



Brandon D Dunn, Principal Planner
Planning Section
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33902

March 14, 2019

**Re: Old Corkscrew Commercial CPA
CPA2018-10008
Additional Items**

Mr. Dunn,

In follow up to our ongoing conversations about the proposed plan amendment, please find the following items:

1. Text Amendment Application
2. Text Amendment
3. Revised Comprehensive Plan Amendment Application
4. Revised Project Narrative

Should you have any questions, please do not hesitate to contact me.

DeLisi, Inc.

A handwritten signature in blue ink that reads "Daniel DeLisi".

Daniel DeLisi, AICP

cc. Andrew Fitzgerald, DeLisi Fitzgerald, Inc.
Trey Farmer, Cottages at Old Corkscrew Golf Club LLC

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COMMUNITY DEVELOPMENT
CPA 2018-10008



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Old Corkscrew Golf Club Commercial

Project Description: Allow for the development of retail commercial uses within a PRFPD to provide for needs of the east Corkscrew community.

State Review Process: State Coordinated Review Expedited State Review Small-Scale Text*

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

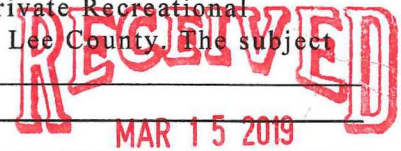
Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

1. **Name of Applicant:** Cottages at Old Corkscrew Golf Club, LLC
Address: 17314 Corkscrew Road
City, State, Zip: Estero, FL 33928
Phone Number: _____ E-mail: _____

2. **Name of Contact:** Daniel DeLisi, AICP **CPA 2018-10008**
Address: 520 27th Street
City, State, Zip: West Palm Beach, FL 33407
Phone Number: 239-913-7159 E-mail: dan@delisi-inc.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. The subject amendment will apply to only Private Recreational Facility Planned Developments (PRFPDs). There is only 1 PRFPD in Lee County. The subject property is along east Corkscrew Road, west of 6Ls Farm Road.



4a. **Does the proposed change affect any of the following areas?**

If located in one of the following areas, provide an analysis of the change to the affected area.



- | | | |
|--|--|---|
| <input type="checkbox"/> Acquisition Area [Map 1 Page 4] | <input type="checkbox"/> Burnt Store Marina Village [Map 1 Page 2] | <input type="checkbox"/> Urban Infill and Redevelopment [Map 15] |
| <input type="checkbox"/> Agricultural Overlay [Map 30] | <input type="checkbox"/> Environmental Enhancement and Preservation Communities [Map 17] | <input type="checkbox"/> Urban Reserve Area [Map 1 Page 4] |
| <input type="checkbox"/> Airport Mitigation Lands [Map 3] | <input type="checkbox"/> Mixed Use Overlay [Map 1 Page 6] | <input type="checkbox"/> Water Dependent Overlay [Map 1 Page 2] |
| <input type="checkbox"/> Airport Noise Zone [Map 1 Page 5] | <input type="checkbox"/> Planning Communities Map [Map 1 Page 2] | <input checked="" type="checkbox"/> Private Recreational Facilities [Goal 16] |

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- N/A
- Bayshore [Goal 18]
- Boca Grande [Goal 19]
- Buckingham [Goal 20]
- Caloosahatchee Shores [Goal 21]
- Olga [Goal 22]
- Captiva [Goal 23]
- Greater Pine Island [Goal 24]
- Lehigh Acres [Goal 25]
- North Captiva [Goal 26]
- NE Lee County [Goal 27]
- Alva [Goal 28]
- North Olga [Goal 29]
- North Fort Myers [Goal 30]
- Page Park [Goal 31]
- San Carlos Island [Goal 32]
- Southeast Lee County [Goal 33]
- Tice [Goal 34]

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon).
2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, actions and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

SUBMITTAL REQUIREMENTS

CPA 2018 - 10008

Clearly label all submittal documents with the exhibit name indicated below.

MINIMUM SUBMITTAL ITEMS

<input type="checkbox"/>	Completed application (Exhibit – T1)	<div style="font-size: 2em; color: red; font-weight: bold; text-align: center;">RECEIVED</div> <div style="color: red; font-weight: bold; text-align: center;">MAR 15 2019</div> <div style="color: red; font-weight: bold; text-align: center;">COMMUNITY DEVELOPMENT</div>
<input type="checkbox"/>	Filing Fee (Exhibit – T2)	
<input type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)	
<input type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)	
<input type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)	
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)	
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)	
<input type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8)	
<input type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9)	
<input type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10)	

PROPOSED TEXT AMENDMENT

EXHIBIT T-4

POLICY 13.2.9: ~~Private Recreational Facilities within the DR/GR may only be located in the areas depicted on the Private Recreational Facilities Map, Map 4. (Ordinance No. 99-16, 10-43, 18-18)~~ **COMMERCIAL USES.** Commercial uses may be permitted within Private Recreational Facility Planned Development as provided in Policy 13.3.9

POLICY 13.3.9: DENSITY/INTENSITY LIMITATIONS. Proposed uses in the PRFPD are subject to the following limitations:

Clubhouse/Administrative Area:	20,000 SF/18 hole golf course.
Golf Course Restrooms:	Not to exceed two structures per 18 hole golf course, limited to 150 SF per structure.
Maintenance Area:	Not to exceed 25,000 SF of enclosed or semi-enclosed building area, on a maximum of 5 acres of land per 18 hole golf course.
Fractional Ownership/ Time-share Units:	The maximum allowable units will be calculated based on 1 du/10 acres for the entire area of the PRFPD. All timeshare/fractional ownership units must be transferred in accordance with Policy 33.3.3(1).
Bed and Breakfast Establishments:	The maximum number of Bed and Breakfast establishments will be limited to 1 per every 18 holes of golf. Bedrooms within a Bed and Breakfast establishment will be limited to a maximum of 7 per unit, with a maximum of two adult occupants per bedroom.
Horse Stable:	40,000 SF of stable building/10 acres.
Camping Restrooms:	1 toilet per four camp units, clustered in structures not to exceed 500 SF per structure. 1 shower per 4 toilets.
Camping Area Office:	1,000 SF per campground.
<u>Commercial Use</u>	<u>Limited to Neighborhood Commercial, in addition to any area permitted in the Clubhouse/Administrative area, in compliance with the Wellfield Protection Ordinance without any exemptions.</u>

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APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Old Corkscrew Golf Club Commercial

Project Description: Amend Maps 6 and 7 to include the property in the future water and sewer service areas.

Map(s) to Be Amended: Maps 6 & 7

State Review Process: Small-Scale Review State Coordinated Review Expedited State Review

1. Name of Applicant: Cottages at Old Corkscrew Golf Club, LLC

Address: 17314 Corkscrew Road City, State, Zip: Estero, FL 33928

Phone Number: _____ E-mail: _____

2. Name of Contact: Daniel DeLisi, AICP

Address: 520 27th Street City, State, Zip: West Palm Beach, FL, 33407

Phone Number: 239-913-7159 E-mail: dan@delisi-inc.com

3. Owner(s) of Record: Cottages at Old Corkscrew Golf Club, LLC

Address: Same as above City, State, Zip: _____

Phone Number: _____ E-mail: _____

4. Property Location:

1. Site Address: 16999/260 Dormie Dr., Estero, FL, 33928

2. STRAP(s): 25-46-26-00-00001.0160

5. Property Information:

Total Acreage of Property: 18.96 acres Total Acreage Included in Request: 18.96

Total Uplands: 13.94 Total Wetlands: 5.02 Current Zoning: PRFPD

Current Future Land Use Category(ies): DR/GR/Wetlands

Area in Each Future Land Use Category: 13.94 acres – DR/GR, 5.02 acres Wetlands

Existing Land Use: Fractional Ownership Unit and vacant

6. Calculation of maximum allowable development under current Lee Plan: N/A

Residential Units/Density: _____ Commercial Intensity: _____ Industrial Intensity: _____

7. Calculation of maximum allowable development with proposed amendments: N/A

Residential Units/Density: _____ Commercial Intensity: _____ Industrial Intensity: _____

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Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools



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Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

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In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

- 1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
- 2. A map and description of the soils found on the property (identify the source of the information).
- 3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- 4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
- 5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
- 6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

- 1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
- 2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

- 1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
- 2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
- 3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].



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Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

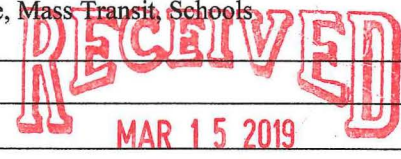
SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input type="checkbox"/>	Completed Application (Exhibit – M1)
<input type="checkbox"/>	Filing Fee (Exhibit – M2)
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)



**COMMUNITY DEVELOPMENT
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APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

Project Narrative and Lee Plan Consistency

Location and Property Description

The subject property is located at the northwest corner of the Old Corkscrew Golf Club on a parcel known as the Cottages at Old Corkscrew. The property is in the Density Reduction/Groundwater Resource land use category and is proximate, on both the north and east side of the property to future and existing residential communities. The request for a text change to Goal 13 to allow for commercial development as part of a Private Recreational Facility Planned Development (PRFPD) to serve the needs of the existing and future residential uses along east Corkscrew Road.

History of the Subject Property

The subject property has been part of two prior changes to the Lee Plan to accommodate land development. In 1999, Goal 13 was approved allowing for golf courses in the DR/GR. The subject property is the only golf course that was developed under these rules, providing significant areas of preservation and land restoration. The golf course has had varying success since its opening in 2005. In 2009 an amendment was filed and adopted in 2010 to allow for the construction of fractional ownership units and a bed and breakfast on the subject property in order to create more demand for play on the golf course.

However, with the development of additional residential units to the north and to the east, as full time, non-fractional ownership units, the market for the type of unit approved on this property disappeared. At the same time, there is less of a need for residential right on the golf course and more of a need for commercial uses to serve the residential development occurring to both the east and north of the property. The subject property is already cleared and entitled for urban level development. The proposed change is from a type of development that is no longer viable due to growing residential communities.

Surrounding Uses/Compatibility

The only affected property is in an area of existing and proposed development to the north, east and west. The attached regional location map shows the location of existing and approved residential communities, putting the subject property in context geographically. Immediately adjacent to the subject property on the north is The Place, a residential development currently under construction. The only vacant area of the golf course would be surrounded to the south by the Golf Course and to the east the Golf Course clubhouse use, also considered commercial. To the west is the 6Ls farm, an active citrus operation on the northern section adjacent to the property. East of the golf course are large lot residential homes and two large scale master planned communities with 2,160 planned residential units. The proposed commercial development will not create compatibility concerns with any of the surrounding uses. Commercial development will however enhance the adjacent and nearby residential neighborhoods.

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Proposed Request

The proposed amendment to the Lee Plan is to amend Goal 13 to allow for commercial development in a PRFPD and to amend Maps 6 and 7 to include the proposed commercial property in the future water and sewer service areas. This request will designate a commercial area within the Southeast Lee Planning Community to serve the developing residential neighborhoods without amending the DR/GR land use category to allow commercial development in other locations as well.

Existing and Future Conditions Analysis

In accordance with Policy 95.1.3 attached is an analysis by Andrew Fitzgerald, PE, of the impacts to Sanitary Sewer, potable water and surface water. There is no impact to Park, recreation, open space or public schools. Commercial development does not generate demand for those services. Similarly, the existing permitted fraction ownership and bed and breakfast uses did not generate impacts to those facilities.

C. Environmental Impacts

The proposed amendment will have no impact on environmentally sensitive resources in Lee County the subject property has already been cleared for development and zoned. Shifting from one use (fractional ownership units and hotel) to another use (commercial) has no impact on the site's development or environment. The environmentally sensitive area of the larger golf course property have been preserved and restored as part of that development approval in accordance with Goal 16 of the Lee Plan.

D. Impacts on Historic Resources

The subject property contains no historic resources. The proposed amendment will have no impact to historic resources. Please see the attached Archeological Sensitivity Map and letter from the Division of Historic Resources, which covers the subject property as well as the surrounding golf course.

E. Internal Consistency with the Lee Plan

1. Lee Plan Table 1(b)

The proposed future land use map amendment has no effect on the County's population projections. Table 1b will need to be amended to reflect the Commercial land use category within the Southeast Lee County Planning Community.



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2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

The proposed amendment is consistent with the Lee Plan. An analysis of how the proposed amendment is consistent with the following Lee Plan policies is described below:

The Vision Statement for the Planning Community is as follows:

18. Southeast Lee County - *As the name implies, this Community is located in the southeast area of Lee County., south of SR 82, north of Bonita Beach Road, east of I- 75 (excluding areas in the San Carlos Park/Island Park/Estero Corkscrew Road and Gateway/Southwest Florida International Airport Communities), and west of the county line. With very minor exceptions, this community is designated as Density Reduction/Groundwater Resource, Conservation Lands (both upland and wetlands), and Wetlands on the Future Land Use Map. This community consists of regional mining operations, active and passive agricultural uses, public wellfields and water treatment plants, significant contiguous tracts set aside for preservation, a private golf course, and very large lot residential home sites. Through the year 2030, Southeast Lee County will change dramatically. Mining pits will double in size as the northwest portion serves as the major supplier of limerock aggregate for southwest Florida, an activity that continues to generate significant truck traffic especially on Alico Road. The remainder of Southeast Lee County will continue as the county's primary agricultural region and home to its largest (and still expanding) natural preserves. Residential and commercial development will not be significantly increased except in very limited areas where development rights are concentrated by this plan. Some existing farmland will be restored to natural conditions to increase the natural storage of water and to improve wildlife habitat.*

The proposed plan amendment seeks to concentrate commercial development in a strategic location where it can serve the concentration of residential uses that have been approved through the Environmental Enhancement and Preservation Overlay. The proposed amendment is for a future land use map amendment in order to provide that concentration of commercial use on only this property in an area where it is needed to serve the immediate needs of the Southeast Lee County residents.

POLICY 1.1.10: *The Commercial future land use category is located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County. These areas are specifically designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category except to the extent provided in Chapter XIII. The Commercial future land use category is in areas where residential uses are not expected or compatible due to the nature of the surrounding land uses and their location along major travel corridors. The commercial category is intended for use where residential development would increase densities in areas such as the Coastal High*

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Project Narrative and Lee Plan Consistency

Hazard Areas of the County or areas such as Lehigh Acres where residential uses are abundant and existing commercial areas serving the residential needs are extremely limited.

The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will be predominant in the Commercial future land use category. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site.

The Commercial land use category appropriately describes the subject property, its location and the intended use for the property. The first sentence lists the areas where the Commercial future land use category should be applied, stating:

“where commercial services are necessary to meet the projected needs of the residential areas of the County.”

The entire basis for this amendment is to allow commercial development to meet the needs of the neighborhoods in the immediate proximity of the property without having to go several miles to the west for all retail needs. The policy further states that this land use category is appropriate where *“existing commercial areas serving the residential needs are extremely limited.”* There are very limited commercial uses in the DR/GR and none projected to service the residential developments east of Flint Penn Strand.

Policy 1.1.10 also states that redesignation to Commercial should occur on major travel corridors. Corkscrew Road is a Lee County arterial road and a major travel corridor in South Lee County. Finally, Policy 1.1.10 requires that urban infrastructure be in place to serve the commercial development. The subject property is in an area where urban infrastructure is either in existence or planned for in order to meet the needs of the residential development to the east of the subject property.

OJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

The proposed amendment is in a location where large scale residential development is occurring or in place directly to the north and in close proximity to the east and the west. There is commercial and residential development immediately contiguous in two directions.

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The proposed plan amendment would allow for the development of an appropriate use for the subject property in an appropriate location.

POLICY 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

The subject property is located in a rural area on the future land use map that is being developed under an overlay designation that allows for suburban uses. The residential development to the north, consisting of small lot residential units, has been required to extend urban infrastructure and is designated on Maps 6 and 7 for water and sewer service. The Place, to the north, as well as the other similar developments to the east all are paying a proportionate share fee to extend urban services to the area, including the cost of utilities, EMS services and road infrastructure. Designating the subject property as Commercial will be consistent with the requirement of the surrounding developments to extend urban services and consistent with the needs of the growing community.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.*

The subject property is located in an area where public services already exist to meet the demands of existing and future development or are planned for. As the public facilities analysis demonstrates, capacity exists on the adjacent roads, with utilities and all other services that are required for commercial development.

POLICY 2.4.1: *All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9; and all land in the Density Reduction/ Groundwater Resource land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.*

The attached groundwater analysis demonstrates that there are no negative impacts to the County's current or future water supplies. However, the proposed amendment to redesignate the property from one form of development to another has positive impacts to the nearest water supply well. Reducing irrigated area and relocation of the existing on-site irrigation well will reduce the drawdown effect of the nearest public supply well. In

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additional the removal off all existing and planned septic tanks associated with the fractional ownership units in proximity of the well are real benefits to the county's public water supply.

POLICY 2.4.2: *Future Land Use Map Amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the county. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in 163 Part II Florida Statutes, the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:*

1. *analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,*
2. *identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,*
3. *present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,*
4. *supply data and analysis specifically addressing urban sprawl. During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them.*

POLICY 2.4.3: *Lee Plan amendment applications to expand the Lee Plan's employment centers, which include light industrial, commercial retail and office land uses, will be evaluated by the Board of County Commissioners in light of the locations and cumulative totals already designated for such uses, including the 1994 addition of 1,400 acres to the Tradeport category just south of the Southwest Florida International Airport.*

The proposed amendment will create additional commercial on the Future Land Use Map. Although there will be employment that will result from commercial development in this location, the major benefit is to provide a service to the nearby residential uses. The proposed retail commercial development is needed based on the increase in residential uses in the immediate vicinity of the property. The recent location of residential uses in the area makes the subject property appropriate for commercial uses.

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to*

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address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The subject property is located in an area that can add value and serve nearby residential uses, but isolated from those residential uses so that compatibility will not be a concern. The Place is located to the north of the subject property, but separated from the property by Corkscrew Road, an arterial road in Lee County. Further, the residential units in the Place are all set back from Corkscrew Road by a minimum of 100 feet from the right of way. To the east and south of the subject property is a golf course and the golf course clubhouse/restaurant on the east. To the west of the subject property is an active citrus grove.

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

The proposed plan amendment will allow for commercial development adjacent to a golf course clubhouse and pro shop (a use that is considered commercial). To the north is Corkscrew Road and to the north of Corkscrew is the Place, a residential development set back from Corkscrew Road. There are no compatibility concerns with the location of commercial uses on the subject property. Urban services either exist or are planned for at this location.

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to...*

The proposed plan amendment is in an area where capacity exists on the adjacent roadway network as demonstrated by the attached TIS.

GOAL 13: PRIVATE RECREATIONAL FACILITIES IN THE DR/GR. *To ensure that the development of Private Recreational Facilities in the DR/GR areas is compatible with the intent of this Future Land Use category, including recharge to aquifers, development of future wellfields and the reduction of density.*

The proposed commercial property be added to the Private Recreational Planned Development. All other requirements of the RPFDP will continue to apply to the proposed development, including protection of the County's wellfield and natural resources.

POLICY 16.2.1: PRIVATE RECREATION FACILITY PLANNED DEVELOPMENT. *By the end of December, 2000, Lee County will amend the Lee County Land Development Code (LDC) to include provisions for a new Private Recreation Facilities Planned Development*

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zoning category. All Private Recreational Facilities proposed within the Density Reduction Groundwater Resource land use category must be reviewed as a Development of County Impact, Private Recreation Facilities Planned Development.

The subject property is part of an existing PRFPD. Concurrent with the comprehensive plan amendment, the applicant has submitted a rezoning request to amend the existing PRFPD.

OBJECTIVE 13.3: GENERAL DEVELOPMENT REGULATIONS. *The protection of water quality, quantity, natural resources, and compatibility will be addressed by additional development controls that regulate the permitted uses, parcel size, density, intensity and design of Private Recreational Facilities.*

Any proposed commercial development will need to comply with the development regulations in Objective 13.3, including maintaining the 85% open space requirement for the entire PRFPD and the associated indigenous preservation.

GOAL 33: SOUTHEAST LEE COUNTY. *To protect natural resources in accordance with the County's 1990 designation of Southeast Lee County as a groundwater resource area, augmented through a comprehensive planning process that culminated in the 2008 report, Prospects for Southeast Lee County. To achieve this goal, it is necessary to address the inherent conflict between retaining shallow aquifers for long-term water storage and extracting the aquifer's limestone for processing into construction aggregate. The best overall balance between these demands will be achieved through a pair of complementary strategies: consolidating future mining in the traditional Alico Road industrial corridor while initiating a long-term restoration program to the east and south to benefit water resources and protect natural habitat. Residential and commercial development will not be significantly increased except where development rights are being explicitly concentrated by this plan. Agriculture uses may continue, and environmental restoration may begin. This goal and subsequent objectives and policies apply to Southeast Lee County as depicted on Map 1, Page 2.*

The proposed comprehensive plan amendment is being submitted as a text amendment to allow for commercial development with the specific intent to not significantly increase commercial development, as stated in Goal 33, but provide just enough to service the residential development that has been constructed and permitted as a result of Objective 33.3.4.

OBJECTIVE 33.2: WATER, HABITAT, AND OTHER NATURAL RESOURCES. *Designate on a Future Land Use Map overlay the land in Southeast Lee County that is most critical toward restoring historic surface and groundwater levels and for improving the protection of other natural resources such as wetlands and wildlife habitat.*

The subject property is not located in any tier category as a priority restoration area. In accordance with the Special Treatment Areas Map, the property is not considered critical toward "restoring historic surface and groundwater levels and for improving the protection of other natural resources such as wetlands and wildlife habitat." A hydrologic analysis was

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completed and submitted demonstrating that there will not be a significant impact to the surface or groundwater resources in the area.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

There are no other local governments that are adjacent or within proximity to the proposed plan amendment. The closest local government is Collier County.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

There are no State or Regional Policy Plan goals or policies that are relevant to the proposed amendment.

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