

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

July 21, 2015

The Honorable Brian Hamman
Chairman, Lee County
Board of County Commissioners
Post Office Box 398
Fort Myers, Florida 33902

Dear Chairman Hamman:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the Lee County, amendment number 15-3ESR, which was received on June 23, 2015. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

Pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to Lee County. If other reviewing agencies provide comments, we recommend Lee County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. If you have any questions concerning this review, please contact Samantha Parks at (850) 717-8489, or by email at Samantha.parks@deo.myflorida.com.

Sincerely,

Ana Richmond, Chief
Bureau of Community Planning

AR/sp

Enclosure(s): Procedures for Adoption

cc: Mikki Rozdolski, Acting Planning Director, Lee County
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, in **color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



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and Wildlife
Conservation
Commission

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Assistant Executive Director

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Chief of Staff

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Executive Director

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MyFWC.com

July 23, 2015

Brandon Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902-0398
bdunn@leegov.com

RE: Comprehensive Plan Amendment (CPA2015-01), Lee County 15-3 CPA-ESR,
Lee County

Dear Mr. Dunn:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. While we do not have any objections to the proposed amendment, we are providing the following information as technical assistance when planning for any additional future development that may occur on the subject property.

Proposed Amendment

The proposed privately initiated comprehensive plan amendment would amend the Lee County Comprehensive Plan and Future Land Use Map to establish an Environmental Enhancement and Preservation Overlay within the Density Reduction Groundwater Resource and Wetlands Future Land Use Categories. The amendment includes a proposed development on 1,361 acres, which includes 1,325 residential dwelling units on 554 acres and an approximately 700-acre flow way. The amendment also includes adoption of the Corkscrew Farms Restoration Strategy for the western portion of the project which will relieve flooding of adjacent properties, establish a conservation easement, and provide for preservation, restoration, and creation of hydric pine, cypress, and freshwater marsh habitats. The proposed site affected by this amendment is located approximately 3 miles east of the Alico Road and Corkscrew Road intersection, immediately north of Corkscrew Road. The dominant land covers on the site include pasture, cypress, hydric pine flatwoods, dikes and levees, freshwater marsh, and other surface waters.

Potentially Affected Resources

FWC staff conducted a geographic information system (GIS) analysis of the project area. Based on this analysis, the project area is located near, within, or adjacent to:

- Three wood stork (*Mycteria americana*, Federally Threatened [FT]) nesting colony core foraging areas (CFA). The CFA constitutes an 18.6-mile radius around the nesting colony.

- U.S. Fish and Wildlife Service (USFWS) Consultation Area for the following federally listed species:
 - Florida scrub jay (*Aphelocoma coerulescens*, FT)
 - Red-cockaded woodpecker (*Picoides borealis*, Federally Endangered [FE])
 - Everglade snail kite (*Rostrhamus sociabilis plumbeus*, FE)
 - Florida grasshopper sparrow (*Ammodramus savannarum floridanus*, FE)
 - Audubon's crested caracara (*Polyborus plancus audubonii*, FT)
 - Florida bonneted bat (*Eumops floridanus*, FE)
 - Florida panther (*Puma concolor coryi*, FE) – Primary and Secondary Zone

- Potential habitat for state- and federally listed species:
 - Eastern indigo snake (*Drymarchon corais couperi*, FT)
 - Big Cypress fox squirrel (*Sciurus niger avicennia*, State Threatened [ST])
 - Florida sandhill crane (*Grus canadensis pratensis*, ST)
 - Little blue heron (*Egretta caerulea*, State Species of Special Concern [SSC])

- Potential habitat for the Florida black bear (*Ursus americanus floridanus*)

According to the *Listed Wildlife Species Map* (July 2015) by Kevin Erwin Consulting Ecologist, Inc., submitted in support of the plan amendment, the following listed species have been observed on the proposed site: Audubon's crested caracara (flying), little blue heron, Big Cypress fox squirrel (including nests), American alligator (*Alligator mississippiensis*, FT, due to similarity of appearance), Florida sandhill crane, and Florida burrowing owls (*Athene cunicularia*, SSC).

Comments and Recommendations

Wildlife Surveys

In the event that planning for development of the site moves forward, FWC staff recommends additional listed species-specific surveys be completed prior to any additional clearing or development activities. Species-specific wildlife surveys are time sensitive, and FWC staff recommends that all wildlife surveys follow established survey protocols approved by the USFWS and the FWC and occur at the appropriate time of year. Surveys should also be conducted by qualified biologists with recent documented experience for each potential species. Basic guidance for conducting wildlife surveys may be found in the Florida Wildlife Conservation Guide (FWCG) at <http://myfwc.com/conservation/value/fwcg/>.

Big Cypress Fox Squirrel

Big Cypress fox squirrels have been observed in the habitats found on the proposed site. Also, the nearby Corkscrew Regional Ecosystem Watershed conservation land is considered an important area for Big Cypress fox squirrel conservation. Big Cypress fox squirrels typically nest between October and February and from April to August.

Surveys should be conducted prior to clearing and development activities to locate any Big Cypress fox squirrel nests that may be present. Kellam et al. (2013) provides recommendations for survey techniques to detect presence of the Big Cypress fox squirrel and its nests. If fox squirrel nests are found onsite, the applicant should maintain at least a 125-foot distance from the nest. It is important to recognize that Big Cypress fox squirrels will use nests that appear both active and inactive. If it will be necessary to remove a nest tree or work within 125 feet of a nest tree, then steps should be taken to determine whether the nest is active and whether young are in the nest. The applicant should then coordinate with FWC staff to discuss permitting alternatives.

In addition, FWC staff recommends avoiding patches of cypress and hydric pine flatwoods habitat and any associated food resources where Big Cypress fox squirrels have been observed or are likely to occur. We would also recommend a project design that retains existing hardwood trees or plants new hardwood trees where appropriate and also creates connectivity of suitable on-site with off-site habitat to the northeast and northwest. FWC staff is available to provide technical assistance on a site design that may reduce or eliminate the need for permitting for this species.

Florida Burrowing Owl

Burrowing owls have been observed on the proposed project site. Burrowing owls typically occupy open areas with short groundcover like agricultural fields and prairies. We recommend the applicant survey the property for burrowing owls and their burrows prior to construction and restoration activities to identify any burrowing owl burrows that occur onsite. If burrowing owl burrows are observed onsite, please coordinate with the FWC staff identified at the close of this letter to discuss avoidance, minimization, and permitting options.

Florida Sandhill Crane

While Florida sandhill cranes have been observed foraging on the proposed site, the existing wetlands on site do not appear to provide suitable habitat for nesting. However, we expect the restoration strategy would eventually benefit Florida sandhill cranes by providing nesting habitat and potential foraging habitat. If active nests are discovered during construction, restoration, or maintenance activities, we recommend that these nest sites be buffered by 400 feet to avoid disturbance. If maintaining the recommended buffer is not possible, we recommend that the applicant contact FWC staff identified below to discuss avoidance, minimization, or mitigation measures.

Florida Black Bear

The FWC has received 30 reports of nuisance black bears within roughly a 5-mile radius of the project site since 2011 with one report within 0.5 miles in 2013 (compilation of FWC data 1976-2013) and the Florida black bear has the potential to occur within and around the project area. The site is located within the South Bear Management Unit as designated by the 2012 Bear Management Plan. While black bears that live in remote areas tend to shy away from people, they are adaptable and will take advantage of human-provided food sources. Once bears become accustomed to finding food around people, their natural wariness is reduced to the point that there can be an increased risk to

public safety or private property. There are measures that can be taken to prevent or reduce conflicts with bears during development activities:

- Preservation of buffer areas with adequate perimeters around natural features,
- Roadway hazard reduction measures,
 - reducing vehicle speeds at dusk and dawn
 - reducing vehicle speed in areas where forest habitat is close on both sides of the roadway
- Best management practices to follow during construction:
 - requiring clean construction sites with wildlife-resistant containers for workers to use for food-related and other wildlife attractant refuse
 - requiring frequent trash removal and the use of proper food storage and removal on work sites

In addition, once the development is completed, residents should be provided with bear-resistant garbage cans as part of their regular waste service. The County or Home Owners Association should use ordinances or bylaws to require residents take measures to prevent attracting bears into their neighborhood. Sample ordinance language is available at the FWC website (<http://www.myfwc.com/bear>). We encourage the County and the applicant to provide residents with information on how to avoid human-bear conflicts, which is also found on the bear management website. Information should include guidelines for responding to bears in the area and deterrent measures, such as:

- Using bear-resistant garbage containers,
- Placing garbage on the curb the morning of pick-up,
- Removing wildlife feeders,
- Using electric fencing,
- Securing pet food, and
- Cleaning and securing barbeque grills.

Landscaping designs should focus on removing thick vegetation close to areas that people use such as parking lots. Fencing can also be a deterrent to wildlife movement into an area if there are no food sources or other attractants inside the fenced area. FWC staff is available to assist with residential planning to incorporate the above features. Additional information about Florida black bears can be found on our website.

Florida Panther

The proposed project is also located within both the Florida panther Primary and Secondary Zones as defined by the USFWS. FWC staff recommends the applicant include fencing of any residential development perimeter adjacent to any restoration areas to prevent the movement of wildlife, particularly white-tailed deer, into the community. The installation of a minimum six-foot chain link fence will reduce the risk of panthers entering the community in search of food sources. To further reduce the potential for human-wildlife interactions, we encourage the applicant to provide FWC's *Living with Panthers* informative brochure to future residents. The *Living with Panthers* brochure can be downloaded from our panther website at:

<http://www.floridapanther.net.org/>. In addition, if any walking or exercise trails are planned, FWC recommends that the County and the applicant consider posting

informational signs regarding appropriate actions future residents should take if they encounter wildlife such as Florida panthers, Florida black bears, and coyotes.

Restoration Plans

According to the *Corkscrew Farms Restoration Strategy* (February 2015) by Kevin L. Erwin Consulting Ecologist, Inc., submitted in support of the plan amendment, the restoration plan proposes to create wetlands of varying water depth, which should provide year-round foraging opportunities for wading birds. FWC staff recommends that the final restoration plan include the maintenance of a variety of wetland types with variable water levels to ensure the availability of areas with water depths between 6 and 14 inches for a minimum 90-day period from January through June. This would provide accessible foraging for all species of wading birds during the range of seasonal water-level fluctuations. FWC staff is available to provide technical assistance during the development of the final restoration plan to help ensure considerations are included for state listed species.

Prescribed Burns

In addition, the *Corkscrew Farms Restoration Strategy* indicates prescribed burning is proposed to be used to maintain the native vegetative communities. We encourage the applicant to provide future residents with information on prescribed burning. Information regarding prescribed burning can be found at http://fwcg.myfwc.com/docs/LAP_Prescribed_Burning.pdf. In addition, FWC staff recommends that the applicant ensure that provisions for a community covenant be included to ensure the ability to perform prescribed burns on fire-dependent plant communities within the preserved areas have been developed. Current and prospective home buyers should also be provided education materials explaining that prescribed burning is an acceptable practice for land management and is used within the preserve areas.

These comments are intended to assist the County and the applicant in fulfilling the requirements of Objective 107.4: Endangered and Threatened Species in General of Lee County's Comprehensive Plan - Conservation and Coastal Management Element. FWC staff remains available to provide technical assistance to the County and the applicant on measures to avoid and minimize potential impacts to fish and wildlife species and their habitats.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or at FWCConservationPlanningServices@MyFWC.com. If

you have specific technical questions regarding the content of this letter, please contact Mark Schulz by phone at (863) 648-3820 or by email at Mark.Schulz@MyFWC.com.

Sincerely,



Jennifer D. Goff
Land Use Planning Program Administrator
Office of Conservation Planning Services

jdg/mas
ENV 2-3-3
Lee County 15-3 CPA-ESR_21366_072315

cc: Ray Eubanks, DEO, DCPexternalagencycomments@.deo.myflorida.com
Joe Cameratta, Camprop, Inc., JCameratta@camerattacompanies.com
Matt Noble, ANobleplan, LLC, anobleplan@gmail.com
Kevin Erwin, Kevin L. Erwin Consulting Ecologist, Inc.,
klerwin@environment.com

Reference Cited

Kellam, J., D. Jansen, A. Johnson, and R. Arwood. 2013. Big Cypress fox squirrel home range and habitat use in cypress dome swamp and pine forest mosaic habitats. Final report. National Park Service, Big Cypress National Preserve, Ochopee, FL. 27 pp. Available at http://www.nps.gov/bicy/naturescience/upload/Kellam-et-al-2013-Big-Cypress-Fox-Squirrel-Home-Range-and-Habitat-Use-in-Cypress-Dome-Swamp-and-Pine-Forest-Mosaic-Habitats_-REVISED-March-2014.pdf



July 20, 2015

Mr. Mikki Rozdolski
Acting Planning Director
Lee County Planning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

Re: Lee County/CPA2015-01, DEO 15-3ESR

Dear Mr. Rozdolski:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 15-3ESR) to the Lee County Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its August 6, 2015 meeting. Council staff is recommending that the request be found regionally significant because the change may have an impact on state roads, which are recognized as regional facilities found in the Strategic Regional Policy Plan (SRPP). Council staff is recommending that the proposed changes are consistent with the SRPP and do not produce extra-jurisdictional impacts that are inconsistent with the Comprehensive Plans of other local governments.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,
Southwest Florida Regional Planning Council

A handwritten signature in black ink that reads "Margaret Wuerstle".

Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Mr. Eubanks, Administrator, Plan Review and Processing, Department of Economic Development



**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS
LEE COUNTY**

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 15-3ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

		Factors of Regional Significance			
<u>Proposed</u>		<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
<u>Amendment</u>					
DEO 15-3ESR	Yes	No	No		(1) Regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 15-3ESR)**RECEIVED: JUNE 22, 2015****Summary of Proposed Amendment**

The site that is the subject to this amendment is located on the north side of Corkscrew Road, approximately 7 miles east of Interstate 75, in Lee County. The request proposes increased density and intensity on approximately 1,361 acres which is currently improved farm field with uplands impacted by previous site activities and wetlands. The future land use category for the property is designated as Density Reduction/Groundwater Resources (DR/GR). Lee County Comprehensive Plan Amendment DEO 15-3ESR proposes the following:

1. Amend the Lee Plan to establish an 'Environmental Enhancement and Preservation Communities Overlay' within the Density Reduction/Groundwater Resource Future Land Use Category, promoting restoration, enhancement and preservation of natural resources.
2. Amend the Future Land Use Map Series, Maps 6 and 7: 'Lee County Utilities Future Water & Sanitary Sewer Service Areas' to place the Corkscrew Farms property within the Service Areas.
3. Amend Map 17 to incorporate the Environmental Enhancement and Preservation Communities Overlay, placing the Corkscrew Farms property within that Overlay.

The amendment proposes to preserve 750 out of the 1,361 acres as conservation easement. The amendment is requesting a maximum density of 1,361 dwelling units (1 unit per acre). The site is currently approved for a maximum of 136 dwelling units (1 unit per 10 acres).

Regional Impacts

FDOT supports Lee County in conducting the traffic study identified under Policy 38.1.9 which includes cumulative traffic impacts of approved developments and planned developments under review. The Department recommends that the following State SIS facilities be included in the study:

- I-75 from Bonita Beach Road to Alico Road
- Alico Road from I-75 to Ben Hill Griffin Parkway
- Ben Hill Griffin Parkway from Gulf Center Drive to Midfield Terminal

FDOT cannot accurately predict the impact of this project until the traffic study is completed.

The South Florida Water Management District has found no regionally significant water resource issues and therefore has no comments on the proposed amendment package.

Extra-jurisdictional Impacts

The Village of Estero voices opposition to this proposal with Resolution No. 2015-33 (attached). They believe that the proposal will lead to urban sprawl which would outweigh the benefits of the proposed conservation. The Village of Estero urges Lee County to delay and defer any action on the planned development proposal until a comprehensive study is done on the potential impacts to the environment and to the transportation system. However, since the Village of Estero is still using Lee County Comprehensive Policy Plan, the amendment is consistent with the plan.

Conclusion

Council staff agrees with the comments from FDOT that a traffic study needs to be completed to fully access the impacts of the proposal. Staff also recognizes the concerns of the Village of Estero. Council staff finds this project to be regionally significant based on potential impacts to regional transportation and the environment. However, at this time we cannot say that there will be significant adverse effects on regional resources or regional facilities that are identified in the Strategic Regional Policy Plan.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

JIM BOXOLD
SECRETARY

July 20, 2015

Mr. Brandon Dunn
Principal Planner
Lee County Planning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Lee County 15-3ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Comments and Recommendations

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed the Lee County 15-3ESR, Proposed Comprehensive Plan Amendment, transmitted under the Expedited State Review process (*received by FDOT on June 25, 2015*) in accordance with the requirements of Florida Statutes (F.S.) Chapter 163. The Department offers Lee County the following comments and recommendations for your consideration regarding the proposed amendment.

CPA 2015-01 (Text and Map Amendment):

The site that is the subject to this amendment is located on the north side of Corkscrew Road, approximately 7-miles east of Interstate 75, in Lee County, Florida. The request proposes increased density and intensity on approximately 1,361 acres which is currently an improved farm field with uplands impacted by the previous site activities and wetlands. The future land use (FLU) category for the property is designated as Density Reduction/Groundwater Resource (DR/GR).

The Comprehensive Plan Amendment proposes to:

1. Amend the Lee Plan to establish an 'Environmental Enhancement and Preservation Communities Overlay' within the DR/GR FLU category, promoting restoration, enhancement and preservation of natural resources.
2. Amend the FLU Map Series, Maps 6 and 7: 'Lee County Utilities Future Water & Sanitary Sewer Service Areas' to place the Corkscrew Farms property within the Service Areas.
3. Amend Map 17 to incorporate the Environmental Enhancement and Preservation Communities Overlay, placing the Corkscrew Farms property within that Overlay.

The proposed amendment would result in a maximum of 1,361 single-family dwelling units (1 dwelling unit/acre), which would result in approximately **11,599 daily trips or 1,101 p.m. peak hour trips**. As indicated in the below table, the **proposed** development could result in a **net increase of 10,205 daily trips or 962 p.m. peak hour trips**.

TRIP GENERATION AS PROPOSED IN CPA-2015-1

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	ITE Land Use Code	Size of Development		Daily Trips ²	PM Peak Trips ¹
				Acres	Allowed Development		
Approved	DR/GR	1 DU/10 Acres ¹	210	1,361	136 DU	1,394	139
Proposed	DR/GR with Environmental Enhancement and Preservation Overlay	1 DU/Acre	210	1,361	1,325 DU	11,599	1,101
Change in Trips						+10,205	+962

1. The Lee Plan 2014 Codification, as amended through October 2014.
2. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition).

As seen in the following tables, a planning level analysis was prepared to establish whether state roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards, as identified within the Lee County’s comprehensive plan during the existing (2014), short-term (2020), and long term (2035) horizon year conditions.

YEAR 2014 EXISTING ROADWAY CONDITIONS

Roadway	From	To	SIS?	LOS Std.	2014 Conditions				
					No. of Lanes	Service ² Volume	AADT	LOS	Acceptable?
SR 93/I-75	CR 865/Bonita Beach Rd	CR 850/Corkscrew Rd	Y	D	6	111,800	87,500	C	Yes
SR 93/I-75	CR 850/Corkscrew Rd	Alico Rd	Y	D	6	111,800	84,500	C	Yes
Ben Hill Griffin Pkwy.	Gulf Center Dr	Alico Rd	SC ¹	D	6	62,895	32,000	C	Yes
Ben Hill Griffin Pkwy.	Alico Rd	Midfield Terminal	SC ¹	D	4	41,790	25,322	C	Yes
Alico Road	I-75	Ben Hill Griffin Pkwy.	SC ¹	D	6	62,895	27,924	C	Yes

1. SC = Planned Drop SIS Highway Connector
2. Service Volume at the Lec County Adopted LOS Standard

YEAR 2020 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	SIS?	LOS Std.	2020 Conditions						
					No. of Lanes	Service Volume ²	Background Traffic ³	Project Traffic ⁴	Total AADT	LOS	Acceptable?
SR 93/I-75	CR 865/Bonita Beach Rd	CR 850/Corkscrew Rd	Y	D	6	111,800	101,200	2,551	103,751	D	Yes
SR 93/I-75	CR 850/Corkscrew Rd	Alico Rd	Y	D	6	111,800	97,600	2,551	100,151	D	Yes
Ben Hill Griffin Pkwy.	Gulf Center Dr	Alico Rd	SC ¹	D	6	62,895	35,800	816	36,616	C	Yes
Ben Hill Griffin Pkwy.	Alico Rd	Midfield Terminal	SC ¹	D	4	41,790	28,400	816	29,216	C	Yes
Alico Road	I-75	Ben Hill Griffin Pkwy.	SC ¹	D	6	62,895	35,100	1,837	36,937	C	Yes

1. SC = Planned Drop SIS Highway Connector.
2. Service Volume at the Lee County Adopted LOS Standard.
3. The short term planning horizon year 2020 background volume was obtained using annual growth rate resulting from Trends Analysis.
4. Based on CPA 2015-01 Traffic Study approximate distributions applied to Trip Generation results.

YEAR 2035 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	SIS?	LOS Std.	2035 Conditions						
					No. of Lanes	Service Volume ²	Background Traffic ³	Project Traffic ⁴	Total AADT	LOS	Acceptable?
SR 93/I-75	CR 865/Bonita Beach Rd	CR 850/Corkscrew Rd	Y	D	6	111,800	158,200	2,551	160,751	F	No
SR 93/I-75	CR 850/Corkscrew Rd	Alico Rd	Y	D	6	111,800	151,000	2,551	153,551	F	No
Ben Hill Griffin Pkwy.	Gulf Center Dr	Alico Rd	SC ¹	D	6	62,895	45,400	816	46,216	C	Yes
Ben Hill Griffin Pkwy.	Alico Rd	Midfield Terminal	SC ¹	D	4	41,790	36,000	816	36,816	C	Yes
Alico Road	I-75	Ben Hill Griffin Pkwy.	SC ¹	D	6	62,895	53,100	1,837	54,937	C	Yes

1. SC = Planned Drop SIS Highway Connector
2. Service Volume at the Lee County Adopted LOS Standard.
3. The long term planning horizon year 2035 background volume was obtained using annual growth rate resulting from 2035 Model for I-75 and annual growth rate resulting from Trends Analysis for other roadways.
4. Based on CPA 2015-01 Traffic Study approximate distributions applied to Trip Generation results.

Based on the planning level analysis, the segment of I-75 (a Strategic Intermodal System (SIS) facility) from CR 865/Bonita Beach Road to Alico Road currently operates under acceptable conditions during the existing conditions. In addition, the SIS connectors (Planned Drop) including Ben Hill Griffin Parkway from Gulf Center Drive to Midfield Terminal, and Alico Road from I-75 to Ben Hill Griffin Parkway, also operate under acceptable conditions during the existing conditions.

The same roadway segments are anticipated to operate under acceptable conditions with the proposed amendment during the year 2020 short-term. During 2035 long-term conditions, I-75 from CR 865/Bonita Beach Road to Alico Road is anticipated to fail with or without the project traffic by year 2035.

The *Lee County 2035 Long-Range Transportation Plan (LRTP) Highway Needs Plan* identifies the segment of I-75 from the southern Lee County Line to SR 82 as a 10-lane facility. In addition, the *I-75 at Corkscrew Road Interchange* study, completed by FDOT in February 2015, identifies three alternatives for improving the I-75/Corkscrew Road Interchange. Each alternative improves the 2035 LOS from F (under No Build Condition) to an acceptable LOS (ranging from B to D under improved Build Conditions). The study does not identify a preferred alternative, but recommends all three move forward for further analysis. The improvement to I-75 and Corkscrew Road interchange is included in the *2035 LRTP Highway Cost Feasible Plan*.

The *Corkscrew Farms Traffic Circulation Analysis*, as part of the CPA 2015-01, includes an analysis of the development's impacts on local and county roads in the short-term (2020) and long-term (2035) planning horizons. The analysis was based on socio-economic data and the Lee County Metropolitan Planning Organization (MPO) 2035 Highway Cost Feasible Plan network used for Lee Plan Map 3A. The analysis study area extends 3-miles from the proposed development and does not include any State facilities (I-75) or SIS connectors.

The segment of Corkscrew Road from I-75 to Ben Hill Griffin Parkway is three lanes in the westbound direction and two lanes in the eastbound direction. This segment is identified in the *2035 LRTP Highway Needs Plan* for widening to six-lanes. Although the *I-75 at Corkscrew Road Interchange* study shows that the interchange will operate at an acceptable LOS with either of the three improvement build alternatives, there is still some concern that traffic conditions along Corkscrew Road will impact the interchange. As noted in the Lee County Department of Transportation (DOT) review letter dated April 21, 2015, the analysis does not take into consideration nearby approved (Corkscrew Shores, Preserve at Corkscrew and Bella Terra) and under review (Corkscrew Crossing and WildBlue) developments. These developments are not fully reflected in the socioeconomic data used as a basis for the current LRTP, and will further impact Corkscrew Road and I-75.

As a result, Policy 38.1.9 was added to this amendment package for Lee County to complete a study by July 1, 2017 to address increased density within the Environmental Enhancement and Preservation Overlay. The study will include a financing strategy for the identified improvements, including participation in a Proportionate Fair Share Program.

FDOT Comment #1:

The Department supports Lee County in conducting the traffic study identified under Policy 38.1.9 which includes cumulative traffic impacts of approved developments and planned developments under review. The Department encourages the County to consider an earlier date of completion for the traffic study per Policy 38.1.9 in order to better understand the potential impacts of the

approved and planned developments in this area. The Department also recommends that the following State and SIS facilities be included in the study:

- I-75 from Bonita Beach Road to Alico Road
- Alico Road from I-75 to Ben Hill Griffin Parkway
- Ben Hill Griffin Parkway from Gulf Center Drive to Midfield Terminal

Additionally, the Department respectfully requests that Lee County consider including the segment of SR 82 from Corkscrew Road to Daniels Parkway as part of the study to assess the cumulative impacts of development within the overlay area.

FDOT Comment #2:

The Department appreciates the opportunity to coordinate with Lee County on the evaluation of impacts resulting from the nearby approved and planned developments particularly on Strategic Intermodal Systems (SIS) and State facilities. In addition, the Department looks forward to data collection efforts for consistency with FDOT's *I-75 Corkscrew Road Interchange Modification Report*.

FDOT Comment #3:

Lee County continues to be a popular destination for new businesses/industries, visitors, and residents. The County ranked within the top 10 of the nation's fastest-growing metro areas based on population increases from July 2013 to July 2014. The County's long-term sustainability and competitiveness depends on its ability to continue addressing the transportation needs of its growing population, both the internal local trips and longer-distance trips connecting to other regions. The Department applauds Lee County for implementing industry best practices as it plans and visions its future growth, to not only address current transportation needs but also to enhance the long-term quality of life of its residents and businesses. The Department notes two specific areas that Lee County continues to effectively implement as it works on its comprehensive plan:

- ***Integrating transportation and land use planning and decision-making***
- ***Complete Streets and multimodal approach to all new transportation investments***

The Department has released the following research and guidance that the County may also consider as it implements industry best practices:

- FDOT Complete Streets Implementation Website: <http://www.dot.state.fl.us/rddesign/CSI/Default.shtm>
- ITE Context Sensitive Solutions Website: <http://ite.org/css/>
- National Association of City Transportation Officials (NACTO): <http://nacto.org/>
- USDOT Livability in Transportation Guidebook; http://www.fhwa.dot.gov/livability/case_studies/guidebook/livabilitygb10.pdf

Mr. Brandon Dunn
Lee County 15-3ESR – FDOT Comments and Recommendations
July 20, 2015
Page 6 of 6

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions please free to contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: Mr. Ray Eubanks, Florida Department of Economic Opportunity

From: [Margaret Wuerstle](#)
To: [Charles Kammerer](#)
Subject: FW: Lee County, DEO #15-3ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Friday, July 17, 2015 4:12:21 PM

From: Oblaczynski, Deborah [mailto:doblaczy@sfwmd.gov]
Sent: Friday, July 17, 2015 3:30 PM
To: MRozdolski@leegov.com
Cc: bdunn@leegov.com; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); Margaret Wuerstle; Brenda Winningham (brenda.winningham@deo.myflorida.com)
Subject: Lee County, DEO #15-3ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Rozdolski:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Lee County (County). The proposed amendment establishes the Environmental Enhancement and Preservation Communities Overlay, and amends the Lee County Utilities Future Water & Sanitary Sewer Area to include 1,361 acre site. There appear to be no regionally significant water resource issues; therefore, the District has no comments on the proposed amendment package.

The District offers its technical assistance to the County and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or doblaczy@sfwmd.gov

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking on this [link](#).

1 VILLAGE OF ESTERO, FLORIDA

2
3 RESOLUTION NO. 2015-33

4
5 A RESOLUTION OF THE VILLAGE COUNCIL OF THE
6 VILLAGE OF ESTERO, FLORIDA, STATING THE
7 OPPOSITION OF THE VILLAGE OF ESTERO TO FURTHER
8 DEVELOPMENT IN THE DR/GR COMMUNITY PLANNING
9 DISTRICT OF LEE COUNTY WITHOUT FIRST
10 CONDUCTING A COMPREHENSIVE TRANSPORTATION,
11 ENVIRONMENTAL, AND WILD LIFE STUDY CONCERNING
12 FURTHER DEVELOPMENT IN THE DR/GR EAST OF THE
13 BOUNDARIES OF THE VILLAGE OF ESTERO; AND
14 PROVIDING AN EFFECTIVE DATE.
15

16 WHEREAS, the Village of Estero was incorporated by referendum held on November 4,
17 2014 and the Village Council was elected on March 3, 2015, pursuant to the Charter of the
18 Village of Estero (“Charter”) created by Ch. 2014-249, Laws of Florida; and
19

20 WHEREAS, the Charter provides that the Village Council shall have the broadest
21 exercise of home rule powers permitted under the state Constitution and the laws of the state; and
22

23 WHEREAS, Section 12(6) of the Charter provides that: “Until such time as the Village
24 adopts a comprehensive plan, the Lee County Comprehensive Plan, as it exists on the day that
25 the Village commences corporate existence, shall remain in effect as the Village’s transitional
26 comprehensive plan.”; and
27

28 WHEREAS, Policy 19.5.4 of the Estero Community Plan, which is a part of Goal 19 of
29 the Lee County Comprehensive Plan (“Lee Plan”) which has now become the Estero
30 Transitional Comprehensive Plan, provides that “The Estero Community attaches great
31 importance to the integrity of provision in the Lee Plan and the Land Development Code with
32 respect to the Density Reduction/Groundwater Resource Area (DR/GR) in so far as actions with
33 respect to the DR/GR have an impact on the environment, natural resources, mobility, sense of
34 place and character of Estero”; and
35

36 WHEREAS, The Vision for 2030 Statement which is Part I of the Lee Plan/Estero
37 Transitional Comprehensive Plan, provides with respect to the DR/GR, in part, at Paragraph 18
38 that: “Residential and Commercial Development will not be significantly increased except in
39 very limited areas where development rights are concentrated by this plan. Some existing
40 farmlands will be restored to natural conditions to increase the natural storage of water and
41 improve wildlife habitat”; and
42

43 WHEREAS, The Lee County Department of Community Development (“DCD”) has
44 recommended the approval of two privately originated amendments to the Lee Plan with respect
45 to large-scale planned development proposals in the DR/GR east of the Village of Estero
46 boundaries by the name of Wild Blue and Corkscrew Farms; and

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WHEREAS, The Lee Plan amendments recommended for approval by the DCD includes the adoption of a new “Environmental Enhancement and Preservation Communities Overlay” (“EEPCO”) in the DR/GR which provides for a plan to restore and protect important natural resources in the DR/GR as an alternative to the Transfer of Development Rights Program which most experts will agree has failed to incentivize developer participation and protect the environment in the DR/GR; and

WHEREAS, The DCD planned EEPCO contains incentives to protect and enhance shallow aquifers in the DR/GR by requiring new planned developments in such overlay to implement a hydrological restoration plan to restore and improve regional flow ways, and to preserve wetlands, and other ground water resources, and further requires a significant percentage of the lands in such planned developments to be preserved and to provide for wildlife connectivity; and

WHEREAS, The DCD planned EEPCO requires each planned development to mitigate traffic impacts and to provide its proportionate share of the costs of needed roadway improvements to be determined based on a transportation study of collective traffic impacts to be completed by July of 2017, well after the planned approval of such planned developments and the initial start of construction thereof; and

WHEREAS, The DCD planned EEPCO would reward development plans that comply with the provisions of the new EEPCO with residential development densities of up to a maximum of 1 unit per acre for Tier 1 lands within the Priority Restoration Strategy (the highest level of environmental criticality for restoration) instead of the normal 1 unit per 10 acres as currently allowed; and

WHEREAS, The planned development proposals for Wild Blue and Corkscrew Farms, would allow such developments to have a maximum density of 1100 units for Wild Blue and 1325 units for Corkscrew Farms, which, along with other planned or approved residential developments along the Corkscrew Road corridor, will likely create significant increased traffic on Corkscrew Road and Ben Hill Griffin Parkway; and

WHEREAS, The Lee County Local Planning Agency has voted affirmatively to recommend that both such proposed amendments to the Lee Plan be transmitted to the State Department of Economic Opportunity (“DEO”), and the Lee County Board of County Commissioners (“BOCC”) has voted in the affirmative to transmit the Wild Blue proposed amendment to the Lee Plan to the DEO; and

WHEREAS, The BOCC will hold a hearing on the transmittal of the amendment to the Lee Plan proposed by Corkscrew Farms at their meeting on June 17, 2015; and

WHEREAS, The addition of a maximum of 2425 total units in the DR/GR to the east of the boundaries of the Village of Estero, when combined with the existing and already planned additional residential units on Corkscrew Road east of I75 are likely to cause significant traffic and safety impacts on the Village of Estero and its residents; and

93
94 **WHEREAS**, The environmental benefits to be derived from the EEPOC restoration of
95 flow ways, and other protection of wild life, wetlands and ground water resources, will not
96 outweigh the costs to society which will be caused by additional sprawl and development into
97 the DR/GR to the east of the Village of Estero.
98

99 **NOW, THEREFORE**, be it resolved by the Village Council of the Village of Estero,
100 Lee County, Florida:
101

102 **SECTION ONE.** The Village Council hereby determines that it is in the best interests
103 and welfare of the Village and its residents to declare its opposition to the approval of the
104 development proposals for Wild Blue and Corkscrew Farms by the Lee County BOCC; and
105

106 **SECTION TWO.** In light of the serious and long-lasting negative impacts which
107 would be created by the urban sprawl resulting from such development proposals, and which the
108 Village Council finds would clearly outweigh any benefits to the environment and wildlife, the
109 Village Council hereby, and with all due respect, urges the Lee County BOCC to disapprove
110 both the amendments to the Lee Plan and the planned development proposals sought by both
111 Wild Blue and Corkscrew Farms.
112

113 **SECTION THREE.** In the event that the Lee County BOCC determines that they will
114 approve such amendments to the Lee Plan, the Village Council respectfully urges the BOCC to
115 delay and defer any action on the planned development proposals for Wild Blue and Corkscrew
116 Farms until a comprehensive study of the collective impacts on the roadways east of I75, and of
117 the effects of such planned development density on the environment and wildlife in the DR/GR
118 can be completed, and the major traffic and safety impacts on the residents of the Village of
119 Estero can both be determined and funding provided to alleviate such adverse impacts.
120

121 **SECTION FOUR.** This Resolution shall take effect immediately upon adoption.
122

123 **ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this 3rd
124 day of June, 2015.
125

126
127 Attest:

VILLAGE OF ESTERO, FLORIDA

128
129 By: Kathy Hall
130 Kathy Hall, MMC
131 Village Clerk
132

By: Nicholas Batos
Nicholas Batos
Mayor

133 Reviewed for legal sufficiency:

134
135 By: Burt Saunders
136 Burt Saunders, Esq.
137 Village Attorney

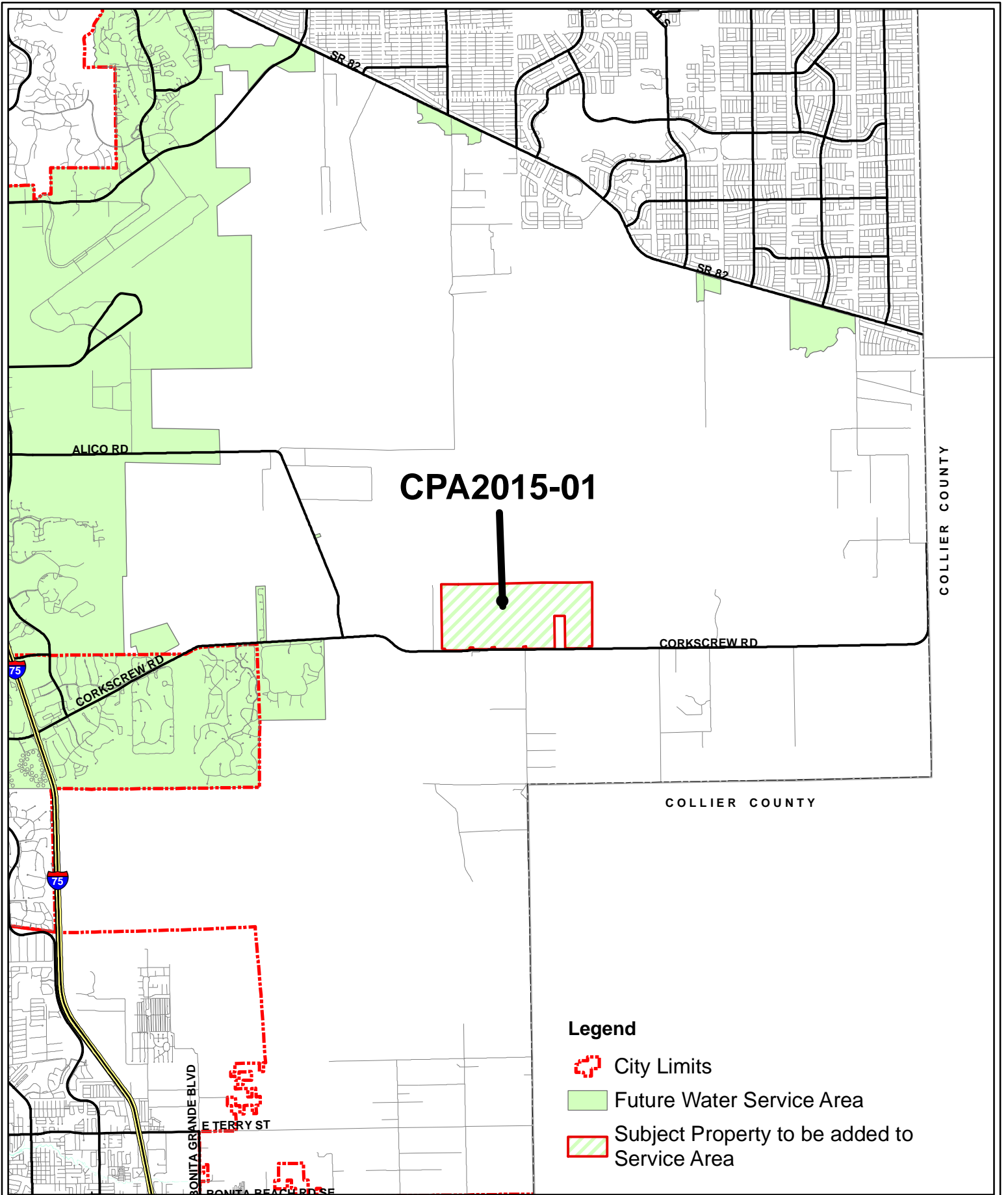
MAPS

Lee County




DEO 15-3ESR

Growth Management Plan

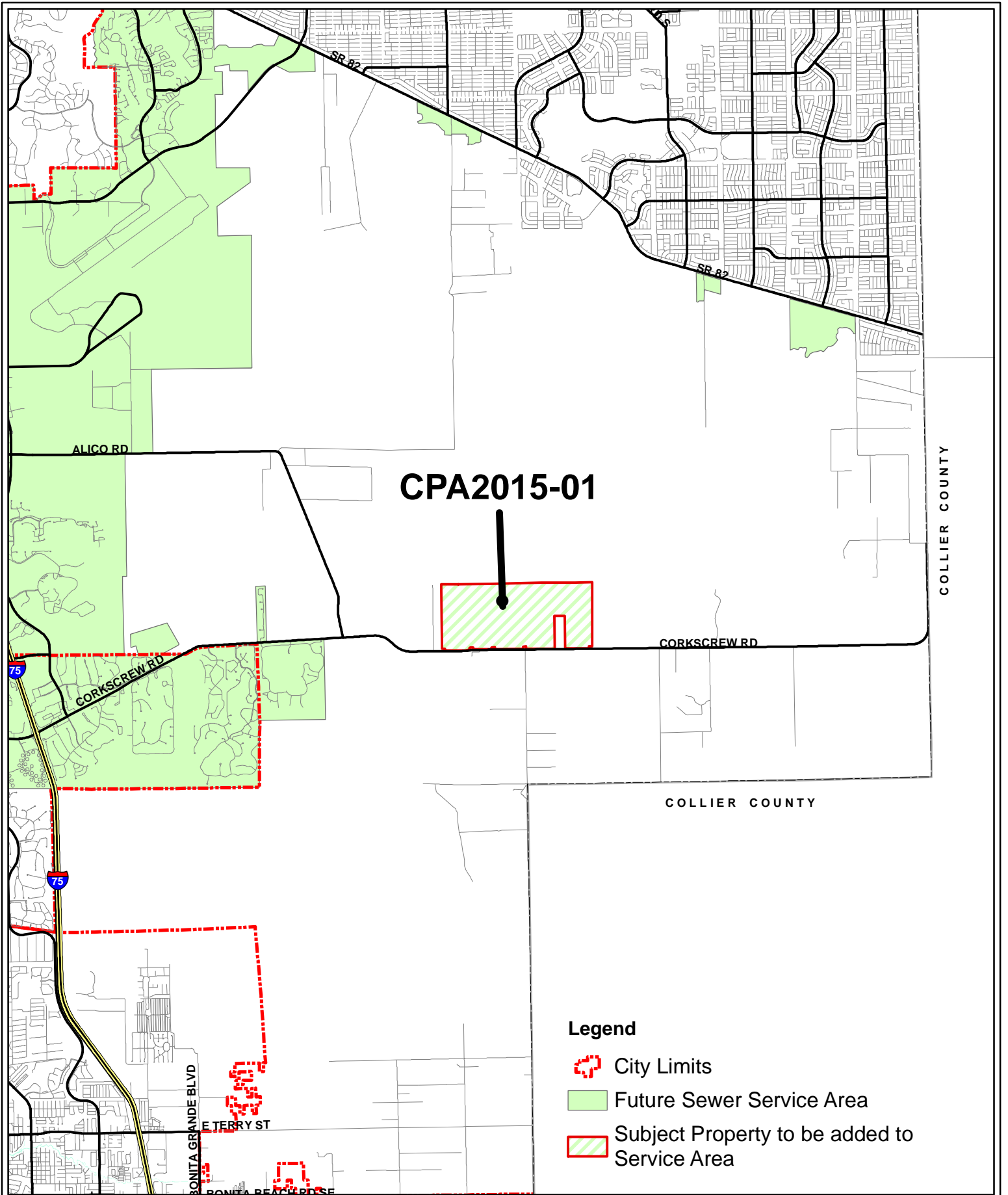
Comprehensive Plan Amendment



Legend




-  City Limits
-  Future Water Service Area
-  Subject Property to be added to Service Area



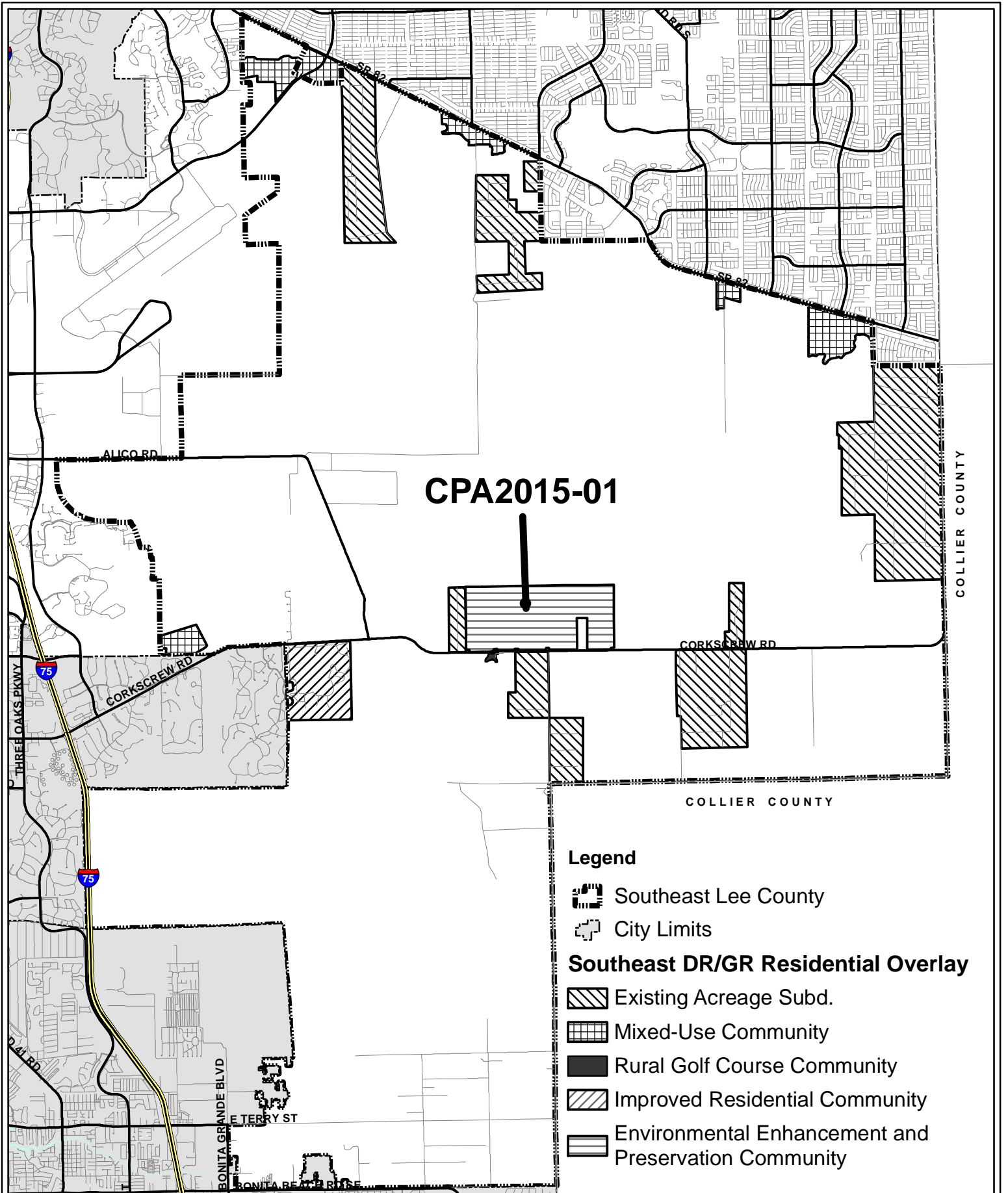


CPA2015-01

Legend

-  City Limits
-  Future Sewer Service Area
-  Subject Property to be added to Service Area





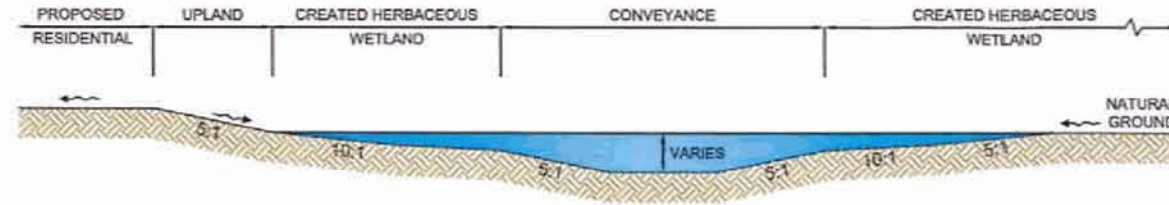
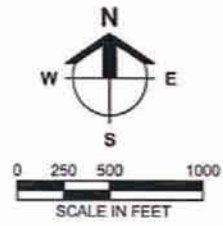
LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Miles
0 0.5 1 2

Map Generated April 2015



CPA2015-00001 - CORKSCREW FARMS
LEE PLAN MAP 17
SOUTHEAST DR/GR RESIDENTIAL OVERLAY



TYPICAL FLOW-WAY CROSS SECTION
N.T.S.

NOTES:

- 1) FLOW-WAY LOCATIONS MAY VARY BASED ON FUTURE PERMITTING AND FIELD INSPECTIONS.
- 2) UPLAND PLANTINGS TO CONSIST OF
- 3) CREATED HERBACEOUS WETLAND PLANTINGS TO CONSIST OF

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 451-3170
FAX (239) 451-3159
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6540

**CAMP
PROP
INC.**

4954 ROYAL GULF CIRCLE
FORT MYERS, FL 33956

PROJECT DESCRIPTION

**1360 ACRES
CORKSCREW
FARMS**

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, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.

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FILE NAME: 23244-FLOWMAP.DWG

LOCATION: J:\23244\DWG\23244-FLOWMAP.DWG

PLOT DATE: FRI, 14-2015 - 9:27 AM

PLOT BY: JENNIFER SAPPEN

CROSS REFERENCED DRAWINGS

BASEPLAN + 23244-00-OPT22.DWG

PLAN REVISIONS

PLAN STATUS

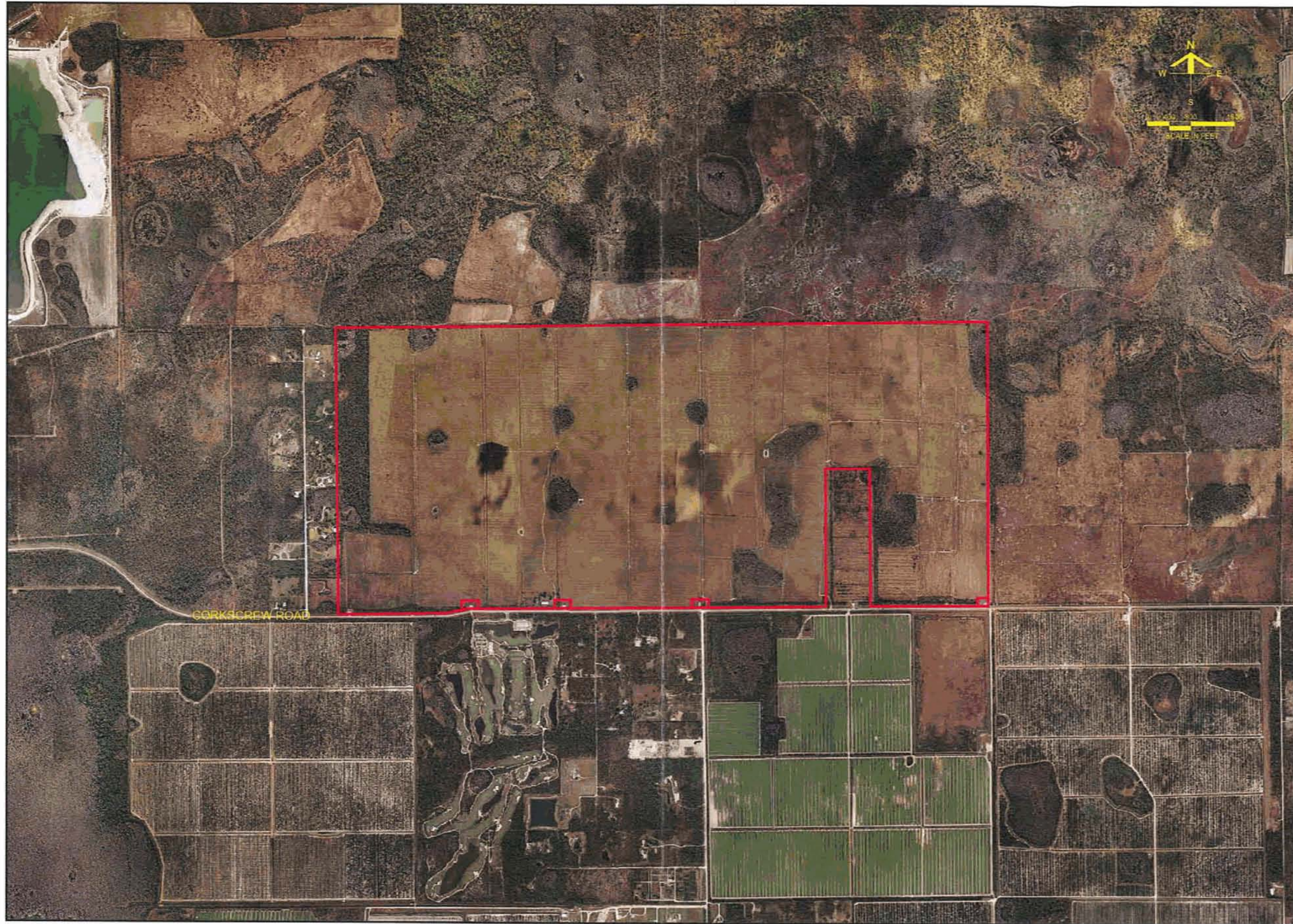
**PROPOSED
RESTORATION
MAP**

PROJECT / FILE NO. SHEET NUMBER

23244



- WATER MANAGMENT LAKES
- DEVELOPMENT PARCELS
- RESTORED WETLANDS
- PROPOSED FLOW WAYS



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POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170
FAX (239) 481-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8940

PREPARED FOR

**CAMP
PROP
INC.**

4854 ROYAL GULF CIRCLE
FORT MYERS, FL. 33965

PROJECT DESCRIPTION

**1350 ACRES
CAMERATTA
COMPANIES**

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.
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LAYOUT	LAYOUT1
LOCATION	J:\23244\23244AERIAL.DWG
PLOT DATE	THU 5-29-2014 - 8:17 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	JENNIFER SAFFEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	

PLAN STATUS

**AERIAL
SITE
EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
23244	1



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

JIM BOXOLD
SECRETARY

July 20, 2015

Mr. Brandon Dunn
Principal Planner
Lee County Planning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Lee County 15-3ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Comments and Recommendations

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed the Lee County 15-3ESR, Proposed Comprehensive Plan Amendment, transmitted under the Expedited State Review process (*received by FDOT on June 25, 2015*) in accordance with the requirements of Florida Statutes (F.S.) Chapter 163. The Department offers Lee County the following comments and recommendations for your consideration regarding the proposed amendment.

CPA 2015-01 (Text and Map Amendment):

The site that is the subject to this amendment is located on the north side of Corkscrew Road, approximately 7-miles east of Interstate 75, in Lee County, Florida. The request proposes increased density and intensity on approximately 1,361 acres which is currently an improved farm field with uplands impacted by the previous site activities and wetlands. The future land use (FLU) category for the property is designated as Density Reduction/Groundwater Resource (DR/GR).

The Comprehensive Plan Amendment proposes to:

1. Amend the Lee Plan to establish an 'Environmental Enhancement and Preservation Communities Overlay' within the DR/GR FLU category, promoting restoration, enhancement and preservation of natural resources.
2. Amend the FLU Map Series, Maps 6 and 7: 'Lee County Utilities Future Water & Sanitary Sewer Service Areas' to place the Corkscrew Farms property within the Service Areas.
3. Amend Map 17 to incorporate the Environmental Enhancement and Preservation Communities Overlay, placing the Corkscrew Farms property within that Overlay.

The proposed amendment would result in a maximum of 1,361 single-family dwelling units (1 dwelling unit/acre), which would result in approximately **11,599 daily trips or 1,101 p.m. peak hour trips**. As indicated in the below table, the **proposed** development could result in a **net increase of 10,205 daily trips or 962 p.m. peak hour trips**.

TRIP GENERATION AS PROPOSED IN CPA-2015-1

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	ITE Land Use Code	Size of Development		Daily Trips ²	PM Peak Trips ¹
				Acres	Allowed Development		
Approved	DR/GR	1 DU/10 Acres ¹	210	1,361	136 DU	1,394	139
Proposed	DR/GR with Environmental Enhancement and Preservation Overlay	1 DU/Acre	210	1,361	1,325 DU	11,599	1,101
Change in Trips						+10,205	+962

1. The Lee Plan 2014 Codification, as amended through October 2014.
2. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition).

As seen in the following tables, a planning level analysis was prepared to establish whether state roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards, as identified within the Lee County’s comprehensive plan during the existing (2014), short-term (2020), and long term (2035) horizon year conditions.

YEAR 2014 EXISTING ROADWAY CONDITIONS

Roadway	From	To	SIS?	LOS Std.	2014 Conditions				
					No. of Lanes	Service ² Volume	AADT	LOS	Acceptable?
SR 93/I-75	CR 865/Bonita Beach Rd	CR 850/Corkscrew Rd	Y	D	6	111,800	87,500	C	Yes
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Ben Hill Griffin Pkwy.	Gulf Center Dr	Alico Rd	SC ¹	D	6	62,895	32,000	C	Yes
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1. SC = Planned Drop SIS Highway Connector
2. Service Volume at the Lec County Adopted LOS Standard

YEAR 2020 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	SIS?	LOS Std.	2020 Conditions						
					No. of Lanes	Service Volume ²	Background Traffic ³	Project Traffic ⁴	Total AADT	LOS	Acceptable?
SR 93/I-75	CR 865/Bonita Beach Rd	CR 850/Corkscrew Rd	Y	D	6	111,800	101,200	2,551	103,751	D	Yes
SR 93/I-75	CR 850/Corkscrew Rd	Alico Rd	Y	D	6	111,800	97,600	2,551	100,151	D	Yes
Ben Hill Griffin Pkwy.	Gulf Center Dr	Alico Rd	SC ¹	D	6	62,895	35,800	816	36,616	C	Yes
Ben Hill Griffin Pkwy.	Alico Rd	Midfield Terminal	SC ¹	D	4	41,790	28,400	816	29,216	C	Yes
Alico Road	I-75	Ben Hill Griffin Pkwy.	SC ¹	D	6	62,895	35,100	1,837	36,937	C	Yes

1. SC = Planned Drop SIS Highway Connector.
2. Service Volume at the Lee County Adopted LOS Standard.
3. The short term planning horizon year 2020 background volume was obtained using annual growth rate resulting from Trends Analysis.
4. Based on CPA 2015-01 Traffic Study approximate distributions applied to Trip Generation results.

YEAR 2035 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	SIS?	LOS Std.	2035 Conditions						
					No. of Lanes	Service Volume ²	Background Traffic ³	Project Traffic ⁴	Total AADT	LOS	Acceptable?
SR 93/I-75	CR 865/Bonita Beach Rd	CR 850/Corkscrew Rd	Y	D	6	111,800	158,200	2,551	160,751	F	No
SR 93/I-75	CR 850/Corkscrew Rd	Alico Rd	Y	D	6	111,800	151,000	2,551	153,551	F	No
Ben Hill Griffin Pkwy.	Gulf Center Dr	Alico Rd	SC ¹	D	6	62,895	45,400	816	46,216	C	Yes
Ben Hill Griffin Pkwy.	Alico Rd	Midfield Terminal	SC ¹	D	4	41,790	36,000	816	36,816	C	Yes
Alico Road	I-75	Ben Hill Griffin Pkwy.	SC ¹	D	6	62,895	53,100	1,837	54,937	C	Yes

1. SC = Planned Drop SIS Highway Connector
2. Service Volume at the Lee County Adopted LOS Standard.
3. The long term planning horizon year 2035 background volume was obtained using annual growth rate resulting from 2035 Model for I-75 and annual growth rate resulting from Trends Analysis for other roadways.
4. Based on CPA 2015-01 Traffic Study approximate distributions applied to Trip Generation results.

Based on the planning level analysis, the segment of I-75 (a Strategic Intermodal System (SIS) facility) from CR 865/Bonita Beach Road to Alico Road currently operates under acceptable conditions during the existing conditions. In addition, the SIS connectors (Planned Drop) including Ben Hill Griffin Parkway from Gulf Center Drive to Midfield Terminal, and Alico Road from I-75 to Ben Hill Griffin Parkway, also operate under acceptable conditions during the existing conditions.

The same roadway segments are anticipated to operate under acceptable conditions with the proposed amendment during the year 2020 short-term. During 2035 long-term conditions, I-75 from CR 865/Bonita Beach Road to Alico Road is anticipated to fail with or without the project traffic by year 2035.

The *Lee County 2035 Long-Range Transportation Plan (LRTP) Highway Needs Plan* identifies the segment of I-75 from the southern Lee County Line to SR 82 as a 10-lane facility. In addition, the *I-75 at Corkscrew Road Interchange* study, completed by FDOT in February 2015, identifies three alternatives for improving the I-75/Corkscrew Road Interchange. Each alternative improves the 2035 LOS from F (under No Build Condition) to an acceptable LOS (ranging from B to D under improved Build Conditions). The study does not identify a preferred alternative, but recommends all three move forward for further analysis. The improvement to I-75 and Corkscrew Road interchange is included in the *2035 LRTP Highway Cost Feasible Plan*.

The *Corkscrew Farms Traffic Circulation Analysis*, as part of the CPA 2015-01, includes an analysis of the development's impacts on local and county roads in the short-term (2020) and long-term (2035) planning horizons. The analysis was based on socio-economic data and the Lee County Metropolitan Planning Organization (MPO) 2035 Highway Cost Feasible Plan network used for Lee Plan Map 3A. The analysis study area extends 3-miles from the proposed development and does not include any State facilities (I-75) or SIS connectors.

The segment of Corkscrew Road from I-75 to Ben Hill Griffin Parkway is three lanes in the westbound direction and two lanes in the eastbound direction. This segment is identified in the *2035 LRTP Highway Needs Plan* for widening to six-lanes. Although the *I-75 at Corkscrew Road Interchange* study shows that the interchange will operate at an acceptable LOS with either of the three improvement build alternatives, there is still some concern that traffic conditions along Corkscrew Road will impact the interchange. As noted in the Lee County Department of Transportation (DOT) review letter dated April 21, 2015, the analysis does not take into consideration nearby approved (Corkscrew Shores, Preserve at Corkscrew and Bella Terra) and under review (Corkscrew Crossing and WildBlue) developments. These developments are not fully reflected in the socioeconomic data used as a basis for the current LRTP, and will further impact Corkscrew Road and I-75.

As a result, Policy 38.1.9 was added to this amendment package for Lee County to complete a study by July 1, 2017 to address increased density within the Environmental Enhancement and Preservation Overlay. The study will include a financing strategy for the identified improvements, including participation in a Proportionate Fair Share Program.

FDOT Comment #1:

The Department supports Lee County in conducting the traffic study identified under Policy 38.1.9 which includes cumulative traffic impacts of approved developments and planned developments under review. The Department encourages the County to consider an earlier date of completion for the traffic study per Policy 38.1.9 in order to better understand the potential impacts of the

approved and planned developments in this area. The Department also recommends that the following State and SIS facilities be included in the study:

- I-75 from Bonita Beach Road to Alico Road
- Alico Road from I-75 to Ben Hill Griffin Parkway
- Ben Hill Griffin Parkway from Gulf Center Drive to Midfield Terminal

Additionally, the Department respectfully requests that Lee County consider including the segment of SR 82 from Corkscrew Road to Daniels Parkway as part of the study to assess the cumulative impacts of development within the overlay area.

FDOT Comment #2:

The Department appreciates the opportunity to coordinate with Lee County on the evaluation of impacts resulting from the nearby approved and planned developments particularly on Strategic Intermodal Systems (SIS) and State facilities. In addition, the Department looks forward to data collection efforts for consistency with FDOT's *I-75 Corkscrew Road Interchange Modification Report*.

FDOT Comment #3:

Lee County continues to be a popular destination for new businesses/industries, visitors, and residents. The County ranked within the top 10 of the nation's fastest-growing metro areas based on population increases from July 2013 to July 2014. The County's long-term sustainability and competitiveness depends on its ability to continue addressing the transportation needs of its growing population, both the internal local trips and longer-distance trips connecting to other regions. The Department applauds Lee County for implementing industry best practices as it plans and visions its future growth, to not only address current transportation needs but also to enhance the long-term quality of life of its residents and businesses. The Department notes two specific areas that Lee County continues to effectively implement as it works on its comprehensive plan:

- ***Integrating transportation and land use planning and decision-making***
- ***Complete Streets and multimodal approach to all new transportation investments***

The Department has released the following research and guidance that the County may also consider as it implements industry best practices:

- FDOT Complete Streets Implementation Website: <http://www.dot.state.fl.us/rddesign/CSI/Default.shtm>
- ITE Context Sensitive Solutions Website: <http://ite.org/css/>
- National Association of City Transportation Officials (NACTO): <http://nacto.org/>
- USDOT Livability in Transportation Guidebook; http://www.fhwa.dot.gov/livability/case_studies/guidebook/livabilitygb10.pdf

Mr. Brandon Dunn
Lee County 15-3ESR – FDOT Comments and Recommendations
July 20, 2015
Page 6 of 6

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions please free to contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: Mr. Ray Eubanks, Florida Department of Economic Opportunity

Miller, Janet

From: Rozdolski, Mikki
Sent: Friday, July 17, 2015 3:31 PM
To: Miller, Janet
Subject: FW: Lee County, DEO #15-3ESR Comments on Proposed Comprehensive Plan Amendment Package

For the file.

Mikki Rozdolski
Acting Director of Planning
Lee County Dept. of Community Development
email: mrozdolski@leegov.com
phone: 239-533-8309

From: Oblaczynski, Deborah [<mailto:doblaczy@sfwmd.gov>]
Sent: Friday, July 17, 2015 3:30 PM
To: Rozdolski, Mikki
Cc: Dunn, Brandon; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); ext-Wuerstle, Margaret (swfrpc.org); Brenda Winningham (brenda.winningham@deo.myflorida.com)
Subject: Lee County, DEO #15-3ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Rozdolski:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Lee County (County). The proposed amendment establishes the Environmental Enhancement and Preservation Communities Overlay, and amends the Lee County Utilities Future Water & Sanitary Sewer Area to include 1,361 acre site. There appear to be no regionally significant water resource issues; therefore, the District has no comments on the proposed amendment package.

The District offers its technical assistance to the County and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or doblaczy@sfwmd.gov

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking on this [link](#).

Miller, Janet

From: Dunn, Brandon
Sent: Monday, July 20, 2015 8:59 AM
To: Rozdolski, Mikki; Miller, Janet
Subject: FW: Lee County 15-3ESR – Proposed

FYI... (Corkscrew Farms)

From: Stahl, Chris [<mailto:Chris.Stahl@dep.state.fl.us>]
Sent: Thursday, July 16, 2015 11:19 AM
To: Dunn, Brandon
Cc: Craig, Kae; DEO Agency Comments
Subject: Lee County 15-3ESR – Proposed

To: Brandon Dunn, Principal Planner

Re: Lee County 15-3ESR – Expedited Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Chris.Stahl@dep.state.fl.us or (850) 245-2169 for assistance or additional information. Please send all amendments, both proposed and adopted, to Plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000



**Customer
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Survey**

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



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June 23, 2015

Ms. Mikki Rozdolski, Acting Director
Lee County Planning Division
P.O. Box 398
Fort Myers, Florida 33902-0398
Via E-mail: MRozdolski@leegov.com

Re: Lee County 15-3ESR

Dear Ms. Rozdolski:

Thank you for the opportunity to review Lee County's proposed 15-3ESR amendment package, which the Florida Department of Education received on June 23, 2015. According to the department's responsibilities under section 163.3184(3)(b), Florida Statutes, I reviewed the amendment considering the provisions of chapter 163, part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The proposal is related to the Corkscrew Farms planned development, would establish an Environmental Enhancement and Preservation Overlay within the Density Reduction/Groundwater Resource future land use category and would amend several maps to include the affected property within the overlay area. One effect of the amendment would be to permit development of up to 1,361 dwelling units. According to the January 2015 analysis by the Lee County school district, sufficient capacity is expected to be available to serve the increased demand within the affected or the adjacent school concurrency service areas. Because the amendment does not appear to have the potential to create significant adverse effects on public school facilities, I offer no comment.

Again, thank you for the opportunity to review and comment. Please contact me at 850-245-9312 or Tracy.Suber@fldoe.org, if you have questions about this letter, or if I may be of assistance.

Sincerely,

Tracy D. Suber
Growth Management and Facilities Policy Liaison

TDS/

cc: Mr. Marc Mora and Ms. Dawn Huff, Lee County School District
Ms. Brenda Winningham and Mr. Scott Rogers, DEO/State Land Planning Agency

Thomas H. Inserra
Director, Office of Educational Facilities