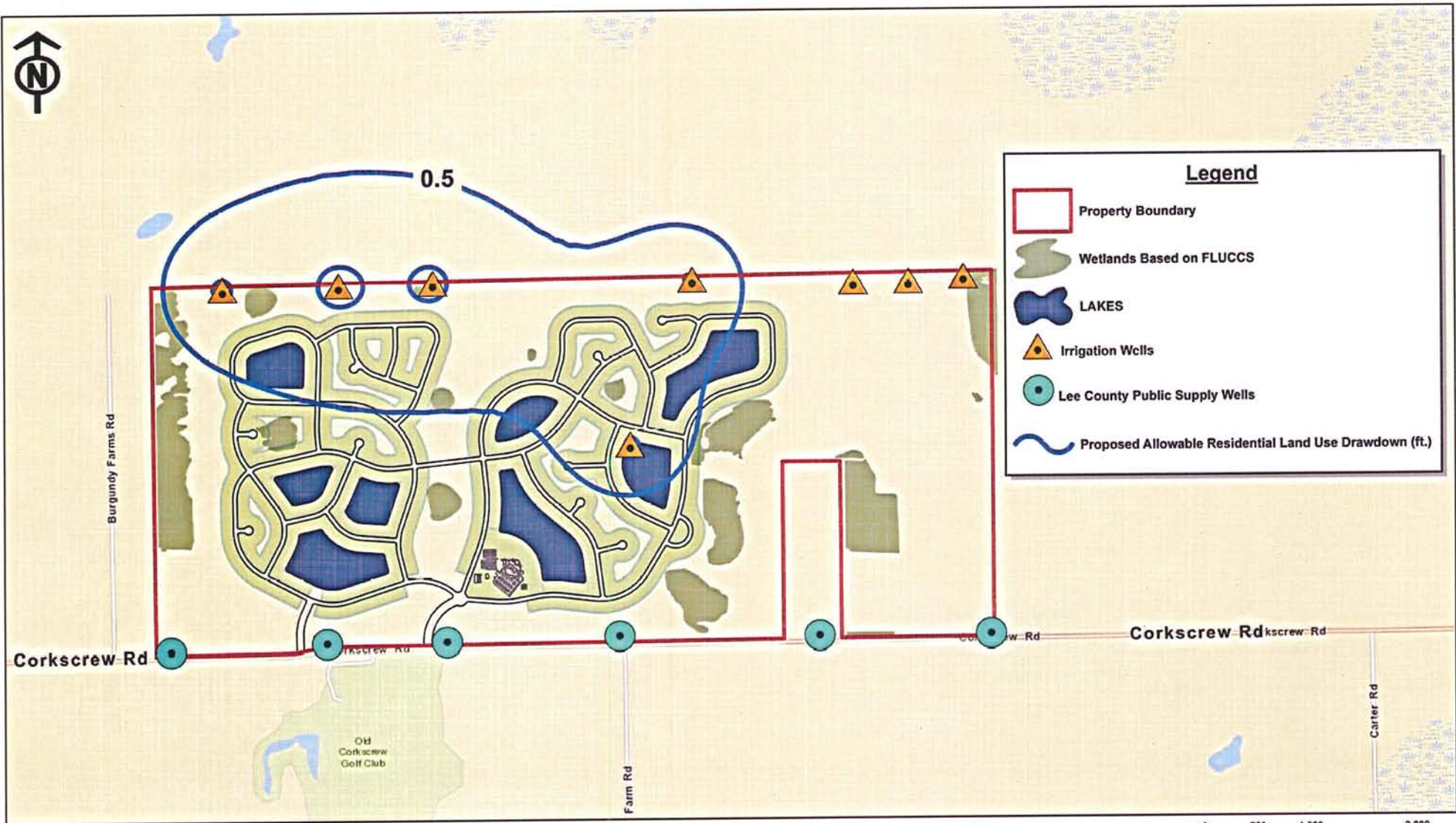
**Uninterrupted flow highway** A non-freeway roadway that generally has uninterrupted flow, with average signalized intersection spacing greater than 2.0 miles; a two-lane highway or a multilane highway.



**Figure 1**  
**SFWMD Existing Agriculture Land Use**  
**Maximum Month Surficial Aquifer System Impact Assessment**



**Figure 2**  
**Existing Allowable Residential Land Use**  
**Maximum Month Surficial Aquifer System Impact Assessment**



**Figure 3**  
**Proposed Allowable Residential Land Use**  
**Maximum Month Surficial Aquifer System Impact Assessment**

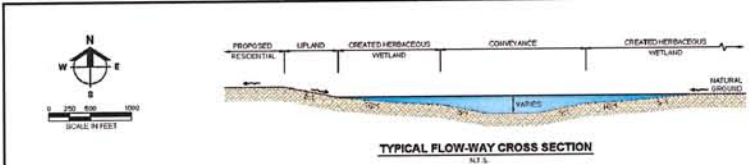
# HISTORICAL FLOW WAY PATTERNS



Directional Flow  
 Existing Wetlands  
 Historic Flowways  
 Property Boundary

Note: Aerials approx study (B)

HISTORIC FLOWWAYS MAP (B)		FILE NAME	Corkscrew Farms Historic Restoration Map (B)
PROJECT / FILE NUMBER		LOCATION	Corkscrew Farms/Maplewood
SHEET NUMBER		DWG DATE	02-11-2015
CPICF101		BY	K. Erwin
		TECH	Vince Wang



- NOTES:**
- 1) FLOW WAY LOCATIONS MAY VARY BASED ON FUTURE PERMITTING AND FIELD INSPECTIONS.
  - 2) UPLAND PLAYWAYS TO CONSIST OF \_\_\_\_\_
  - 3) CREATED HERBACEOUS WETLAND PLAYWAYS TO CONSIST OF \_\_\_\_\_

**Barraco**  
and Associates, Inc.  
CIVIL, ENGINEERING, LAND SURVEYING  
LAND PLANNING, LANDSCAPE DESIGN  
[www.barraco.net](http://www.barraco.net)  
2711 HUNTERWOOD BLVD., SUITE 100  
FORT WORTH, TEXAS 76107  
PHONE: 817.336.4400  
FAX: 817.336.4401  
A LICENSED OFFICE OF AN ARCHITECTURAL  
ENGINEER REGISTERED WITH THE BOARD OF ARCHITECTURAL  
ENGINEERS

**CAMPROP  
INC.**

4654 ROYAL GLEYS CIRCLE  
FORT WORTH, TX 76108

**1360 ACRES  
CORKSCREW  
FARMS**

LIFE COUNTY, ALABAMA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.  
SITE LAYOUT AND LAND-USE  
INTENTIONS OR DIVISIONS MAY  
CHANGE SIGNIFICANTLY BASED  
ON FUTURE REGULATIONS,  
ENVIRONMENTAL AND/OR  
REGULATORY REQUIREMENTS  
AND/OR OPPORTUNITIES.

**NOT FOR  
CONSTRUCTION**

DATE	02/11/2015
TIME	10:20 AM
PROJECT	CORKSCREW FARMS
USER	VINCE WANG
SCALE	AS SHOWN
PLANNING	
DESIGN	
CONSTRUCTION	
PLANNING	
DESIGN	
CONSTRUCTION	

**PROPOSED  
RESTORATION  
MAP**

23244

# SITE PLAN WITH FLOWWAYS



P  
R  
E  
  
D  
E  
V  
E  
L  
O  
P  
M  
E  
N  
T



**Aero Photo**  
727.520.8181  
www.aerophoto.com  
**Corkscrew Shores**  
Image # 141211 2106  
Date 12.11.14



**Aero Photo**  
727.520.8181  
www.aerophoto.com  
**Corkscrew Shores**  
Image # 1502092068  
Date 02.09.15

P  
O  
S  
T  
  
D  
E  
V  
E  
L  
O  
P  
M  
E  
N  
T

E  
N  
T  
R  
A  
N  
C  
E  
  
D  
R  
A  
G  
L  
I  
N  
E



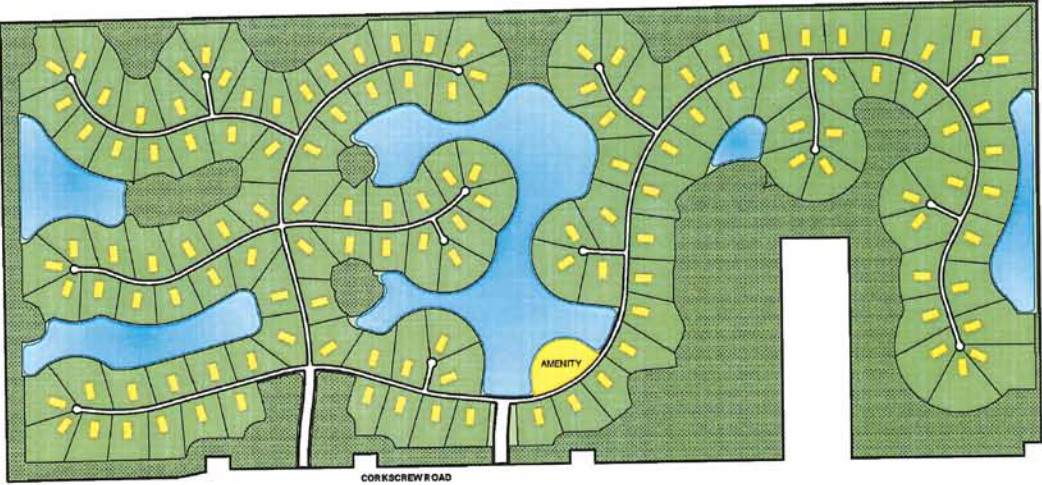


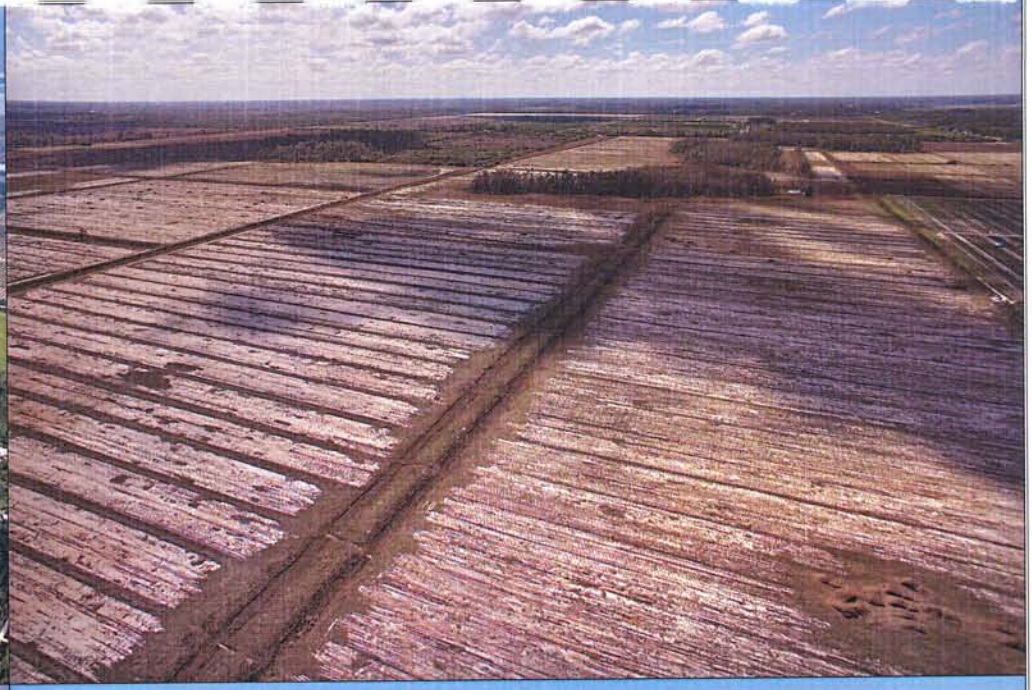


# MINING OPERATION



# SITE PLAN WITH 130 UNITS





# **EXISTING PROPERTY CONDITIONS**



## Net Benefits to Lee County

<b>Development Fees</b>	<b>Corkscrew Farms</b>	<b>Property As-Is</b>
Impact Fees @ \$5,964 per home	\$7,902,300	\$0
Residential Building Permit Fees @ \$1,900 per home	\$2,517,500	\$0
Lee County Utility Water connection fees @ \$2,440 per home	\$3,233,000	\$0
Lee County Utility Sewer connection fees @ \$2,660 per home	\$3,524,500	\$0
LCU Lift Station Connection Fee @ \$2,440 each	\$12,200	\$0
LCU Review Fee @ 1%	\$95,000	\$0
LCU Connection, Building Permit, Review Fees - Amenities	\$124,067	\$0
Comprehensive Plan Submittal Fee	\$2,500	\$0
Zoning Submittal Fee	\$62,480	\$0
Development Order Application Fee	\$84,720	\$0
Environmental Resource Permit Fee	\$25,000	\$0
Plat Recording Fees	\$17,875	\$0
SFWMD Permit	\$5,250	\$0
HOA Deed and Covenants Recording Fees	\$1,000	\$0
Lee County Department of Health Permit	\$900	\$0
Florida DEP Permit	\$500	\$0
<b>Total Development Fees</b>	<b>\$17,608,792</b>	<b>\$0</b>

<b>Lee County Property Taxes</b>	<b>Corkscrew Farms</b>	<b>Property As-Is</b>
Lee County general revenue	\$1,596,225	\$2,501
Lee County library fund	\$154,830	\$243
Public school - by local board	\$982,938	\$1,540
Public school - by state law	\$2,451,224	\$3,840
Lee County all hazards - mstu	\$30,301	\$47
Lee County preservation lands mstu	\$218,625	\$343
Lee County unincorporated - mstu	\$367,203	\$575
SFL water mgmt-district levy	\$78,049	\$122
SFL water mgmt-everglade const	\$27,284	\$43
SFL water mgmt-okeechobee levy	\$85,439	\$134
Estero fire & rescue district	\$940,088	\$1,473
Lee County hyacinth control	\$13,555	\$21
Lee County mosquito control	\$104,415	\$164
West Coast inland navigation district	\$17,228	\$27
<b>Total Annual Lee County Property Taxes</b>	<b>\$7,067,403</b>	<b>\$11,072</b>

## **REGIONAL BENEFITS**

**Restore and manage the site's hydrology which will protect and benefit conservation lands to the north and east**

**Provide water storage and water treatment that is a benefit to the Lee County well fields**

**Give the county the ability to re-establish surface flows to the south of Corkscrew Farms**

**Provide a water main extension that will provide local fire protection along Corkscrew Road**

**Generate re-use water for county use**

**Construct an off-site sanitary booster pump on Corkscrew Road to decrease flows and increase capacity**

**Set aside and restore land without using 20/20 monies or tax dollars**

**Work with Lee County Utilities for installation of Aquifer Storage and Recharge (ASR) sites**

**Contribute \$17,000 to Estero Fire rescue towards the purchase of Radio System Enhancement**

**Deed a 5 acres tract (approx. value \$80,000) to Estero Fire rescue for a future fire station site**

**Contribute \$200,000 to Lee County towards the acquisition of an ambulance**

**Contribute \$700,000 towards Corkscrew Road safety enhancements**

**Pay \$6,500 to a mitigation bank to offset wood stork impacts**

**Pay \$2,449,500 to a mitigation bank to offset panther impacts**

**Increase one time development fees to Lee County from \$0 to approximately \$17,608,792**

**Increase yearly real estate tax revenue to Lee County from \$11,072 to approximately \$7,060,000 per year**

## **SITE BENEFITS**

**Eliminate the possibility of a mine/lawsuit on the property**

**Restore several hundred acres of over-drained farm fields to wetland habitat**

**Restore historical flow ways**

**Improve water quality on site and at the point of discharge off site by means of pre-treatment**

**Restore a majority of the County property on Corkscrew Road**

**Restore wildlife habitat and create corridors on site and connect off site**

**Follow Dover Kohl & Partners DR/GR studies for enhancement, water quality, and clustering**

**Reduce the site plan development footprint and conserve large natural areas**

**Eliminate the ability to develop large lots with well and septic**

**Maintain the rural nature of Corkscrew Road with wide natural buffers along the ROW**

**Establish outstanding guidelines within the DR/GR**

**Eliminate potential contamination to Lee County well field from chemical use due to farming**

**Increased conservation land**

**Provide impact fees to Lee County**

**Reduce flooding to Corkscrew Rd and Burgandy Farms**