

VERDANA

CPA2016-09

Privately-Requested Amendment

LPA Hearing
June 26, 2017

Property Overview

Size:

1,460 acres

Location:

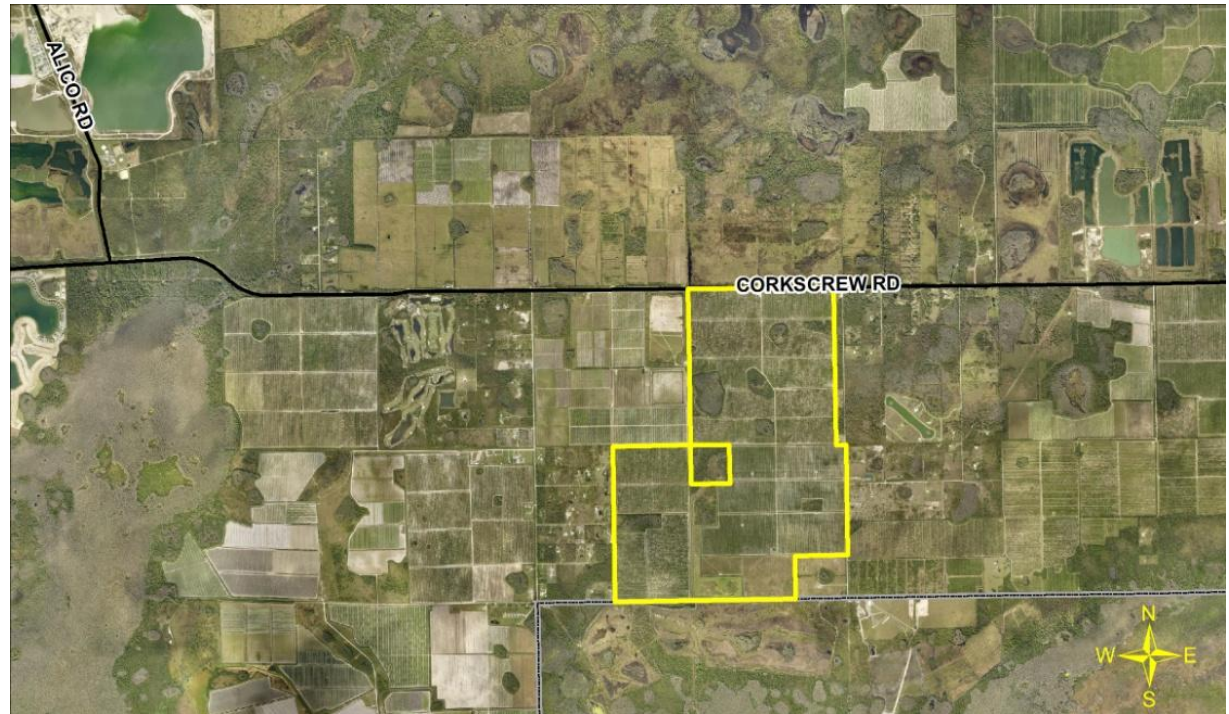
- Southeast Lee County
- 3.75 miles east of the Corkscrew Road/Alico Road Intersection
- South side of Corkscrew Road.

Current Zoning:

AG-2

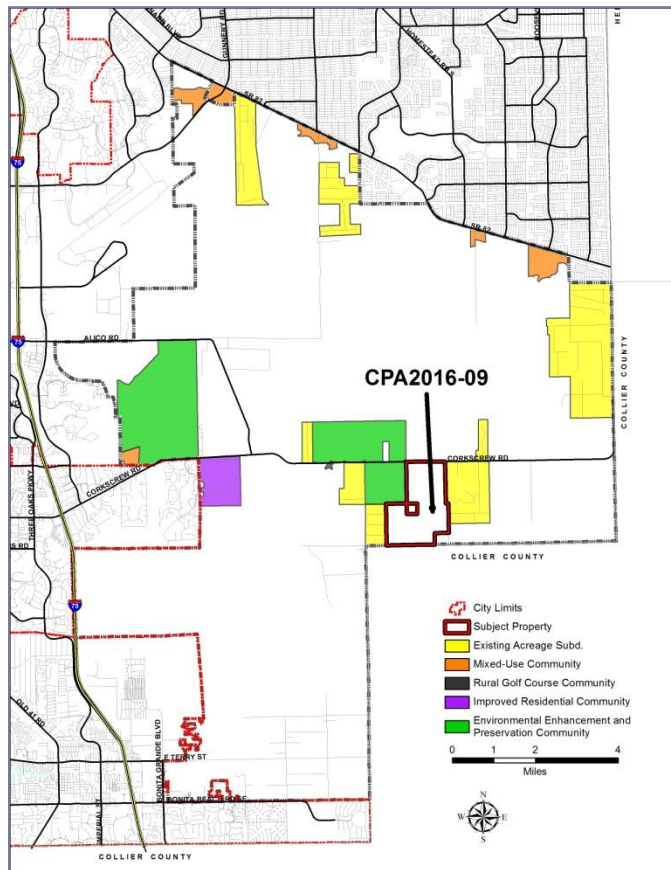
Current Use:

Agriculture

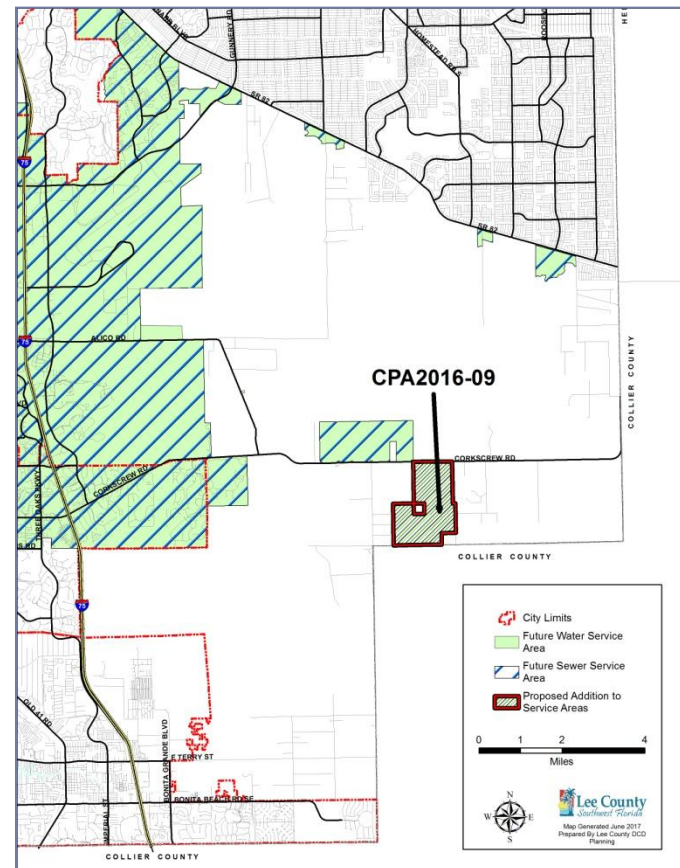


Request (Map Amendments)

Map 17: Southeast
DR/GR Residential
Overlays



Maps 6 and 7: Future
Water and Sewer Service
Areas



Request (Text Amendments)

Policy 33.3.4.1.a

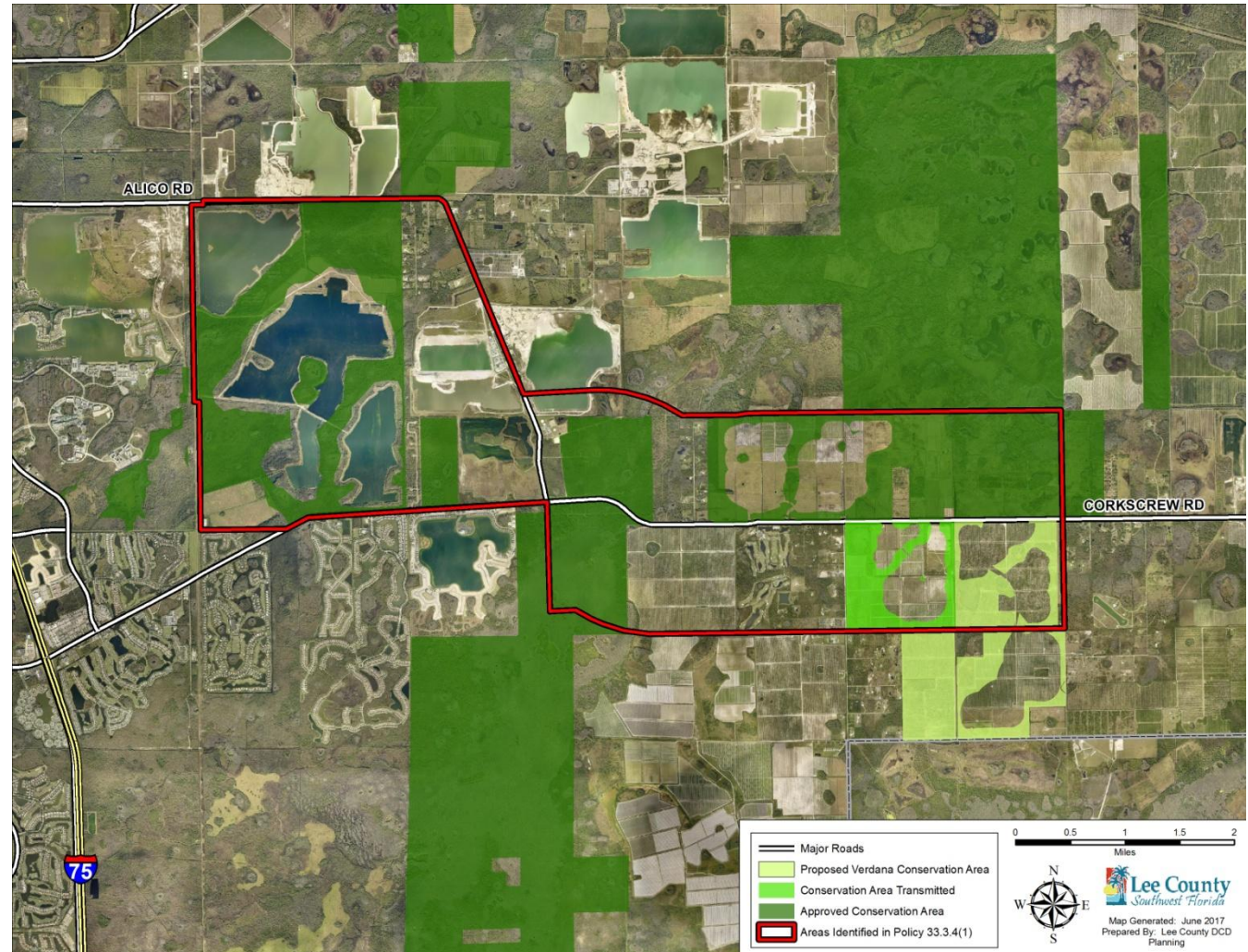
- Lands located west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract), and within one mile north or south of Corkscrew Road. Properties with frontage on Corkscrew Road designated as Tier 1 Priority Restoration Area may extend the overlay an additional mile south to include contiguous Tier 1 properties where the extension will result in regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for conservation purposes.

Policy 33.3.4.2.i

- Elimination of any agricultural row crop uses at the time of ~~first~~ development order for the area encompassed with the development order application.

Environmental Enhancement and Preservation Community Overlay (EEPCO) Conservation Areas

- Approximately 803 acres of historic flowways and listed species habitat would be restored.
- Approximately 3,443 total acres in the EEPCO will be restored and maintained.

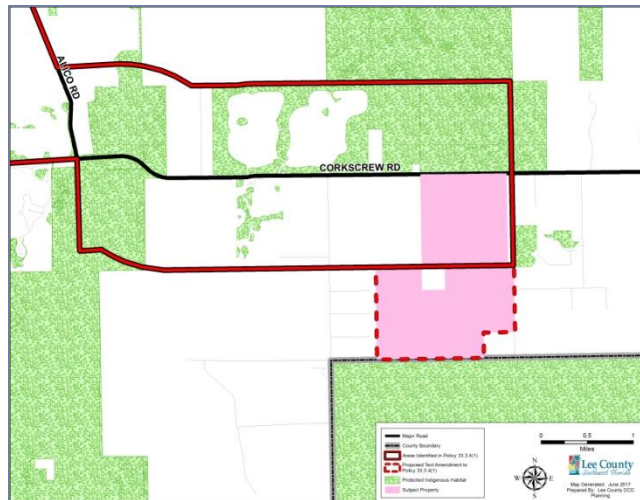


Analysis: Policy 33.4.4.1.a

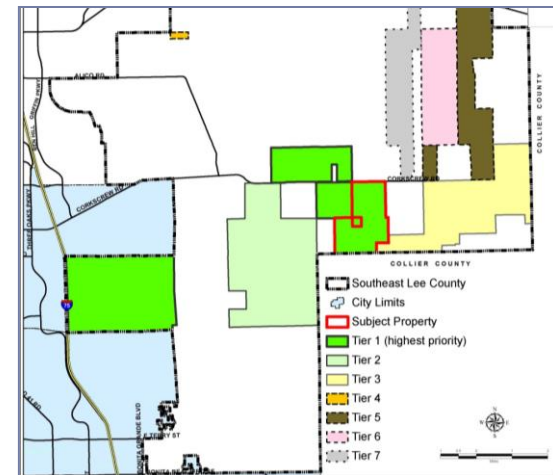
- Extend the Overlay up to 2 miles south of Corkscrew Road if:
 - ▣ Tier 1 Restoration Property
 - ▣ Frontage on Corkscrew Road
 - ▣ Provide a connection to conservation areas within Collier County



Photograph taken from southern Lee County boarder on subject property into Collier County (6/5/2017)



Conservation areas north and south of Corkscrew Road and in Collier County, south of the subject property.



Portion of Lee Plan Map 1, Page 4, Priority Restoration Areas in Southeast Lee County

Analysis: Policy 33.4.4.2.i

Request:

- Allow for agriculture uses to continue after the first development order.



Analysis:

- The primary regional benefits of the Overlay are restoration of groundwater levels, surface water quality and wildlife habitat.
- The request is not consistent with the intent of the Overlay.
- It is necessary to include all conservation areas and flowway construction and cessation of Ag. uses in a single development order to assure that development of the subject site is consistent with the Lee Plan:
 - Agricultural irrigation may never be discontinued if the development is not completed
 - No guarantee that groundwater consumption would be reduced by 80% as represented by applicant.
 - No guarantee to improve, preserve, and restore regional surface water and wildlife habitat of state and federally listed species on 803 acres.

Recommendations

- Staff recommends that the BoCC ***transmit*** the following proposed amendments to the state reviewing agencies:
 - ▣ Amend Maps 6, 7, and 17 to include the property within the Future Water and Sewer Service Areas and the EEPCO.
 - ▣ Amend Policy 33.3.4 to allow Tier 1 properties in EEPCO to connect to conservation areas within Collier County.

- Staff recommends that the BoCC ***not transmit*** the amendment to Policy 33.3.4.2.i that could allow for agriculture uses to continue after the first development order because it is not consistent with the intent of the EEPCO.