



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

COMPREHENSIVE PLAN AMENDMENT HEARING  
AGENDA

Wednesday, March 20, 2019

9:30AM

CPA2018-10009	AIRPORT LANDS UPDATES - ADOPTION
CPA2018-10010	OLD CORKSCREW GOLF COURSE - TRANSMITTAL
CPA2019-00001	IMPACTED WETLANDS - TRANSMITTAL

**NOTICE OF PROPOSED AMENDMENT TO THE  
LEE COUNTY COMPREHENSIVE LAND USE PLAN  
(ADOPTION HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, March 20, 2019. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2018-10009 Lee County Port Authority Airport Lands Updates: Update the Airport Lands Future Land Use designation and airport related policies in the Lee Plan to reference FAA approved Airport Master Plans in conformance with Florida Statute Section 163.3177. Remove detailed development schedules in Tables 5(a) and 5(b) and Transportation Maps 3F and 3G.

Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County, located in the Courthouse Administration Building, 2115 Second Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or [ADArequests@leegov.com](mailto:ADArequests@leegov.com), at least five business days in advance.

**NOTICE OF PROPOSED AMENDMENT TO THE  
LEE COUNTY COMPREHENSIVE LAND USE PLAN  
(TRANSMITTAL HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, March 20, 2019. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers at 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

CPA2018-10010 Old Corkscrew Golf Club: Amend Map 6, Lee County Utilities Future Water Service Areas, to add 259 acres to the service area.

CPA2019-00001 Wetland Impacts: Amend the Lee Plan to clarify uses allowed in the Wetlands future land use category on property where impacts are authorized by a State agency.

This transmittal hearing is the first step in a two step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Economic Opportunity's review of the application.

Documentation for the Proposed Comprehensive Plan Amendment is available at <https://www.leegov.com/dcd/planning/cpa> or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Comprehensive Plan Amendment may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or [ADArequests@leegov.com](mailto:ADArequests@leegov.com), at least five business days in advance.

**CPA2018-10010**

**OLD CORKSCREW  
GOLF CLUB**

**Summary Sheet  
Old Corkscrew Golf Club Map 6  
CPA2018-10010**

**Request:**

Amend Map 6 to add 259 ± acres to the Lee County Utilities Future Water Service Areas.

**Public Comments:**

No members of the public spoke at the LPA hearing.

**LPA Motion:**

A motion was made to find the request consistent with the Lee Plan; encourage the applicant to add the subject property to Map 7: Lee County Utilities Future Sewer Service Area; and, to recommend that the Board of County Commissioners **transmit** CPA2018-10010. The motion passed 7 to 0.

**VOTE:**

<b>RAYMOND BLACKSMITH</b>	<b>AYE</b>
<b>RHONDA BREWER</b>	<b>AYE</b>
<b>JAMES INK</b>	<b>AYE</b>
<b>DON SCHROTENBOER</b>	<b>AYE</b>
<b>KRISTINE SMALE</b>	<b>AYE</b>
<b>STAN STOUDE</b>	<b>AYE</b>
<b>HENRY ZUBA</b>	<b>AYE</b>

**Staff Recommendation:**

Staff recommends the Board of County Commissioners ***transmit*** the amendment to the state reviewing agencies.

**STAFF REPORT FOR  
CPA2018-10010: OLD CORKSCREW GOLF CLUB MAP 6**  
Privately Initiated Map Amendment to the Lee Plan



**Applicants:**

Old Corkscrew  
Development  
Group, LLC

**Representative:**

Dan Delisi, AICP

**Size:**

259± acres

**Location:**

SE Lee County

**Commissioner**

**District:** #3

**FLUM Category:**

DR/GR and  
Wetlands

**Attachments:**

Map 6 Proposed

**Hearing Dates:**

LPA: 2/25/2019

BOCC: 3/20/2019

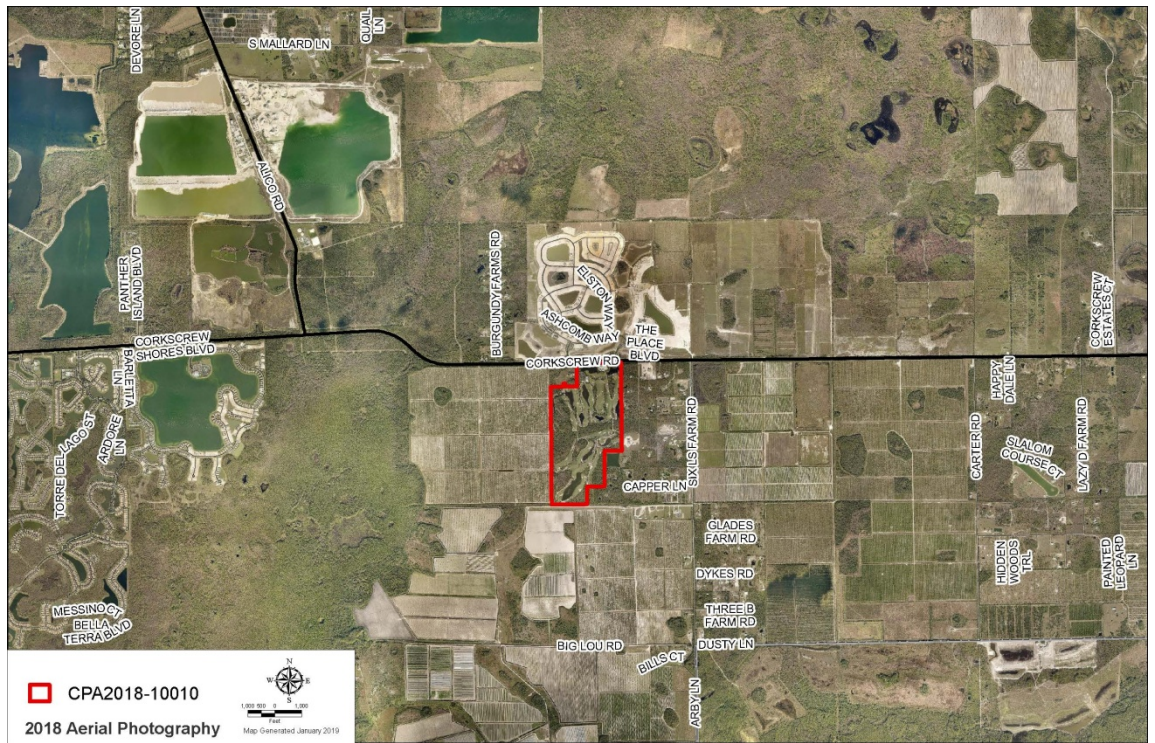
**REQUEST**

Amend Map 6 to add 259 ± acres to the Lee County Utilities Future Water Service Areas.

**PROJECT LOCATION**

The subject property's address is 17310 Corkscrew Road and is generally located on the south side of Corkscrew Road, about two miles east of Alico Road.

**FIGURE A  
AERIAL LOCATION MAP**



**PURPOSE**

The proposed amendment will allow the Old Corkscrew Golf Club to connect to public water supply, provided by Lee County Utilities, for non-irrigation purposes.

**RECOMMENDATION**

Staff recommends that the Board of County Commissioners **transmit** the amendment, as identified in Attachment 1, to add 259 +/- acres to Lee Plan Map 6 based on the analysis and findings in this staff report.

**PART 1  
PROPERTY INFORMATION**

**History:**

The Old Corkscrew Golf Club (f/k/a The Retreat) Private Recreational Facility Planned Development (PRFPD) is located on the 259± acre subject property. The Old Corkscrew Golf Club is an 18-hole golf course that was originally approved in 2001 and then amended in 2011. The PRFPD is also approved for a 7 bedroom Bed & Breakfast facility and a maximum of 25 fractional ownership/timeshare units. The approvals were codified and are contained in Zoning Resolution Z-11-014 (DCI2010-00014).

The subject property is located on the south side of Corkscrew Road, about two miles east of Alico Road. It is located in the Southeast Lee County Community Plan area.

**Southeast Lee Vision Statement:**

The subject property is within the Southeast Lee County Community Plan area. The area is anticipated to develop at very low densities and is mostly within the DR/GR, Wetlands and Conservation future land use categories.

**Current Future Land Use Category - Density Reduction/Groundwater Resource (DR/GR) and Wetlands:**

The subject property is designated as DR/GR and Wetlands on the Future Land Use Map. The DR/GR future land use category is limited to very low density residential development with a maximum of one dwelling unit per 10 acres. Agriculture, mining and public and private recreational facilities, such as the Old Corkscrew Golf Club are allowed.

The Wetlands Future Land Use category is limited to a maximum of one dwelling unit per 20 acres and passive recreational uses that do not affect the ecological function of the wetlands.

**Surrounding Properties:**

The surrounding properties are within the DR/GR and Wetlands future land use categories and are zoned Residential Planned Development (RPD), Private Recreational Facilities Planned Development (PRFPD) and Agriculture (AG-2). Table 1 provides detailed information on the surrounding properties.

**TABLE 1  
SURROUNDING PROPERTIES INFORMATION**

	Future Land Use	Zoning	Existing Use
<b>North</b>	DR/GR Wetlands	RPD	The Place RPD, approved for 1,325 units, 50,000 SF residential amenities, conservation, parks and water management.
<b>East</b>	DR/GR Wetlands	AG-2	Large lot single family residences
<b>South</b>	DR/GR Wetlands	AG-2	Citrus Groves; 21 large lot single family residences
<b>West</b>	DR/GR (1 unit/10 ac) Wetlands (1 unit/20 ac)	AG-2	Citrus Groves

**PART 2**  
**STAFF DISCUSSION AND ANALYSIS OF PROPOSED AMENDMENTS**

The applicant desires to connect the Old Corkscrew Golf Club to public water supply, provided by Lee County Utilities (LCU), for non-irrigation purposes. The Lee Plan requires that areas to be served by Lee County Utilities are identified on Map 6: Lee County Utilities Future Water Service Areas. Therefore, the applicant is proposing to amend Map 6 to include the Old Corkscrew Golf Club in the Future Water Service Area. The Lee Plan, in Standard 4.1.1 (6), allows a developer/owner to request to be added to a water service area. Standard 4.1.1(6) is provided below:

6. If a development lies outside any service area as described above, the developer may:
  - request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;
  - establish a community water system for the development; or
  - develop at an intensity that does not require a community water system.

The applicant has stated that the golf course will not use LCU potable water for irrigation. Irrigation will be provided via existing on-site wells.

LCU has indicated in a letter dated August 23, 2018 that potable water lines are in operation adjacent to the property and there is currently adequate availability to serve the estimated flow of approximately 1,871 gallons per day.

**Lee Plan Consistency**

Protection of Water Resources

The request is consistent with Goal 33: Southeast Lee County, which in part, seeks to protect the groundwater resource area for long-term water storage. This is supported by the requirements found in Goal 13, Objective 13.4, Policy 13.4.2, Goal 63, Objective 63.1, and other applicable Lee Plan provisions. These provisions address general water resource protection and wellfield protection requirements. Lee County has a wellfield that extends along Corkscrew Road adjacent to the subject property. Extending Map 6 will help to reduce the number of individual wells and help protect the adjacent Lee County wellfield and aquifers.

Source of Irrigation Water

Policy 61.1.6 establishes preferred irrigation sources in Lee County, and in part states *“Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development.”* In the event the golf course should decide to use potable water for irrigation, it would be inconsistent with Policy 61.1.6. However, the applicant has stated that the golf course will not use potable water and will continue to use the on-site well to irrigate which is consistent with Policy 61.1.6.

Identifying the subject property within the Future Water Service Area on Map 6 will not change the existing land use or densities. The PRFPD approved in 2001 and later amended in 2011 was deemed consistent with Goal 33 (Southeast Lee County), Goal 1.4.5 (DR/GR), and Goal 13 (Private Recreation



Facilities in the DR/GR). Any changes to the Old Corkscrew Golf Course must continue to be consistent with all applicable requirements of the Lee Plan, including those identified in this report.

### **Infrastructure and Service Analysis**

The applicant is not proposing any changes to the allowable uses or densities on the subject property as part of this application. Therefore, granting the request will have minimal impact, if any, on services needed to support the existing golf course development.

#### Transportation

Access to the property is from Corkscrew Road which is a paved two-lane arterial roadway. I-75 is located approximately 7 miles west of the subject property. I-75 is a six-lane median divided freeway maintained by State.

#### Mass Transit

The closest bus route is Route 60 along Corkscrew Road. The nearest bus stop is over 6 miles from the subject property. The property is not within ¼ mile of a fixed route corridor or ¾ miles of the Passport corridor (ADA Service). The 2016 Transit Development Plan does not have any routes or extensions planned near this site.

#### Utilities

The subject property is not currently located within the LCU Potable water or wastewater service areas. Potable water and wastewater lines are in operation adjacent to the property. Potable water capacity is available from the Corkscrew Water Treatment Plant. The applicant is not proposing to connect to public wastewater service. The applicant will be required to pay for the extension of any necessary water lines, consistent with Lee Plan Policy 53.1.8 and 53.1.9.

#### Solid Waste

The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

#### Fire

The Estero Fire Rescue indicated they are capable of providing fire protection.

#### EMS

The Lee County Division of Emergency Medical Services indicates that they do not object to the request to add the subject property to Map 6 since there are no use or density changes proposed.

#### Police

The Lee County Sheriff indicated in a letter dated August 22, 2018 that the request will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

### **PART 3 CONCLUSIONS**

LCU water lines are immediately adjacent to the subject property and LCU currently has adequate capacity to accommodate the request. Granting the expanded Map 6 boundaries will help to protect groundwater resources by reducing the need for individual wells and the potential for contamination. The applicant has stated that the LCU potable water will be for non-irrigation purposes.

The amendment to expand the Lee County Utilities Future Water Service Areas on Map 6 is consistent with the Lee Plan. For the reasons discussed in this staff report, Staff recommends that the Board of County Commissioners *transmit* the proposed amendment as identified in Attachment 1.

### **PART 4 ATTACHMENTS**

#### **Attachment 1:**

- Proposed Map 6: Lee County Utilities Future Water Service Areas

**Electronic File:** <https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2018-10010>

**PART 5  
LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: February 25, 2019

**A. LOCAL PLANNING AGENCY REVIEW:**

The Applicant presented an overview of the proposed map amendment and consistency with the Lee Plan. Staff provided a brief presentation for the amendment which covered consistency with the Lee Plan and staff recommendation. No members of the public addressed the LPA concerning this case.

Members of the LPA asked questions about the existing structures to be served by potable water and the potential to include the subject property on Map 7: Lee County Utilities Future Sewer Services Areas.

**B. LOCAL PLANNING AGENCY RECOMMENDATION:**

A motion was made to find the request consistent with the Lee Plan; encourage the applicant to add the subject property to Map 7: Lee County Utilities Future Sewer Service Area; and, to recommend that the Board of County Commissioners transmit CPA2018-10010. The motion passed 7 to 0.

**VOTE:**



<b>RAYMOND BLACKSMITH</b>	<b>AYE</b>
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**ATTACHMENT 1:**


**Map 6 Proposed**

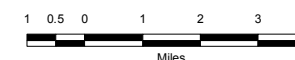
# LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

## Legend

-  City Limits
-  Future Water Service Areas

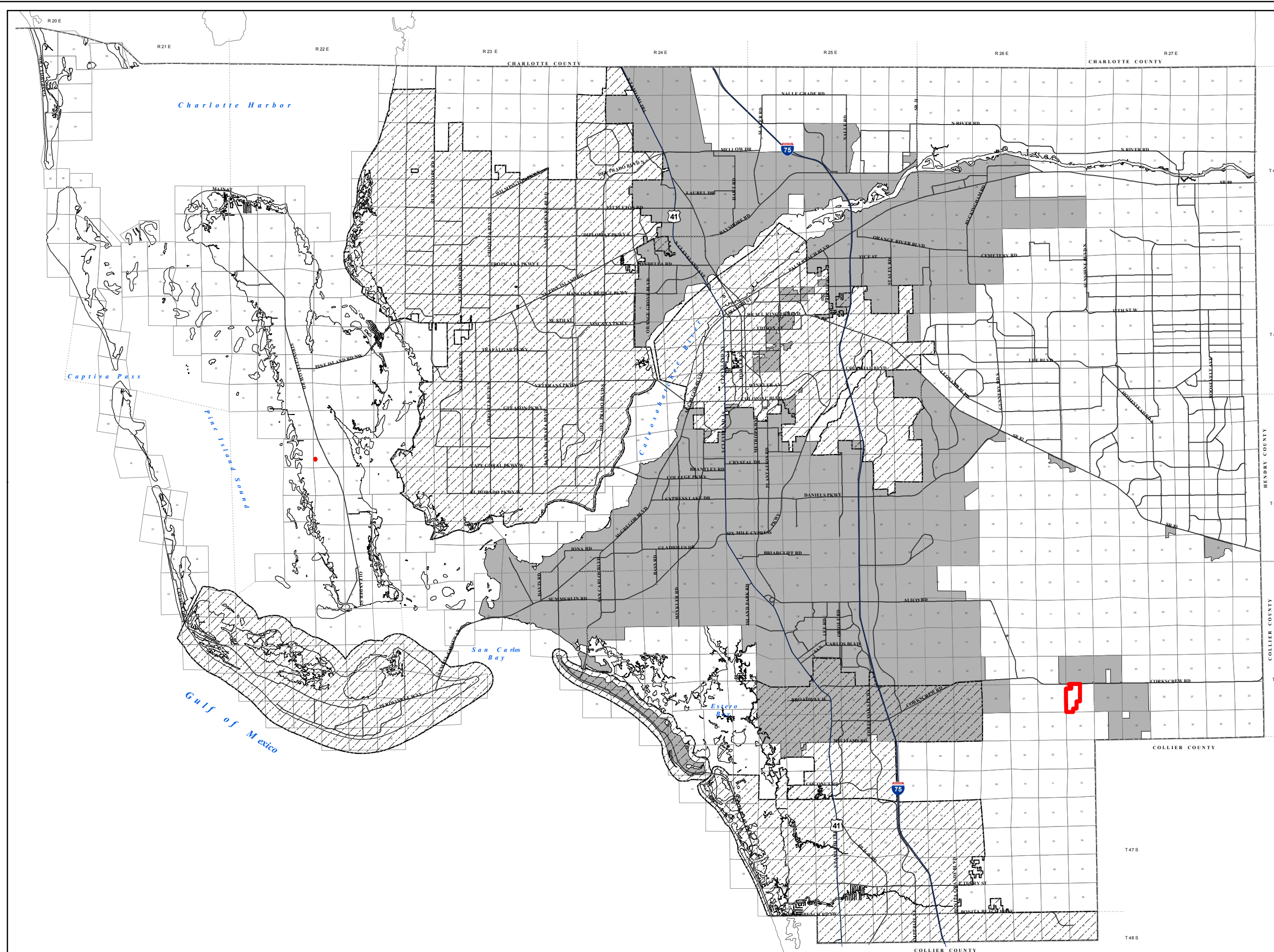
**CPA2018-10010**  
**OLD CORKSCREW GOLF CLUB**

 Extend the existing service area to cover subject property



Map Generated: January 2019  
 Produced By: DCD/Division of Planning  
 City Limits current to date of map generation  
 Adopted by Ord. No. 89-02, 1/31/1989  
 Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43,  
 12-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23

**Lee Plan Map 6**



FOR ADDITIONAL SUPPORT  
DOCUMENTATION, CLICK THE LINK  
BELOW:

[Click Here](#)