

#### OLD CORKSCREW GOLF COMMERCIAL COMPREHENSIVE PLAN AMENDMENT TABLE OF CONTENTS

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COMMUNITY DEVELOPMENT



### APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Pro	ojectName: Old Corkscrew Golf Club Commercial	
Pro	•	e property in the future water and sewer service areas.
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Maj		
Stat		☐ State Coordinated Review ☐ Expedited State Review
1.	Name of Applicant: Cottages at Old Corkscrew C	
	Address: 17314 Corkscrew Road	City, State, Zip: Estero, FL 33928
	Phone Number:	E-mail:
2.	Name of Contact: <u>Daniel DeLisi</u> , AICP	
••		City, State, Zip: West Palm Beach, FL, 33407
		E-mail: dan@delisi-inc.com
3.		Golf Club, LLC
		City, State, Zip: _E-mail:
	Filone Number.	E-IIIaII.
4.	Property Location:	
		L, 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
		5.02 Current Zoning: PRFPD
	Current Future Land Use Category(ies): <u>DR/GR/W</u>	Vetlands
	Area in Each Future Land Use Category: 13.94 a	acres – DR/GR, 5.02 acres Wetlands
	Existing Land Use: <u>Fractional Ownership Unit and versions</u>	vacant
6.	Calculation of maximum allowable development u	under current Lee Plan: N/A
		cial Intensity: Industrial Intensity:
7.	Calculation of maximum allowable development v	
	Residential Units/Density: Commerce	cial Intensity: Industrial Intensity:

#### **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

#### 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

#### 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].

#### 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)**

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

#### **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.



### APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Proj	ect Name: Old C	orkscrew Golf	Club Commercial		
Proje	ect Description: <u>All</u>	ow for the dev	elopment of retail c	ommercial uses withi	in a PRFPD to provide for needs of the
east (	Corkscrew commun	ity.			
	*				· · · · · · · · · · · · · · · · · · ·
				4	
State	Review Process:	X State Coord	linated Review	Expedited State	Review
*Mus	st be directly related	l to the implem	entation of small-s	cale map amendmen	t as required by Florida Statutes.
	LICANT – PLEASE RE-APPLICATION		REQUIRED PRIC	OR TO THE SUBMI	TTAL OF THIS APPLICATION.
	nit 3 copies of the contract of Community			support documentation	n, including maps, to the Lee County
staff.	These copies will be	used for Local	Planning Agency, E		copies will be required to be submitted to nissioners hearings, and State Reviewing he requiredcopies.
If you	a have any questions	regarding this a	application, please co	ontact the Planning Se	ction at (239)533-8585.
1.	Name of Applican		at Old Corkscrew (	Golf Club, LLC	
	Address: City, State, Zip:	17314 Corksci Estero, FL 339	See Mr See Market		
	Phone Number:	Estero, FL 55	928	E-mail	:
2.	Name of Contact: Address:	Daniel DeLi			
		West Palm Be		3	
		N		E-mail: <u>d</u>	an@delisi-inc.com
3.	the proposed texta Facility Planne	mendment. Thed Developm	e subject amend ents (PRFPDs).	ment will apply to There is only 1 P	porated Lee County that may be impacted by o only Private Recreational RFPD in Lee County. The subject oad
4a.	Does the propos	sed change aff	ect any of the foll	lowing areas?	
	If located in one	of the following	g areas, provide an a	nalysis of the change t	o the affected area.
	Acquisition Area [Map 1 Page 4]	. [	Burnt Store Mar [Map 1 Page 2]	ina Village	Urban Infill and Redevelopment [Map 15]
	Agricultural Overlay [Map 30]	Ĺ		Enhancement and mmunities [Map 17]	☐ Urban Reserve Area [Map 1 Page 4]  _ Water Dependent Overlay
	Airport Mitigation L [Map 3]	ands [	Mixed Use Over [Map 1 Page 6]	rlay	[Map 1 Page 2]
	Airport Noise Zone [Map 1 Page 5]		Planning Comm	unities Map	Private Recreational Facilities [Goal 16]

<b>4</b> b.	Planning Communities/Com	munity Plan Area Requireme	nts	
	If located in one of the following required public informational states.		nunity plan areas, provide a me	eting summary document of the
	N/A	Bayshore [Goal 18]	Boca Grande [Goal 19]	Buckingham [Goal 20]
	Caloosahatchee Shores [Goal 21]		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]	0] Page Park [Goal 31]	San Carlos Island [Goal 32]
	Southeast Lee County [Goal 33]	Tice [Goal 34]		
Pub	lic Facilities Impacts			
NO	ΓΕ: The applicant must calculate p	ublic facilities impacts based or	n a maximum development scer	nario.
	raffic Circulation Analysis: Provi lan/Map 3A (20-year horizon) and	•		easible Transportation
a. b. c. d.	rovide an existing and future con Sanitary Sewer Potable Water Surface Water/Drainage Basins Parks, Recreation, and Open Space Public Schools	·	ving (see Policy 95.1.3):	
	ironmental Impacts vide an overall analysis of potentia	l environmental impacts (positi	ve and negative).	
	coric Resources Impacts  vide an overall analysis of potentia	I historic impacts (positive and	negative).	
<u>Inte</u>	rnal Consistency with the Lee P	lan		
2.	Discuss how the proposal affects capacity of the Lee Plan Future I List all goals and objectives of the evaluation of all relevant policies. Describe how the proposal affect List State Policy Plan goals and relevant to this plan amendment.	Land Use Map.  The Lee Plan that are affected by sounder each goal and objective is adjacent local governments a policies, and Strategic Regional	the proposed amendment. This . nd their comprehensive plans.	analysis should include an
	ify the proposed amendment ba		<del></del>	
Sup	port all conclusions made in this ju	stification with adequate data a	and analysis.	
		SUBMITTAL REQU	JIREMENTS	
	Clearly labe	l all submittal documents with	the <u>exhibit name</u> indicated bei	low.
	_	MINIMUM SUBMIT	TAL ITEMS	
Ļ	Completed application (Exhib	it – T1)		
L	Filing Fee (Exhibit – T2)	· ·		1
H	Pre-Application Meeting (Exh		A (D. 1914 - CD4)	
H	Proposed text changes (in stri	ke inrough and underline forma	t) (Exhibit – T4)	
+	Analysis of impacts from prop			
₽ <u>L</u>	Lee Plan Analysis (Exhibit – '		:	
	Environmental Impacts Analy			
-  -	Historic Resources Impacts A  State Policy Plan Analysis (E:			
	Strategic Regional Policy Plan			
1 L	_ Dumbele regional Folloy Flai	1.11		1

e Mai NAME LOU FRATTARELL: PAC & GOA LFRATTCE EMBAROMAIL, COM DON SIKORA ECCL DONON 148 ADL COM V Joel Avila joelavilader @gmail. Com Eccl Edpl@ Comcage, Dc BEAS GRABER RRGABEROGNATISON HOLLY SCH 31 2 gmoul.com HOW/SCHWARTZ juliannet@conservancy.org Juliannel Thomas Susauprock 800 gmail, com Susan Prock

#### OLD CORKSCREW GOLF COMMERCIAL PUBLIC INFORMATIONAL MEETING February 22, 2018, 5:30pm

The meeting took place at the clubhouse for the Old Corkscrew Golf Club. Daniel DeLisi presented the project on behalf of the applicant and introduced the location of the property, the history of the entitlements on the property and the proposed plan amendment to the Commercial future land use category.

One member of the public expressed support for having commercial in the area. Several attendees expressed the following concerns:

- 1. Impacts to groundwater and water supplies. The consultant explained that the proposed development does not have a negative impact to recharge and the Water Management District does not show any concern of dwindling water supplies in the Lower Westcoast Water Supply Plan.
- 2. Concern for impacts to infrastructure and the environment. The applicant explained that all impacts are or will be mitigated for. The County has a system in place to look at each individual impact, whether it is transportation or the environment and require mitigation for those impacts.
- 3. Urban Sprawl. The applicant explained that there is existing development to the east, north and west of the property, with the golf course to the south. Development of the property no longer represents urban sprawl and an more detailed analysis of the proposed plan amendment in the context of the definition of sprawl in the Florida Statute was submitted as part of the application.
- 4. Desire for the applicant to exceed mitigating for impact and provide preservation in excess of the county requirements, similar to other development allowed in the area. The applicant stated that in the Commercial Future Land Use category that was not possible. The attendees asked the applicant to continue to consider this request. (it should be noted that the revised application to amend Goal 13 and designate additional preserve on the Golf Course should satisfy this request)
- 5. There was a concern about Corkscrew Road becoming a strip of commercial uses. The applicant explained that each comprehensive plan amendment will be evaluated on its own merits and this amendment can not create precedent. Commercial is needed in the area. Once there is too much land designated as commercial, a plan amendment for additional commercial becomes more difficult, not easier.

#### PROPOSED TEXT AMENDMENT

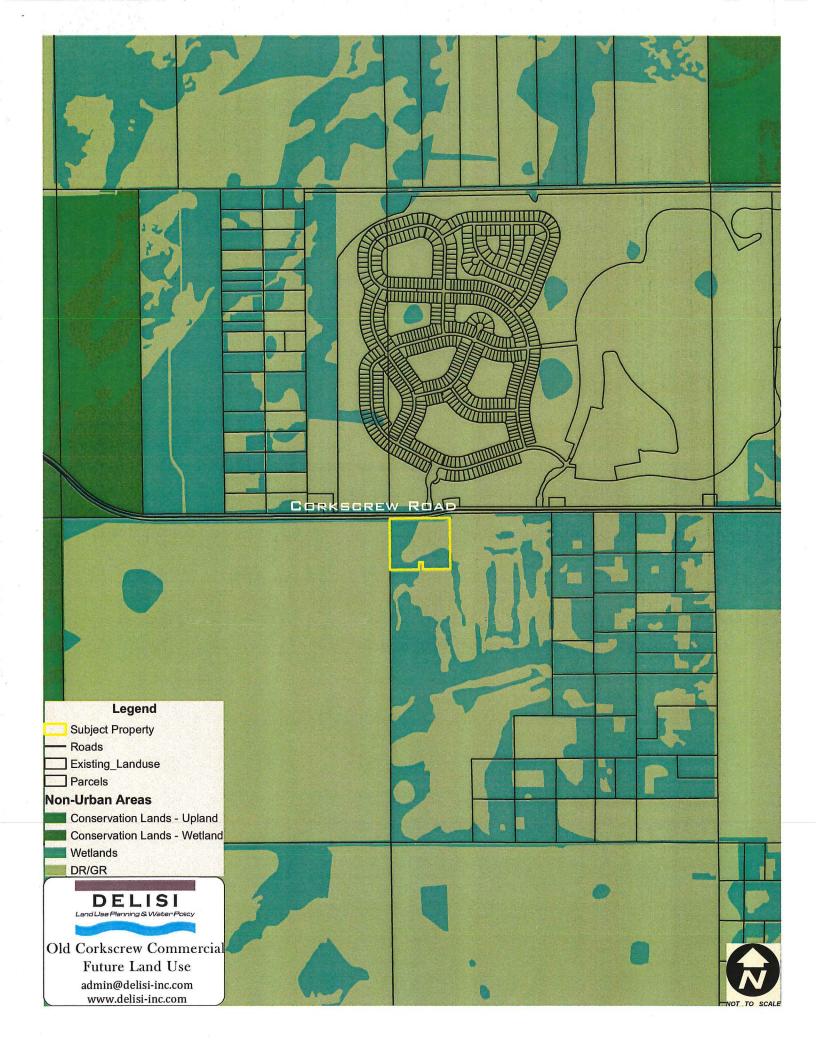
#### EXHIBIT T-4

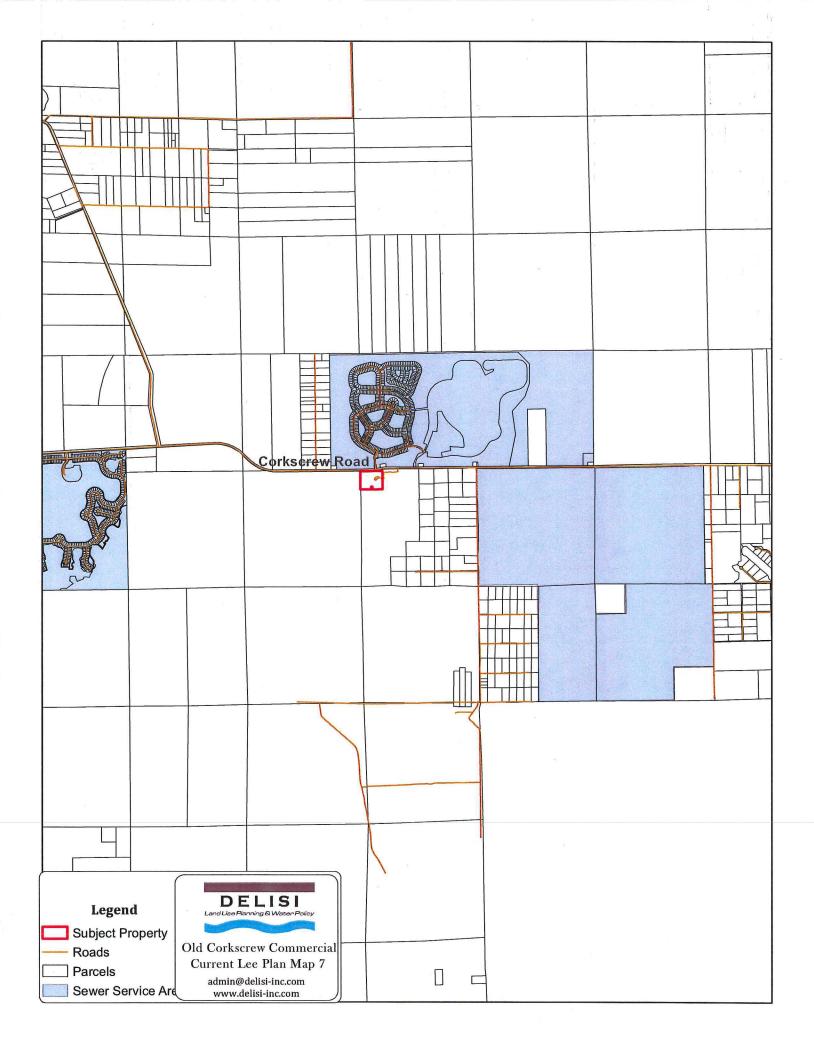
POLICY 13.2.9: Private Recreational Facilities within the DR/GR may only be located in the areas depicted on the Private Recreational Facilities Map, Map 4. (Ordinance No. 99-16, 10-43, 18-18) COMMERCIAL USES. Commercial uses may be permitted within Private Recreational Facility Planned Development as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

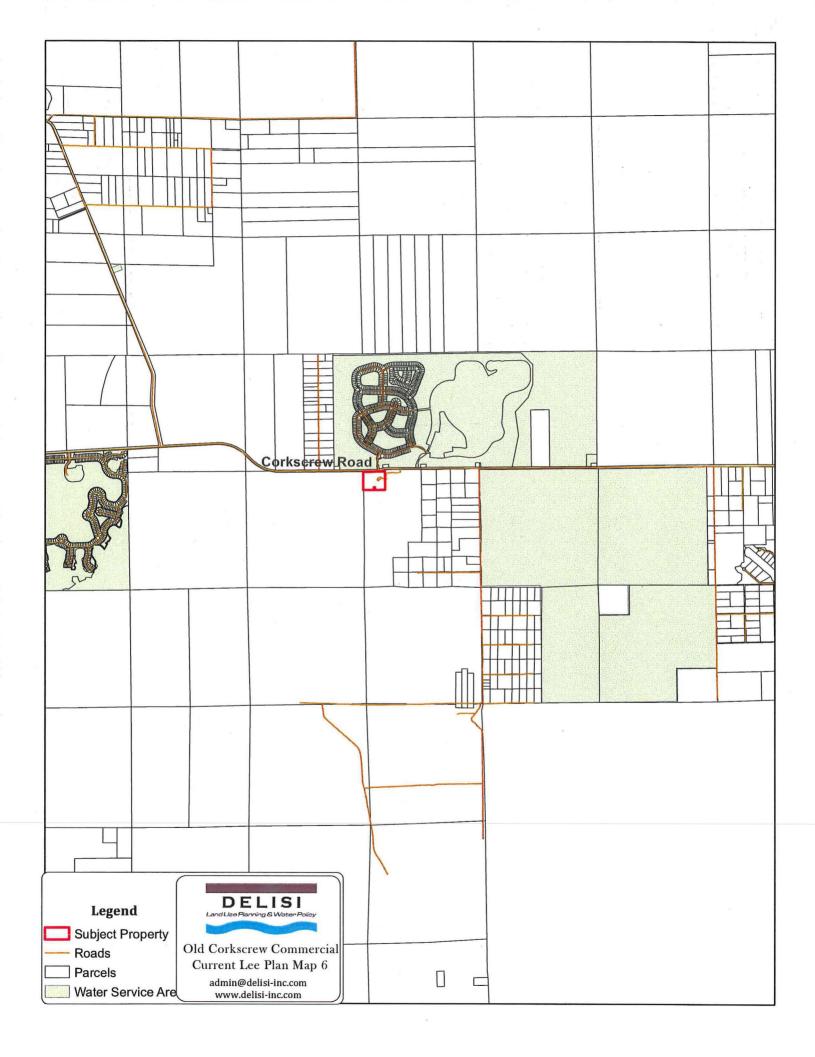
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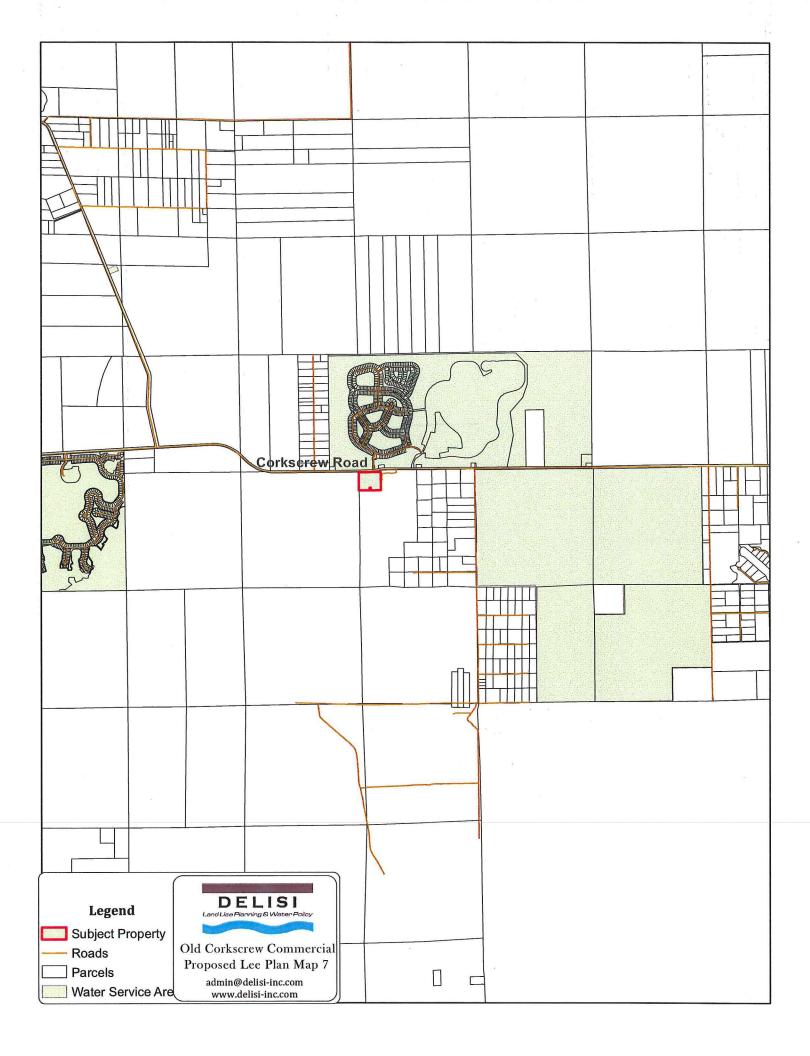
**POLICY 13.3.9: DENSITY/INTENSITY LIMITATIONS.** Proposed uses <u>in the PRFPD</u> are subject to the following limitations:

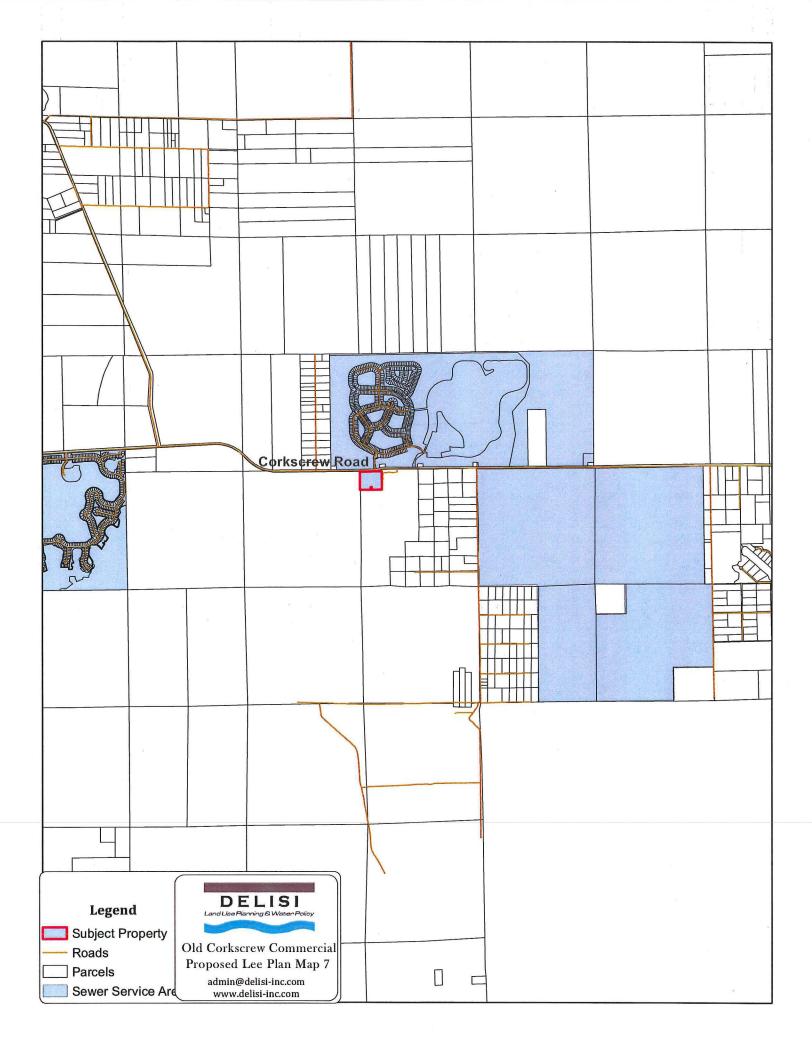
Clubhouse/Administrative Area:	20,000 SF/18 hole golf course.					
Golf Course Restrooms:	Not to exceed two structures per 18 hole golf course, limited to 150 SF per structure.					
Maintenance Area:	Not to exceed 25,000 SF of enclosed or semi-enclosed building area, on a maximum of 5 acres of land per 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.					
Commercial Use	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.					

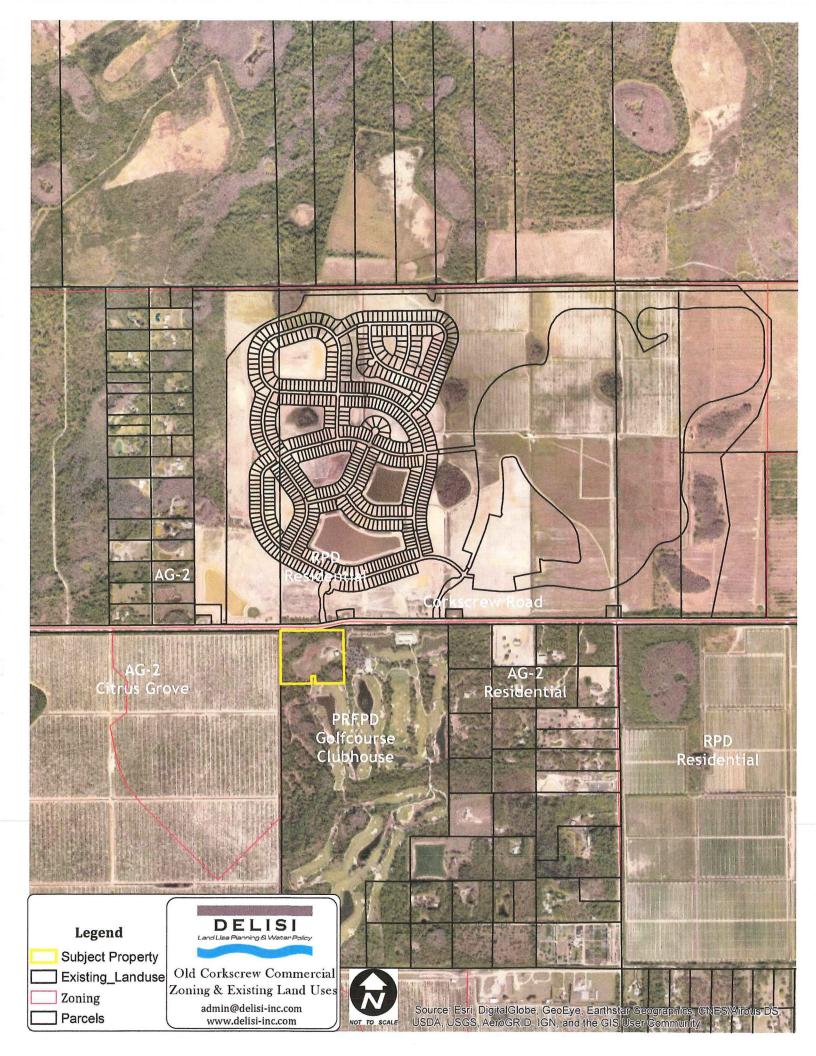












INSTR # 2012000018300, Doc Type D, Pages 3, Recorded 01/26/2012 at 04:43 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$7000.00 Rec. Fee \$27.00 Deputy Clerk CDOUGLAS

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR LEGAL OPINION BY: W. Jeffrey Cecil, Esq. Porter Wright Morris & Arthur LLP 9132 Strada Place, 3<sup>rd</sup> Floor Naples, Florida 34108

Parcel ID No. – Split Out from: 25462600000010020 and 2546260000010000

#### WARRANTY DEED

(Wherever used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate and being in Lee County, Florida, to wit:

A tract of land lying in the State of Florida, County of Lee, in Section 25, Township 46 South, Range 25 East, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2010.

AND the Grantor does hereby fully warrant the title to said land, and will defend the same against any lawful claims of all persons whomsoever.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

OLD CORKSCREW GOLF CLUB, LLC, a Florida limited liability company,

By: CORKSCREW PLANTATION GOLF CLUB, INC., a Florida corporation, its Managing Member,

Franz J. Rosinus, President

Witness #1 (Signature)

Printed Name: Born Rusins

Witness #1 (Signature)
Printed Navier W SEFFREY CEC

STATE OF FLORIDA COUNTY OF \_\_\_\_

The foregoing instrument was acknowledged before me this 25K day of muse, 2012, by FRANZ J. ROSINUS, as President of Corkscrew Plantation Golf Club, Inc., a Florida corporation, the Managing Member of Old Corkscrew Golf Club, LLC, a Florida limited liability company, who is personally known to me.

(SEAL)

Notary Public State of Florida
W Jeffrey Cecil
My Commission EE030933
Expires 09/29/2014

Notary Public
Printed Name
My Commission Expires:

#### EXHIBIT "A"

#### Legal Description

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S.00°34'15"E., ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD AND THE POINT OF BEGINNING; THENCE N.89°03'20"E., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 982.68 FEET; THENCE S.00°56'40"E., LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 820.29 FEET; THENCE S.89°03'20"W., A DISTANCE OF 447.82 FEET; THENCE N.00°56'40"W., A DISTANCE OF 115.94 FEET; THENCE S.89°03'20"W., A DISTANCE OF 63.75 FEET; THENCE S.00°56'40"E., A DISTANCE OF 115.94 FEET; THENCE S.89°03'20"W., A DISTANCE OF 476.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N.00°34'15"W., ALONG SAID WEST LINE, A DISTANCE OF 820.30 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD AND THE POINT OF BEGINNING.

PARCEL CONTAINS 18.39 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTE4R (NW 1/4) OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST, AS BEARING N.00°34'15"W.





TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

#### TRAFFIC IMPACT STATEMENT

**FOR** 

# COMMERCIAL AT OLD CORKSCREW GOLF CLUB COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. 1804.07)

#### PREPARED BY:

TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

Revised: August 24, 2018



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- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMNET
- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. CONCLUSION

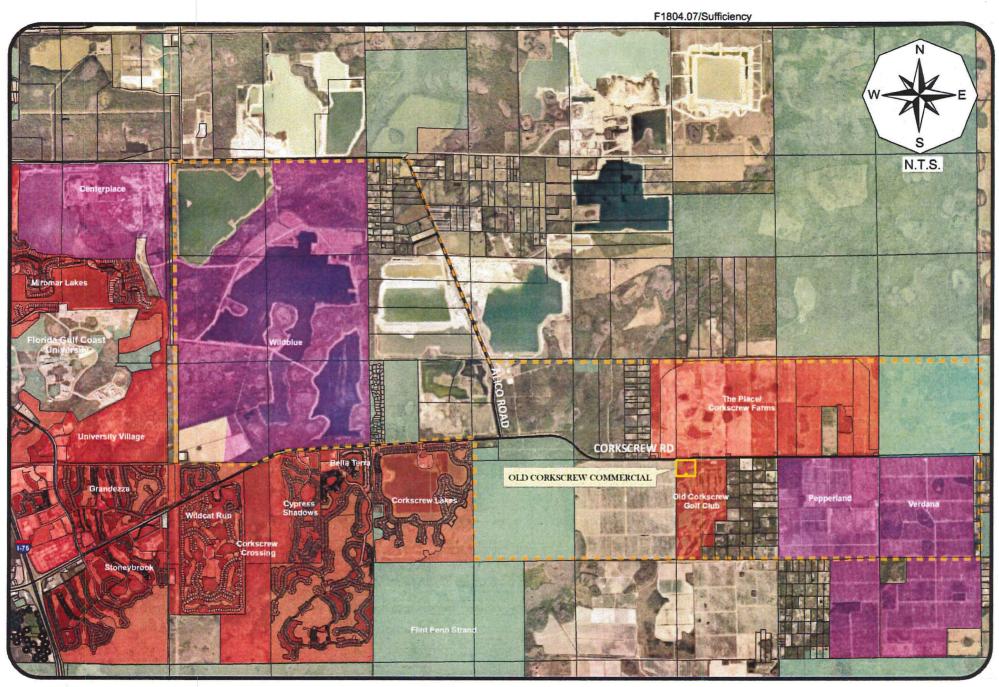


#### I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the south side of Corkscrew Road within the Old Corkscrew Golf Club in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site and the surrounding existing and approved residential developments.

The analysis in this report will determine the impacts of change in land use designation on the approximately 18.4 acre subject site from Density Reduction/Groundwater Resource (DR/GR) to a Commercial land use category to permit the development of the subject site with approximately 133,800 square feet of retail uses. The analysis will also determine the impacts of the proposed rezoning from Private Recreational Facility Planned Development (PRFPD) to Commercial Planned Development (CPD) to allow a portion of the subject site to be developed with approximately 133,800 square feet of retail uses. The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to Corkscrew Road via two connections.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.







#### II. EXISTING CONDITIONS

The subject site is within the Old Corkscrew Golf Club. The parcel is currently occupied by a single timeshare unit. The site is bordered by Old Corkscrew Golf Club golf course to the east and south, agricultural land to the west and Corkscrew Road to the north.

Corkscrew Road is a two lane undivided arterial that borders the subject site to the north. Project traffic is proposed to access Corkscrew Road via one right-in only access drive and via one full site access drive. Corkscrew Road has a posted speed limit of 55 mph during daytime and a posted speed limit of 45 mph during the nighttime. Corkscrew Road is under the jurisdiction of the Lee County Department of Transportation.

#### III. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan Amendment would change the future land use designation on the approximate 18.4 acre subject site from Density Reduction/Groundwater Resource (DR/GR) to a Commercial land use category to permit the development of the subject site with retail uses. Based on the proposed land use change, approximately 5.02 acres of the subject site will remain as preserve land while the remaining approximately 13.38 acres will be developed with retail uses at a floor-to-area ratio (FAR) of 10,000 square feet per acre, or a total of 133,800 square feet. Under the existing land use and Zoning Resolution Z-11-014, the remaining property (18.4 acres) of the Old Corkscrew Golf Club can be developed with a maximum of 25 Fractional Ownership/Timeshare residential units. Table 1 summarizes the land uses that could be constructed under the existing land use designation and the intensity of uses under the proposed land use designation.



### Table 1 Land Uses Commercial at Old Corkscrew Golf Club

Existing/ Proposed	Land Use Category	Intensity
Existing	Density Reduction/Groundwater Resource	25 Timeshare Units <sup>1</sup>
Proposed	Commercial	133,800 Square Feet <sup>2</sup>

- 1. Governed by Zoning Resolution Z-11-014
- 2. Assumes 13.38 acres out of 18.4 acre site to be developed at FAR of 10,000 Sq.Ft./Acre

#### IV. TRIP GENERATION

The trip generation for the existing and proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 10<sup>th</sup> Edition. Land Use Code 265 (Timeshare) was utilized for the trip generation purposes of the timeshare units as currently approved on the subject site. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on the existing land use category. The trip generation equations utilized for the approved land use are attached to the Appendix of this report for reference.

Table 2
Trip Generation
Based on Existing Land Use Category
Commercial at Old Corkscrew Golf Club

	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
Land Use	In	Out	Total	In	Out	Total	(2-way)
Timeshare (25 Dwelling Units)	7	4	11	8	11	19	244

The trip generation for the retail uses under the proposed land use change was based on Land Use Code 820 (Shopping Center). **Table 3** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed land use category. The trip generation equations utilized for the proposed land use are attached to the Appendix of this report for reference.



# Table 3 Trip Generation Based on Proposed Land Use Category Commercial at Old Corkscrew Golf Club

	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily	
Land Use	In	Out	Total	In	Out	Total	(2-way)	
Shopping Center (133,800 square feet)	136	83	219	324	350	674	7,328	

The trips shown for the proposed retail use in Table 3 will not all be new trips added to the adjacent roadway system. ITE estimates that retail uses may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The current version of the ITE *Trip Generation Handbook*, 3<sup>rd</sup> Edition, indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is thirty-four (34%). It is likely that the pass-by percentage of this site will be much higher than 34% simply due to the location of this site. However, Lee County only permits a maximum reduction in trips due to "pass-by" traffic for shopping centers of thirty percent (30%). Therefore, thirty percent (30%) pass-by reduction was utilized for the proposed shopping center uses.

It is important to note that the proposed retail development will capture trips from the approved surrounding residential developments. In other words, this interaction will ultimately decrease the overall impact or the number of new trips the project will add to surrounding roadways. The proposed development will provide a commercial center closer to the residential projects, thus shortening the trip lengths that would otherwise be made to these uses farther to the west. However, in order to analyze the worst case scenario in terms of impact to the surrounding roadways, a trip reduction was not taken into consideration as part of the analyses contained within this report. **Table 4** summarizes the total external trips that will be generated by the site should the land use category be changed.



# Table 4 Trip Generation- New Trips Based on Proposed Land Use Category Commercial at Old Corkscrew Golf Club

	Weekda	y A.M. Pe	ak Hour	Weekda	Daily (2-		
Land Use	In	Out	Total	In	Out	Total	way)
Total Trips	136	83	219	324	350	674	7,328
Less 30% Pass-By Trips	-33	-33	-66	-101	-101	-202	-2,198
New Trips	103	50	153	223	249	472	5,130

**Table 5** indicates the trip generation difference between the proposed and existing land use categories.

Table 5
Trip Generation – Resultant Trip Change
Commercial at Old Corkscrew Golf Club

Land Use	A.I	A.M. Peak Hour		P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (133,800 sq. ft. of Retail)	103	50	153	223	249	472	5,130
Existing Land Use Designation (25 Timeshare Dwelling Units)	-7	-4	-11	-8	-11	-19	-244
Resultant Trip Change	+96	+46	+142	+215	+238	+453	+4,886

The resultant trip change in Table 5 indicates that the trip generation will be <u>increased</u> in the AM and PM peak hour conditions as a result of this land use change. As previously mentioned, there will be definite capture between the proposed retail development and the surrounding residential developments. Therefore, the resulting impact of the proposed land use change will be considerably less than that of which is shown in Table 5 above.

#### V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximate 18.4 acre subject site from Density Reduction/Groundwater Resource (DR/GR) to a Commercial land use category. The transportation related impacts of the



proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The market area of this type of retail center anchored by a food store is typically 3 to 4 miles. This center will function as a trip attraction, capturing trips from the surrounding residential projects. The only vehicle trips anticipated to be attracted to this site from outside the 3 to 4 mile market radius would be from employees and service/delivery vehicles, which account for a small percentage of the overall trip generation of a project such as proposed.

The amount of "new" vehicle trips this commercial use will add to Corkscrew Road will also be relatively low. The trip generators, or the uses that add trips to the roadways, are typically residential uses, such as single family and multi-family dwelling units and hotel units. Trip attractions are typically those places of employment, such as retail and commercial office uses, schools and industrial uses. The "attractions", which this commercial site will be, attracts trips from the trip generators, or the residential uses. The Schedule of Uses include commercial retail uses that the surrounding residents will utilize on a daily basis, such as food stores, retail goods and services, etc. The market area of these types of uses is dependent upon the location of the residential dwelling units, the road network as well as the location of competitive or complimentary uses. Many of the uses proposed exist at the intersection of Corkscrew Road and Ben Hill Griffin Parkway, such as a grocery store, pharmacy, retail and restaurants. It is unlikely that retail customers that are located closer to the intersection of Ben Hill Griffin Parkway will travel a greater distance to access the same goods and services that will be provided at the subject site. Perhaps residents of Bella Terra, Corkscrew Crossing, Cypress Shadows or even Wild Blue will travel east to this site simply to avoid the higher traffic volumes that exist near the Ben Hill Griffin Parkway intersection, but the majority of customers will travel the shortest distance to visit the retail uses that are provided at either location. Therefore, in order to analyze the worst case scenario in terms of impact



to the surrounding roadways, a much greater pass-by trip reduction was not taken into consideration as part of the analysis contained within this report.

#### Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvement within the vicinity of the subject site shown on the 2040 Financially Feasible Plan is the widening Corkscrew Road to a four lane facility from Grande Oak Way to Alico Road. This roadway was also recommended to be widened by the year 2026 to a four lane facility based on *Environmental Enhancement & Preservation Communities Overlay (EEPCO)* study completed by Lee County in 2018. There are no other programmed improvements within the vicinity of the subject site. The 2040 Lee County MPO Highway Cost Feasible Plan is attached the Appendix of this report for reference as well as the recommended 2026 improvements in the EEPCO study.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2040 loaded network volumes were determined for the roadways within the study area. The projected PM peak hour trips from surrounding residential developments (WildBlue, The Place, Pepperland Ranch and Verdana) were then determined by referencing the EEPCO study completed for Lee County and updated trip generation for Verdana. The trips from WildBlue, The Place (Corkscrew Farms) and Pepperland Ranch developments that are projected to be added to the surrounding roadway links were obtained from Table E-2 of the Memorandum as part of the EEPCO study, dated February 23, 2018. Due to the recently reduced development intensity of the Verdana project, the PM peak hour trips for the Verdana were obtained from the revised trip generation, Exhibit 1 of the Appendix, and trip distribution as part of the District One Regional Planning Model (D1RPM) completed for EEPCO study. However, the Lee County Infrastructure Planning Staff indicated that assuming the full build-out of all four residential developments by



2040 would be overly conservative. Therefore, as agreed upon with the Infrastructure Planning Staff, approximately two-thirds (2/3) or approximately 67% of the total PM peak hour trips as a result of the surrounding residential developments was reasonable to utilize in the 2040 Level of Service analysis. For detailed calculations regarding the traffic generated as a result of the surrounding residential developments, refer to the second page under the section titled "Table E-2 From EEPCO Study" in the Appendix of the report. The PM peak hour trips to be generated from the project as shown in Table 4 were then added to the projected 2040 volumes as shown in the model in addition to the projected portion of the trips from the WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes were derived based on the Lee County Generalized Peak Hour Directional Service Volumes table. This table is attached to the Appendix for reference. Table E-2 from the EEPCO study and the D1RPM are also attached for reference.

The results of the analysis indicate that there will be no adverse impact on the roadways in the study area with the proposed change to the land uses on the subject parcel. All roadways are shown to operate at or above the minimum recommended Level of Service in 2040 both with and without the project traffic (including the traffic from the EEPCO study and Verdana) added to the surrounding roadway segments.

A Level of Service analysis for the 2040 Existing plus Committed (E + C) roadway network is attached to this report for reference. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2040 conditions. The resultant land use change will not impact the results of the Level of Service analysis as reported in the adopted 2040 travel model. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change.

#### **Short Range Impacts (5-year horizon)**

The 2018 – 2022 Lee County Five Year Capital Improvement Programs (CIP) as well as the Florida Department of Transportation Adopted Work Programs were reviewed to



determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed improvements to the roadway network identified in either work program within the vicinity of the subject site.

As can be depicted from Table 5 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 142 vehicles during the A.M. peak hour and 453 vehicles during the P.M. peak hour. Table 3A and Table 4A attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed land use change. Table 4A also included the projected traffic to be added by the future surrounding residential developments of the WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana. The traffic regarding these developments was obtained from the same sources as described in the previous section of this report. However, approximately one-half (1/2) or 50% of the total PM peak hour trips as a result of the surrounding residential developments was utilized in the 2023 Level of Service analysis whereas approximately 67% was utilized in the 2040 Level of Service. For detailed calculations regarding the traffic generated as a result of the surrounding residential developments, refer to the second page under the section titled "Table E-2 From EEPCO Study" in the Appendix of the report. From Table 4A, all roadways are anticipated to operate within their recommended minimum Level of Service standards as identified in the Policy 37.1.1 of the Lee County Comprehensive Plan.

The proposed Comprehensive Plan Amendment is to change the future land use designation on the approximately 18.4 acre subject site from Density Reduction/Groundwater Resource (DR/GR) to a Commercial land use category to permit the development of the subject site with approximately 133,800 square feet of retail uses. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

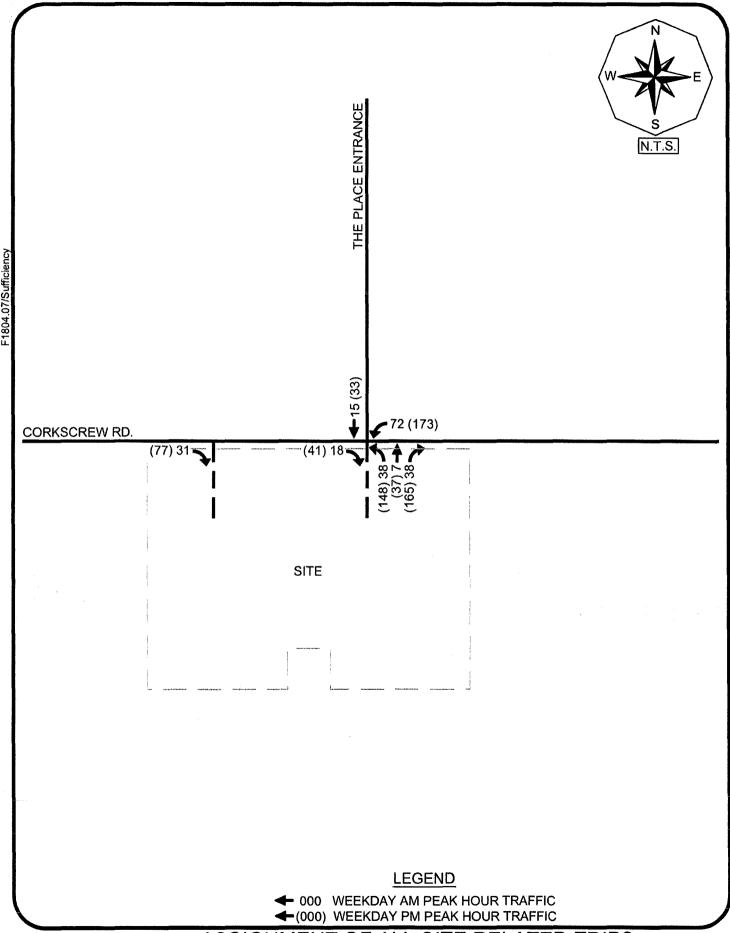


#### VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning of the subject from Private Recreational Facility Planned Development (PRFPD) to Commercial Planned Development (CPD) to allow a portion of the subject site to be developed with approximately 133,800 square feet of retail uses.

The trips the proposed development is anticipated to generate, as shown in the Table 4, were assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution within the study area. **Figure A-2**, included in the Appendix of this report, illustrates the assignment of the net new project trips. **Figure A-3**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

Due to the location of this parcel along Corkscrew Road, approximately six miles east of Ben Hill Griffin Parkway, the majority of trips to the retail uses in this parcel will originate from parcels that are in close proximity to the project, such as the residential developments The Place (Corkscrew Farms), Wild Blue, Pepperland Ranch, Verdana, Corkscrew Woods and Bella Terra. Existing and proposed residential developments that are more than 3 ½ to 4 miles to the west of this site are closer to the food store and commercial developments located at the intersection of Corkscrew Road and Ben Hill Griffin Parkway. The entrance to Bella Terra on Corkscrew Road is approximately 2.6 miles east of Ben Hill Griffin Parkway while the subject site is approximately 3.4 miles east of the Bella Terra entrance.







The market area of this type of retail center anchored by a food store is typically 3 to 4 miles. This center will function as a trip attraction, capturing trips from the surrounding residential projects. The only vehicle trips anticipated to be attracted to this site from outside the 3 to 4 mile market radius would be from employees and service/delivery vehicles, which account for a small percentage of the overall trip generation of a project such as proposed. This would conclude that the "pass-by" trip rate for this retail center would be much greater than the 34% estimate by the ITE and much greater than the 30% permitted by Lee County.

The amount of "new" vehicle trips this commercial use will add to Corkscrew Road will be relatively low. The trip generators, or the uses that add trips to the roadways, are typically residential uses, such as single family and multi-family dwelling units and hotel units. Trip attractions are typically those places of employment, such as retail and commercial office uses, schools and industrial uses. The "attractions", which this commercial site will be, attracts trips from the trip generators, or the residential uses. The Schedule of Uses include commercial retail uses that the surrounding residents will utilize on a daily basis, such as food stores, retail goods and services, etc. The market area of these types of uses is dependent upon the location of the residential dwelling units, the road network as well as the location of competitive or complimentary uses. Many of the uses proposed exist at the intersection of Corkscrew Road and Ben Hill Griffin Parkway, such as a grocery store, pharmacy, retail and restaurants. It is unlikely that commercial retail customers that are located closer to the intersection of Ben Hill Griffin Parkway will travel a greater distance to access the same goods and services that will be provided at the subject site. Perhaps residents of Bella Terra, Corkscrew Crossing, Cypress Shadows or even Wild Blue will travel east to this site simply to avoid the higher traffic volumes that exist near the Ben Hill Griffin Parkway intersection, but the majority of customers will travel the shortest distance to visit the retail uses that are provided at either location. Therefore, in order to analyze the worst case scenario in terms of impact to the surrounding roadways, a much greater pass-by trip reduction was not taken into consideration as part of the rezoning analysis contained within this report.



In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes.

The Level of Service Threshold volumes for each roadway link were taken from the Lee County *Generalized Peak Hour Directional Volumes* table. Based on the information contained within Table 5A, Corkscrew Road, between the Bella Terra Boulevard and Verdana entrance is shown to be significantly impacted due to the addition of the project traffic.

#### Level of Service Analysis

The future Level of Service analysis was based on year 2023 which is the projected build-out year of the proposed development. Based on this horizon year analysis, the surrounding roadway network was analyzed under 2023 PM background traffic conditions, 2023 PM background plus other traffic (WildBlue, The Place, and Pepperland Ranch, Verdana) traffic conditions and 2023 PM background plus the four residential projects traffic and projected project traffic conditions. An annual growth rate was not applied to the surrounding roadway network as most of the growth in the immediate area will be due to the approved surrounding residential developments of WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana. Note, similarly to the 5-year Level of Service analysis that was conducted as part of the Comprehensive Plan Amendment, approximately 50% of the total PM peak hour trips as a result of the surrounding residential developments was utilized in the 2023 Level of Service Analysis. For detailed calculations regarding the traffic generated as a result of the surrounding residential developments, refer to the second page under the section titled "Table E-2 From EEPCO Study" in the Appendix of the report.

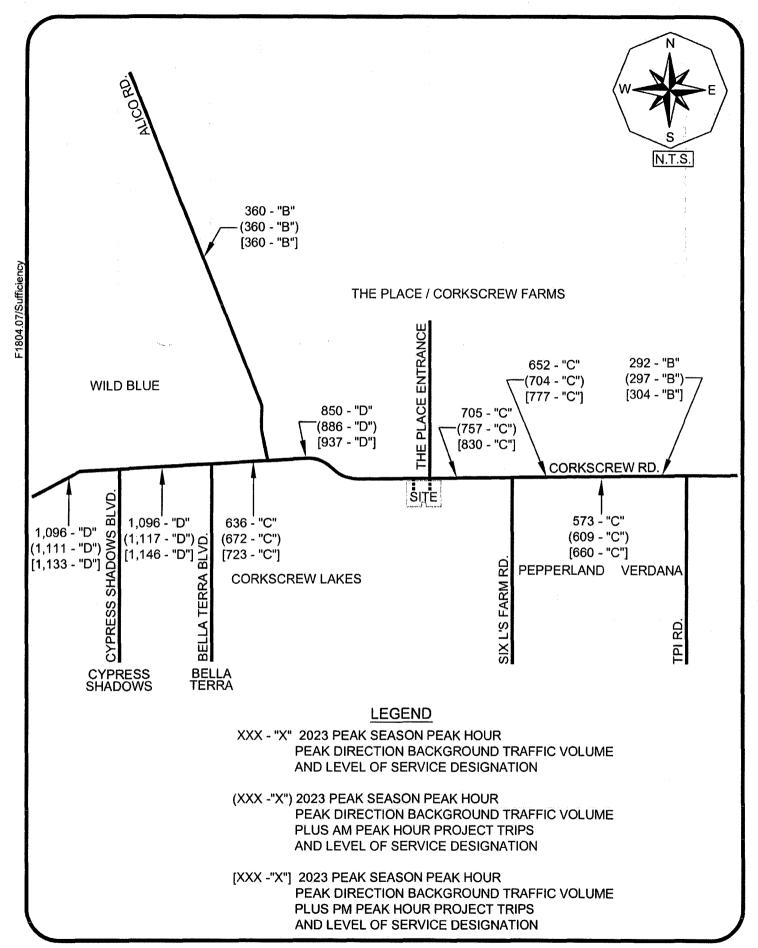


**Table 6A** in the Appendix of the report indicates the methodology utilized to obtain the year 2023 background and build-out traffic volumes. The existing 2016 peak hour peak season peak direction volumes for all roadways were 2017 *Lee County Public Facilities Level of Service and Concurrency* Report.

Figure 3 indicates the year 2023 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site, the peak hour – peak direction volume and Level of Service with the surrounding residential development traffic added to the roadways and the peak hour – peak direction volume and Level of Service with the project traffic and the surrounding residential development traffic added to the roadways. Figure 3 is derived from Table 6A contained in the Appendix.

As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed residential development. All roadway segments analyzed will maintain the minimum recommended Level of Service as contained in the Lee County Comprehensive Plans. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Intersection analysis was performed at the unsignalized intersection of Corkscrew Road and eastern project's access point opposite of the recently constructed entrance to The Place under the PM peak hour traffic conditions. Analysis of this intersection was completed based on the projected 2023 traffic conditions with the project trips added to the intersection. The projected 2023 turning and through traffic volumes were obtained from the Exhibit 14 of the traffic study completed for The Place, previously known as Corkscrew Farms (DOS2016-00013). The projected project traffic volume from Figure 2 was then added to the intersection. The Highway Capacity Software **HCS®** was then utilized to determine the operational characteristics of the intersection.







The intersection analysis indicates that all of the approaches on Corkscrew Road will operate at an acceptable Level of Service in the PM peak hours in 2023 with the proposed development traffic as well as the traffic from The Place added to the intersection. Therefore, no improvements are recommended to the unsignalized intersection of Corkscrew Road and eastern project's access point. The HCS results are attached to the Appendix of this report for reference. Exhibit 14 from the traffic study completed for The Place is also attached for reference.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks Local Development Order approval.

#### VII. CONCLUSION

The proposed development is located along the south side of Corkscrew Road within the Old Corkscrew Golf Club in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development in addition to the trips projected to be generated by the approved WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana residential developments.

The analysis within this report was also completed under a conservative scenario. As mentioned previously in the report, this site will capture a greater amount of "pass-by" trips than a typical retail center due to its location. Trips from the approved surrounding WildBlue, The Place (Corkscrew Farms), Pepperland Ranch and Verdana residential developments will be the primary support for this center. The greater "pass-by" reduction, which reduces the impact to the surrounding roadway network, was not taken into consideration as part of the proposed future land use change and rezoning analysis.



The 2040 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

An intersection analysis was completed at the intersection of Corkscrew Road and eastern project's access point opposite of the recently constructed entrance to The Place. The results of the analysis indicate that all of the approaches on Corkscrew Road will operate at an acceptable Level of Service in the PM peak hours in 2023 with the proposed development traffic as well as the traffic from The Place added to the intersection. Therefore, no improvements are recommended to the unsignalized intersection of Corkscrew Road and eastern project's access point.

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### **APPENDIX**

### TABLES 1A & 2A 2040 LOS ANALYSIS

### TABLE 1A LEVEL OF SERVICE THRESHOLDS 2040 LONG RANGE TRANSPORTATION ANALYSIS - COMMERCIAL AT OLD CORKSCREW GOLF CLUB

#### **GENERALIZED SERVICE VOLUMES**

	ROADWAY	SEGMENT	2040 E	+ C NETWORK LANES	LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	<u>TO</u>	# Lanes	Roadway Designation	<b>VOLUME</b>	<u>VOLUME</u>	VOLUME	VOLUME	VOLUME
Corkscrew Rd	WildBlue West Entr.	Cypress Shadows Blvd	4LD	Uninterrupted Flow Highway	1,060	1,810	2,560	3,240	3,590
	Cypress Shadows Blvd	Bella Terra Bivd	4LD	Uninterrupted Flow Highway	1,060	1,810	2,560	3,240	3,590
	Bella Terra Blvd	Alico Rd	4LD	Uninterrupted Flow Highway	1,060	1,810	2,560	3,240	3,590
	Alico Rd	Site Access	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Site Access	Six L's Farm Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Six L's Farm Rd	Pepperland Ranch Entr.	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Pepperland Ranch Entr.	Verdana Entr.	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Verdana Entr.	Carter Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Alico Rd	Corkscrew Rd	S. Mallard Ln	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640

- Denotes the LOS Standard for each roadway segment

Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

#### TABLE 2A 2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS COMMERCIAL AT OLD CORKSCREW GOLF CLUB

TOTAL PM PEAK HOUR PROJECT TRAFFIC	472	VPH	IN=	223	OUT=	249
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	ROADWA	Y SEGMENT	2040 FSUTMS			AADT BACKGROUNE		100TH HIGHEST HOUR PK DIR	ā	PM PK HR PEAK	2040 BACH PEAK DIF TRAFFIC VOL	ECTION		PM PK HR PK DIR TRAFFIC FROM	2040 BACKGROL VERDANA PEA TRAFFIC VOLI	K DIRECTION	PROJECT		VERDANA +	OUND + OTHER + PROJECT PEAK FIC VOLUMES & LOS
ROADWAY	FROM	10	PSWDT	PCS #	MOCF	TRAFFIC	FACTOR'	2-WAY VOLUME	FACTOR'	DIRECTION	VOLUME	LOS	PROJECTS <sup>2</sup>	VERDANA <sup>3</sup>	VOLUME	LOS	DIST	TRAFFIC	VOLUME	LOS
Corksonew Rd	WildBlue West Entr.	Cypress Shedows Blvd	20,872	15	0.91	18,994	0.094	1,785	0.54	EAST	964	A	378	154	1,496	6	15%	37	1,533	8
	Cypress Shadows Bivd	Bella Terra Blvd	20.872	15	0.91	18,994	0.094	1,785	0.54	EAST.	964	A	378	154	1,496	8	20%	50	1,546	В
	Bella Terra Blvd	Alico Rd	14,579	15	0.91	13,267	0.094	1,247	0.54	EAST	673	Α	365	169	1,207	8	35%	87	1,294	В
	Alico Rd	Site Access	7,692	15	0.91	7,000	0.094	658	0.54	EAST	355	8	537	268	1,160	D	35%	87	1,247	E
	Site Access	Six L's Farm Rd	7,692	15	0.91	7,000	0.094	658	0.54	EAST	355	8	298	313	966	D	50%	125	1,091	D
	Six L's Farm Rd	Pepperland Ranch Entr	7,444	15	0,91	6,774	0.094	637	0.54	EAST	344	ŝ	298	319	961	D	50%	125	1,086	D
	Pepperland Ranch Entr.	Verdana Entr	7.444	15	0.91	6,774	0.094	637	0.54	EAST	344	В	151	362	857	D	35%	87	944	D
	Verdana Entr	TPI Rd	3.007	15	0.91	2,735	0.094	257	0.54	EAST	139	В	46	91	276	В	5%	12	288	В
Alica Rd	Corkscrew Rd	S. Mallard Ln	7,953	53	0.91	7,237	0.092	666	0.51	SOUTH	326	В	205	99	630	.c	0%	O	630	<b>c</b> -

<sup>1</sup> K & D factors were obtained from the 2017 Lee County Traffic Count Report.

<sup>2</sup> Approximately 67% (or 2/3rd) of the PM peak hour peak direction traffic for Other projects (Wildblue, The Place, Pepperland Ranch) was obtained from the Lee County's Environmental Enhancement & Preservation Communities Overlay (EEPCO) Study. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2)

<sup>3</sup> Approximately 67% (or 20rd) of the PM peak hour peak direction teriffic for Verdana was obtained from the updated trip generation and trip distribution utilized in the proportionate shale calculation for Verdana project. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2)

Remaining 15% of project taffic was assigned to/from The Place (Corkscrew Farms).

\* Model Output Conversion Factor was obtained from the FDOT Florida Traffic Online

### TABLES 3A & 4A 5-YEAR LOS ANALYSIS

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
COMMERCIAL AT OLD CORKSCREW GOLF CLUB

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 153 VPH IN= 103 OUT= 50

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 472 VPH IN= 223 OUT= 249

								PERCENT		
		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	<u>SEGMENT</u>	<u>CLASS</u>	<b>VOLUME</b>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	TRAFFIC	TRAFFIC	LOS C
Corkscrew Rd	W. of Cypress Shadows Blvd	2LU	130	420	850	1,210	1,640	15%	37	4.4%
	W. of Bella Terra Blvd	2LU	130	420	850	1,210	1,640	20%	50	5.9%
	W. of Alico Rd	2LU	130	420	850	1,210	1,640	35%	87	10.3%
	W. of Site Access	2LU	130	420	850	1,210	1,640	35%	87	10.3%
	W. of Six L's Farm Rd	2LU	130	420	850	1,210	1,640	50%	125	14.6%
	W. of Pepperland Ranch Entr.	2LU	130	420	850	1,210	1,640	50%	125	14.6%
	W. of Verdana Entr.	2LU	130	420	850	1,210	1,640	35%	87	10.3%
	W. of TPI Rd	2LU	130	420	850	1,210	1,640	5%	12	1.5%
Alico Rd	N. of Corkscrew Rd	2LU	130	420	850	1,210	1,640	0%	0	0.0%

<sup>\*</sup> The Level of Service thresholds were for all roadways were obtained from the Lee County Generalized Service Volume Table.

<sup>\*</sup> The widening of Corkscrew Road to a four lane facility W. of Alico Rd is not on the Lee County 5-year Capital Imporvement Program.

<sup>\*</sup> Remaining 15% of project traffic was assigned to/from The Place (Corkscrew Farms).

### TABLE 4A LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS COMMERCIAL AT OLD CORKSCREW GOLF CLUB

TOTAL PROJECT TRAFFIC AM =	153	VPH	IN =	103	OUT=	50
TOTAL PROJECT TRAFFIC PM =	472	VPH	IN =	223	OUT=	249

		2016 PK HR	PM PK HR	PM PK HR	2023			PERCENT			2023 BCKGR			2023 BCKGR		
		PK SEASON		FROM	PEAK DIRE		V/C	PROJECT		PM PROJ			V/C	+ PM Pi		V/C
ROADWAY	<u>SEGMENT</u>	PEAK DIR.	PROJECTS 2	VERDANA <sup>3</sup>	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
Corkscrew Rd	W. of Cypress Shadows Blvd	696	284	116	1,096	D	0.67	15%	15	37	1,111	D	0.68	1,133	D	0.69
	W. of Bella Terra Blvd	696	284	116	1,096	D	0.67	20%	21	50	1,117	D	0.68	1,146	D	0.70
	W. of Alico Rd	235	274	127	636	С	0.39	35%	.36	.87	672	С	0.41	723	C	0.44
	W. of Site Access	246	403	201	850	C	0.52	35%	36	87	886	D	0.54	937	D	0.57
	W. of Six L's Farm Rd	246	224	235	705	Ċ	0.43	50%	52	125	757	¢	0.46	830	С	0.51
	W. of Pepperland Ranch Entr.	189	224	239	652	С	0.40	50%	52	125	704	С	0.43	777	С	0.47
	W. of Verdana Entr.	189	113	271	573	С	0.35	35%	36	87	609	С	0.37	660	С	0.40
	W. of TPI Rd	189	35	68	292	В	0.18	5%	5	12	297	В	0.18	304	В	0.19
Alico Rd	N. of Corkscrew Rd	131	154	75	360	В	0.22	0%	0	0	360	В	0.22	360	В	0.22

<sup>1 2016</sup> peak hour peak season peak direction traffic volumes were obtained from the 2017 Lee County Public Facilities Level of Service and Concurrency Report.

<sup>2</sup> To be conservative, approximately 50% (or 1/2) of the PM peak hour peak direction traffic for Other projects (Wildblue, The Place, Pepperland Ranch) was obtained from the Lee County's Environmental Enhancement & Preservation Communities Overlay (EEPCO) Study. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2)

<sup>3</sup> To be conservative, approximately 50% (or 1/2) of the PM peak hour peak direction traffic for Verdana was obtained from the updated trip generation and trip distribution utilized in the proportionate share calculation for Verdana project. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2)

<sup>\*</sup> Remaining 15% of project traffic was assigned to/from The Place (Corkscrew Farms).

### TABLES 5A & 6A REZONING ANALYSIS

TABLE 5A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
COMMERCIAL AT OLD CORKSCREW GOLF CLUB

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 153 VPH IN= 103 OUT= 50

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 472 VPH IN= 223 OUT= 249

	· ·							PERCENT		
		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	SEGMENT	<u>CLASS</u>	<u>VOLUME</u>	<u>VOLUME</u>	<b>VOLUME</b>	<u>VOLUME</u>	<b>VOLUME</b>	TRAFFIC	TRAFFIC	LOS C
Corkscrew Rd	W. of Cypress Shadows Blvd	2LU	130	420	850	1,210	1,640	15%	37	4.4%
	W. of Bella Terra Blvd	2LU	130	420	850	1,210	1,640	20%	50	5.9%
	W. of Alico Rd	2LU	130	420	850	1,210	1,640	35%	87	10.3%
	W. of Site Access	2LU	130	420	850	1,210	1,640	35%	87	10.3%
	W. of Six L's Farm Rd	2LU	130	420	850	1,210	1,640	50%	125	14.6%
	W. of Pepperland Ranch Entr.	2LU	130	420	850	1,210	1,640	50%	125	14.6%
	W. of Verdana Entr.	2LU	130	420	850	1,210	1,640	35%	87	10.3%
	W. of TPI Rd	2LU	130	420	850	1,210	1,640	5%	12	1.5%
Alico Rd	N. of Corkscrew Rd	2LU	130	420	850	1,210	1,640	0%	0	0.0%

<sup>\*</sup> The Level of Service thresholds were for all roadways were obtained from the Lee County Generalized Service Volume Table.

<sup>\*</sup> The widening of Corkscrew Road to a four lane facility W. of Alico Rd is not on the Lee County 5-year Capital Imporvement Program.

<sup>\*</sup> Remaining 15% of project traffic was assigned to/from The Place (Corkscrew Farms).

### TABLE 6A LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS COMMERCIAL AT OLD CORKSCREW GOLF CLUB

TOTAL PROJECT TRAFFIC AM =	153	VPH	IN =	103	OUT=	50
TOTAL PROJECT TRAFFIC PM =	472	VPH	IN=	223	OUT=	249

		2016	PM PK HR	PM PK HR	2023						2023			2023	6	
		PKHR	PK DIR TRAFFIC	PK DIR TRAFFIC	PK HR PK S	EASON		PERCENT			BCKGR	ND		BCKGR	ND	
		PK SEASON	FROM OTHER	FROM	PEAK DIRE	CTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PR	OJ	V/C	+ PM PF	₹OJ	V/C
ROADWAY	SEGMENT	PEAK DIR.1	PROJECTS 2	VERDANA <sup>3</sup>	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	<u>VOLUME</u>	LOS	Ratio
Corkscrew Rd	W. of Cypress Shadows Blvd	696	284	116	1,096	Ď	0.67	15%	15	37	1,111	D	0.68	1,133	D	0.69
	W. of Bella Terra Blvd	696	284	116	1,096	D	0.67	20%	21	50	1,117	D	83.0	1,146	D	0.70
	W. of Alico Rd	235	274	127	636	C	0.39	35%	36	87	672	С	0.41	723	С	0.44
	W. of Site Access	246	403	201	850	С	0.52	35%	36	87	886	D	0.54	937	D	0.57
	W. of Six L's Farm Rd	246	224	235	705	С	0.43	50%	52	125	757	С	0.46	830	С	0.51
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	W. of Verdana Entr.	189	113	271	573	С	0.35	35%	36	87	609	С	0.37	660	С	0.40
	W. of TPI Rd	189	35	68	292	В	0.18	5%	5	12	297	В	0.18	304	В	0.19
Alico Rd	N. of Corkscrew Rd	131	154	75	360	В	0.22	0%	0	0	360	В	0.22	360	В	0.22

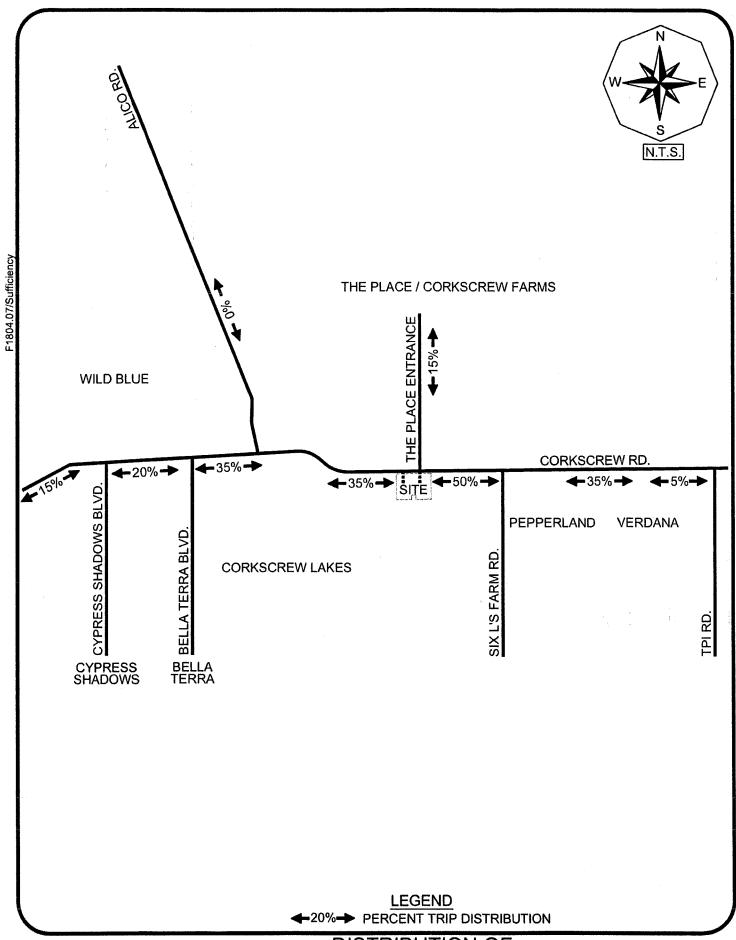
<sup>1 2016</sup> peak hour peak season peak direction traffic volumes were obtained from the 2017 Lee County Public Facilities Level of Service and Concurrency Report.

<sup>2</sup> To be conservative, approximately 50% (or 1/2) of the PM peak hour peak direction traffic for Other projects (Wildblue, The Place, Pepperland Ranch) was obtained from the Lee County's Environmental Enhancement & Preservation Communities Overlay (EEPCO) Study.

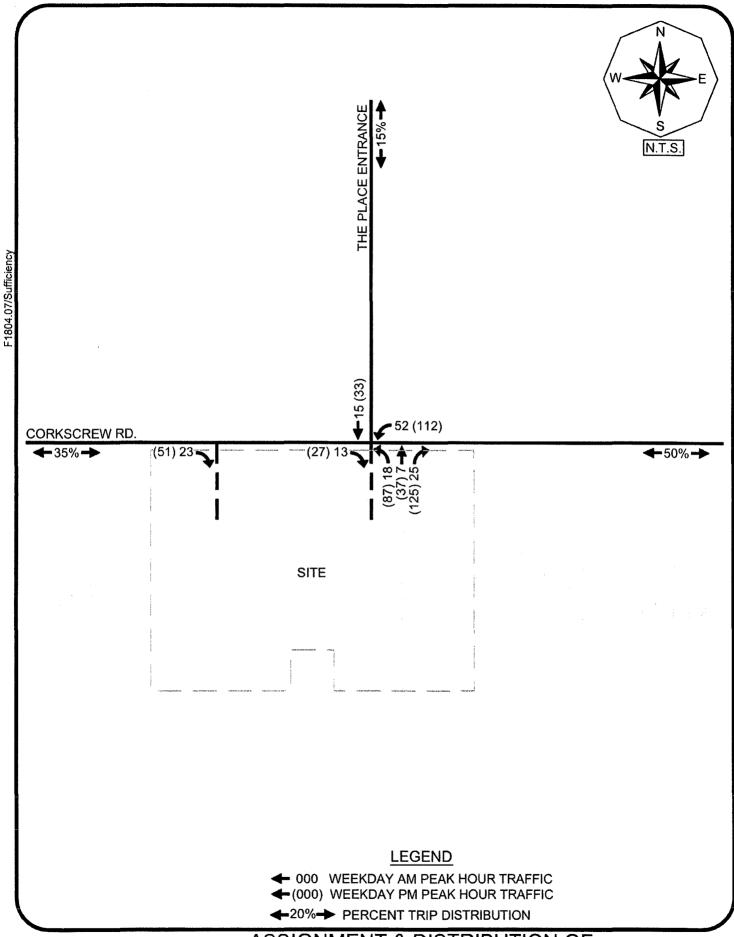
<sup>3</sup> To be conservative, approximately 50% (or 1/2) of the PM peak hour peak direction traffic for Verdana was obtained from the updated trip generation and trip distribution utilized in the proportionate share calculation for Verdana project.

<sup>\*</sup> Remaining 15% of project traffic was assigned to/from The Place (Corkscrew Farms).

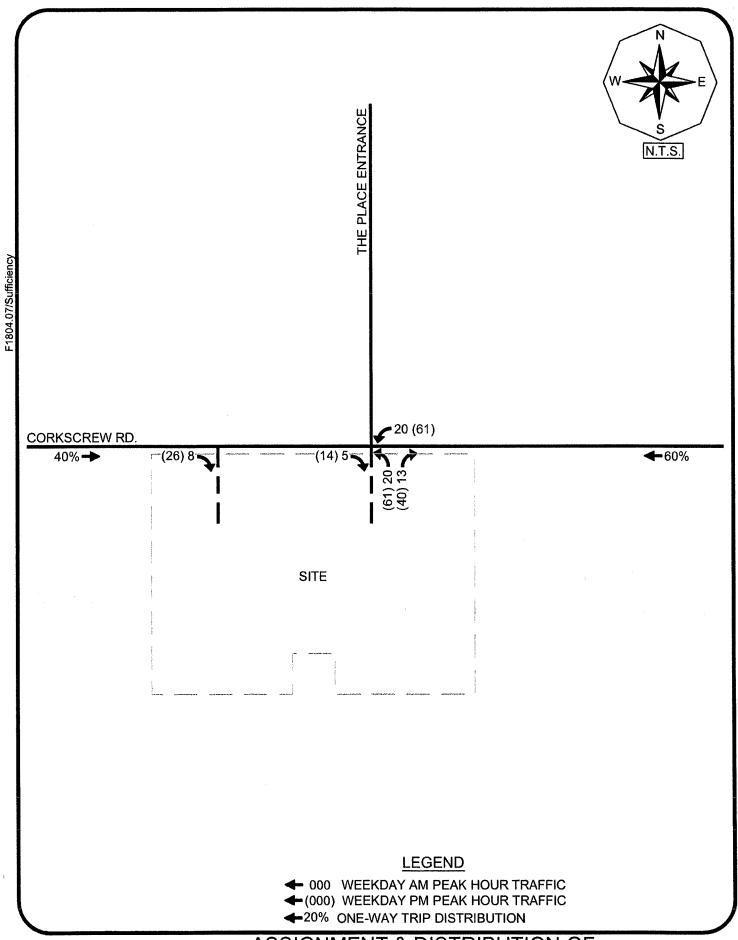
# SITE TRAFFIC ASSIGNMENT SUPPLEMENTAL GRAPHICS FIGURES A-1, A-2 & A-3













### LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE

### Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas

		U	rbanized Ari	eas		
April 2016					c:\input5	
		Uninterr	upted Flow		·	
			Level of Ser	vice		
Lane	Divided	Α	В	С	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
			Arterials			
lass I (40	mph or high	er posted s				
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	mpir or riigh	or poored c	Level of Ser	vice		
Lane	Divided	Α	В	С	D	Е
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Lane	Divided	Α	Level of Ser B	C.	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
		0	1	P = = 19741 = =		
		Control	led Access Level of Sei			
Lone	Divided	А	B B	C	D	E
Lane 1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
	1 Divided 1		1 400	0,000	0,100	0,100
			Collectors	<b>;</b>		
			Level of Sei			
Lane	Divided	A	В	С	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
	service volun		(freeway), b		e, pedestria	n mode,
and bus m	ode snould t	be from FD	OT's most cu	irrent versi	on of LOS F	апороок.

### 2017 LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

Existing conditions on the state highway system in unincorporated Lee County are reported in Table 21 for informational purposes. The MPO and FDOT evaluate future state highway system needs in the LRTP. <sup>19</sup> Modifications and capacity improvements to the state highway system are under the jurisdiction of FDOT.

Table 18: Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

					100TH	HIGHE	ST HOU	DIRE	CTIONAL V	OLUMES
	ROADWAY	LINK		STA	NDARD	20	016		2021	
NAME	FROM	то	TYPE	Los	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES
ALABAMA	SR 82	MILWAUKEE BLVD	2LN	E	990	С	434	D	456	\$ Y
RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	Е	990	D	472	D	496	
ALEXANDER	SR 82	MILWAUKEE BLVD	2LN	E	990	С	424	С	446	
BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	Е	990	С	424	D	557	Shadow Lakes
	US 41	DUSTY RD	4LD	Е	1,980	В	1,159	В	1,218	
	DUSTY RD	LEE RD	6LD	Е	2,960	В	1,159	В	1,445	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	Е	2,960	В	1,159	В	1,353	Three Oaks Regional Center
	THREE OAKS PKWY	1-75	6LD	E	2,960	В	2,245	В	2,360	EEPCO Study
ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	Е	2,960	В	1,175	В	1,345	EEPCO Study
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	С	384	С	873	4 Ln constr 2018, EEPCO Study
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	Е	1,100	С	384	E	477	EEPCO Study
	GREEN MEADOW . DR	CORKSCREW RD	2LN	Е	1,100	В	131	В	224	EEPCO Study
	ESTERO PKWY	FGCU ENTRANCE	4LD	Е	2,000	В	1,158	В	1,158	EEPCO Study
BEN HILL GRIFFIN	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	Е	2,000	В	1,158	В	1,230	EEPCO Study
PKWY	COLLEGE CLUB DR	ALICO RD	6LD	Е	3,000	В	1,582	В	1,713	EEPCO Study
	ALICO RD	TERMINAL ACCESS RD	4LD	Е	1,980	А	1,003	А	1,054	EEPCO Study
	SR 82	GUNNERY RD	2LN	E	990	С	421	D	442	
BUCKING- HAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	479	D	503	
TIANTISE	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	513	E	1,064	Buckingham 345 & Portico
	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
COLLEGE	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,041	D	2,145	
PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,041	D	2,145	
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,866	D	1,961	
	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	D	235	E	677	EEPCO Study, Corkscrew Shores
SCREW RD	ALICO RD	6 L's FARMS RD	2LN	E	1,140	D	246	E	552	EEPCO Study, The Place
	6 L's FARMS RD	COUNTY LINE	2LN	Ε	1,140	D	189	D	205	EEPCO Study

<sup>19</sup> Op. Cit. MPO 2040 Long Range Transportation Plan

Table 20: County-Maintained Roadways in Incorporated Areas. Existing and Future LOS

					100TH	HIGHE	ST HOU	R DIRE	CTIONAL V	OLUMES
	ROADWAY LIN	K		STA	NDARD	20	016		2021	
NAME	FROM	то	TYPE	LOS	MAX	LOS	EXIST	LOS	FUTURE	NOTES
BEN HILL GRIFFIN	CORKSCREW RD	ESTERO PKWY	4LD	E	2,000	В	1.024	В	1,228	EEPCO Study
FRVVI		E. a. former and an arrangement of								Constrained In City
	HICKORY BLVD	VANDERBILT DR	4LD	_E	1,900	С	690	С	725	Plan Constrained In City
	VANDERBILT DR	US 41	4LD	E	1,900	С	1,594	C	1,675	Plan
	US 41	OLD 41	4LD	E	1,860	С	1,167	С	1,318	Constrained, old count projection
BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	С	1,884	C	1,980	Constrained In City
	IMPERIAL ST	W OF I-75	6LD	Е	2,800	С	1,466	С	1,540	Constrained In City
	E OF I-75	BONITA GRAND DR	4LD	E	2,020	В	508	В	534	Constrained In City
	BONITA GRANDE DR	BELLO BLVD	4LD	E	2,020	В	508	В	534	Constrained In City Plan
BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	Е	860	E	692	E	782	old count projection
BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	Ε	2,520	E	1,801	E	1,893	
BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	Е	2,950	Α	746	Α	784	
	VAN BUREN PKWY	COUNTY LINE	2LN	Е	1,140	С	415	С	512	
CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	Е	4,000	С	2,643	D	2,778	
	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,628	F	2,968	old count projection
COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	Е	2,840	D	2,788	F	2,930	programmed alt. analysis
	DYNASTY DR	SR 82	6LD	D	3,040	С	2,375	С	2,496	
CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	Е	860	С	22	С	226	old count, added V
	US 41	THREE OAKS	4LD	Е	1,900	С	955	С	1,220	Galleria at Corkscrew
	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,768	F	2,025	Estero Crossing
	E OF I-75	BEN HILL GRIFFIN PKWY	4LD	E	1,900	С	1,136	С	1,194	
CORKSCREW RD	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	2LD	E	1,200	С	839	F	1,281	EEPCO Study
		BELLA TERRA					and the second second			
	WILDCAT RUN DR	BLVO	2LD 6LD	E	1,200 2,660	С	696 1,404	C	1,138	EEPCO Study
	CAPE CORAL PKWY	SE 46TH ST		E		C	77.7	-		old count projectio
	SE 46TH ST	CORONADO PKWY CORNWALLIS	6LD		2,660		1,404	С	1,586	old count projection
DEL PRADO BLVD	CORONADO PKWY	PKWY	6LD	E	2,660	D	1,783	D	1,874	
	CORNWALLIS PKWY	HANCOCK B.	6LD	E	2,660	D	1,923	D	2,021	
	CORAL POINT DR	PKWY	6LD	E	2,800	С	2,102	С	2,209	-
	HANCOCK B. PKWY	SR 78	6LD	E	2,800	С	1,882	С	1,978	
	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	493	Α	518	Constrained
	PESCADORA AVE	VOORHIS ST	2LN	E	726	A	538	Α	565	Constrained
ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	В	538	В	565	Constrained
	TROPICAL SHORES							F		Constrained, old
	WAY	THREE OAKS	2LN 4LD	E	2,000	F B	716 589	В	809	East & West
ESTERO PKWY	US 41	BEN HILL GRIFFIN	4LD	E	2,000	В	589	В	619	Cypress View
<del></del>	THREE OAKS PKWY	N AIRPORT RD	6LD	E	2,300	D	966	D	1,015	1
FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,570	D	1,650	

### TRAFFIC DATA FOOT FLORIDA TRAFFIC ONLINE

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL CATEGORY: 1200 LEE COUNTYWIDE

CATEG	ORY: 1200 LEE COUNTYWIDE		A second second
WEEK	DATES	SF	MOCF: 0.91 PSCF
123456789012345678901234567890123456789012345678901234567890123456789012345678901234567890123	01/01/2017 - 01/07/2017 01/08/2017 - 01/14/2017 01/15/2017 - 01/28/2017 01/22/2017 - 02/04/2017 02/05/2017 - 02/11/2017 02/12/2017 - 02/18/2017 02/19/2017 - 02/18/2017 02/19/2017 - 02/18/2017 02/19/2017 - 03/04/2017 03/05/2017 - 03/11/2017 03/12/2017 - 03/18/2017 03/12/2017 - 03/18/2017 03/12/2017 - 03/18/2017 03/19/2017 - 04/01/2017 04/02/2017 - 04/08/2017 04/09/2017 - 04/15/2017 04/16/2017 - 04/29/2017 04/30/2017 - 05/06/2017 04/30/2017 - 05/06/2017 05/14/2017 - 05/20/2017 05/14/2017 - 05/20/2017 05/21/2017 - 05/20/2017 05/28/2017 - 06/03/2017 06/04/2017 - 06/10/2017 06/11/2017 - 06/10/2017 06/11/2017 - 06/10/2017 06/11/2017 - 07/01/2017 06/25/2017 - 07/01/2017 07/09/2017 - 07/08/2017 07/09/2017 - 07/15/2017 07/09/2017 - 07/15/2017 07/09/2017 - 07/22/2017 07/23/2017 - 07/22/2017 07/30/2017 - 07/22/2017 07/23/2017 - 07/22/2017 07/30/2017 - 08/12/2017 08/13/2017 - 08/12/2017 08/13/2017 - 08/12/2017 09/03/2017 - 09/09/2017 09/03/2017 - 09/09/2017 09/03/2017 - 09/09/2017 10/01/2017 - 10/21/2017 10/08/2017 - 10/28/2017 10/01/2017 - 10/28/2017 10/08/2017 - 10/28/2017 10/29/2017 - 11/18/2017 11/19/2017 - 11/18/2017 11/19/2017 - 11/18/2017 11/19/2017 - 11/18/2017 11/19/2017 - 11/25/2017 11/19/2017 - 11/201/2017 12/10/2017 - 12/23/2017 12/24/2017 - 12/23/2017 12/24/2017 - 12/23/2017 12/24/2017 - 12/23/2017 12/23/2017 - 12/23/2017	1.05 1.01 0.96 0.99 0.99 0.88 0.88 0.88 0.99 0.99 0.99	1.15 1.01 1.005 1.04 1.02 1.00 0.99 0.98 0.98 0.97 0.96 0.98 0.99 1.00 1.02 1.03 1.05 1.07 1.09 1.10 1.12 1.14 1.18 1.20 1.19 1.19 1.19 1.19 1.19 1.19 1.19 1.1

<sup>\*</sup> PEAK SEASON

### FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 3017 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4350 - CORKSCREW RD, E OF ALICO RD | LC 250

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017 2016 2016 2014 2013 2012 2011	3600 T 3800 S 4800 C 3800 C 3100 S 2800 C	E 1900 E 2600 E 1900 E 1600 E 1500	W 1900 W 2000 W 1900 W 1500 W 1400 W 1400	9.50 9.50 9.50 9.50 9.50 9.50	53.20 54.50 53.40 52.00 54.60 52.20	4.00 20.00 20.00 20.00 11.60 11.60
2010 2009 2008	3200 8 3200 8 3400 C	E 1600 E 1600 E 1700	N 1600 N 1600 N 1700	10.28 10.29 10.77	55.69 55.14 53.61	14.40 14.40 14.40

AADT FLAGS: C = COMFUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

# TRAFFIC DATA FROM 2017 LEE COUNTY TRAFFIC COUNT REPORT

UPDATED 18-Apr-2018						Daily 7	Traffic V	olume (	(AADT)					
STREET	LOCATION	sta- tion #	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	S	Are
COLONIAL BLVD	W OF 1 - 75	242	64500	61100	61600								14	
COLONIAL BLVD	W OF TREELINE AVE	91	entirity brings expect	and the second second second second	College de la companie de la college de la c			APPEAL DE MAINTE MAN	hildride Herbritanis A	45100	45500			
COLONIAL BLVD	W OF IMMOKALEE RD	246	31700	35300				35400	39500	41500		43000	22	
CORBETT RD	N OF PINE ISLAND RD	508	600	500				2		in the second			49	
CORKSCREW RD	E OF US 41	247	15400	13800	13700	18600		14300		16600		17000	15	
CORKSCREW RD	E OF VIA COCONUT POINTE	260	and the state of t	January Control	16900	a was a sea sea sea sea sea sea sea sea sea	e Calendaria (1975 parameter)	To produce the second s	and the result of the second of the	11-4 May 131 1 June 20	Control Contro	Charles and the Principles again	15	
CORKSCREW RD	W OF I - 75	<u>15</u>	32700	27300	23600	27200	29500	28800	30600	31600	33400	34200		
CORKSCREW RD	E OF I - 75	ALL TO THE PARTY OF THE PARTY O	12900	10900	10400	AL SHAPE OF STREET PROPERTY AND	eagles of People St.	13000	ALL	ness til he gestellt grej sergen er men er	and the same of the same of	or Name and Property of the State of the Sta	15	Section Configuration
CORKSCREW RD	E OF I-75	<u>70</u>						21900	21900	22000	22200	22000		
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249								15600		18900		
CORKSCREW RD	W OF ALICO RD	248			A TOTAL OF THE PARTY OF THE PAR	and should transfer the first make		3800			CONTRACTOR OF STREET			-
CORKSCREW RD	E OF ALICO RD	250	3700	2900	2900				3100		4400		15	
CORTEZ BLVD	W OF US 41	614	2200	1700	, and the second second								29	
CRYSTAL DR	E OF US 41	254	10800	9700	10100			8600	11200		12300		9	
CRYSTAL DR	E OF METRO PKWY	255	4000	4500	5200	- 1,	action (cross of		6100		6400		9	
COUNTRY LAKES DR	S OF TICE ST	505	3300	2900	3000	and the second s			on a figure a company of graphics. From				11	
CYPRESS LAKE DR	W OF SOUTH POINTE BLVD	256	19300	17000	19700								30	
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	257	24800	21500	25500	And the control of th				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			30	
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81								20300	22300	22300		
CYPRESS LAKE DR	E OF OVERLOOK DR	73			1000			29400	24700	25800	24200	27100		
CYPRESS LAKE DR	W OF SUMMERLIN RD	259	28800	36300	30400	28700	27900	27800				27700	30	
CYPRESS LAKE DR	E OF REFLECTION PKWY	<u>82</u>		1						42300	38900	39900		
CYPRESS LAKE DR	W OF US 41	258	34200	34500	37100	33700	31700	34000	35900	35200	*		30	

### PCS 15 - Corkscrew Rd west of I-75

2017 AADT = 34,200 VPD

Hour	EB	WB	Total
0	0.55%	0.63%	0.59%
1	0.30%	0.37%	0.33%
2	0.21%	0.26%	0.24%
3	0.23%	0.23%	0.23%
4	0.54%	0.46%	0.50%
5	1.23%	1.49%	1.36%
6	2.91%	4.04%	3.48%
7	4.67%	6.16%	5.41%
8	5.07%	6.97%	6.02%
9	5.27%	6.11%	5.69%
10	6.00%	6.04%	6.02%
11	6.63%	6.56%	6.60%
12	7.01%	6.95%	6.98%
13	7.14%	7.10%	7.12%
14	7.40%	7.13%	7.27%
15	7.93%	7.11%	7.51%
16	8.25%	7.09%	7.66%
17	8.55%	7.03%	7.79%
18	6.59%	5.76%	6.17%
19	4.47%	4.14%	4.30%
20	3.46%	3.11%	3.28%
21	2.73%	2.51%	2.62%
22	1.83%	1.73%	1.78%
23	1.04%	1.03%	1.04%

Month of Year	Fraction
January	1.03
February	1.11
March	1.15
April	1.07
May	0.96
June	0.88
July	0.9
August	0.9
September	0.89
October	1.05
November	1.08
December	1.1

Day of Week	Fraction	2019
Sunday	0.75	050000000
Monday	1	I
Tuesday	1.06	I
Wednesday	1.08	
Thursday	1.08	ſ
Friday	1.12	Ī
Saturday	0.91	T

Desig	n Hour V	olume
#	Volume	Factor
5	3512	0.103
10	3455	0.101
20	3387	0.099
30	3343	0.098
50	3294	0.096
100	3212	0.094
150	3144	0.092
200	3098	0.091

Directional

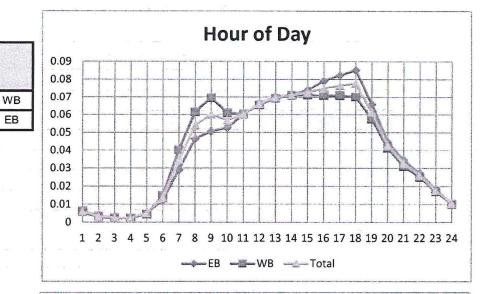
Factor

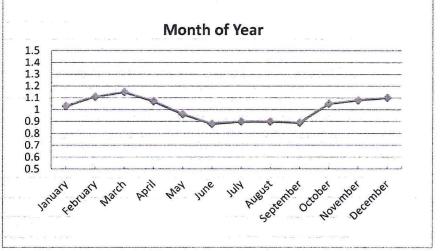
0.58

0.54

AM

PM





### PCS 53 - Alico Rd east of I-75

2017 AADT = 24,600 VPD

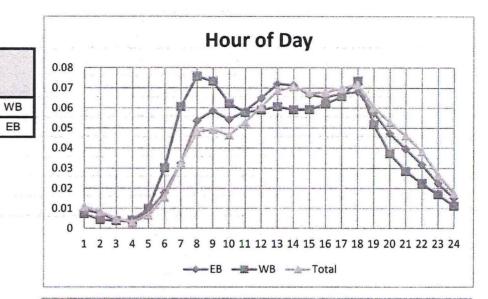
Hour	EB	WB	Total
0	0.95%	0.74%	1.11%
1	0.77%	0.44%	0.85%
2	0.41%	0.39%	0.49%
3	0.32%	0.43%	0.30%
4	0.88%	1.01%	0.66%
5	1.80%	3.04%	1.56%
6	3.26%	6.08%	3.29%
7	5.37%	7.60%	4.82%
8	5.86%	7.35%	4.94%
9	5.43%	6.24%	4.66%
10	5.86%	5.79%	5.30%
11	6.50%	5.91%	6.06%
12	7.22%	6.08%	6.88%
13	7.15%	5.92%	7.07%
14	6.66%	5.93%	6.77%
15	6.55%	6.22%	6.80%
16	6.73%	6.59%	7.00%
17	6.83%	7.37%	7.18%
18	5.78%	5.19%	6.05%
19	4.73%	3.73%	5.30%
20	3.96%	2.86%	4.63%
21	3.18%	2.25%	3.84%
22	2.26%	1.70%	2.68%
23	1.53%	1.13%	1.76%

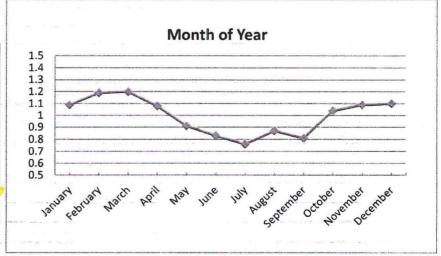
Month of Year	Fraction
January	1.09
February	1.19
March	1.2
April	1.08
May	0.91
June	0.83
July	0.76
August	0.87
September	0.81
October	1.04
November	1.09
December	1.1

		rectiona	
		Factor	
	AM	0.65	
7	PM	0.51	
٦			
=			
-			

Day of Week	Fraction
Sunday	0.73
Monday	0.99
Tuesday	1.07
Wednesday	1.07
Thursday	1.1
Friday	1.14
Saturday	0.89

Desig	n Hour V	olume
#	Volume	Factor
5	2630	0.107
10	2554	0.104
20	2463	0.100
30	2415	0.098
50	2367	0.096
100	2267	0.092
150	2220	0.090
200	2187	0.089





# TABLE E-2 FROM EEPCO STUDY (WILDBLUE, THE PLACE AND PEPPERLAND RANCH DEVELOPMENTS)

								SEL	*										-2: 2026	Peak Hour	Project '	Traffic Vo	umes - All	Four Dave																					-	
	1						Mild	Blue	2			_	Consider Famus Paperland  AM Peak Hour PAI Peak Hour AM Peak Hour PAI Peak Hour						-	_			dana					****	_	Il Four Pr				_												
	1			_	AM Peel	ik Hour			PA	Peak Hou	ur	-			AM Peal	Hour			PM Pea	Hour	-			AM Peak	Hour	-	PM	M Peak Hou	ur .	-		AM Peak	Hour	_	PM	Peak Hour	1	-	AM Pea	ak Hour	-	_	PM Peak h	tour		
Roadway	From	то	% of AAOT Volume	Peak Dir Hourty Volume	1	Off-Peak Dir. Hourly Volume	Off- Peak Dir.	% of AADT Volume	Peak Dir. Hourly Valume			Off- Peak Dir.		Peak Dir. Hourly Volume	Peak	Dir. Dir. Housty Volume			Peak Dir		Off- Peak Dir.		Presk Dir. Hourly Volume			off Pea eak Ho	al Dir, outly Pe	Off-F Di Bak Hou Dir Volu	is. DM-			Peak I	Hourty	Off- Peak : Peak Hour Dir. Volum		Off-Peak Dir, Hourly Volume	OH-	Peak Dir. Hourly Volume	Peak		Off. Peak		Peak H	faurly P	orr. eak	
	Three Oaks Pkwy	1-75	15.2%	79	10	31	E	16 0%	59	E	51	W	9.9%	70	W	23	E	67	8	39	W	8.1%	30	W	10	E :	31 8	E 1	a W	3.0%	60	W	21	E 51	E	37	W	239	w	85	E	248	E	145	w	
	1-75	Ben Hill Griffin Pkury	20.7%	107	W	43	E	22.1%	172	E	71	w	10.8%	76	w	25	E	73	8	43	w	3.5%	33	w	11	3	34 8	E 2	0 W	3.7%	66	W	23	E SG	t	40	w	282	w	102	t	295	t	174	w	
Alico Rd	Ben Hill Griffin Pkwy	Airport Haul Rd	37.1%	192	w	78	E	39,7%	219	E	127	w	20.3%	143	w	45	t	137	E	81	w	15.5%	62	w	21	E	63 6	E 3	7 W	16.3%	127	W	44	E 127	E	77	w	524	29	191	1	546	E	322	W	
Alicia Mig	Airport Haul Rd	WildBlue Entrance	37.1%	192	w	78	E	39.7%	219		127	W	20.3%	143	w	48	E	137	Ε	31	W	16.5%	62	w	21	E .	63	E 3	7 W	16.3%	127	w	44	E 127	E	77	W	524	w	191	E	546	E	322	w	
	WildElue Entrance	Green Meadows Rd	9.2%	34	\$	-83	*	9.0%	42	N	37	5	20.8%	145	н	49	5	141	5	83	ы	16.7%	63	н	21	5	64 5	5 3	B 11	17.1%	129	N	44	5 130	5	75	N	163	- 14	148	5	372	5	241	и	
	Green Meadows Rd	Corkscrew Rd	6.9%	34	н	16	5	6,0%	30	3	22	29	28.3%	199	N	66	5	192	5	113	N	22.5%	84	R	28	s	36 5	5 5	0 1	22.0%	166	N	57	5 16	5	101	11	483	14	167	5	475	5	286	n	308
	Corkscrew Rd	Estero Pkwy	4.8%	26	N	9	5	4.2%	23	5	13	п	4.5%	32	N	11	5	30	2	18	и	3.7%	14	H	5	s	14 5	s a	3 N	3.9%	29	N	10	5 30	5	13	N	101	N	35	5	97	5	57	11	
	Estero Pkwy	FGCU Entrance	1.7%	10	14	3	5	1.4%	s	5	4	N	1.1%	8	N	3	s	7	5	4	н	0.9%	3	N	1	5	3 5	5 2	2 14	1.0%	8	N	3	\$ 8	s	5	14	29	н	10	5	26	5	15	11	<b>A</b>
Sen Hitl Griffi	FGCU Entrance	College Club Dr	2,016	3	5	7	N	1.9%	9	N	8	5	0.9%	6	N	2	s	6	5	4	N	0.816	3	u	1	5	3 2	5 2	2 14	0.9%	7	14	2	5 7	5	4	N	23	N	13	5	24	5	19	11	1
	College Club Dr	Alico Rd	7.5%	30	5	15	N	7.6%	43	N	25	5	3.3%	23	s	3	N	22	N	13	5	2.9%	11	s	4	14 :	11 >	N 6	5 3	3.2%	24	5	8	N 24	N	15	5	97	5	35	N	100	N	59	S	
	Alico Rd	SWFIA Access Rd	9.7%	31	14	20	5	10.4%	57	s	33	N	5.7%	40	N	13	s	39	5	23	N	4.4%	17	н	6	s ·	17 5	5 1	0 N	4.3%	32	N	11	s 13	S	20	N	1.40	И	50	5	146	5	36	н	
	Three Daks Pkwy	1-75	13.2%	70	w	76	ε	12.9%	71	E	42	w	13.5%	95	w	32	E	91	E	54	w	11.1%	42	w	14	E .	42 8	£ 2	5 W	11.5%	87	w	30	E 87	C	.53	w	294	w	102	E	291	t	174		- 1 0
	1-75	Ben Hill Griffin Plury (EB)	28.3%	0	w	57	E	28.7%	158	£	0	w	35.1%	0	w	82	E	235	1	0	w	27.3%	0	w	15	f 1	106 6	£ 0	w	26.5%	0	w	69	£ 201	E	0	w	. 0	w .	243	E	703	E	0	w	Total from
	Ben Hill Griffin Pkwy (WB)	1-75	24.2%	127	w	0	1	22.9%	0	E	74	W	35.1%	197	w	0	E	0	E	112	W.	27.8%	83	w	. 0	E	0 8	E S	0 W	26.5%	160	w	0	0 3	E	97	w	567	W	0	£	0	E	333	w 7	3 Developments
	Ben Hill Griffin Pkwy	Grande Dak Wy	38.2%	204	w	73	E	36.3%	201	t	117	w	41.0%	288	w	96	ε	278	E	163	w	32.4%	122	w	41	E 1	123 E	E 7.	3 W	31.3%	236	w	81	E 23	E	143	w	850	w	291	I	339	£	496	w >	, reverepments
	Grande Oak Wy	Witdcat Run Or	40.7%	217	w	78	E	38,7%	214	c	125	w	43.0%	302	w	101	E	291	£	171	W.	33.9%	127	W	42	£ 1	129 8	£ 7	e w	32.7%	246	w	85	€ 741	E	150	W	392	w	303	E	882	E	522	W	1
	Wildcat Run Dr	WildBlue West Entr	42.2%	225	w	31	E	40.2%	222	E	129	w	44.1%	310	W	103	E	299	£	176	W	34.7%	130	w	43	£ 1	132 E	E 7	s w	33.416	252	w	87	E 25	E	153	W	917	w	314	£	906	E	536	w	•
	WildBlue West Entr	Cypress Shadows Blvd	29.2%	140	W	71	τ	25.7%	176	E.	99	w	45.2%	318	w	106	8	306	£	180	W	35.5%	133	w	44	€ 02	135	E 3	0 W	34,1%	257	w	59	t 251	E	156	w	848	w	310	Ε	025	-t	515	w	567
Conscience Ri	Cypress Shadows Rivd	Bella Lerra Sivo/Wadblue	29.2%	340	w	71	ε	25.7%	126	E	99	w	45.2%	318	w	106	ſ	306	E	180	W	35.5%	133	w	44	E 1	135	C 8	w o	34.1%	257	W	89	E 251	3	156	w	848	w	310	£	875	8	515	w	567
	Bella Terra Slyd/WrldBlue	Alico Rd	13.1%	71	£	23	W	11.6%	64	w	38	1	49.7%	349	w	116	٤	336	E	198	W	38.7%	145	w	48	E 1	147 5	E 8	n w	37.4%	282	W	97	E 28	E	171	W	799	W	332	E	804	E	520	w.	547
	Abco Kd	Corkscrew Farms Entrance	8.7%	47	1	17	w	2.3%	45	W	27	E	78.0%	548	W	183	8	528	E	310	w	61.2%	230	w	27	£ 2	233 6	E 13	37 W	59.4%	247	W	154	E 450	E	272	W	1,242	w	461	1	1,238	€ .	764	w	806
	Corkscrew Farms Entrance	6 L's Farm Rd	5.2%	28	E	10	w	4.9%	27	w	16	. 8	22.0%	155	t	51	w	149	W	85	1	71.2%	267	w	39	£ 2	271 6	£ 15	59 W	69.3%	522	w	180	£ 525	t	317	w	850	W	452	E	900	E	652	w	447
	6 L's Farm Rd	Peoperland Entrance	4.9%	26		9	w	4.7%	27	w	15	E	21.1%	148	E	49	w	143	w	84	E	72.6%	272	W	91	E 2	277 8	E 16	63 W	70.6%	532	W	184	E 535	E	323	W	862	w	449	E	911	(	656	W	447
	Pepperland Entrance	Verdana Entrance	3.5%	19		. 7	w	3.4%	18	W	11	€ .	15.4%	108	E	36	W	104	W	61	E	27,4%	103	E	34	W 1	104 Y	W 6	1 E	80.0%	502	W.	208	E 601	E	366	w	679	w	431	E	739	E	592	w	226
	verdana Entrance	TPIRA	10%	6		2	w	1.0%	5	W	3	1	4.3%	30	t	10	w	29	W	17	Ē	9.1%	34	E	11	w 🧠	35 7	21 21	D E	19.5%	147	E	51	W 141	W	89	t	217	t	74	W	217	W	129	1	69
	TPI Rd	SR 32	0.7%	4	E	2	w	0.7%	4	w	2	E	3.1%	22	E	7	w	21	W	12	E	5.8%	22	E	7	w :	22 7	W 1	3 E	12.7%	96	£ .	33	W 96	W	58	E	144	E	49	w	143	w	85	Ł	
Estera Pkwy	Three Oaks Pkwy	Ben Hill Griffin Pkwy	2,6%	14	w	4	E	2.3%	13	t	7	W	2.6%	18	W	6	E	18	E	10	W	2.2%	3	W	3	E	3 E	E 5	s w	2.4%	18	w	6	E 18	· E	11	W.	58	W	19	E	57	E	33	w	
1.75	Bonita Beach Rd	Corkstrew Rd	12.4%	56	5	24	N	12.13	66	11	39	s	16.01	112	S	37	N	108	N	64	s	12.2%	46	5	15	N .	46 1	N 2	7 5	11.2%	84	S	29	N 85	N	51	5	308	5	105	N	305	N	181	5	
	Corkscrew Rd	Alico Rd	2.7%	14	N	5	5	2,4%	13	S	6	N	2.5%	13	N	6	5	17	5	10	N	2.0%	8	N	3	5	8 5	5 4	N	1.9%	14	N	5	5 14	5	9	11	54	u	19	5	52	S	29	11	
	Daniels Pkwy	40th St SW	0.2%	1	E	0	w	0,2%	.1	W	1.	£	0.0%	0	w	0	ŧ	0	E	0	W	0.0%	0	w	0	E	0   E	E 0	w	0.0%	0	W	0	t o	E	0	-W	0	w	0	E	1	E	1	w	
	40th St SW	Alabama Rd	0.2%	1	E	0	w	0.2%	1	W	1	Ε.	0.0%	0	w	. 0	E	0		0	W	0.0%	0	ימי	0	E	0   E	E O	w	0.3%	2	w	1	E 2	E	1	w	3	w	1	£	3	E	3	w	
	Alabems Rd	Parkdale Blvd	0.1%	1	E	0	w	0.2%	. 1	w	1	E	0.1%	1	w	0	E	1	£	0	W	0.2%	1	W	0	E .	1 1	E C	w	0.4%	3	W	1	1 3	E	2	W	4	w	2	E	5		4	w	
	Parkdale Blvd	Jaguar Blvd	0.0%	0	w	0	E	0,0%	0	E	0	W.	0.15%	1	w	0	E	1	1	0	W	0.2%	1	W	0	E	1   1	E C	W	0.6%	5	w	2	E 5	£	3	W	6	w	2	£	6	E	4	w	
SR 82	Jaguar Blvd	Homestead Rd	0.0%	0	W	0	E	0.0%	0	E	0	w	0.2%	.1	W	0	E	1	£	1	w	0.3%	1	W	0	•	1 .	. 1	w	0.7%	5	w	2	£ 5	ε	3	W	8	w	3	_	-	_	5		
	Homestead Ad	Bell Blyd	0.0%	0	w	0	E	0.0%	0	£-	0	w	0,3%	2	w	1	t	2	E	1	w	0.6%	2	w	1	E	2 E	E 1	W	1.4%	11	W	4	£ . 11	E	6	W	15	w	5	E	15	£	9	W	
	Bell Blvd	Columbus Blvd	0.2%	1	w	٥	E	0.0%	0	t	0	w	D,6%	4	w	1	E	.4	£	2	w	1.2%	5	w	2	E	5 E	E 3	3 W	3.0%	23	w	8	E 23	Ε	14	W	33	W	11	E	32	E	19	w	
	Columbus Blvd	Collier Co. Line	0.3%	2	W	0	E	0.2%	0	E	0	W	1.0%	7	W	2	£	7	E	4	w	1.8%	7	w	2	E	7 E	E 4	w	4.8%	36	w	12	£ 36	E	22	w	52	w	17	E	.52	ε	20	w	
	Callier Co. Line	Corkscrew Rd	0.3%	2	w	0	E	0.2%	2	£	0	w	1.0%	7	w	2	E	7	1	4	W	1.8%	7	W	2	E	7 [	E 4	w	4.5%	36	W.	.12	€ 36	E	22	199	52	w	17	t	52	1	30	W	

	ITE Trip Generation						ITE Trip Generation						ITE Trip Gener	ation		ITE-Trip Generation							
Project Daily Volume	Project AM F	Peak Hour Volume	Project Daily Volume	Project PM	Peak Hour Volume	Project Daily Volume	Project AM	Peak Hour Volume	Project PM	Peak Hour Volume	Project Daily Volume	Project AM	Peak Hour Volume	Project PM	Peak Hour Volume	Project Daily Volume	Project AM	Peak Hour Volume	Project PM	Pezik Hour Volume			
	Enter	198		Enter	552		Enter	234	Enter	677		Enter	125	Enter	381		Enter	260	Enter	758			
10.222	Exit	526	10,222	Exit	322	11,317	Exit	703	Exit	398	6.292	Exit	375	Exit	224	12,923	Exit	753	Exit	458			
	Total	724	1	Total	874		Total	937	Total	1,075		Total	500	Total	605		Total	1,013	Total	1,216			

### PM Peak Hour Traffic From Surrounding Residential Developments

PM Peak Hour Peak Direction Traffic From WildBlue, Corkscrew Farms and Pepperland

				<del></del>	·		,
		WilBlue	Corkscrew				
		Peak	Farms Peak	Pepperland	Total PM Peak	2040	2023
		Direction	Direction	Peak Direction	Hour Peak	Background	Background
Roadway	Segment	Volume	Volume	Volume	Direction Traffic	Traffic (67%) 1	Traffic (50%) 2
Corkscrew Rd.	W. of Cypress Shadows Blvd	126	306	135	567	378	284
Corkscrew Rd.	W. of Bella Terra Blvd	126	306	135	567	378	284
Corkscrew Rd.	W. of Alico Rd	64	.336	147	547	365	274
Corkscrew Rd.	W. of Corkscrew Farms Entr	45	528	233	806	537	403
Corkscrew Rd.	W. Six L's Farm Rd	27	149	271	447	298	224
Corkscrew Rd.	W. of Pepperland Entr	27	143	277	447	298	224
Corkscrew Rd.	W. of Verdana Entr	18	104	104	226	151	113
Corkscrew Rd.	W. of TPI Rd	5	29	35	69	46	35
Alico Rd	N. of Corkscrew Rd	30	192	86	308	205	154

<sup>\*</sup> The PM peak hour traffic was obtained from Table E-2 of the EEPCO study.

#### PM Peak Hour Peak Direction Traffic From Verdana

	I WIT CAN II	our reak L	mection mani-	c i ioiii veidai	ia	
		Traffic		Verdana Peak	2040	2023
		Distribution	Verdana Peak	Direction	Background	Background
Roadway	Segment	Percentage	Hour Volume	Volume	Traffic (67%) 1	Traffic (50%) 2
Corkscrew Rd.	W. of Cypress Shadows Blvd	34.1%	678	231	154	116
Corkscrew Rd.	W. of Bella Terra Blvd	34.1%	678	231	154	116
	W. of Alico Rd	37.4%	678	254	169	127
Corkscrew Rd.	W. of Corkscrew Farms Entr	59.4%	678	403	268	201
Corkscrew Rd.	W. Six L's Farm Rd	69.3%	678	470	313	235
Corkscrew Rd.	W. of Pepperland Entr	70.6%	678	479	319	239
Corkscrew Rd.	W. of Verdana Entr	80.0%	678	542	362	271
Corkscrew Rd.	W. of TPI Rd	20.1%	678	136	91	68
Alico Rd	N. of Corkscrew Rd	22.0%	678	149	99	75

<sup>\*</sup> The Traffic Distribution Percentage was obtained from D1RPM 2026 Refined Model in the Appendix of the TIS report.

<sup>1</sup> Was utilized in the 2040 LOS Analysis

<sup>2</sup> Was utilized in the 2023 LOS Analysis

<sup>\*</sup> The Verdana Peak Hour Volume was obtained from Exhibit 1, titled "Verdana Revised Trip Generation Summary" in the Appendix of the TIS report.

<sup>1</sup> Was utilized in the 2040 LOS Analysis

<sup>2</sup> Was utilized in the 2023 LOS Analysis

# D1RPM 2026 REFINED MODEL PROJECT TRAFFIC PERCENT DISTRIBUTION FROM EEPCO STUDY

DIRPM 2026 Refined Model - Project Traffic Percent Distribution

Verdana (TAZ 3125)

32

20

34.1

37.4

59.4

59.4

69.3

70.6

80

20.1

18.9

# EHIBIT 1 VERDANA REVISED TRIP GENERATION SUMMARY

EXHIBIT I

### VERDANA REVISED TRIP GENERATION SUMMARY (1) RETAIL ADJUSTMENT

					AM DE	AK HOUR			DM DE	K HOUR				AILY	
	LUC	SIZE	UNITS	ln	Out	Total	%	In	Out	Total	%	Ín	Out	Total	%
Retail									-	10.16	-	-			
Shopping Center (General Urban/Suburban)	820	30.000	1000 Sq. FL GLA	18	11	29		53	58	111		641	640	1.281	
Trips				18	11	29		53	58	111		641	640	1,281	
Internal Capture <sup>(2)</sup>				14	9	23	79%	42	46	88	79%	513	512	1.025	80%
Pass-by				0	0	0	0%	0	0	0	0%	0	0	0	0%
Not New External				4	2	6		11	12	23		128	128	256	
Residential															
Single-Family Detached Housing (General Urban/Suburban)	210	1460	Dwelling Units	258	774	1,032		739	434	1,173		6,187	6.186	12,373	
Trips				258	774	1.032		739	434	1,173		6,187	6.186	12,373	
Internal Capture <sup>(2)</sup>				9	14	23	2%	46	42	88	8%	513	512	1.025	8%
Net New External				233	736	969		663	359	1,022		5,299	5.297	10.596	
Amenities	-25				_	15.0									(3)
Health/Fitness Club (General Urban/Suburban)	492	10.000	1000 Sq. Ft. GFA	7	7	14		20	15	35		165	164	329	101
Recreational Community Center (General Urban/Suburban)	495	15.000	1000 Sq. Ft. GFA	20	11	31		17	18	35		254	253	507	
Trips (2)				27	18	45		37	33	70	0.00	419	417	836	
Internal Capture <sup>(2)</sup>				24	16	40	89%	33	30	63	90%	377	375	752	90%
Net New External					2	5		4	3	1		42	42	84	
				<u>In</u>	Out	Total	<u>%</u>	<u>In</u>	Out	Total	%	<u>In</u>	Out	Total	%
TOTAL				303	803	1.106	2000	829	525	1.354		7.247	7,243	14.490	
INTERNAL CAPTURE				63	63	126	11%	151	151	302	22%	1,778	1.776	3.554	25%
EXTERNAL				240	740	980		678	374	1.052		5.469	5,467	10,936	1000
PASS-BY - AUTOMOBILE TRIPS				0	0	0	0%	(0)	0	0	0%	0	0	0	0%
NET NEW EXTERNAL AUTOMOBILE TRIPS				240	740	980	(	678	374	1,052		5,469	5,467	10,936	
							1	2							

#### Footnotes

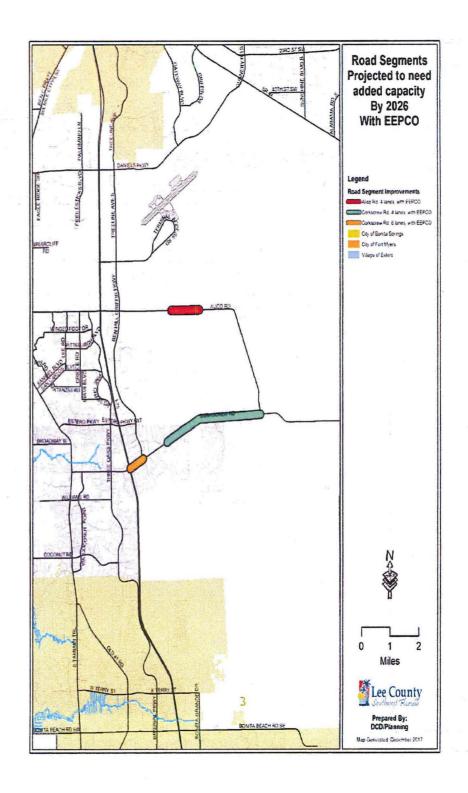
<sup>(1)</sup> Trip generation estimate based on ITE Trip Generation (9th Edition) to be consistent with the original study.

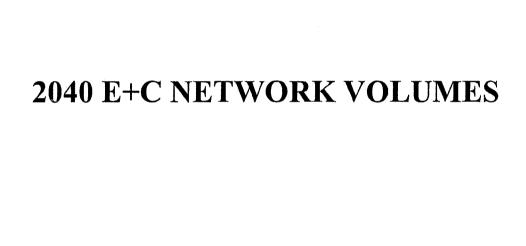
<sup>(2)</sup> Internal capture rates based on professional judgement.

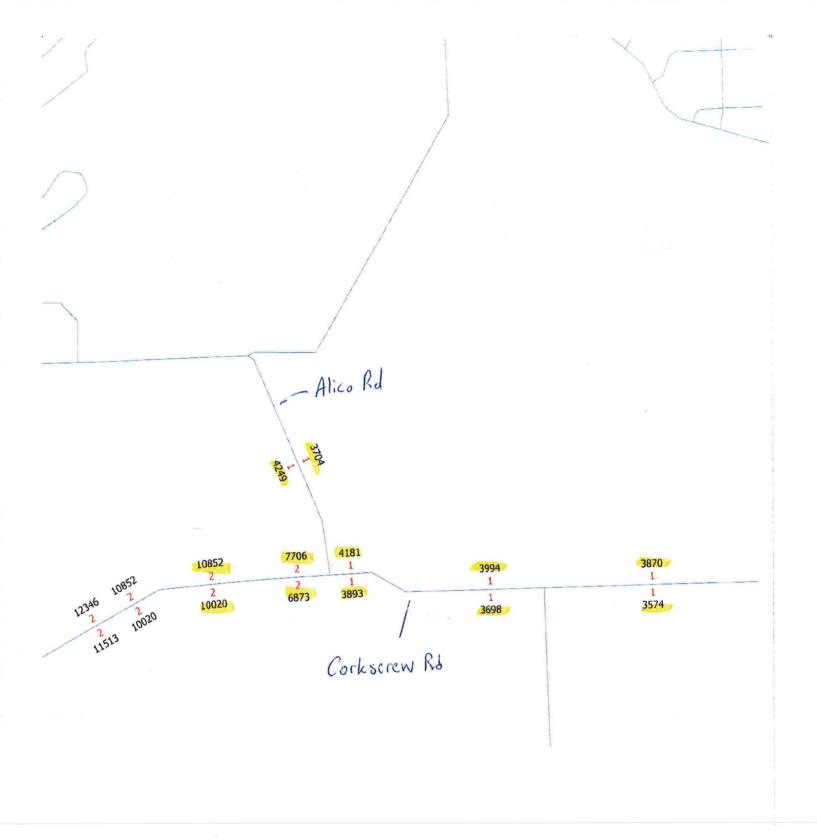
# ROAD SEGMENTS PROJECTED TO NEED ADDED CAPACITY BY 2026 WITH EEPCO STUDY

## Additional Roadway Improvements Needed with Added EEPCO Traffic

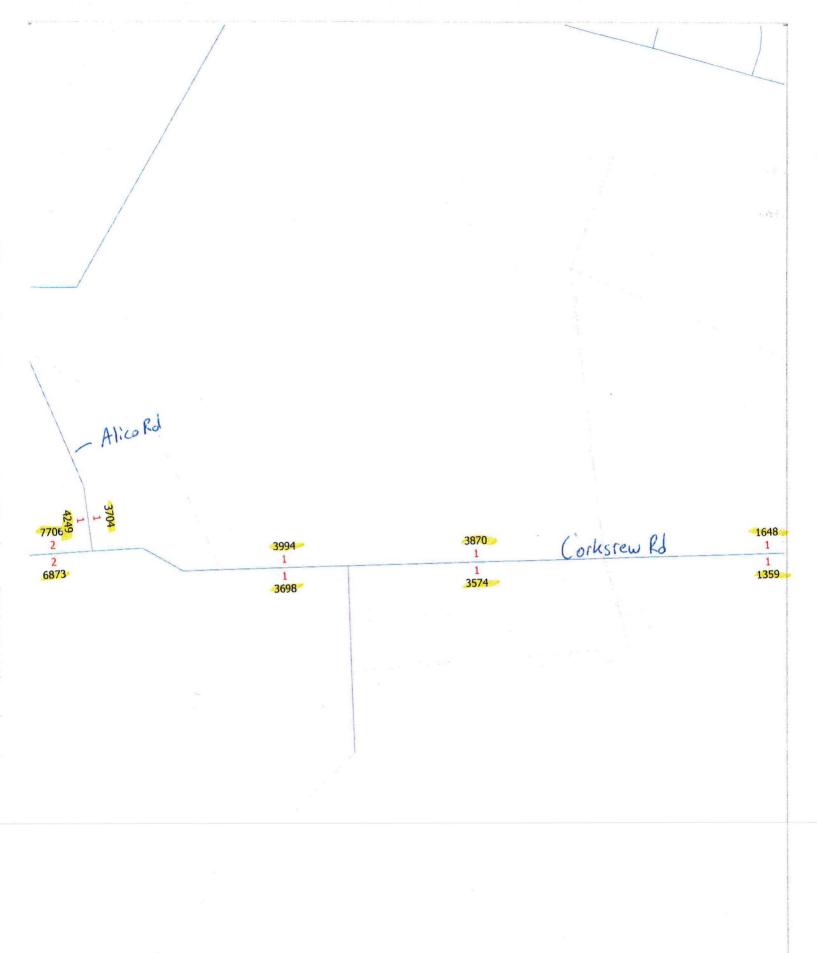
- Alico Road 4-laning from Airport Haul Road to WildBlue Entrance
- Corkscrew Road 6-laning from I-75 to Ben Hill Griffin Parkway
- Corkscrew Road 4-laning from Grande Oak Way to Alico Road



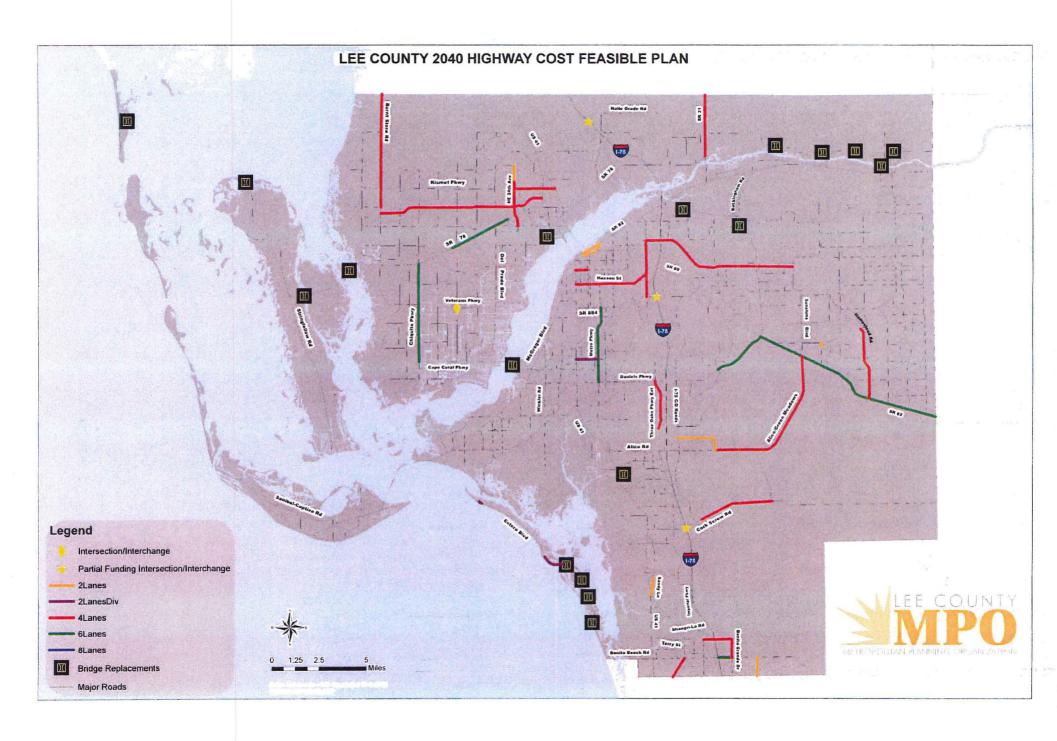




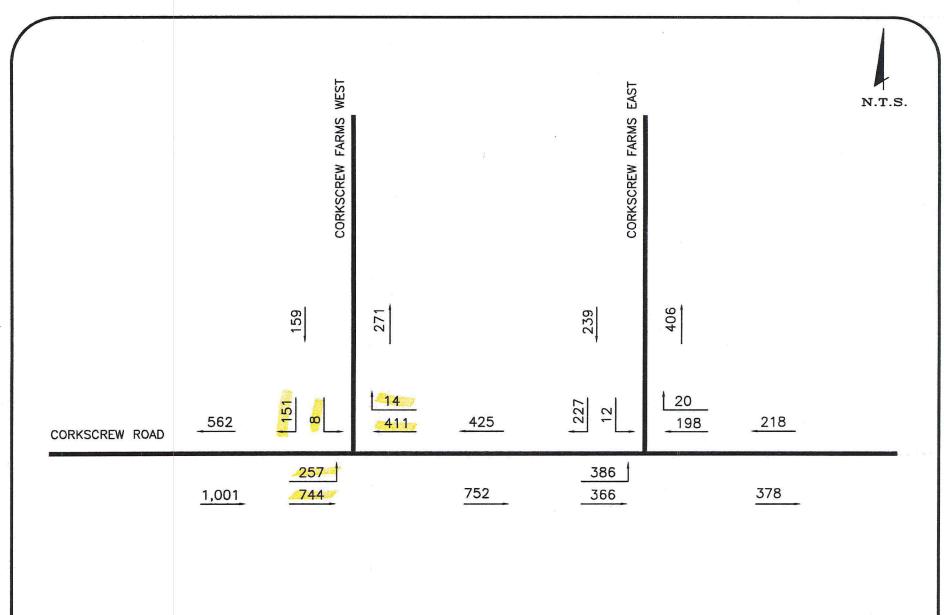
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### LEE COUNTY MPO 2040 COST FEASIBLE HIGHWAY PLAN



## EXHIBIT 14 FROM THE PLACE (CORKSCREW FARMS) TRAFFIC IMPACT STUDY REPORT





CORKSCREW FARMS REZONING

FUTURE 2023 TRAFFIC VOLUMES W/ PROJECT PEAK HOUR, PEAK SEASON

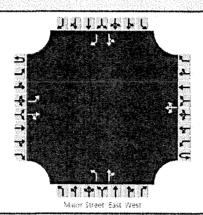
14534/08A/1214

14

# HCS RESULTS CORKSCREW ROAD @ EAST SITE ACCESS

HCS7 Two-Way Stop-Control Report								
General Information		Site Information						
Analyst	YB	Intersection	Corkscrew/Site Access					
Agency/Co.	TR Transportation Cons.	Jurisdiction	Lee County					
Date Performed	8/23/2018	East/West Street	Corkscrew Road					
Analysis Year	2023	North/South Street	East Site Access					
Time Analyzed	2023 PM Pk Hr W/ Project	Peak Hour Factor	0.92					
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25					
Project Description	F1804.07							

#### Lanes



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Approach		Eastb	ound		<u> </u>	Westl	oound		l	North	bound		Southbound					
Movement	U	L	Т	R	U	L	Т	R	U	Ĺ	Т	R	U	L	Т	R		
Priority	10	1	2	3	4U	4	5	6		7	8	9	1	10	11	12		
Number of Lanes	0	1	1	0	0	0	1	0		1	1	0		0	1	1		
Configuration ·		L		TR		F	LTR		T : :	L		TR		LT		R		
Volume, V (veh/h)		257	744	41		173	411	14		148	37	165		8	33	118		
Percent Heavy Vehicles (%)		3				3				3	3	3	Printer Maria	3	3	3		
Proportion Time Blocked																		
Percent Grade (%)			ZZ-SA JANIJA HIRAKA JANIJA			**************************************	************	officer descriptions		(	)		<u> </u>	- American	0	in a contract of the contract		
Right Turn Channelized		N	io			٨	lo			N	o		No					
Median Type/Storage		MARIE COME PARTIE COM	ACCORDING TO SECTION	Undi	vided	-commence switch records	STATE OF THE PARTY	Constitution of the Consti			<del></del>	<del></del>	****	(4,4,4 <u>0,4000000000</u>	***************************************	CONTRACTOR OF THE PERSON CO.		
Critical and Follow-up H	eadwa	ays								1.5								
Base Critical Headway (sec)		4.1	1		T	4.1		T	T	7.1	6.5	6.2	T T	7.1	6.5	6.2		
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23		
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3		
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33		
Delay, Queue Length, an	d Lev	el of S	ervic	3														
Flow Rate, v (veh/h)		279				188				161		219	T	45	I	128		
Capacity, c (veh/h)		1093				781				0		93				604		
v/c Ratio		0.26				0.24						2.35			ļ <del>iņimi irra</del>	0.21		
95% Queue Length, Q <sub>95</sub> (veh)		1.0	İ			0.9						19.9				0.8		
Control Delay (s/veh)	-	9.4				11.1		1		<del>                                      </del>		712.4				12.6		
Level of Service, LOS		A				В			1			F	1			В		
Approach Delay (s/veh)		2	.3	A	-	5	.8	***************************************		<del></del>	-	- <del> </del>			-	- Beauty communities		
a, o esperante de la companya de la	and the state of t			<del> </del>				-	<del></del>			-			***			

Approach LOS

### **ZONING RESOLUTION Z-11-014**

#### RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, The Cottages at Old Corkscrew Golf Club, LLC, to amend the Old Corkscrew Golf Club Private Recreational Facility Planned Development (PRFPD); and

WHEREAS, a public hearing was advertised and held on July, 20, 2011, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCl2010-00014. At the conclusion of the hearing, the Hearing Examiner left the record open and requested staff and the applicant to submit written submissions to her Office on or before July 21, 2011; and

WHEREAS, a second public hearing was advertised and held on October 3, 2011, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

#### SECTION A. REQUEST

The applicant filed a request to amend the Old Corkscrew Golf Club Private Recreational Facility Planned Development (PRFPD) to add Bed and Breakfast, Fractional Ownership and Timeshare units to the Schedule of Uses and Master Concept Plan. The property is located in the Density Reduction/Groundwater Resources and Wetlands Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

#### SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

- 1. This action codifies the actions taken in Resolution Z-01-051, ADD2006-00045 and ADD2006-00241. These documents are superseded by this approval and no longer have any force or effect.
- Development must be consistent with the three-page Master Concept Plan entitled "Old Corkscrew Plantation Golf Club," stamped received on OCT 06 2011 (Exhibit C). This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

CASE NO: DCI2010-00014

Z-11-014 Page 1 of 13 The development of the subject property is limited to an 18-hole golf course with amenities. The approved Bed & Breakfast is limited to seven bedrooms, and the approved Fractional Ownership/Timeshare Units are limited to a maximum of 25 units.

Prior to the approval of a local development order for the Bed & Breakfast and Fractional Ownership/Timeshare Units, the developer must document the sending properties and number of units (from each property if more than one) to be transferred for use on the subject property. The developer must also submit the documentation necessary to confirm the extinguishment of the development rights transferred from the sending site(s).

- 3. The following limits apply to the project and uses:
  - a. Schedule of Uses

Administrative offices (must be located within the Clubhouse)

Consumption on Premises, limited to three: one to serve the golf course; one to serve the clubhouse patrons; and one to serve the Timeshare/Fractional Ownership and Bed and Breakfast patrons

Golf course, maximum 18 holes on a maximum of 150 acres

Country Club/Clubhouse [per LDC §34-941(c)] - one only - limited to a maximum of a 20,000-square-foot building that includes administrative offices, and a Restaurant (Group III - Standard)

Maintenance Area - limited to a 25,000-square-foot enclosed and/or semi-enclosed building area on 1.95 acres, as further conditioned below

**Entranced Gates** 

Fences and Walls - (excepting Maintenance Area fences/walls) must be designed to:

- (1) Permit wide-ranging small and large animals to traverse the site: and
- (2) Provide a minimum of one-foot clearance between the ground and the lowest portion of a fence or wall.

Food and Beverage Service, limited - as further limited by other conditions Golf driving range - limited to the location shown as "Practice Area"

Personal Services, Group II, limited to massage and steam rooms for patrons of the golf facility only - must be located within the clubhouse

Recreational and Educational facilities - such as, but not limited to: hiking and nature trails including boardwalks, where the activities require little or no onsite facilities or capital investment, and utilize the natural environment with little or no alteration of the natural landscape.

Restaurant, Group III - Standard, must be entirely within the clubhouse; and the restaurant square footage must be part of the overall square footage for the clubhouse; and subject to Condition 5 below.

Restrooms on the golf course - limited to two only that must be provided in the location shown on the MCP

Specialty Retail, Groups I, II and III - limited (See Condition 8 below)

Storage, open (outdoor)

Bed & Breakfast

Fractional Ownership Units

**Timeshare Units** 

#### b. Site Development Regulations

Property Development Regulations (superceding what is shown on the MCP)

#### USES:

- Golf Course as shown on the MCP and as further limited by other conditions herein.
- Maintenance Area as shown on the MCP and as further limited by other conditions herein.
- Golf Course Restrooms, limited to a maximum of two (150 square feet in size each), standalone restrooms substantially as depicted on the MCP, i.e., one between Holes #3 & #6 and one between Holes #14 & #15. However, no restroom may be closer than 50 feet to any wetland area, and no closer than 250 feet to any perimeter property line.
- Maintenance structures, such as irrigation pumps, must be in compliance with Condition 9.
- Clubhouse as shown on the MCP and limited to a maximum 20,000 square feet for the clubhouse uses, cartbarn limited to a maximum square footage of 8,500 square feet.

#### **HEIGHT** (maximum):

Clubhouse:	45 feet
Main Maintenance Facility:	25 feet
Other Maintenance Structures:	25 feet
Bed and Breakfast:	40 feet
Fractional Ownership/Timeshare Units	35 feet

#### DEVELOPMENT AREA (maximum):

The golf course "impact area," as defined in Policy 16.8.12, will not exceed 150 acres per 18 holes of golf. This impact area must be clearly identified on the development order plans.

#### BED & BREAKFAST/FRACTIONAL OWNERSHIP/TIMESHARE UNITS:

Must be in substantial compliance with the location and layout approved on the Master Concept Plan.

4. <u>Big Cypress Fox Squirrel Management Plan.</u> Prior to local development order approval, a Big Cypress Fox Squirrel Management Plan must be submitted for the Division of Planning/Environmental Sciences Staff review and approval. The Plan must, at a minimum, confirm which nests are active and how to protect the active nests. The removal of any squirrel nest or nest tree will require the authorization of the Florida Fish and Wildlife Conservation Commission (FWC).

- 5. Restaurant Use. Restaurant, Group III is limited to one restaurant, inside the golf clubhouse, that is open only to members and guests of the golf course, including occupants of the Bed & Breakfast, Timeshare and Fractional Ownership units. The restaurant must not be open to the public.
- 6. Consumption on Premises. No permanent buildings for COP service will be permitted on the golf course. The COP service will be limited to: 1) portable carts that will provide limited food and beverage service to the golf course holes; 2) the outdoor seating areas depicted around the clubhouse on the approved Master Concept Plan; 3) within the clubhouse; and 4) within the Bed and Breakfast structure. The approved hours of operation for consumption on premises are limited to 7:00 a.m., to dusk, Monday through Sunday, except for the Bed and Breakfast structure that will have approved hours of operation for consumption on premises from 7:00 a.m. to 10:00 p.m., Monday through Sunday.
- 7. Location of Consumption on Premises. Except as permitted in Conditions 5 and 6, Consumption on Premises, Food and Beverage Services and Personal Services uses must be located interior to a permitted clubhouse for the use of club members, and/or in the Bed and Breakfast structure for use by the patrons of the Timeshare/Fractional Ownership units and the Bed and Breakfast.
- 8. <u>Specialty Retail</u>. Specialty retail sales are limited to items clearly associated with the principal use, i.e., golfing equipment and clothes in conjunction with a golf course or country club. Specialty retail sales must be located within the clubhouse building or clubhouse building envelope area (which may include areas attached to the cartbarn), subject to compliance with Deviation 3 and may not be located as a freestanding building or structure.
- 9. <u>Impervious Areas</u>. The impervious areas of the proposed maintenance areas, irrigation pumps, and delivery areas must be located a minimum of 500 feet from the eastern property line and will maintain a 50-foot setback for any structures from Corkscrew Road. The main irrigation pump house will be completely enclosed.
- 10. <u>Outdoor Storage</u>. Outdoor storage must be located in the maintenance area, and must be shielded behind a continuous visual screening at least eight feet in height. If the storage is blocked from the perimeter view, this screening will be considered sufficient to meet this condition.
- 11. <u>Existing Native Vegetation</u>. The developer will retain existing vegetation beginning 365 feet south of the northern corner of the subject site and continuing 920 feet southward along the eastern property line. Within this area the developer must preserve 100 percent of the native vegetation within the first 25 feet of the property line. Within the next 20 feet, the developer must preserve 50 percent of the native vegetation.
- 12. <u>Stormwater Management Berm</u>. The stormwater management berm to be constructed in the indigenous preserve area at the northwest corner of the site near and around Wetland #11 must be constructed using low disturbance techniques. The berm must be field located such that the least amount of impact occurs and large trees are not removed or damaged. The impact area will allow the existing berm to remain as constructed. The proposed extension of the berm to the south may not exceed 15 feet in width. The location, methods

- of clearing, and construction of the berm are subject to the review and approval of the Division of Environmental Sciences' Staff.
- 13. <u>Impact Mitigation</u>. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
- 14. <u>Local Development Order Approval</u>. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must be reviewed and found consistent with Lee Plan provisions.
- 15. Wellfield Protection. That portion of the project located in any wellfield protection zone must comply with the Zone 1 wellfield protection requirements of LDC Chapter 14 per §34-941(d)(3)c.i. Per LDC §14-209(c), an administrative exemption may be sought to allow storage of regulated substances in facilities that employ technology adequate to isolate potential spills. Such technology would include above ground storage and full secondary containment.
- 16. <u>Water and Sewer</u>. Water service must be provided by private well, and sewer service must be provided by a private package plant or septic tank in accordance with DEP standards. Extension of service areas or service lines specifically to serve this project are prohibited [in compliance with Lee Plan Policy 16.2.3]. However, none of the conditions contained herein will prohibit the extension of facilities or use of treated reuse wastewater by this facility as allowed or required by the Lee Plan.
- 17. <u>Lighting and Golf Course Access</u>. There must be no night play on this golf course or driving range that would require outdoor lighting. The golf course and driving range are to be open only during daylight hours. All entrances to this development must be restricted from public access during non-use hours. Occupants of the Bed & Breakfast, Timeshare and Fractional Ownership units are not considered "public" for the purposes of this condition. All outdoor lighting on this site must be designated with downward deflectors and light poles must not exceed 12 feet in height. Mercury vapor lights are prohibited.
- 18. Golf Course Management and Design Condition:
  - a. Fertilizers with a low leaching potential (slow release) must be used, must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels. [Policy 16.8.8.1]
  - b. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients. [Policy 16.8.8.3]
  - c. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of Integrated Pest Management (IPM) is required. The golf course owner is responsible for ensuring that the golf course fertilizers and pesticides are selected and applied to minimize fertilizer and pesticide

CASE NO: DCI2010-00014 Z-11-014
Page 5 of 13

- runoff into the surface water, and the leaching of those same fertilizers and pesticides into the groundwater. [Policy 16.8.8.4]
- d. The storage, mixing, and locating of fertilizer and pesticides must be designated to prevent/minimize the pollution of the natural environment.
- e. Development must be in compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended. A copy of this document is available from the Lee County Department of Community Development as well as from the Florida Department of Environmental Protection. [Objective 16.8, Policy 16.8.7]
- f. Development must have separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in "Best Management Practices for Golf Course Maintenance Departments." The development order must also demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in "Best Management Practices for Golf Course Maintenance Departments." [Part of BMPs, as required by Objective 16.8 and Policy 16.8.7]
- g. Construction material for all buildings must be in compliance with "Best Management Practices for Golf Course Maintenance Departments." [Part of BMPs, as required by Objective 16.8 and Policy 16.8.7]
- h. Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall. [Part of BMPs, as required by Objective 16.8 and Policy 16.8.7]
- i. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use.
- j. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil. To accomplish this, the irrigation system must utilize computerized irrigation based on weather station information, moisture sensing system to determine existing soil moisture, evapotranspiration rates, and zone control to ensure water conservation. [Policy 16.8.9]
- k. All fairways, greens, and trees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system. [Policy 16.8.6]
- Stormwater runoff must be pre-treated through an acceptable recreated natural system or dry retention and water retention or detention system, prior to discharging the runoff into existing lake or wetland (any aquatic) systems. Included within these systems must be an average 50-foot-wide vegetative setback, as measured from

the edge of managed turf to the wetland jurisdictional line or top of bank of natural water bodies. [Policy 16.4.6.1]

- To reduce sources of pollutants, especially nutrients and pesticides associated with m. the golf course, the golf course manager must implement a Chemical Management Plan which includes an Integrated Pest Management (IPM) program and a Nutrient Management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides. aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture -Natural Resources Conservation Service (USDA - NRCS) Soil Pesticides Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The Nutrient Management Program must be based upon the USDA - NRCS Nutrient Management Standard and must include the use of soil test to determine needed applications of nutrients. Only EPA - approved chemicals may be used. This Chemical Management Plan must be submitted to and approved by Lee County Natural Resources Staff prior to any development order approval. [Policies 16.3.4 and 16.8.8.2]
- n. As part of this rezoning request, pre-development groundwater and surface water analyses were conducted and submitted to the Lee County Division of Natural Resources. Data from these analyses and any other historic data collected by Lee County, FDEP, and/ or SFWMD, if applicable, on file with the County at the time of the first development order application for the property will serve as the baseline data for groundwater and surface water monitoring for the project area. [Policies 16.4.4 and 16.7.1]
- o. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring requirements will be based upon those nutrients and chemicals identified by the pre-development groundwater and surface water analysis. The surface and groundwater monitoring must be conducted, at a minimum, on a quarterly basis, and must continue in perpetuity. The developer must submit the test results with the monitoring reports to the Lee County Natural Resources Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards. [Policy 16.7.1]
- p. If surface and/or groundwater monitoring shows degradation of water quality that originates from this site, or is attributable to the Private Recreational Facilities Planned Development Project, the County will notify the property owner that a plan to correct the identified problem(s) must be submitted. The property owner must submit a plan of action within 30 days after receipt of written notice from the County.

The plan must identify actions that will correct the problem(s) within the shortest possible time frame. This plan will be reviewed and must be found to be acceptable by the County. If the plan is not submitted as required, or is found to be unacceptable by the County, the County will require that all activities on the property cease until a plan is submitted and approved. The approved plan must be implemented by the property owner. If the County determines that the approved plan is not being implemented properly, the County can require that all activities on the property cease until the property owner comes back into compliance. [Policy 16.7.2]

- q. The development will submit an annual monitoring report for a period of five years, addressing the interaction between the use and the environment. This report must discuss and document the following activities:
  - (1) Construction Monitoring the applicant will submit annual reports detailing construction activities, permitting, compliance with Audubon International Signature Standards and percent complete.
  - (2) Land Management Activities including those used on the golf course, as well as natural and preserve areas.
  - (3) Wildlife Monitoring the applicant will provide a discussion of wildlife activity and wildlife management activities.
  - (4) Irrigation Monitoring the applicant will provide a summary of the monthly irrigation withdrawal and irrigation sources.
  - (5) Mitigation/Vegetation Monitoring the applicant will provide status reports on the viability of any mitigation and/or landscaping conducted on-site.
  - (6) Integrated Pest Management Monitoring the applicant will provide a discussion on the pest management techniques, and any pest problems that have occurred on the project.
    - Should adverse impacts in any of the above areas be identified, enforcement and mitigation will be provided through the appropriate regulatory agency and enforcement procedures. If, after five years of operation of the golf course, no adverse impacts are determined, the reporting on these subjects may be terminated.
- r. The golf course must be designed, constructed, managed, and certified in accordance with the Audubon International Signature Program. Information on this program may be obtained from the Lee County Department of Community Development. It is the landowner's responsibility to notify the County within 10 working days if the status of certification from Audubon changes from being in full compliance. Failure to do so could result in penalties up to and including revocation of golf course use if it is deemed that the violation(s) are a possible threat to the environment. If the golf course loses its certification from Audubon, then the

Z-11-014 Page 8 of 13 property owner must submit a plan of action acceptable to the County that will achieve recertification in the shortest possible time. The plan must be submitted within 30 days after receipt of written notice from the County. If the plan is not submitted as required, then all activity on the property must cease until a plan is submitted and approved. An approved plan must be implemented in good faith by the property owner. If the County determines that the plan is not being implemented properly, then all activity on the property must cease until the property owner comes back into full compliance.

- 19. Water Quality and Quantity. The developer must provide the Division of Natural Resources with an annual report concerning water quality and quantity for the project site. The specific parameters of this report will be established by the Division of Natural Resources in an approved monitoring plan prior to development order issuance. At a minimum, the report must include the following:
  - a. Data must be collected, analyzed and reported in accordance with the methods and standards established by the Division of Natural Resources as provided in the approved monitoring plan.
  - b. Data must be compared to applicable state and federal water quality standards or baseline data as appropriate. If the specified standards are not met, the County will review site practices and current uses on the site. If the failure to meet the specified standards is attributable to the actions of the property owners, then the County will require the property owner to implement remedial actions at no expense to the County.
  - c. Failure to meet the specified standards for any month will be considered a warning that the site must reduce or eliminate the contamination source. Repeated failure (second failure) to maintain the specified standard will precipitate implementation of a remedial action plan approved by the Division of Natural Resources within 30 days or the immediate cessation of activities contributing to the contamination. Continual failure to meet the required standards will result in closure of the golf course operation until the contamination is reduced to a level below the specified standard.
- 20. <u>Blasting</u>. Blasting is prohibited.
- 21. Solid Waste Management. As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC §10-261 and Solid Waste Ordinance #08-10 for the pick-up/disposal of solid waste and recyclables. The minimum areas required for, and specific locations of, these facilities will be reviewed at the time of local development order application.
- 22. Concurrency. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

CASE NO: DCI2010-00014 Z-11-014 Page 9 of 13

- 23. <u>Bed and Breakfast, Fractional Ownership and Timeshare Units.</u> Prior to local development order approval, the proposed units must be acquired through compliance with LDC Article III., Transfer of Development Rights, Section 32. Any conservation easement required by this Section must be recorded prior to development order approval.
- 24. <u>Big Cypress Fox Squirrel (BCFS) Management Plan.</u> Prior to local development order and any vegetation removal permit approvals, the proposed ±20.0 acre Timeshare/Fractional Ownership and Bed and Breakfast project site must be in compliance with the revised BCFS Management Plan dated February 21, 2011.
- 25. <u>Gopher Tortoise</u>. Prior to vegetation removal permit approval for the ±20.0 acre Timeshare/Fractional Ownership and Bed and Breakfast project site, current gopher tortoise surveys must be provided and a gopher tortoise management plan submitted to the Division of Environmental Sciences for review and approval, if tortoises are found on the ±20.0 acre project site.
- 26. <u>Large Mammal Management</u>. Prior to local development order approval for the proposed ±20.0 acre Timeshare/Fractional Ownership and Bed and Breakfast project site, the applicant must submit for review and approval a final Large Mammal Management Plan in substantial compliance with the preliminary Large Mammal Management Plan dated February 21, 2011
- 27. <u>Wall</u>. The developer of the ±20.0 Timeshare/Fractional Ownership and Bed and Breakfast project may construct a 10-foot-high privacy/sound reduction wall outside of the 50-foot setback from Corkscrew Road within the preserve area along Corkscrew Road.

Wall construction must adhere to the following limitation:

- a. A maximum 20-foot-wide impact area for installation and maintenance of the wall, which is to be setback a minimum 50-feet from the north property line, extending south away from Corkscrew Road, with a maximum 625-foot length, starting from the east property line of the 20.0 acre project site, as shown on the MCP, extending west.
- b. The wall must be elevated by one-foot to allow for small animal movement.
- c. In order to block the view of the wall and mimic the existing vegetative community (e.g. pine flatwoods), the following supplemental plantings must be installed on the existing berm along Corkscrew Road: 50 12-foot-high slash pine (Pinus elliotti) planted on 12-foot centers, 50 3-gallon wax myrtle (Myrica cerifera) planted on 12-foot centers, and 300 1-gallon saw palmetto (Serenoa repens) planted on 5-foot centers. Location and design of the plantings must consider the adjacent power lines along Corkscrew Road during planting.
- 28. <u>Indigenous Open Space</u>. Prior to local development order approval for the proposed Timeshare/Fractional Ownership and Bed and Breakfast project site, the entire ±275.0 acre site must provide 116.6 acres of indigenous open space in substantial compliance with approved MCP.

- 29. Right-of-Way Buffer. Prior to local development order approval for the proposed Timeshare/Fractional Ownership and Bed and Breakfast project site, the plans must depict the existing native vegetation to provide the right-of-way buffer along Corkscrew Road.
- 30. <u>Indigenous Management Plan</u>. Prior to local development order approval for the proposed Timeshare/Fractional Ownership and Bed and Breakfast project site, the applicant must submit to the Division of Environmental Sciences' staff for review and approval an indigenous management plan for the 20.0 acre project site as per LDC §10-415(b)(4) to include requirements of Lee Plan Policy 16.7.3.
- 31. Open Space. Prior to local development order approval for the proposed Timeshare/Fractional Ownership and Bed and Breakfast project site, the entire ±275.0 acre site must provide 261.4 acres of open space in substantial compliance with the approved MCP.

#### SECTION C. DEVIATIONS:

- Deviation (1) (project ingress/egress) seeks relief from the Lee County LDC §10-291(3) requirement to provide commercial projects in excess of 10 acres provide two or more means of ingress or egress, to allow one entrance as depicted on the MCP and one maintenance access point. This deviation is APPROVED, SUBJECT TO the condition that the maintenance facility is screened from Corkscrew Road by either the design of the access point, or through screening or buffering the facility from view in accordance with the above conditions.
- 2. Deviation (2) (excavation bank slopes) seeks relief from the Lee County LDC §10-329(e)(4) requirement to provide excavation bank slopes of no greater than 4:1, to allow the project to conform to South Florida Water Management District (SFWMD) permits that allow a maximum of 30 percent of any lake edge to incorporate bulkheads. This deviation is APPROVED, SUBJECT TO the following condition:

Prior to local development order approval, the locations of bulkheads and enhanced littoral zones must be shown on the landscape and grading plans. No more than 30 percent of the shoreline of the existing manmade lake located adjacent to Golf Holes #11, #12, and #13 and no more than 30 percent of the shoreline of two other lakes may consist of a bulkhead structure. An enhanced littoral zone with an 8:1 slope must be included for the length of shoreline equivalent to the linear footage of the bulkhead. Littoral plantings for lakes with bulkheads must be calculated as three herbaceous plants per linear foot of lake shoreline of which 50 percent must be native wetland trees, and 75 percent of planting must be concentrated in the 8:1 slope enhanced littoral zone.

3. Deviation (3) (location of retail) seeks relief from the Lee County LDC §34-941(c)(3) Note (3) requirement to provide specialty retail sales must be located within the country club or main administration building and may not be located in freestanding buildings, (i.e., must be part of the clubhouse), to allow specialty retail uses within the clubhouse building envelope, which may include area buildings other than the clubhouse, such as the cartbarn.

This deviation is APPROVED, SUBJECT TO the condition that the specialty retail sales is restricted to either the 20,000-square-foot clubhouse or the 8,500-square-foot cartbarn allocation, and the use cannot be a single use in a freestanding building. (See Condition 8.)

4. Deviation (4) (wall height) seeks relief from Lee County LDC §34-1744(b)2.b. requirement that restricts the height of walls and fences in commercial and industrial zoning districts to a maximum of eight feet, to allow the privacy wall separating Corkscrew Road from the subject 20.0 acre parcel to be at least 10 feet high. This deviation is APPROVED, SUBJECT TO the condition that requirements and limitations set out in Condition 27.

#### SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A:

Legal description

Exhibit B:

Zoning Map (with the subject parcel indicated)

Exhibit C:

The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is: 25-46-26-00-00001.0000

#### **SECTION E. FINDINGS AND CONCLUSIONS:**

- 1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
- The rezoning, as approved:
  - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
  - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
  - c. is compatible with existing or planned uses in the surrounding area; and,
  - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
  - e. will not adversely affect environmentally critical areas or natural resources.
- The PRFPD rezoning satisfies the following criteria:
  - a. the proposed use or mix of uses is appropriate at the subject location; and

- b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
- c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
- 4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
- 5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Hall. The vote was as follows:

BY:

John Manning	Aye
Brian Bigelow	Nay
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 3rd day of October 2011.

ATTEST:

CHARLIE GREEN, CLERK

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

/ John Manning, C∳ha

Approved as to form by:

Donna Marie Collins
County Attorney's Office

RECEIVED MINUTES OFFICE

2011 DEC -8 AM 7: 42

CASE NO: DCI2010-00014

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#### **Timeshare**

(265)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 13 Avg. Num. of Dwelling Units: 99

Directional Distribution: 50% entering, 50% exiting

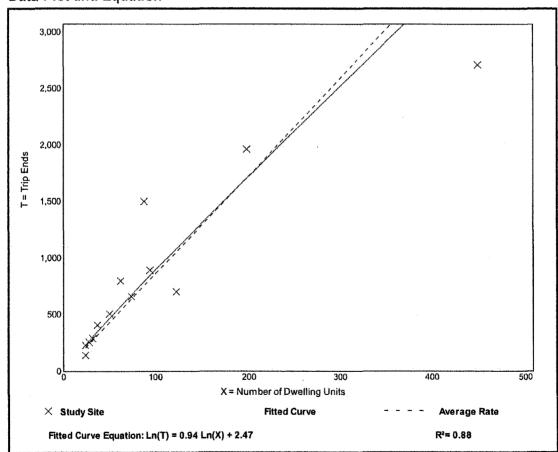
#### Vehicle Trip Generation per Dwelling Unit

Average Rate 8.63 Range of Rates

Standard Deviation

5.76 - 17.06

3.23





#### **Timeshare**

(265)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

One hour between 7 and 9 a

Setting/Location: General Urban/Suburban

Number of Studies: 13 Avg. Num. of Dwelling Units: 99

Directional Distribution: 60% entering, 40% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate

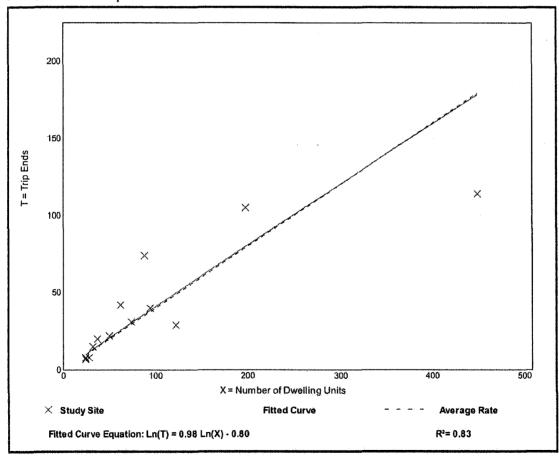
Range of Rates

Standard Deviation

0.40

0.24 - 0.84

0.18





#### **Timeshare**

(265)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13 Avg. Num. of Dwelling Units: 99

Directional Distribution: 40% entering, 60% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate

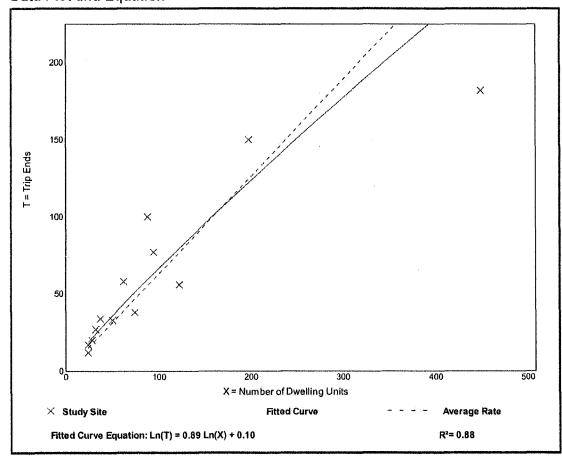
Range of Rates

Standard Deviation

0.63

0.41 - 1.14

0.24



## Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 147

1000 Sq. Ft. GLA: 453

Directional Distribution: 50% entering, 50% exiting

#### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

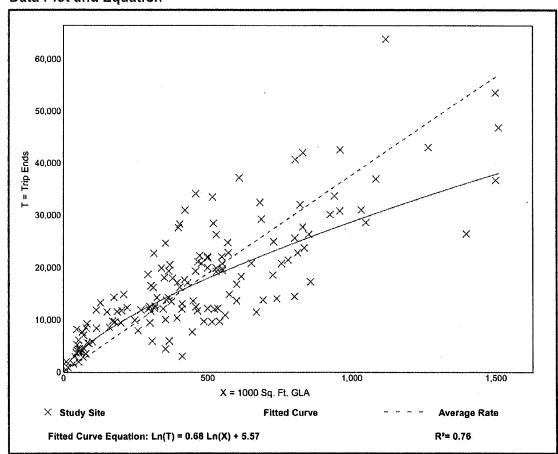
Range of Rates

Standard Deviation

37.75

7.42 - 207.98

16.41



## Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 84

1000 Sq. Ft. GLA: 351

Directional Distribution: 62% entering, 38% exiting

#### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

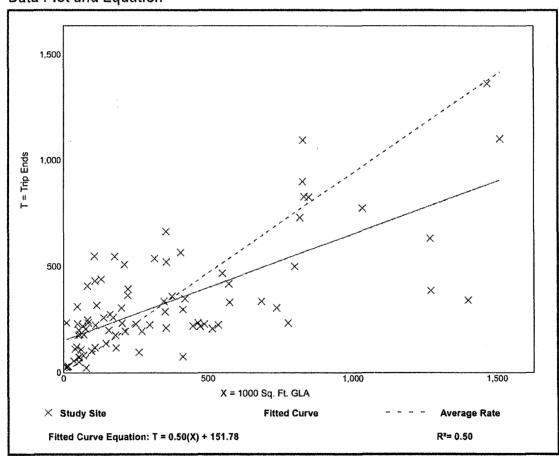
Range of Rates

Standard Deviation

0.94

0.18 - 23.74

0.87





## Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 261

1000 Sq. Ft. GLA: 327

Directional Distribution: 48% entering, 52% exiting

#### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

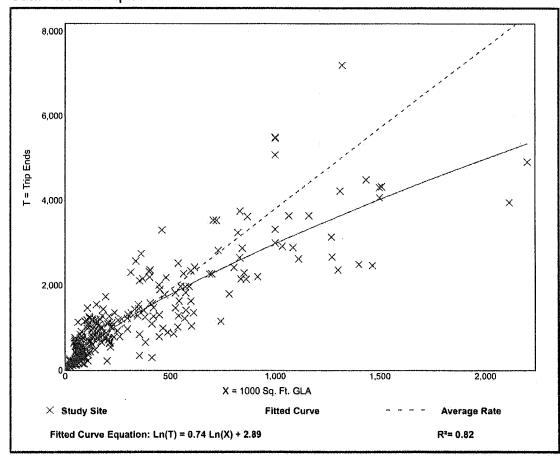
Range of Rates

Standard Deviation

3.81

0.74 - 18.69

2.04



### OLD CORKSCREW COMMERCIAL SEWER AND WATER LEVEL OF SERVICE ANALYSES:

#### I. UTILITIES

#### a. Demand Projections

Under the current land use designations of the Lee County Comprehensive Plan, the 18.4-acre property can be developed with a total of twenty-five (25) timeshare residential units and seven (7) bed-and-breakfast hotel units. With the proposed amendment, a total of 133,800 S.F. of commercial retail and office will be allowed.

Table 1 below provides a summary of projected utility demands in gallons-per-day (GPD) for the development based on Lee County Utilities (LCU) design standards and Chapter 64E-6 of the Florida Statutes, and using demand assumptions commonly accepted for planning purposes.

Table 1. Estimated Utility Demands for Build-out:

Development Type	Cumulative Units	Unit Domand	Total Damard (CDD)
Development Type	Units	Unit Demand	Total Demand (GPD)
Existing			
Timeshare Units (4 BR)	25 Units	400 GDP	10,000
Bed-and-Breakfast Hotel	7 Rooms	200 GDP	1,400
		Total	11,400
Proposed	133,800 SF	0.15/SF	20,070
		Total	20,070

Under the current land use designation, the utility demand for twenty-five (25) residential timeshare units and a seven (7) room Bed-and-Breakfast hotel is 11,400 GPD. Under the proposed land use designation with the projected development parameters, the estimated utility demand for the property will be increased by 8,670 GPD to a total demand of 20,070 GPD at build-out. Since the current approved uses are proposed to be served by private on-site wastewater systems, the increased demand to the LCU system will be the entire 20,070 GPD.

#### b. Wastewater Level of Service

For wastewater service, the property is located in close proximity to Lee County Utilities' wastewater franchise area that was recently extended to the property known as Corkscrew Farms. Corkscrew Farms is a 1,361-acre project located across the street from this property on the north side of Corkscrew Road. The County's wastewater franchise area will be amended to include the subject property as well.

Lee County Utilities maintains an existing 10" wastewater forcemain along the subject property's frontage with Corkscrew Road. The forcemain will be utilized to provide for a connection to LCU's wastewater system for service.

LCU's Three Oaks Regional Wastewater Treatment Plant is the closest facility available to serve the property, and serves other developments west of the subject property along Corkscrew Road. According to the 2017 Lee County Concurrency Report, the Three Oaks facility is permitted with a capacity of 6.0 million gallons per day (MGD) and is projected to operate at 2.6 MGD in 2022. Therefore, there is sufficient capacity within the existing plant to serve the 20,070 GPD increase in demand to LCU's system from this project at build-out.

#### c. Potable Water Level of Service

For potable water service, the project is intending to connect to LCU's water distribution system provided along the north side Corkscrew Road. As described above, the property is also in close proximity to LCU's water franchise area that was extended to serve Corkscrew Farms. The County's water franchise area will be amended to include this property as well.

Lee County Utilities maintains a 16" water distribution main within the Corkscrew Road right-of-way along the subject property's frontage. Service to the property will be provided by connecting to the existing 16" water main and extending mains into the property for service.

According to the 2017 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted to serve 45.9 MGD and is projected to operate at 42.7 MGD for 2022. Therefore, there is sufficient capacity within the existing plant to serve the 20,070 GPD increase in demand to LCU's system from this project at build-out.



RE:

John E. Manning

Cecil L Pendergrass

District Two

Larry Kiker District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins County Chief Hearing Examiner August 20, 2018

Drew Fitzgerald, P.E. Delisi Fitzgerald, Inc. 1605 Hendry Street

Fort Myers, FL 33901

Potable Water and Wastewater Availability Old Corkscrew Plantation Commercial 16999/290 Dormie Drive, Estero FL 33928 STRAP # -26-46-26-00-00001.0160

Dear Mr. Fitzgerald:

The subject property is not currently located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan; however, Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. In order to provide service to the subject parcels, a Comprehensive Plan Amendment and developer funded system enhancements such as line extensions will be required.

Via E-Mail

Your firm has indicated that this project will consist of 3 commercial units with an estimated flow demand of approximately 20,070 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by our Three Oaks Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.



Letter - Old Corkscrew Plantation Commercial - Delisifitzgerald.Docx August 20, 2018 Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for SFWMD and Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary M. Cours

Mary McCormic Technician Senior

239-533-8532

UTILITIES ENGINEERING

## **DELISI FITZGERALD, INC.**Planning - Engineering - Project Management

# OLD CORKSCREW COMMERCIAL SURFACE WATER LEVEL OF SERVICE ANALYSIS:

#### I. Existing Facilities

The subject property consists of 18.4 acres, and exists as a partially developed timeshare development known as *Cottages at Old Corkscrew Golf Club* located on the south side of Corkscrew Road. The general drainage pattern for the property is from the northeast to southwest with existing topography ranging from 24.0' NGVD in the northeast corner of the property to 20.0' NGVD in the southwest corner of the property.

Existing stormwater facilities serving the *Cottages* development include dry detention areas constructed in the southwest corner of the development for water quality treatment. Additional water quantity attenuation occurs within undeveloped indigenous areas on the subject property, and partially on the property for Old Corkscrew Golf Club, with the project's outfall control structure constructed on the golf course property. These facilities were permitted through the South Florida Water Management District (SFWMD) (#36-04032-P-02) and Lee County (DOS2012-00025) in December, 2012. Subsequent to the SFWMD and Lee County approvals, the master surface water management facilities for the overall development were constructed, while the first phase of the *Cottages* roads and utilities were constructed to serve a total of five (5) timeshare units of the twenty-five (25) approved by zoning resolution Z-11-014.

Surface water from the property discharges through the above-mentioned control structure and comingles with golf course discharge that flows along its western property line to the southwest corner of the golf course property. The golf course and *Cottages* run-off then discharges into a man-made ditch located within an existing farming operation to south. The ditch conveys westerly to Flint Pen Strand which outfalls to the Imperial River.

#### **II. Proposed Facilities**

Stormwater run-off from the proposed commercial development will be directed to dry pre-treatment areas that provide 0.5" of water quality treatment prior to discharging into an on-site master stormwater pond designed to provide additional water quality treatment in accordance with SFWMD design criteria. The pond will also be designed to limit discharge rates from the development to a 25-Year, 3-day storm peak discharge rate of 25 cubic-feet-per-square-mile (CSM), which is the required Level of Service standard for Lee County and SFWMD. The control elevation for the water management facilities will be established to be consistent with the seasonal water table elevations of two (2) existing wetlands contained on the property.

Discharge from the development will occur to the south where it will comingle with golf course discharge and follow the same path to Flint Pen Strand as described under the Existing Facilities above.

#### **PUBLIC FACILITIES ANALYSIS**

The analysis of parks and schools is based on the following assumption for the change in land use:

**Current Density** 

DR/GR: 25 fractional ownership units, 7 room bed and breakfast

Proposed Environmental Enhancement and Conservation Community:

Total Commercial: 100,000 square feet

Both Parks and Schools have level of services determined by seasonal and year-round residential units. Neither the current entitlements nor the proposed commercial entitlements generate any impacts on parks or school facilities. The fractional ownership units may place some demand on park services by attracting seasonal populations, however, the proposed commercial use has no impact.

#### **Daniel DeLisi**

From:

Huff, Dawn < DawnMHu@LeeSchools.net>

Sent: To: Monday, November 5, 2018 2:56 PM Daniel DeLisi

Subject:

RE: School Letter of Availability

#### Hi Daniel,

Because this has no impact on student stations, I offer no comments.

Usually my response in email is sufficient but let me know if you need something more formal.

#### Regards.

Dawn Huff | Long Range Planner | Planning, Growth & School Capacity
The School District of Lee County | 2855 Colonial Blvd. | Fort Myers, FL 33966
Phone (239)337-8142 | Fax (239)335-1460
dawnmhu@leeschools.net

The District's Operations Division needs your input to ensure we continue to fulfill the needs of our students, schools, teachers and families. Please take a few moments to complete the 5-question survey below. Your feedback is valuable as we work to continue our progress and improve District Operations!

#### **Link to Customer Service Survey**

PUBLIC RECORDS NOTICE AND DISCLAIMER: Under Florida law, nearly all communications made or received by School District employees are considered public records that must be retained and, upon request, made available to citizens and to the media. There should be no expectation of privacy.

From: Daniel DeLisi <dan@delisi-inc.com>
Sent: Monday, November 5, 2018 2:38 PM
To: Huff, Dawn <DawnMHu@LeeSchools.net>

Subject: School Letter of Availability

NOTICE: This message originated from outside the District's network.

#### Dawn,

Lee County Planning staff has asked that I obtain a letter of Service Availability for an amendment to their comprehensive plan to change the future land use category of a property from DR/GR (permitted for fractional ownership units and a bed a breakfast) to Commercial. The property is located along Corkscrew Road with the following STRAP number: 25-46-26-00-00001.0160

Neither the existing use (essentially timeshare and hotel units) nor the proposed commercial retail use will increase permanent population or have any students generated.



#### **Estero Fire Rescue**

21500 Three Oaks Parkway Estero, Florida 33928 (239) 390.8000 (239) 390.8020 (Fax) www.esterofire.org

June 6, 2018

Daniel Deisi, AICP DeLisi, Inc

Re: Strap #25-46-26-00-00001.0160

Mr. DeLisi,

Please accept this letter as confirmation of Service Availability for Strap #25-46-26-00-00001.0160 located on Corkscrew Road in Lee County, Florida.

Estero Fire Rescue provides fire protection and non-Als transport medical services for this parcel from Fire Station 44 located at 21300 Firehouse Lane, Estero, Florida. Please note that this fire station is more than 5 miles from the parcel. A future fire station is planned to be built on Corkscrew within 3-5 years.

Should you require any additional information, please feel free to contact me at 239-390-8000.

Respectfully,

Phillip Green

**Division Chief of Prevention** 

# Mike Scott Office of the Sheriff



### State of Florida County of Lee

June 5, 2018

Daniel DeLisi DeLisi, Inc. 15598 Bent Creek Rd. Wellington, FL 33414

Mr. DeLisi,

The proposed comprehensive plan amendment to allow 13 acres of commercial development along Corkscrew Road at STRAP 25-46-26-00-0001.0160 does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Law enforcement services will be provided from our substations in Lehigh Acres and Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson

Director, Planning and Research

Stan nelsen



#### **Daniel DeLisi**

Subject:

RE: Service availability request

From: Abes, Benjamin <Benjamin.Abes@leegov.com> Sent: Wednesday, November 21, 2018 10:53 AM

To: Daniel DeLisi <dan@delisi-inc.com>
Subject: RE: Service availability request

That prop share proposal you've outlined is agreeable to me. How would you like to propose it?

Ben

Benjamin Abes Director, Lee County Public Safety Chief, Emergency Medical Services 239-533-3961 239-839-3125 cell

From: Daniel DeLisi < <a href="mailto:dan@delisi-inc.com">dan@delisi-inc.com</a> Sent: Monday, November 12, 2018 2:14 PM

**To:** Abes, Benjamin < Benjamin.Abes@leegov.com > **Subject:** [EXTERNAL] RE: Service availability request

Ben,

The letter you sent is accurate, but my preference would be to devise some sort of mitigation option for the construction funds of the EMS facility that is closer in.

Otherwise, I think it will be tough for staff to argue that you are providing service for The Place to the north and Pepperland and Verdana to the east, but would not be able to provide service to this property, which is even closer to the existing facility. Would you consider a prop-share similar to the residential developments, with a conversion rate the same as in the impact fee schedule. In other words, impact fees for single family residential are \$55 per unit and for retail \$59 per 1,000 sq. ft. We can do a per unit cost the same as the other development multiplied by 1.07 to get a retail per 1,000 sq. ft. prop share. If that works, let me know. If there is something else you can proposal, we are open to discussing it.

Thanks.

Dan



John E. Manning District One

Cecil L Pendergrass District Two

Larry Kiker District Three

District Three
Brian Hamman

Prank Mann

District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner June 5, 2018

Daniel DeLisi, Inc.

SUBJECT: 16999/260 Dormie Drive, Estero - STRAP 25-46-26-00-00001.0160

Lee County Solid Waste Division - Letter of Service Availability

Dear Mr. DeLisi:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the proposed project through Lee County's franchised hauling contractor. Disposal of the solid waste generated from these units will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

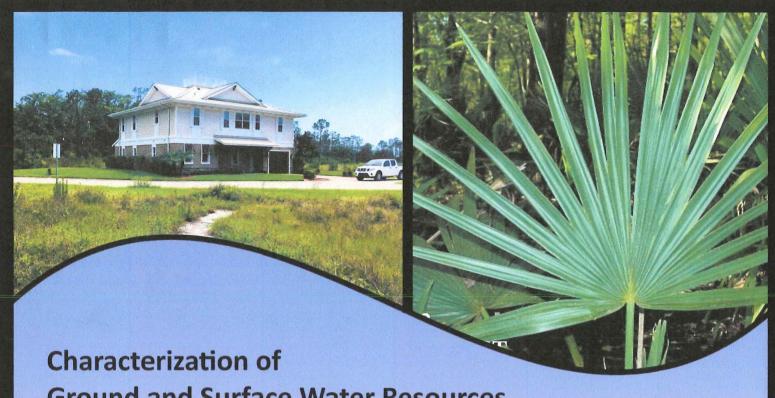
Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicle. Garbage and recycling collections for commercial establishments and multi-family units require the owner/or the Management Company to secure a service agreement for the garbage collection and an agreement for the lease of waste containers from the franchised garbage collection company. Solid Waste Ordinance No. 11-27 further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

#### Brigitte Kantor

Brigitte Kantor Public Utilities Manager Solid Waste Division



Ground and Surface Water Resources
Old Corkscrew Commercial Development
Lee County, Florida

June 2018

**Prepared By:** 

**Progressive Water Resources** 

Integrated Water Resource Consultants





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#### 1.0 Executive Summary

The proposed Old Corkscrew Commercial Development is located south of Corkscrew Road, approximately 6.75 miles east of Interstate 75, in southeastern Lee County, Florida. The project area encompasses approximately 16.69 acres (18.39 ac. total parcel area; 1.7 ac. out parcel) and is located in Section 25, Township 46 South, Range 26 East. The proposed Old Corkscrew Commercial Development property is located within Lee County's Density Reduction/Groundwater Resource (DR/GR) area.

The Applicant desires to transition the site from an existing Residential Development (i.e. the Cottages at Old Corkscrew Golf Club) into a Commercial Development, and in doing so proposes to significantly reduce authorized impacts to the water resources within the DR/GR and to Lee County's public water supply system. An important aspect in regards to reduced impacts is a planned reduction in the South Florida Water Management District (SFWMD) permitted irrigated area from approximately 4.67 acres to 3.40 acres, a reduction of 27 percent. The reduction in irrigated area corresponds to a similar reduction in groundwater withdrawals.

The Applicant's proposed reduction of groundwater withdrawals from the confined Sandstone Aquifer is predicted to reduce permitted drawdowns to Lee County's nearest public supply well. In addition, the Commercial Development's proposed irrigation well has been relocated away from the nearest public supply well to further reduce withdrawal-related impacts. Groundwater withdrawals are proposed to be further reduced through an integrated ground and surface water irrigation system, whereby groundwater quantities withdrawn from the Sandstone Aquifer for irrigation are used to supplement surface water supplies within a dedicated stormwater irrigation pond. The conjunctive use of both ground and surface water supplies are anticipated to reduce reliance upon groundwater from the Sandstone Aquifer when adequate surface water supplies are available, thus furthering the conservation of groundwater resources within the DR/GR.

As currently authorized, 25 residential units or cottages and a Bed and Breakfast with 7 rooms can be constructed on the subject property. All of the residential cottages and the Bed and Breakfast are currently authorized to use onsite septic tanks for wastewater disposal. Given the proximity of the subject property to Lee County's Corkscrew Wellfield, the proposed Commercial Development's elimination of all septic tanks will further improve the water resources of the DR/GR by eliminating potential sanitary hazards to Lee County's nearby public supply wells. In addition, the water quality sampling incorporated into the Old Corkscrew Commercial Development's Enhanced Lake Management Plan further protects the water resources and provides additional assurance in safeguarding existing and future water supplies within the DR/GR.

Collectively, the proposed reduction in irrigated area and associated reduction in groundwater quantities, the elimination of all authorized septic systems, the conjunctive use of ground and surface water for irrigation, and the proposed detailed Enhanced Lake Management Plan represent significant improvements over the existing permitted land and water use and are anticipated to result in substantial improvements to the water resources and potable aquifers. The Resource Conservation Goals included with the proposed Old Corkscrew Commercial Development Comprehensive Plan Amendment surpass those required by Lee County's Comprehensive Plan (Lee Plan) Policies 2.4.2 and 2.4.3 and provide a unique opportunity to improve both present and future public water resources of the DR/GR.

#### 2.0 Introduction

The Applicant's proposed Commercial Development (project site) is located south of Corkscrew Road, approximately 6.75 miles east of Interstate 75, in southeastern Lee County, Florida. The project site is also located within Lee County's Density Reduction/Groundwater Resource (DR/GR) area as shown on **Figure 1**. The DR/GR future land use designation was applied to most of southeast Lee County in 1990. In accordance with Lee County's Comprehensive Plan (Lee Plan), proposed development within the DR/GR must demonstrate the protection, preservation, and enhancement of groundwater resources and environmental (wetland) systems. The "Groundwater Resource" term was included in the land use category to emphasize the need to protect the County's shallow aguifers, particularly in regards to existing and future drinking water supplies.

Since the Applicant proposes to transition the site from an approved Residential Development to a proposed Commercial Development, it is important to understand the water resource improvements associated with the proposed change in land use. As provided herein, the proposed Commercial Development reduces the irrigated area by approximately 1.27 acres and results in the proposed retirement of approximately 1,652,000 gallons of authorized groundwater use on an annual basis and approximately 208,400 gallons on a maximum or peak month basis as shown below in **Table 1**. The proposed reduction equates to a 27 percent decrease in both annual and maximum month permitted allocations.

The Applicant's proposed land use not only reduces groundwater quantities resulting from the proposed reduction in irrigated area, but also significantly reduces the amount of fertilizers, herbicides and pesticides due to a smaller landscaped area (also a 27 percent reduction). The significant reduction in irrigated area and corresponding groundwater quantities, in addition to other proposed resource benefits, are anticipated to result in substantial improvements to both the nearby environmental systems and the groundwater resources of the DR/GR, including a reduction in drawdown to Lee County's nearest public supply production well.

**Irrigated Area** Annual **Maximum Month Data Source** Allocation (gals) Allocation (gals) (ac) Permit No. 36-07891-W 4.67 6,090,400 766,400 **Proposed Commercial Development** 3.40 4,438,400 558,000 Difference (Reduction) -1.27 -1,652,000 -208,400

**Table 1. Permitted vs. Proposed Water Use Quantities** 

#### 3.0 Property Setting

#### 3.1 Historic Property Setting

Based on 1958 aerials, prior to any development in the vicinity of the subject property the site was generally open rangeland and Pine Flatwoods with two (2) isolated, forested wetland areas, located in the northwest and southeastern sections of the property, as shown on **Figure 2**. Dirt roads were commonly used for access and a small southwest/northeast oriented roadway ran diagonally through the southeastern property. No discernable flow-ways or preferential surface water flow areas are observed on the historical imagery. The lack of flow-ways intersecting the onsite wetlands or crossing the subject property is corroborated by Lee County's Historical Flow-ways map, provided as **Figure 3**. As shown, only the isolated wetland area in the northwestern

section of the property was delineated, but no connection to other wetland features was identified. Please note that the proposed Commercial Development plan has been superimposed on both Figures 2 and 3 for context.

#### 3.2 Description of Surficial Soils

The soils within the central section of the property have been disturbed due to the Residential Development. Therefore, the following soils descriptions represent pre-development conditions. As shown on **Figure 4**, the National Resources Conservation Service (NRCS) maps of Lee County identify the soil types within the project area as including Pompano Fine Sand, Immokalee Sand, Oldsmar Sand, and Malabar Fine Sand

Pompano Fine Sand, located predominantly in the north-western preserve area, is a nearly-level, poorly-drained soil frequently found in depressional areas. The 1984 NRCS Soil Survey for Lee County reports that in most years, under natural conditions, the water table within Pompano Fine Sand is within 10 inches of the surface for 2 to 4 months, stands above the surface for about 3 months, and is 10 to 40 inches below the surface for more than 5 months.

Immokalee Sand is a nearly-level, poorly-drained soil commonly found within flatwood areas. The 1984 soil survey reports that in most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months, 10 to 40 inches below the surface for 2 to 6 months and recedes to a depth of more than 40 inches during extended dry periods. The existing Residential and proposed Commercial Developments predominately occur within Immokalee Sands.

Oldsmar Sand is a nearly-level, poorly-drained soil commonly found in low, broad flatwood areas. Some areas of Oldsmar Sand have limestone at a depth of 70 to 80 inches below the surface. The 1984 soil survey reports that in most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months, 10 to 40 inches for more than 6 months, and recedes to a depth of more than 40 inches during extended dry periods. The available water capacity is low in the surface layer and medium in the subsoil.

Malabar Fine Sand is a nearly-level, poorly-drained soil commonly found in sloughs. The soil survey reports that in most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months, 10 to 40 inches for more than 6 months and recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, this soil is typically covered by a shallow layer of slowly moving water for periods ranging 7 to 30 days or more. Malabar Fine Sand is present in the southeastern preserve area.

#### 3.3 Geomorphic Setting

The subject property occurs near the western boundary of the Immokalee Rise and is within the Southwestern Slope physiographic province. The Immokalee Rise to the east has been described as an emergent shoal, reportedly formed by low-energy submarine conditions (White, 1970). The Southwestern Slope is a gentle, westerly sloping plain between the Immokalee Rise and the Gulf Coastal Lagoons to the west. Land surface elevations generally range from 19 to 26 feet North American Vertical Datum of 1988 (NAVD88), with an average of 22.5 feet NAVD88 (Lee County, 2018). Lee County has also been described as occurring within the South Florida Province, which lies within the Gulf of Mexico Sedimentary Basin, and generally consists of carbonate sedimentary rocks (Wedderburn, Knapp, Waltz & Burns, 1982).

#### 3.4 Land Surface Topography

A Digital Elevation Model (DEM) produced by LiDAR data is included as **Figure 5** and clearly portrays the west to southwest topographic gradient of the project site. The project site exhibits the highest land surface elevations located to the northeast, near Corkscrew Road at approximately 25.8 feet NAVD (shaded yellow). The lowest land surface elevations are located in the west-central section of the property at approximately 19.2 feet NAVD (shaded dark blue). Please note that the upper range of land surface elevations portrayed in the **Figure 5** legend are associated with elevated areas of the golf course, immediately to the south and outside the property. The LiDAR imagery provided in **Figure 5** was taken prior to the residential development of the site, however, an intermittent elevated berm (shaded yellow) is clearly seen transecting the property from north to south.

#### 3.5 Current Property Setting

Currently, the project site is characterized as a vacant and generally nonfunctioning Residential Development. As shown on the 2017 aerial photograph provided as **Figure 6**, a single cottage with a dedicated septic tank was completed in the east-central section of the property. A portion of the Residential Development entrance road was also completed and encircles one of the proposed stormwater management ponds. The remaining stormwater management facilities for the second and third ponds also appear to have been constructed. Based on the stormwater management facilities' design, the site currently drains towards the southwest, in agreement with the land surface gradient seen in the LiDAR imagery. The proposed 6-inch diameter irrigation well permitted to irrigate the residential subdivision landscape does not appear to have been installed and was not located during a recent site inspection.

#### 4.0 Groundwater Resources

There are three (3) principal aquifer systems underlying the site: 1) the unconfined Surficial Aquifer System, colloquially known as the "Water Table Aquifer"; 2) the confined Intermediate Aquifer System; and 3) the confined Upper Floridan Aquifer System (UFAS). In southeastern Lee County, groundwater quality decreases rapidly with depth and suitable irrigation and potable supplies are generally found within 300 to 400 feet of land surface. Below these depths, groundwater becomes highly mineralized and saline. Consequently, groundwater is primarily withdrawn from the shallow Surficial Aquifer System (Water Table Aquifer) and the upper producing unit of the Intermediate Aquifer System (i.e. the Sandstone Aquifer).

Please note that in order to simplify the nomenclature used in this report, the term "Water Table Aquifer" will be used interchangeably to describe the Surficial Aquifer System and "Sandstone Aquifer" will be used to describe the upper producing unit of the Intermediate Aquifer System.

#### 4.1 Surficial Aquifer System (Water Table Aquifer)

The unconfined Surficial Aquifer System (Water Table Aquifer) originates at land surface and is composed of approximately 10 to 20 feet of unconsolidated surficial deposits composed of gray-to-dark brown, fine-grained, silty quartz sand, with minor shell content. Below the surficial sands, thin discontinuous deposits of clayey sands can sometimes overlay the uneven, upper contact of limestones associated with the Tamiami Formation. Consistent with the stratigraphic delineations in the Florida Geological Survey (FGS) Open File Report No. 37,

the Tamiami Formation includes the Ochopee and Buckingham Limestone Members and the Pinecrest Sand Member

Based on Lee County Utilities (LCU) Well Completion Reports in the vicinity of the project site, the limestones, sands and marls of the Tamiami Formation extend to approximately 130 to 150 feet below land surface (bls) and is a major regional source of groundwater supply due to its shallow depth (upper contact near land surface) and high transmissivity. It is therefore understandable why the Tamiami Formation has been extensively utilized for public supply and agricultural irrigation within the DR/GR. The Tamiami Formation is also extensively mined for concrete aggregate in the vicinity of the subject property.

In some areas of Lee County, the sediments of the Tamiami Formation can be subdivided into "Upper" and "Lower" units when separated by low permeability (i.e. clayey) sediments. When present, only the upper unit is described as occurring within the Water Table Aquifer. Please note that PWR's review of Lee County Utility's Well Completion Reports for their public supply wells and several nearby citrus irrigation wells does <u>not</u> indicate the presence of a consistent confining unit separating the Upper and Lower sediments of the Tamiami Formation in the vicinity of the project site. Therefore, locally the Water Table Aquifer is considered to include the full vertical extent of the Tamiami Formation and to extend to approximately 130 to 150 feet bls.

#### 4.2 Intermediate Aquifer System (Sandstone Aquifer)

Immediately beneath the Tamiami Formation are low permeability sediments (confining unit) that separate the Water Table Aquifer from the underlying "Sandstone Aquifer" of the Intermediate Aquifer System. Therefore, the top of the Intermediate Aquifer System occurs at depths of approximately 130 to 150 feet bls. Below the confining unit, the underlying Sandstone Aquifer is composed of sandy limestone, cemented sands (sandstone), sandy dolomite and calcareous sands. Due to the occurrence of the low permeability sediments separating the Water Table Aquifer from the Sandstone Aquifer, groundwater withdrawals from the Sandstone Aquifer are substantially impeded from inducing drawdowns to environmental features at land surface. Due to the reduction in potential withdrawal-related impacts, SFWMD prefers that new wells be completed into the Sandstone Aquifer to reduce, or potentially eliminate, drawdowns to wetland systems.

Water levels (potentiometric levels) in the Sandstone Aquifer vary based on the severity of both the dry and wet seasons, but generally fluctuate between 5 and 10 feet annually, with the exception of the severe drought experienced in 2000-2002, as shown in United States Geological Survey (USGS) monitor well hydrograph presented in Figure 7. During droughts, water supply demands increase, further exacerbating seasonal declines. However, since the severe drought, water levels have increased steadily until 2008 due to higher rainfall totals associated with increased hurricane activity. Recently, water levels have gradually decreased back towards the long-term water level average. One aspect worth noting is the decreased seasonal fluctuation experienced in the last several years, which is less than 5 feet annually. This reduction in seasonal water level fluctuation is also attributed to increased rainfall. The proposed reduction in irrigation demands associated with the proposed Commercial Development are anticipated to have a positive effect on future water resource conditions.

#### 5.0 Wellfield Protection

#### 5.1 Existing Conditions

The Sandstone Aquifer is also used as a water supply source for several of Lee County's public supply wellfields and six (6) of Lee County's public supply well sites are located along Corkscrew Road in the vicinity of the subject property (Corkscrew Wellfield). As shown on **Figure 8**, Well Site No. CS-35-D is located approximately 200 feet from the northeast corner of the subject property. Another well site (No. CS-34-D) is located approximately 1,200 feet from the northwest corner of the site. The Lee County well sites have paired Water Table Aquifer and Sandstone Aquifer production wells that allow for withdrawals from both producing units. The Corkscrew Wellfield is protected under Lee County's Wellfield Protection Ordinance No. 07-35, which specifies four (4) Wellfield Protection Zones based upon the physical characteristics of the aquifer and the theoretical groundwater travel times based on natural groundwater gradients and drawdowns resulting from wellfield operation. The Wellfield Protection Zones represent groundwater travel times of 6 months, 1 year, 5 years, and 10 years. The Wellfield Protection Ordinance restricts certain types of land use activities, with restrictions increasing closer to the wellheads.

Figure 9 provides the approved Cottages at Old Corkscrew Golf Club development layout in relationship to the Lee County Wellfield Protection Zones. As shown, the northeast section of the Residential Development encroaches into the 6-month travel time area (shaded red). Other sections of the approved Residential Development, including the northern stormwater pond, are located within the 1-year travel time area (shaded yellow). The remaining section of the approved Residential Development occurs within the 5-year travel time area (shaded green). The location of the approved residential structures (cottages) in relation to the Wellfield Protection Zones is significant, since each cottage is authorized to install an individual septic tank. In addition to the septic tanks at each cottage, the proposed Bed and Breakfast is also authorized to utilize a septic tank system, although a much larger design than those permitted for the individual cottages. Septic tanks could pose a sanitary hazard to Lee County's Public Supply System, and the nearest approved residential cottage is approximately 400 feet from Well Site No. CS-35-D.

#### 5.2 Proposed Conditions

The proposed commercial layout offers a significant improvement in regard to water quality. As shown on Figure 10 the proposed Commercial Development is shifted to the south and away from Lee County's public supply wells. Since the Commercial Development is proposed to be plumbed into Lee County's wastewater system, no septic tanks are proposed, thereby eliminating this type of potential sanitary hazard to Lee County's public supply system. The proposed Commercial Development will be required to have a stormwater management system pond, which as shown on Figure 10 is located in the extreme southwestern portion of the property and wholly within the 5-year travel time area (shaded green). As shown, the proposed Commercial Development's stormwater pond is in excess of 1,000 feet from the nearest public supply well (Well Site No. CS-35-D). This distance is significantly greater than the existing permitted condition, which authorized a stormwater pond at half this distance, or approximately 500 feet.

Please note that additional levels of water resource protection are offered in the proposed Enhanced Lake Management Plan (ELMP) for the single proposed stormwater pond, including detailed water quality testing. The proposed ELMP is provided in **Appendix A**.

#### 6.0 Aquifer Recharge

The Lee Plan's DR/GR land use category also includes areas that have been designated as important recharge areas for the shallow Water Table Aquifer. As shown on **Figure 11**, the reported recharge rate for the project site is estimated to be between 0 and 10 inches per year (Krulikas and Giese, 1995). The stormwater management system for the proposed Commercial Development will need to be modified to accommodate the new land use, but it is anticipated that the system will maintain the existing recharge rate to the Water Table Aquifer.

#### 7.0 Regulatory Authorizations

There are two (2) permits issued by the SFWMD that relate to the existing Residential Development which are comprised of a Water Use Permit (WUP) and an Environmental Resource Permit (ERP). WUP No. 36-07891-W authorizes the use of groundwater from the Sandstone Aquifer for the irrigation of lawn and landscaped areas for the Residential Development and is summarized in **Table 2**. ERP No. 36-04032-P-02 authorizes the construction and operation of the Surface Water Management (SWM) system serving the authorized Residential Development.

#### 7.1 Water Use Permit No. 36-07891-W (Application No. 120813-13)

WUP No. 36-07891-W was issued by the SFWMD on November 21, 2012 and has an expiration date of November 21, 2032. The WUP authorizes the use of groundwater from the Sandstone Aquifer for the irrigation of 4.67 acres of landscape. Permitted quantities are presented in **Table 2** below.

Table 2. Summary of Permitted Irrigation Quantities WUP No. 36-07891-W

Irrigated Area:	4.67 Acres		
Permitted Groundwater Quantities:	6.09 million gallons (mg) Annually / 16,700 gpd		
Aquifer System:	Sandstone Aquifer		
Maximum Monthly Allocation:	0.77 mg / 24,700 gpd		

A single 6-inch diameter irrigation well was authorized to be drilled, with a casing depth of 210 feet bls and a total depth of 300 feet bls. A copy of the WUP is included under **Appendix B**. Please note that the existing WUP is proposed to be modified to relocate the proposed irrigation well approximately 400 feet to the southwest, reduce the irrigated area, and reduce the irrigation quantities by 27 percent if the Commercial Development is approved.

#### 7.2 Proposed Water Use

As described above, the irrigation demands for the proposed Commercial Development are 27 percent less than what is currently authorized by the SFWMD. A modification of the SFWMD WUP will be pursued accordingly. The proposed reduction in irrigated area and associated irrigation quantities are anticipated to reduce impacts to Lee County's nearest Sandstone Aquifer Public Supply Well No. CS-35-D. In addition, the proposed relocation of the Commercial Development's irrigation well to the southwest will increase the distance to Lee County's nearest Sandstone Aquifer public supply well which will have positive effects.

Combined, these aspects will decrease permitted drawdowns and allow for water level recovery in the Sandstone Aquifer.

#### 7.3 Sandstone Aquifer Recovery

To illustrate the recovery in water levels, PWR developed a two-layer numerical model using the United States Geological Survey (USGS) MODFLOW groundwater flow modeling code. The model simulates both the Water Table Aquifer (Layer 1) and the underlying Sandstone Aquifer (Layer 2) using aquifer parameters derived from the nearest SFWMD Aquifer Performance Tests. The model includes three (3) stress periods (time intervals) that include: 1) Stress Period 1 - an initial model water level setup period; 2) Stress Period 2 - the existing Sandstone Aquifer irrigation well pumping at its currently permitted location and withdrawal rate of 24,720 gallons per day (gpd); and 3) Stress Period 3 - the proposed relocated Sandstone Aquifer well pumping at its proposed withdrawal rate 18,000 gpd. Stress Period 1 was run to steady-state, whereas Stress Periods 2 and 3 were run for 90 days each to simulate temporarily pumping the maximum month allocation for the three driest months of the year. The difference in water levels (drawdown vs. recovery) was calculated by comparing model-derived heads at the end of Stress Period 2 and those at the end of Stress Period 3. As shown in Figure 12, increases in water levels, or recovery, in the Sandstone Aquifer (blue shading) overwhelm the much more localized drawdown (red shading) predicted to be caused by the proposed irrigation well. Increases in water levels, or negative drawdown, also appear to positively interact with Lee County's Sandstone Public Supply Well No. CS-35-D.

#### 7.4 Environmental Resource Permit No. 36-04032-P-02

ERP No. 36-04032-P-02 was first issued in December 2012 and authorized the construction of 25 fractional-ownership cottages and a 7-unit Bed and Breakfast with associated amenities. The ERP also authorized construction of internal roadways, utilities, and a stand-alone SWM system to support the proposed Commercial Development. A copy of the most recent ERP is included under **Appendix C**. The ERP will need to be modified to accommodate the proposed commercial land use. However, surface water drainage will continue to occur towards the southwest corner of the site.

#### 8.0 The Lee Plan

The Lee Plan Policy 2.4.2 requires that all proposed changes to the Future Land Use Map in areas designated for future potable water supply be subject to a special review by Lee County staff. This review will analyze the proposed land use 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.

Furthermore, Lee Plan Policy 2.4.3 requires Applicants seeking an amendment to the Future Land Use Map to satisfy the following water resource objectives:

- Analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources;
- Identify potential irrigation and domestic water sources, consistent with the SFWMD's 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;

- 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. (Added by Ordinance No. 97-05, Amended by Ordinance No. 16-01)

#### 8.1 Project Consistency with The Lee Plan

The proposed Commercial Development meets, or in many cases, surpasses the requirements of The Lee Plan. As stated above, the subject property is currently authorized for a 25-unit cottage Residential Development and 7-room Bed and Breakfast. The authorized Residential Development has a WUP for landscape irrigation and utilizes onsite septic tanks for wastewater disposal. The Residential Development is located in close proximity to Lee County's public supply wells. The following water Resource Conservation Goals will be achieved through the proposed land use change.

#### **Resource Conservation Goals**

- The proposed Commercial Development will reduce both annual and maximum month (dry season) irrigation demands by a minimum of 27 percent.
- The proposed Commercial Development will reduce the total irrigated area by a minimum of 27 percent.
- The proposed Commercial Development will reduce the area in which fertilizers, pesticides, herbicides and fungicides can be applied by a minimum of 27 percent.
- The proposed Commercial Development will incorporate the conjunctive use of both surface water (detained stormwater) and groundwater to further reduce groundwater withdrawals.
- The proposed Commercial Development will reduce drawdown impacts to Lee County's public supply system by a reduction in irrigation demands and relocating the irrigation well farther away.
- The proposed Commercial Development will eliminate the potential sanitary hazard posed by the currently authorized septic tanks through a connection to Lee County's wastewater treatment facility.
- The proposed Commercial Development will incorporate detailed water quality testing of the proposed stormwater system pond as part of a detailed ELMP.

Collectively, the Resource Conservation Goals listed above clearly demonstrate that the proposed land use change, from the currently authorized Residential Development to a proposed Commercial Development, will result in highly beneficial improvements to the water resources of the DR/GR. The proposed land use will reduce stress to an important potable aquifer and improve water quality, thereby helping safeguard present and future public water resources. The proposed land use offers a higher level of assurance and performance monitoring, above and beyond the requirements of the Lee Plan Policies 2.4.2 and 2.4.3.

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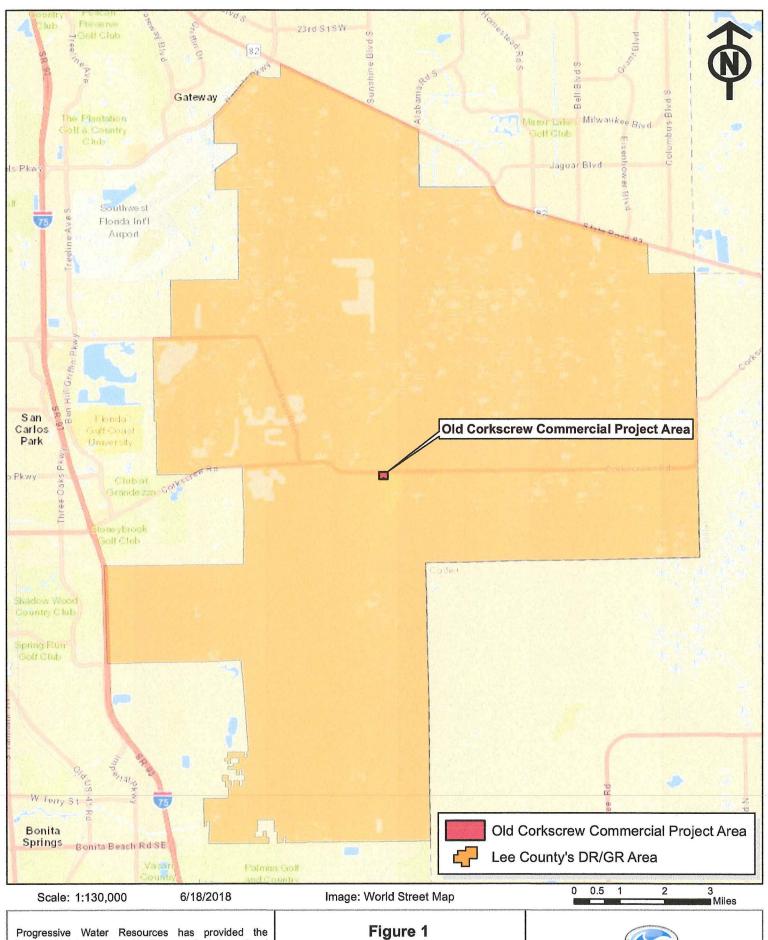
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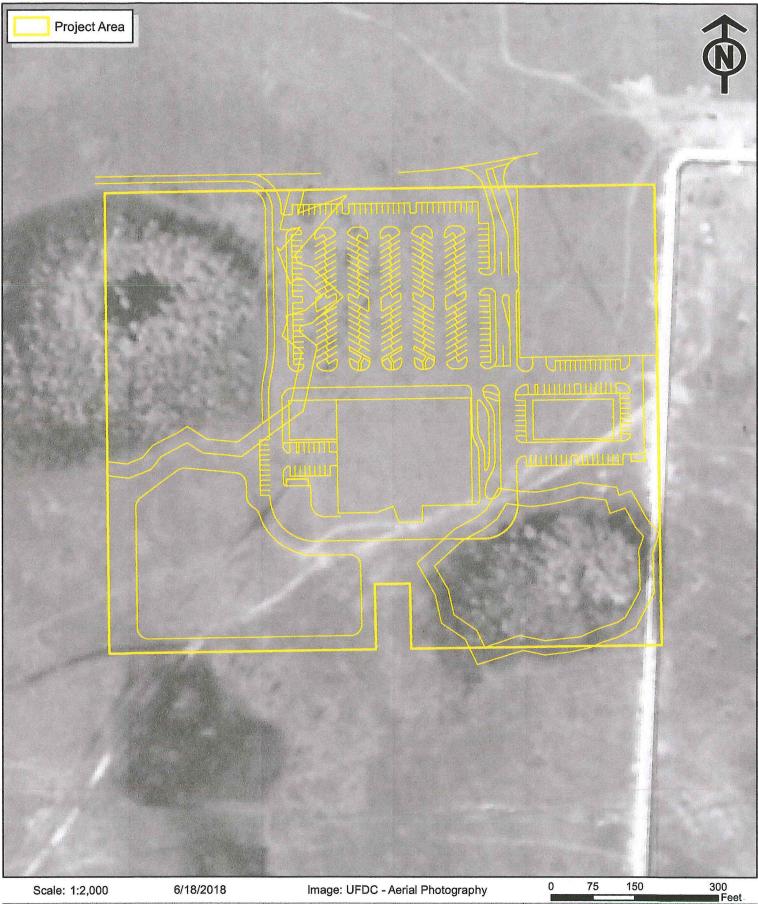
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# Figures



Old Corkscrew Commercial and the DR/GR Lee County, Florida





**Figure 2** 1958 Aerial Imagery Old Corkscrew Commercial Lee County, Florida



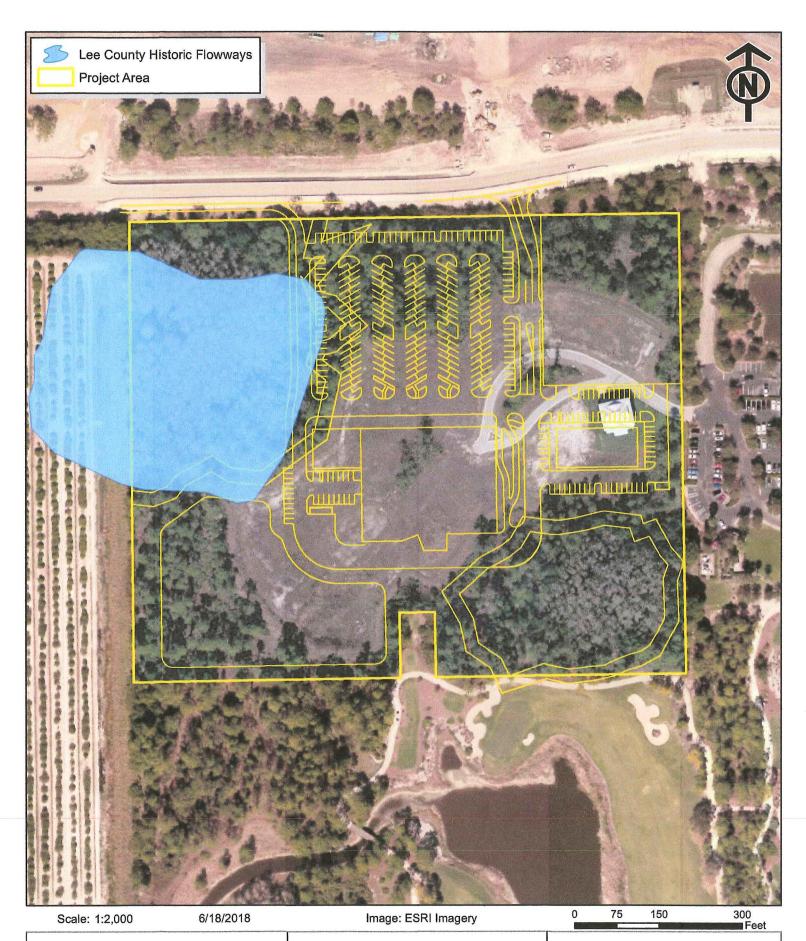
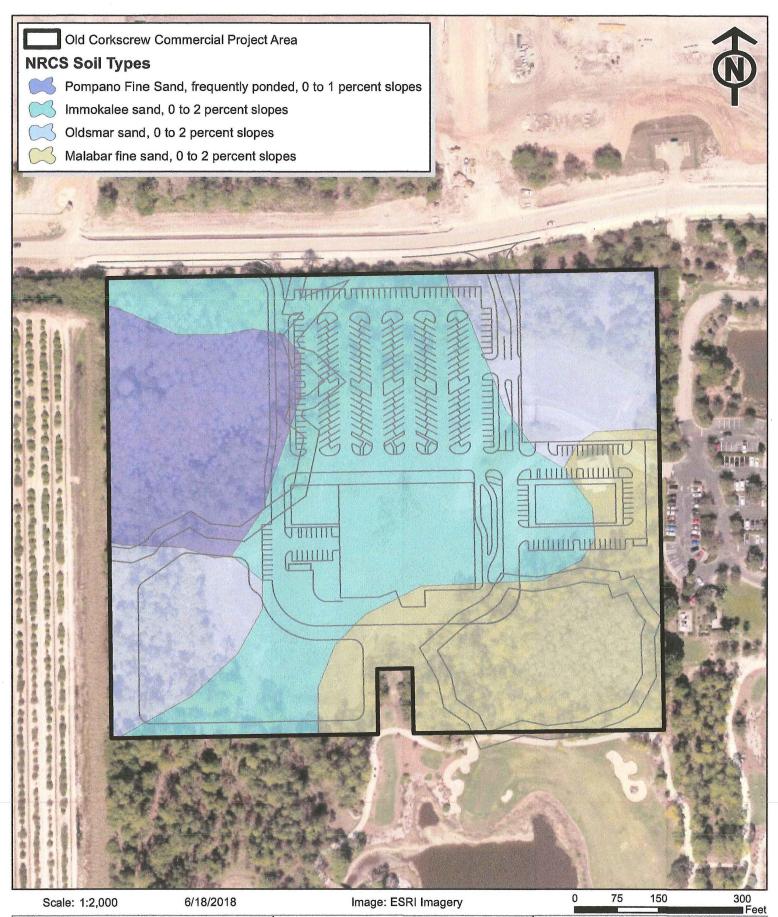


Figure 3
Lee County Historic Flowways
Old Corkscrew Commercial
Lee County, Florida





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Figure 4
NRCS Soil Types
Old Corkscrew Commercial
Lee County, Florida



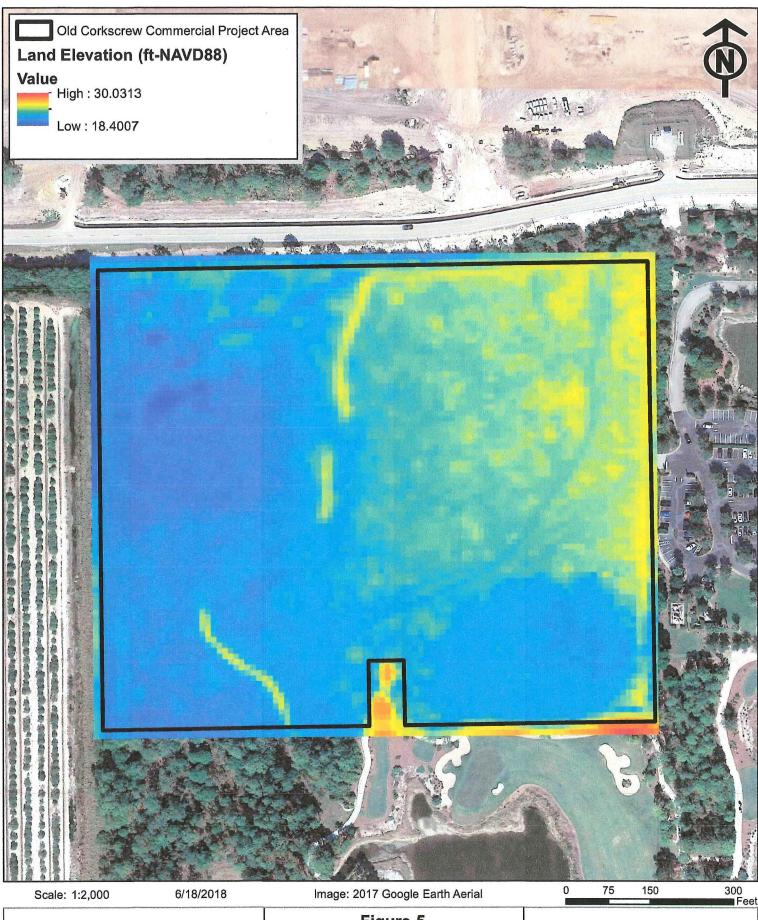
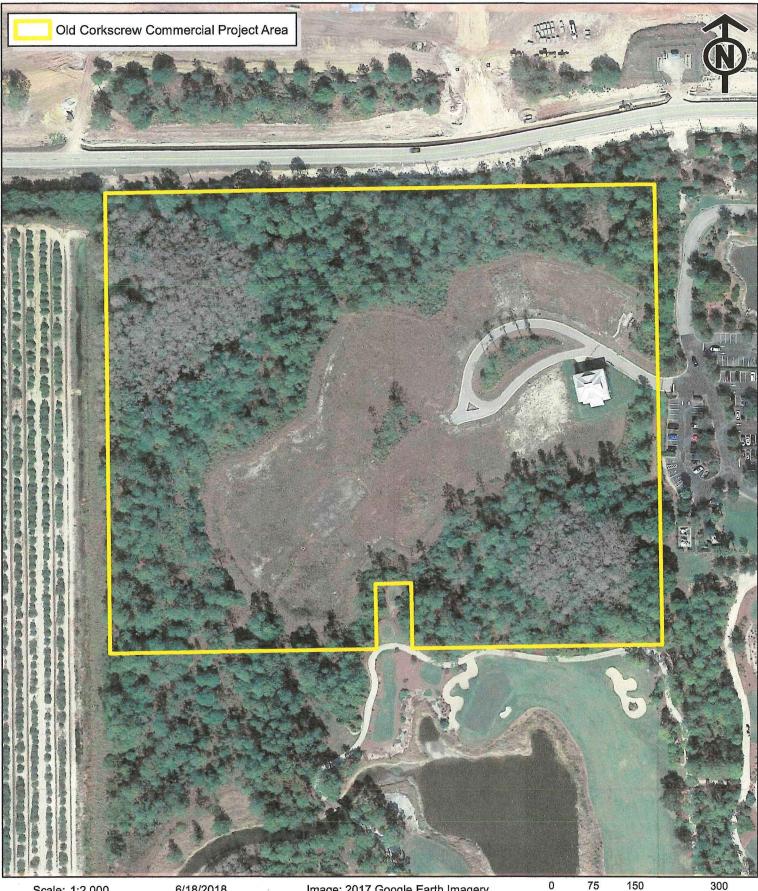


Figure 5
LiDAR Topography
Old Corkscrew Commercial
Lee County, Florida





Scale: 1:2,000

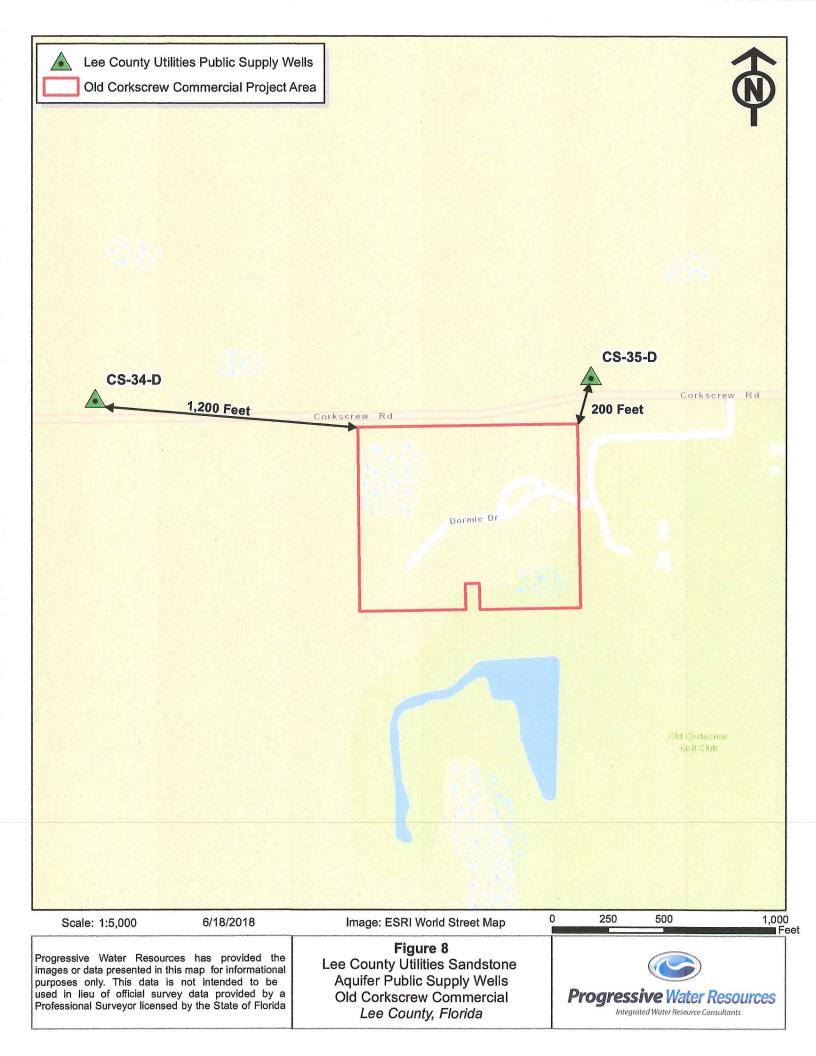
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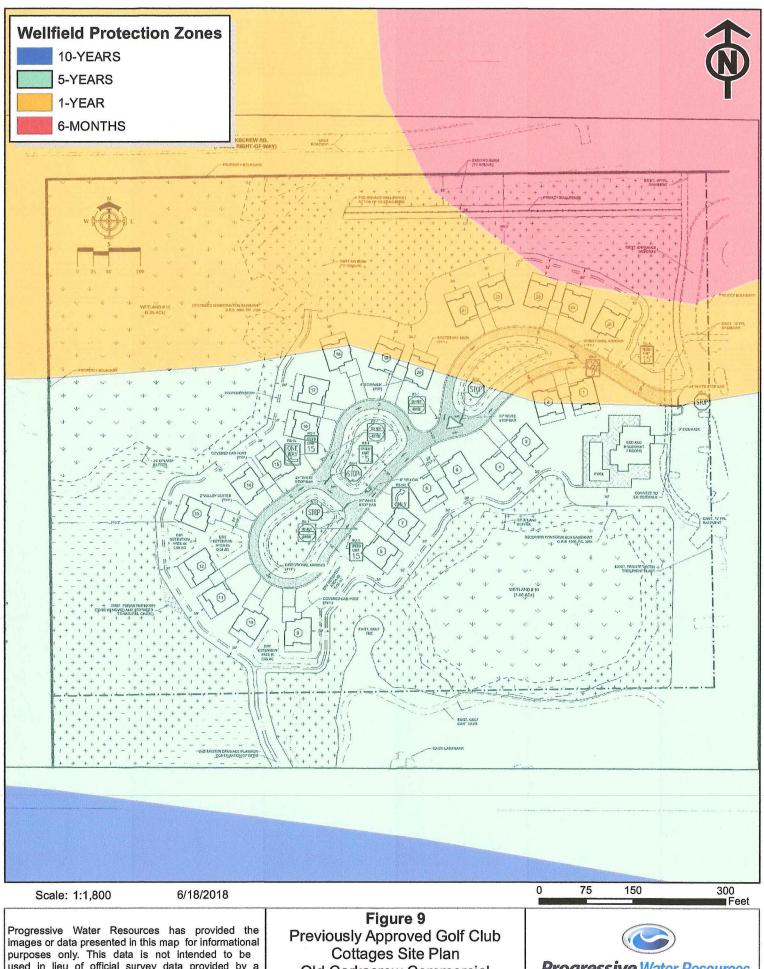
Image: 2017 Google Earth Imagery

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Figure 6
Recent Aerial Photograph Old Corkscrew Commercial Lee County, Florida

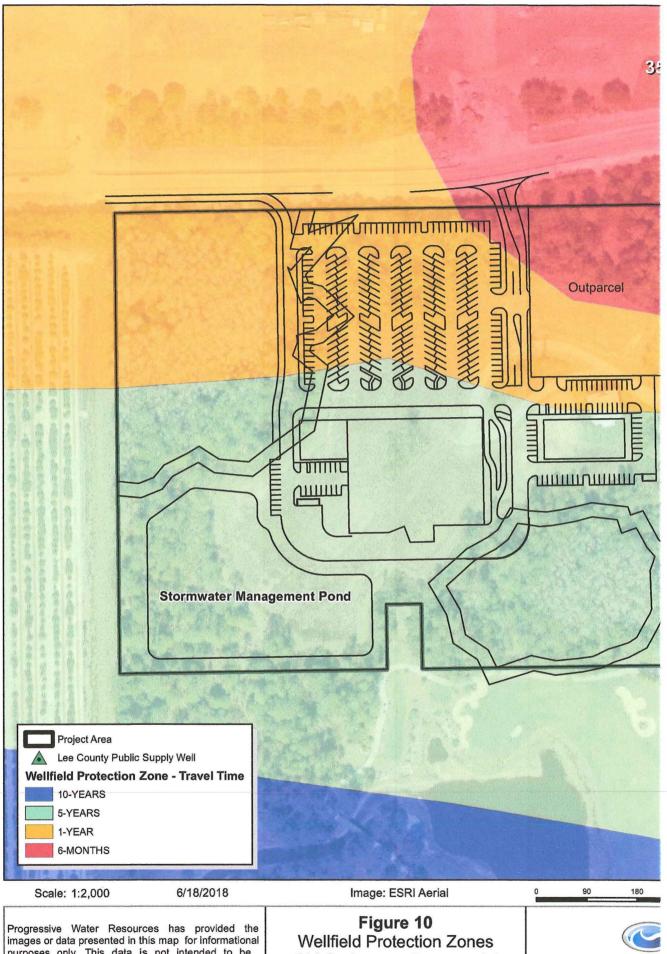






**Old Corkscrew Commercial** Lee County, Florida

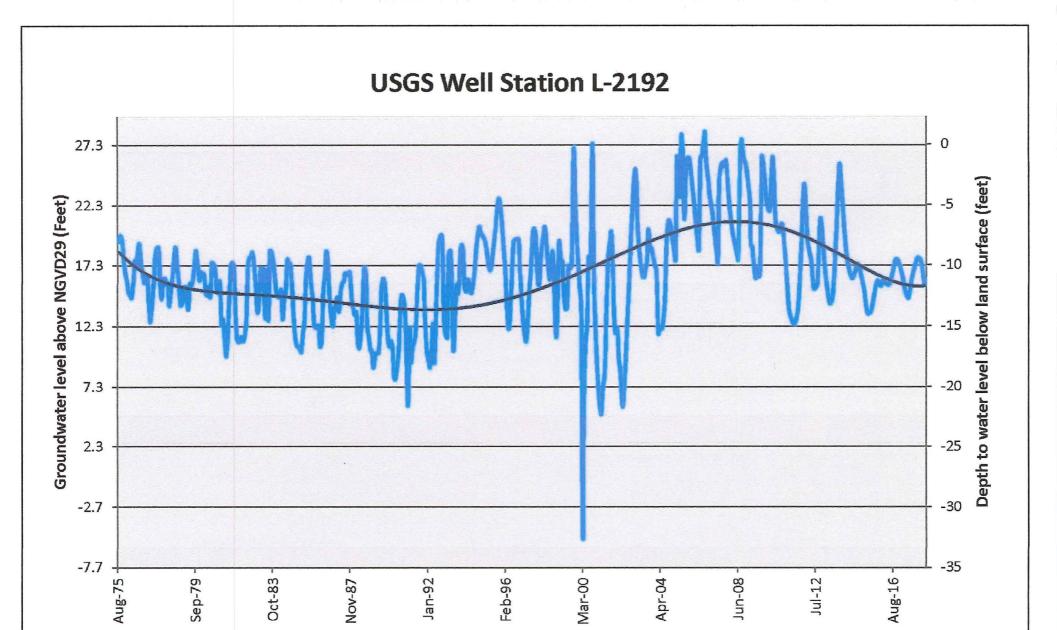




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**Old Corkscrew Commercial** Lee County, FL



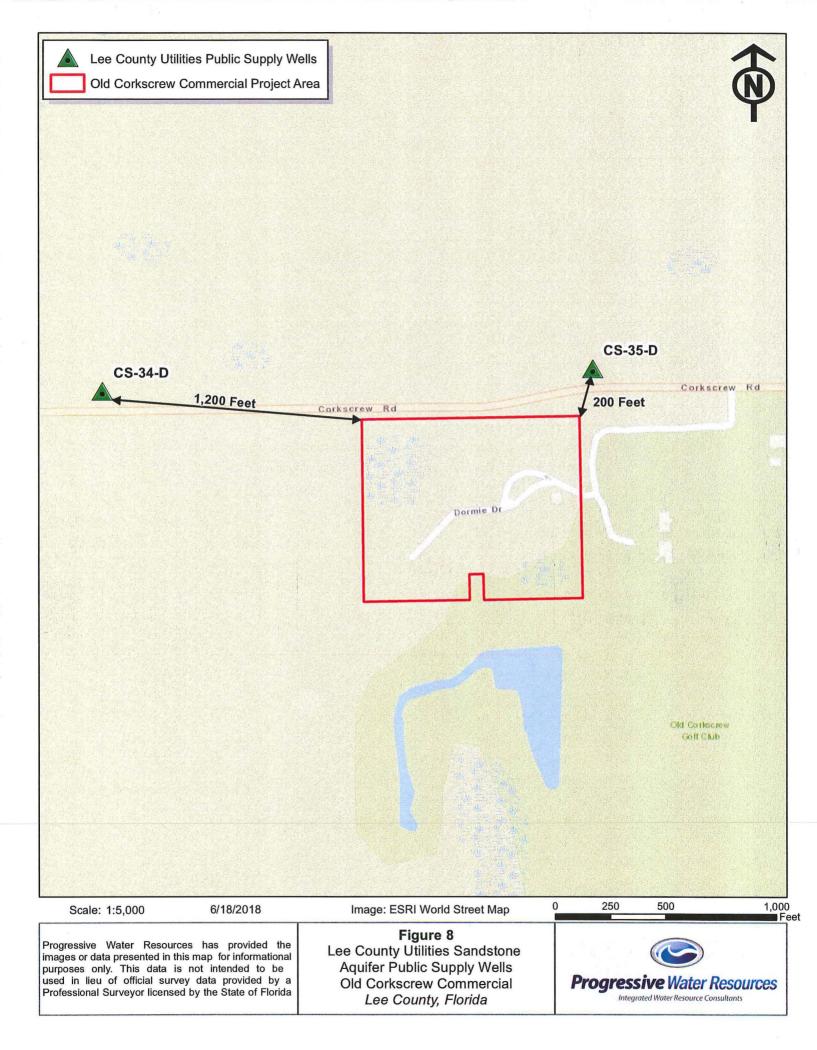


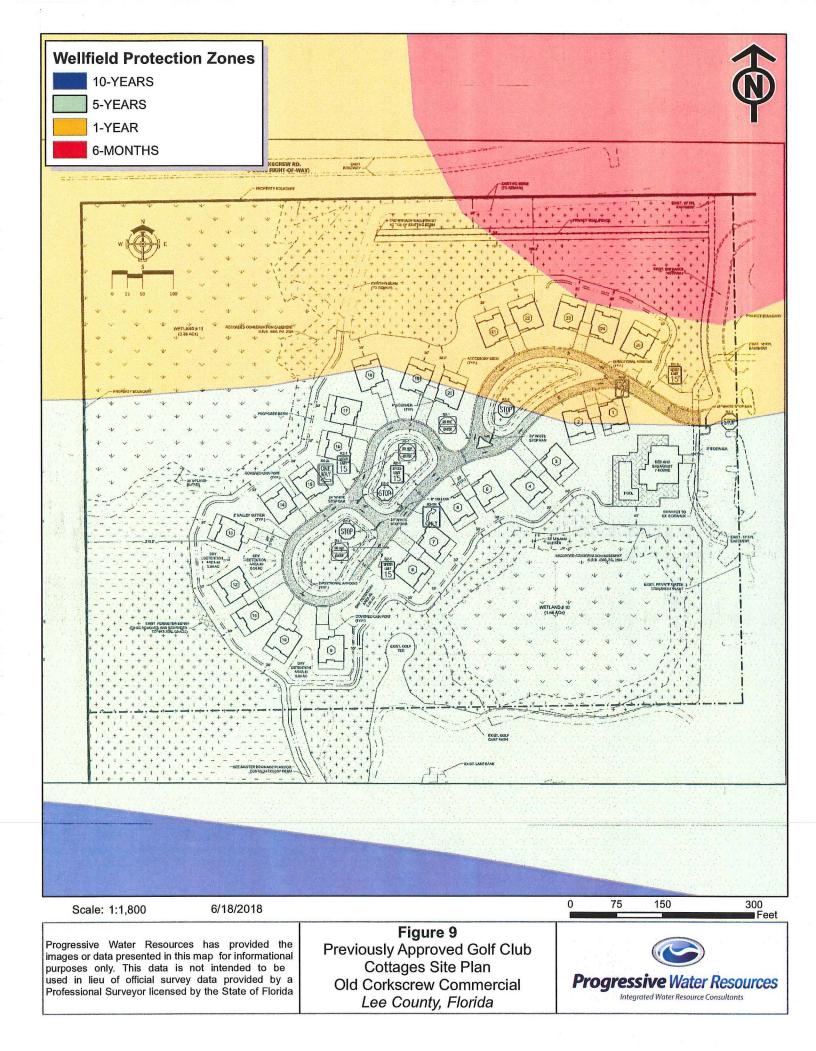
6/18/2018

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Figure 7
Sandstone Aquifer Water Levels
(1975 - Present)
Lee County, Florida







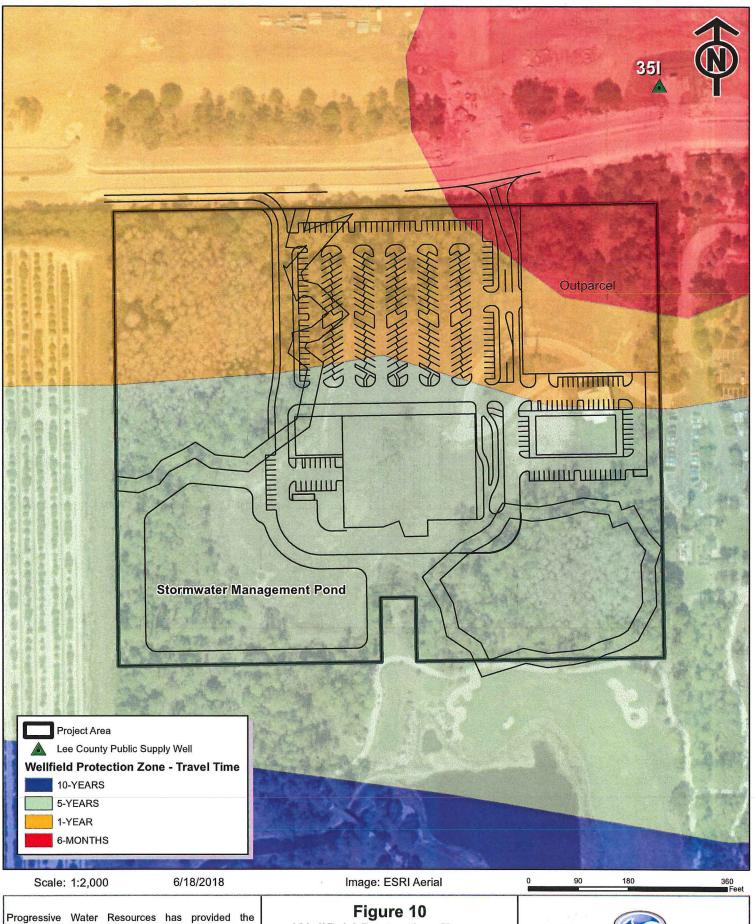


Figure 10
Wellfield Protection Zones
Old Corkscrew Commercial
Lee County, FL



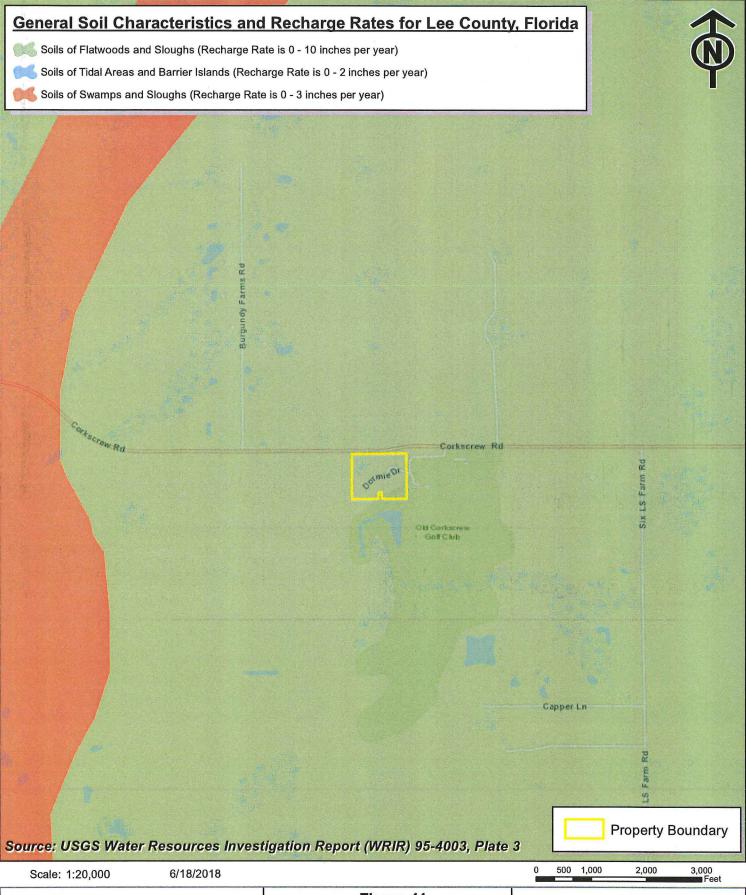
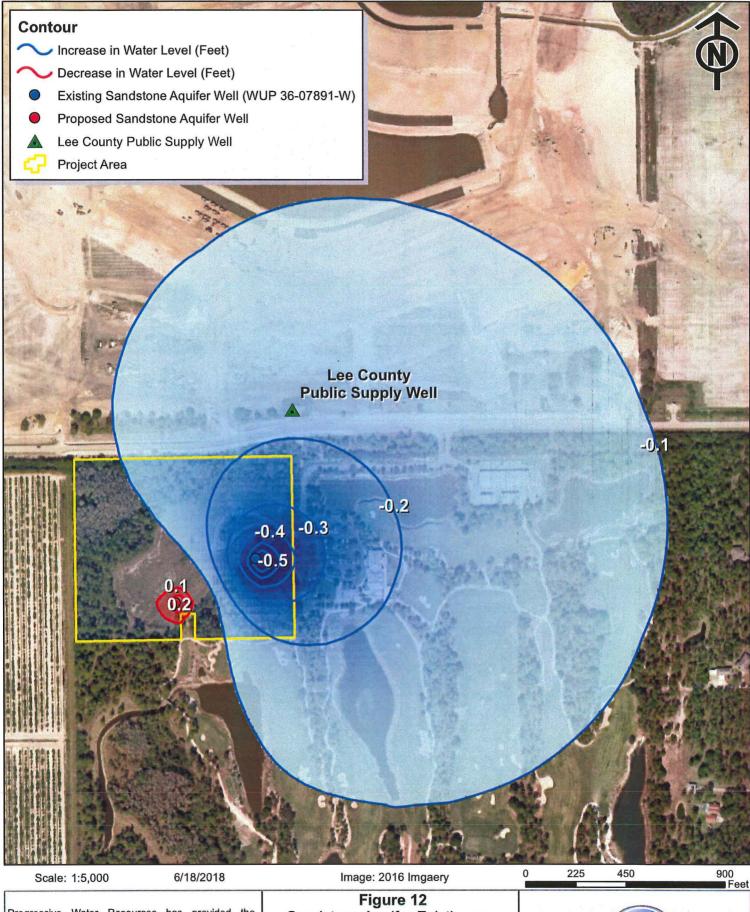


Figure 11
General Soil Characteristics
and Recharge Rates
Old Corkscrew Commercial
Lee County, Florida





Sandstone Aquifer Existing vs.
Proposed Impacts
Old Corkscrew Commercial
Lee County, Florida



## Appendix A Enhanced Lake Management Plan

### Enhanced Lake Management Plan Old Corkscrew Commercial Development Lee County, Florida

June 2018





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### Introduction

The Old Corkscrew Commercial Development demonstrates a substantial net benefit to the water resources within Lee County's Density Reduction/Groundwater Resource (DR/GR) area. In accordance with Lee County's Comprehensive Plan (Lee Plan), proposed developments within the DR/GR must demonstrate the protection, preservation and enhancement of groundwater resources and environmental (wetland) systems. The "Groundwater Resource" term was included in the land use category to emphasize the need to protect the County's shallow aquifers, particularly in regards to existing and future drinking water supplies. Given the subject property's close proximity to Lee County's Corkscrew Wellfield, attentive compliance to the Enhanced Lake Management Plan's (ELMP's) Best Management Practices (BMPs) must be maintained.

As part of the proposed Comprehensive Plan Amendment, the Old Corkscrew Commercial Development proposes the following ELMP to provide additional assurance and performance monitoring to ensure that the requirements of the Lee Plan Policies 2.4.2 and 2.4.3 are realized and the water resources of the DR/GR are safeguarded. Transitioning the existing property from a Residential Development into a Commercial Development results in the implementation of the following Resource Conservation Goals:

### **Resource Conservation Goals**

- The proposed Commercial Development will reduce both annual and maximum month (dry season) irrigation demands by a minimum of 27 percent.
- The proposed Commercial Development will reduce the total irrigated area by a minimum of 27 percent.
- The proposed Commercial Development will reduce the area in which fertilizers, pesticides, herbicides and fungicides can be applied by a minimum of 27 percent.
- The proposed Commercial Development will incorporate the conjunctive use of both surface water (detained stormwater) and groundwater to further reduce groundwater withdrawals.
- The proposed Commercial Development will reduce drawdown impacts to Lee County's public supply system by a reduction in irrigation demands and relocating the irrigation well to a greater distance.
- The proposed Commercial Development will eliminate the potential sanitary hazard posed by the currently authorized septic tanks through a connection to Lee County's wastewater treatment facility.
- The proposed Commercial Development will incorporate detailed water quality testing of the proposed stormwater system pond as outlined in the ELMP.

Collectively, these Resource Conservation Goals represent a much higher standard of water resource and environmental protection as compared to the currently authorized land use. The water resource benefits incorporated into the proposed Old Corkscrew Commercial Development meet and, in many cases exceed, the future land use requirements contemplated by the Lee Plan.

The change in land use, coupled with the management practices contained within the ELMP herein, provides for a high standard of water resource and environmental protection. For ease of use and understanding, the proposed ELMP contains several sections that address key elements, with each of the main ELMP sections in turn having subsections that provide specificity regarding the management actions necessary to safeguard the water resources. Where applicable, BMPs are provided in bold text to highlight specific water resource protection measures.

### **Section 1. Water Resources Best Management Practices**

As the project evolves from predominately a "construction phase" to "partial construction" and then ultimately to a "post-construction" phase, the BMPs must evolve to sustain the water resource protection measures. Construction of the proposed commercial development will occur relatively quickly, however, it is important that proper practices be maintained to safeguard the water resources.

### A. Construction Phase BMPs

During construction of the commercial development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuels/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs) used to power earthmoving equipment, etc. Specific BMPs associated with the construction phase are provided below. The Developer will be responsible for maintaining compliance with all ELMP BMPs and requirements until such time that control of the commercial development is transitioned to the occupying entities.

### **Specific Construction Phase BMPs**

- The site's general contractor shall be responsible for assuring that each contractor or subcontractor
  evaluates the work area before construction is initiated to determine if site conditions may pose
  particular problems for the safe and secure handling of any regulated substances.
- 2. If any regulated substances are stored on the construction site during the construction process, they shall be stored in a location and manner which will minimize any possible risk of release to the environment. There will be no intention to use, handle, produce or store regulated substances in violation of the Lee County Land Development Code Section 14-477 Stormwater Pollution Prevention Plan (SWP3) criteria.
- 3. Each contractor/subcontractor shall familiarize themselves with the manufacturer's safety data sheet supplied with each material containing a regulated substance and shall be familiar with procedures required to contain and clean up any releases of the regulated substance. Any tools or equipment necessary to accomplish the same shall be available in case of an accidental release.
- 4. In the event of a spill of a regulated substance, the contractor/subcontractor will immediately notify the Developer, who will in turn notify the Lee County Division of Natural Resources Director at (239) 533-8109 and the Florida Department of Environmental Protection (FDEP) South District Office at (239) 344-5600. Additional measures, such as those described in the Lake Maintenance Plan (Section 2), may also apply.
- 5. Upon completion of construction, all unused quantities of regulated substances and their containment systems shall be completely removed from the construction site.
- 6. Proper turbidity abatement measures, as required by the South Florida Water Management District (SFWMD), the Florida Stormwater Sedimentation Control Inspector's Manual standards, and the FDEP

National Pollutant Discharge Elimination System (NPDES) permit criteria will be maintained while construction is ongoing or until adequate vegetation or other stabilization measures have been established.

### B. Post-Construction Phase BMPs

After the Lee County Certificate of Compliance or the SFWMD stormwater management system certification is completed, the primary focus of the ELMP will be in maintaining the stormwater management system lake, since all runoff will be routed to this feature for treatment. It is also anticipated that the Developer will establish an entity that will be responsible for the maintenance of all aspects of the stormwater management system including the lake and associated stormwater system conveyance and control components, in perpetuity. At a minimum, the operation and maintenance of the stormwater management system and water quality testing will require compliance with the terms and conditions contained within the ELMP. Additional details on BMPs, including the monitoring of surface water, are provided in the Lake Maintenance Section (Section 3).

### Section 2. Lake Maintenance

### A. General Provisions

Proper lake maintenance is an integral aspect of this ELMP since stormwater runoff is directed to the feature for treatment and attenuation. The proposed stormwater management lake will be excavated into the top of the Water Table Aquifer. As an added protection to underlying groundwater resources, the excavation of the lake will not penetrate underlying clays or limestone, whichever is encountered first. In addition, the groundwater withdrawn from the proposed (new) irrigation well will be constructed into the deeper Intermediate Aquifer System (Sandstone Aquifer) and will be used to replenish the lake proposed for use in the master irrigation system. As shown on **Figure 1**, the stormwater management system lake is proposed for quarterly water quality sampling.

A surface water irrigation pump will "repump" groundwater supplies and detained stormwater (surface water) for the irrigation of the commercial development. The recycling of surface water quantities is expected to further improve water quality on the property and maintain high water quality in the lake. The stormwater lake must be maintained in perpetuity and the following management actions are proposed. Specific post-construction BMPs are also provided.

### B. <u>Nuisance and Exotic Vegetation Control</u>

The controlling entity will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system as defined by the Lee County Land Development Code.

### **Nuisance and Exotic Vegetation Control BMPs**

 The lake must be inspected annually and any prohibited vegetation must be removed by the use of hand-clearing or appropriate chemical treatment. Only aquatic approved compounds may be utilized in the stormwater management system lake. 2. Herbicides and/or algaecides may only be applied by a licensed professional applicator who meets the requirements of Lee County, and in accordance with manufacturer specifications. All applicable local, state and/or federal guidelines and requirements will also be followed.

### C. <u>Littoral Vegetation Preservation</u>

Littoral zone vegetation is required to be installed and maintained. The littoral zone provides habitat for wading birds, fish and aquatic invertebrates. Littoral vegetation also helps stabilize the lake shoreline and prevents erosional problems.

### **Littoral Vegetation Preservation BMPs**

- 1. Littoral plants that die will be replaced in accordance with Lee County Land Development Code requirements. The presence of littoral plants throughout the lake is desirable and may also help to improve the water quality.
- 2. The spread of littoral plants will be encouraged throughout the designated planted littoral area.
- Mechanical trimming, mowing or the use of land-based herbicides on desirable littoral plants is prohibited. Any trimming or removal of vegetation required to promote the survival and viability of littoral vegetation will be performed by hand or by approved aquatic herbicides and methods.

### D. <u>Fertilizer Application</u>

Strict adherence will be maintained with Lee County's Fertilizer Ordinance. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all fertilizers. Additionally, fertilizer content and application rate must be in compliance with Lee County's Fertilizer Ordinance.

### **Fertilizer Application BMPs**

- All professional landscape businesses must register with Lee County prior to performing landscape fertilization services within unincorporated Lee County.
- 2. At least one (1) employee of a firm employed to perform landscape fertilization services must be a Certified Professional Landscaper.
- 3. Proof of completion of a Lee County-approved BMP training program must be provided to the Division of Lee County Natural Resources.
- 4. At least one (1) BMP-trained employee must be on site while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles.

### E. <u>Erosion Protection and Lake Bank Maintenance</u>

Lake banks are generally susceptible to erosion due to overland flow of stormwater runoff, wave action, and the natural seasonal fluctuation of water levels. Accordingly, lake banks are designed to minimize this potential for erosion.

### **Erosion Protection and Lake Bank Maintenance**

- 1. Lake banks will be inspected annually to identify areas of erosion. Once identified, the erosion will be repaired and the source of erosion shall be eliminated, if possible.
- 2. Where excessive erosion occurs, repair of the lake banks and/or enhancement of stabilization measures may be necessary.
- 3. No motorized boats will be allowed within the onsite stormwater management lake.

### F. <u>Pesticide, Herbicide or Fungicide Applications</u>

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and shall meet all applicable local, state and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system.

### Pesticide, Herbicide, Algaecide or Fungicide Application BMPs

- 1. The application of pesticides, herbicides and/or fungicides will only be performed by certified contractors.
- The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into the surface water management system is prohibited. This requirement shall not apply to the use of chemical agents by certified lake management specialists for the control of algae and nuisance vegetation within the stormwater management system lakes. However, application of such agents shall be in compliance with the requirements of Lee County, applied in accordance with the manufacturer specifications, and meet all applicable local, state and/or federal guidelines and requirements.
- 3. Pesticides, fungicides, and herbicides will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer. Broad application of pesticides, fungicides and herbicides as a preventative measure is strongly discouraged.

### Section 3. Corkscrew Wellfield Protection

As shown in **Figure 1**, the entire commercial development is within Lee County's designated Wellfield Protection Zones (travel time areas). To safeguard the County's nearest public supply wells, this ELMP includes detailed water quality monitoring of the stormwater management system lake. The location of the surface water quality monitoring is provided on **Figure 1** and is purposely located on the southern or outfall side of the lake. The added resource protection quantified by the performance monitoring of the stormwater management system lake coupled with Lee County's prediction of 5 years for groundwater to travel to their nearest public supply wells, offers abundant assurance that if some form of degradation of water quality or contamination occurs, that ample time exists to initiate remedial measures and safeguard Lee County's wellfield.

If an unforeseen spill, accidental release of chemicals, or increased concentration of contaminants is detected, remedial measures will be immediately put into place. Such measures could include some or all of the following actions: 1) The implementation of increased water quality testing; 2) Measures to replenish the lake with groundwater for dilution and if necessary withdraw the water from the lake for treatment; 3) The installation of monitoring wells between the stormwater management system lake and Lee County's public supply wells; and 4) If deemed necessary, the construction and operation of groundwater intercept or recovery wells. These remedial actions would be triggered by an accidental spill and or detection of high concentrations, above the Maximum Contaminant levels (MCL) for the compounds listed in **Table 1**.

### **Section 4. Surface Water Quality Monitoring Program**

### A. General Data Quality Objectives

All surface water quality samples will be collected in accordance with Chapter 62-160, Florida Administrative Code (F.A.C.), and the FDEP's Standard Operating Procedures (SOPs) DEP-SOP-001/01 FQ 1000 Field Quality Control Requirements. Surface water quality sampling will be performed quarterly (March, June, September and December).

### B. Surface Water Monitoring Goals

The purpose of the surface water monitoring program is to assure stormwater discharges from the subject property meet all applicable requirements of the SFWMD Environmental Resource Permit (ERP) program authorized pursuant to Part IV of Chapter 373, F.S. and all applicable requirements of Chapter 62-302, F.A.C., Surface Water Quality Standards before discharging surface water from the stormwater management system. Additionally, monitoring of the lake will verify the efficacy of the Resource Conservation Goals and assure the lakes' overall health. Please note that if there is no flow observed from the stormwater management system lake outfall at the time of sample collection, the "no -flow" condition will be noted, and no surface water sample will be taken. Additional surface water quality parameters may be required if the FDEP determines that the sub-watershed or FDEP Water Body Identification (WBID) in which the commercial development is located becomes impaired.

### C. Surface Water Quality Monitoring

Immediately after the operational completion of the proposed stormwater management system, the lake will be sampled quarterly (March, June, September and December). Surface water quality grab samples will be collected per FDEP protocol and analyzed by a NELAC/TNI-certified laboratory. The surface water quality parameters to be tested are summarized in **Table 1**. In addition, **Table 1** also includes the laboratory's Accuracy, Precision and Minimum Method Detection Limit (MDL). Please note that the Practical Quantitation Limit (PQL) for each parameter varies between laboratories, however the PQL typically equates to 4 times the MDL.

Quarterly surface water quality monitoring shall be continued for a minimum of five (5) years after operational completion of the stormwater management system. After five (5) consecutive years of testing, a request for discontinuation or reduction in the monitoring requirements will be proposed to the Lee County

Natural Resources Department if it can be demonstrated that surface water quality is being maintained within applicable State standards.

### Section 5. Water Quality Data Reporting and Analysis

Surface and groundwater data will be submitted to Lee County Natural Resources Department staff in an approved electronic format within 30 days of receiving the water quality results from the contract laboratory. The submittal will include all field notes, field and laboratory water quality data results and all previously collected water quality data, i.e. the period of record. The submittals will also include a brief narrative on the most recent sample collection, sample chain of custody, descriptions of any re-testing of erroneous values, and any water quality exceedances.

By March 1 of each year, a Water Quality Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff that summarizes the surface water testing results for the commercial development. The results will include a summary table that lists all the field and laboratory parameters for the monitoring locations. Laboratory parameter concentrations that fall below the Practical Quantitation Limit (PQL) for that parameter will be reported with no value; however, a value qualifier of "I" (between the MDL and PQL) or "U" (below the MDL) will be included in the summary table.

All water quality data for the analytes listed in **Table 1** that are detected in concentrations above the laboratory PQL will be reviewed, graphed and statistically analyzed for trends and exceedances above two (2) standard deviations of the mean of all values. Any reported concentrations above the Maximum Contamination Level (MCL) will be clearly identified as well as remedial actions that were used to timely reduce that particular analyte's concentration. Details regarding remedial actions are provided in the Remedial Actions section (Section 6) of this ELMP.

### Section 6. Remedial Actions

In the unforeseen event that any significant surface and/or groundwater impacts (as defined below) are identified as a result of a hydrocarbon spill or pesticide/herbicide application at the property, the Developer or designee of the HOA and/or CDD will notify the Director of the Natural Resources Division within no more than 12 hours (or next business day). If a spill or release "presents an immediate threat to human health and/or the environment" the FDEP Office of Emergency Response ("OER") will be contacted within 24 hours. Guidance outlining the definition of a release as well as reporting procedures is presented in the OER web page located at:

http://www.dep.state.fl.us/per/reportable incident.htm.

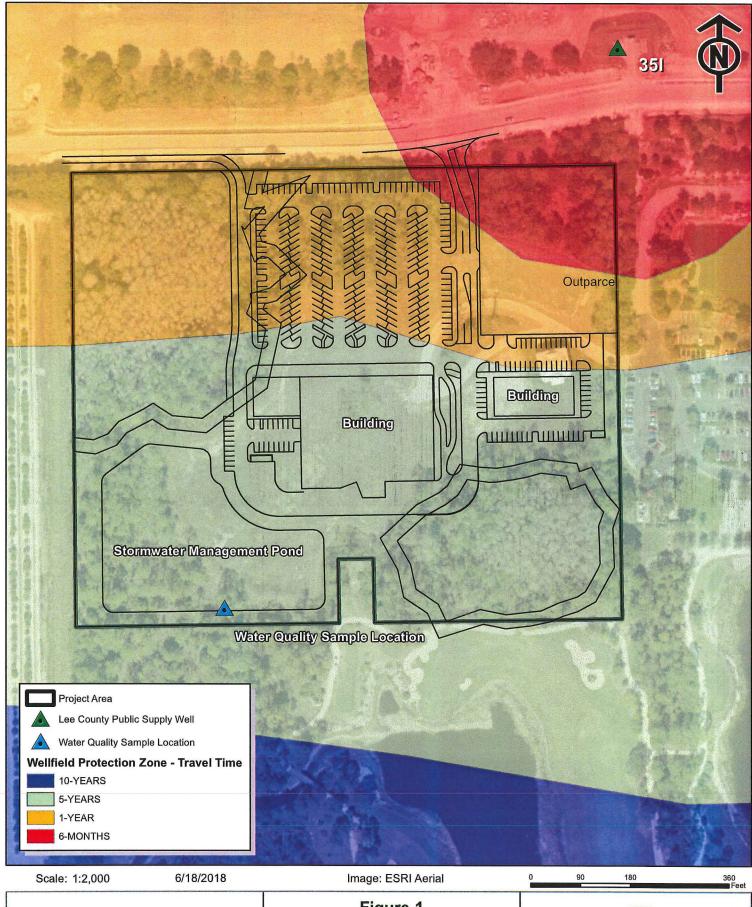
The Developer or their successor(s) will coordinate contamination assessment and remediation efforts with Lee County and will comply with applicable local, state and federal permitting requirements. The initial phase of the remediation plan will consider the actions outlined in Section 3 (Corkscrew Wellfield Protection) and may consist of additional temporary monitoring wells installed for short-term temporal monitoring of potential subsurface impacts and to evaluate the horizontal and vertical distribution of the impacted area. Based on the findings of the initial phase, if necessary, a comprehensive assessment may be required.

### **Section 7. In Conclusion**

The information and technical requirements in this ELMP are provided to assist with the understanding of the importance of a well-maintained and fully-functioning stormwater management system. The stormwater management system lake is not only required by state law, but can be a source of beauty while maintaining the value and integrity of the water resources.

**Table 1**Surface Water Quality Analytes and Schedule for Sampling

Field Parameters						
Parameter	Units	Precision (%RPD)	Accuracy (%Recovery)	MDL	Sampling Frequency	
Depth of Water	Feet	0.01	NA	NA	Quarterly	
Dissolved Oxygen	mg/L	FT 1000-1	FT 1000-1	NA	Quarterly	
рН	SU	FT 1000-1	FT 1000-1	NA	Quarterly	
Temperature	Deg C	FT 1000-1	FT 1000-1	NA	Quarterly	
Specific Conductivity	μS/cm	FT 1000-1	FT 1000-1	NA	Quarterly	
Laboratory Parameters (Nutrients)						
Total Nitrogen	mg/L	CALC	CALC	CALC	Quarterly	
Nitrite + Nitrate	mg/L	5	90-110	0.004	Quarterly	
Ammonium	mg/L	CALC	CALC	CALC	Quarterly	
Ammonia	mg/L	17	90-110	0.008	Quarterly	
Total Kjeldahl Nitrogen	mg/L	11	90-110	0.05	Quarterly	
Total Phosphorus	mg/L	10	90-110	0.008	Quarterly	
Chlorophyll-a	mg/L	20	93-108	0.25	Quarterly	
Ortho-phosphate	mg/L	10	88-118	0.002	Quarterly	



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### Figure 1 Wellfield Protection Zones Old Corkscrew Commercial Lee County, FL



## Appendix B Water Use Permit No. 36-07891-W

### **CON 24-06**

Application No.: 120813-13
General Permit No.: 36-07891-W

November 21, 2012

COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C 23190 FASHION DRIVE, SUITE 205 ESTERO. FL 33928

### **Dear Permittee:**

SUBJECT:

General Water Use Permit No.: 36-07891-W

Project: OLD CORKSCREW PLANTATION GOLF CLUB COTTAGES

Location: LEE COUNTY, S25/T46S/R26E

Permittee: COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C

This letter is to notify you of the District's agency action concerning your Notice of Intent to Use Water. This action is taken pursuant to Chapter 40E-20, Florida Administrative Code (F.A.C.). Based on the information provided, District rules have been adhered to and a General Water Use Permit is in effect for this project subject to:

- 1. Not receiving a filed request for Chapter 120, Florida Statutes, administrative hearing and
- 2. The attached Limiting Conditions.

The purpose of this application is to obtain a Water Use Permit for landscape irrigation of 4.67 acres of turf using a sprinkler irrigation system. Withdrawals are from the Sandstone aquifer via one proposed withdrawal facility. Prior to drilling the proposed well, it will be necessary to obtain a well construction permit from Lee County.



COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C

November 21, 2012

Page 2

Date Of Issuance: November 21, 2012 **Expiration Date:** November 21, 2032 Water Use Classification: Landscape

**Total Serviced Acreage:** 

4.67

(4.67 acres of turf)

**Water Use Permit Status:** 

Proposed

Environmental Resource Permit Status: Modification To Permit 36-04032-P, Proposed

Concurrently With Application No. 110222-8.

**Right Of Way Permit Status:** 

Not Applicable.

**Ground Water From:** 

Sandstone Aquifer

**Permitted Allocation(s):** 

**Annual Allocation:** 

6,090,400 Gallons

**Maximum Monthly Allocation:** 

766,400 Gallons

### **Proposed Withdrawal Facilities - Ground Water**

Source: Sandstone Aquifer

1 - 6" X 300' X 150 GPM Well Cased To 210 Feet

**Rated Capacity** 

Source(s)	Status Code	GPM	MGD	MGM	MGY
Sandstone Aquifer	Р	150	0.22	6.6	79
Totals:		150	0.22	6.6	79

Application Number: 120813-13 COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C November 21, 2012 Page 3

Should you object to the Limiting Conditions, please refer to the attached Notice of Rights which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have questions concerning this matter. If we do not hear from you prior to the time frame specified in the Notice of Rights, we will assume that you concur with the District's recommendations.

### **Certificate Of Service**

I HEREBY CERTIFY that a Notice of Rights has been mailed to the addressee not later than 5:00 p.m. this 21st day of November, 2012, in accordance with Section 120.60(3), Florida Statutes.

Sincerely

Science Supervisor Water Use Bureau

DJH /bc

**Enclosure** 

c: Lee County Engineer Lee County HRS Schlumberger Water Services U S A Inc. Application Number: 120813-13 COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C November 21, 2012 Page 4

### **Limiting Conditions**

- 1. This permit shall expire on November 21, 2032.
- 2. Application for a permit modification may be made at any time.
- 3. Water use classification:

Landscape Irrigation

4. Source classification is:

Ground Water from: Sandstone Aquifer

5. Total annual allocation is 6.0904 MG.

Total maximum monthly allocation is .7664 MG.

These allocations represent the amount of water required to meet the water demands as a result of rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1 in 10 year drought event. If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

- (a) All other conditions of the permit are met; and
- (b) The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C

November 21, 2012

Page 5

### **Limiting Conditions**

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

This Permit is issued to:

Cottages at Old Corkscrew Golf Club, LLC 23190 Fashion Drive, Suite 205 Estero, FL 33928

7. Withdrawal Facilities:

Ground Water - Proposed:

- 1 6" X 300' X 150 GPM Well Cased To 210 Feet
- 8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

- (1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or
- (2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C

November 21, 2012

Page 6

### **Limiting Conditions**

- 9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:
  - (1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)
  - (2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or
  - (3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.
- 10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:
  - (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface.
  - (2) Reduction in water levels that harm the hydroperiod of wetlands,
  - (3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,
  - (4) Harmful movement of contaminants in violation of state water quality standards, or
  - (5) Harm to the natural system including damage to habitat for rare or endangered species.
- 11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.
- 12. Authorized representatives of the District, with advance notice to the permittee, shall be permitted to enter, inspect, and observe the permitted system to determine compliance with permit conditions.

COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C

November 21, 2012

Page 7

### **Limiting Conditions**

- 13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
- 14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
- 15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: SFWMD, Regulatory Support Division, MSC 9611, P.O. Box 24680, West Palm Beach, FL 33416-4680.
- 16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
- 17. The permittee shall comply with Mandatory Year-Round Landscape Irrigation Conservation Measures, as established by Chapter 40E-24, F.A.C. The Permittee is advised that this Permit does not relieve the Permittee of complying with all county or municipal ordinances concerning lawn and landscape irrigation.
- 18. The Permittee shall submit to the District an updated Well Description Table (Table A) within one month of completion of the proposed wells identifying the actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters.
- 19. Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapter 40E-3, Florida Administrative Code.

Application Number: 120813-13
COTTAGES AT OLD CORKSCREW GOLF CLUB, L L C
November 21, 2012
Page 8

bc:Brad D. Cook, P.G.

S. Korf

T. Schwetje - WU Compliance

### **ADDRESSES**

Lee County Engineer Attn: Peter Eckenrode P.O. Box 398 Fort Myers, FL 33902-0398 eckenrpj@leegov.com

Lee County HRS Attn: Charles J. Walther, P.E. Director, Env.Engineering Div. 60 Danley Drive #1 Ft. Myers, FL 33907

Schlumberger Water Services U S A Inc. Attn: David L. Hoffman, P.G. 1567 Hayley Lane, Suite 202 Fort Myers, FL 33907 dhoffman2@slb.com

### **NOTICE OF RIGHTS**

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

### **Filing Instructions**

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. Delivery of a
  petition to the SFWMD's security desk does <u>not</u> constitute filing. To ensure proper filing, it
  will be necessary to request the SFWMD's security officer to contact the Clerk's office. An
  employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Rev. 07/01/2009

### Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
- 2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
- 3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
- 4. A statement of when and how the petitioner received notice of the SFWMD's decision.
- 5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
- 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
- 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
- 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

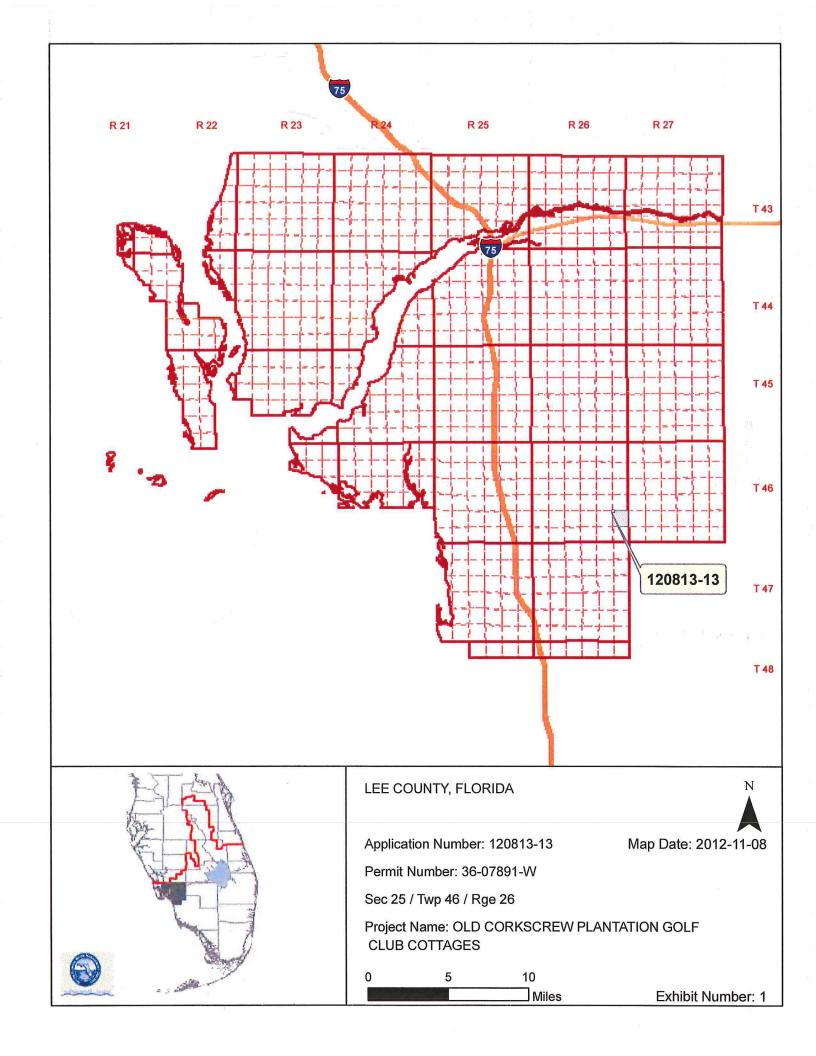
If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

### Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.







### LEE COUNTY, FLORIDA

Legend



Map Date: 2012-11-08

Application Number: 120813-13

Permit Number: 36-07891-W

Sec 25 / Twp 46 / Rge 26

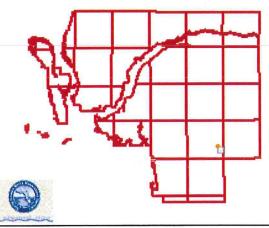
Project Name: OLD CORKSCREW PLANTATION GOLF

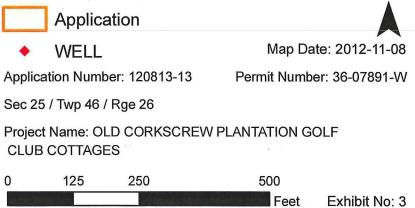
**CLUB COTTAGES** 

0.5

Miles Exhibit Number: 2







### TABLE - A Description Of Wells.

Application Number:	12	20	81	13	-1	3	
---------------------	----	----	----	----	----	---	--

Well ID Name	263772 PW-1	
Map Designator	PW-1	
FLUWID Number		
Well Field		
Existing/Proposed	Р	•
Well Diameter(Inches)	6	
Total Depth(feet)	300	
Cased Depth(feet)	210	
Facility Elev. (ft. NGVD)	23	
Screened Interval From		
То		
Pumped Or Flowing	P	ĺ
Pump Type	Submersible	
Pump Int. Elev. Feet (NGVD)	-127	
Feet (BLS)	150	
Pump Capacity(GPM)	150	
Year Drilled		
Planar Location		
Source	REVIEWER	
Feet East	435834	
Feet North	769359	
Accounting Method	None	
Use Status	Primary	
Water Use Type	Irrigation	
	Sandstone Aquifer	

Aquifer

### **Calculations Of Irrigation Requirements**

**APPLICATION NUMBER: 120813-13** 

RAINFALL STATION: Immokalee CROP: Turf IRRIGATION SYSTEM: Sprinkler SOIL TYPE: 0.8

PARCEL ACREAGE: 4.67 PARCEL NAME: OLD CORKSCREW

LAND USE: Landscape IRR. MULTIPLIER: 1.3

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC TOTAL 1.51 **MEAN RAINFALL** 2.14 2.26 3.09 2.23 4.23 8.61 7.48 7.35 6.71 2 90 50 46 1 95 **EVAPOTRANSPIRATION** 1.86 2.16 3.68 4.91 6.57 7.34 7.75 7.46 2.81 2.17 58.62 7.07 4.84 4.08 3.95 0.96 0.73 AVG. EFFECTIVE RAIN 2.34 4.49 3.58 26.42 0.99 1.05 1.51 1.21 1.53 DROUGHT RAINFALI 0.81 0.86 1.24 0.99 1.92 3.68 3.35 3.24 2.94 1.25 0.79 0.60 21.67 **AVERAGE IRRIGATION** 0.87 1.11 2.17 3.70 4.23 2.85 3.67 3.51 3.49 3.31 1.85 1.44 32.20 **DROUGHT IRRIGATION** 1.05 1.30 2.44 3.92 4.65 3.66 4.40 4.22 4.13 3.59 2.02 1.57 36.95

ANNUAL SUPPLEMENTAL CROP REQUIREMENT: 36.95 INCHES

**ANNUAL SUPPLEMENTAL CROP WATER USE:** 

36.95 IN X 4.67 AC X 1.3 X 0.02715 MG/AC-IN = 6.09MG

MAXIMUM MONTHLY SUPPLEMENTAL CROP REQUIREMENT: 4.65 INCHES

MAXIMUM MONTHLY SUPPLEMENTAL CROP WATER USE:

4.65 IN X 4.67 AC X 1.3 X 0.02715 MG/AC-IN =  $0.77 \,\text{MG}$ 

TOTAL ANNUAL DEMAND: 6.09 MG

TOTAL MAXIMUM MONTHLY DEMAND: 0.77 MG

### **Requirement by Limiting Condition Report**

**App No:** 120813-13 **Permit No:** 36-07891-W

**Project Name:** OLD CORKSCREW PLANTATION GOLF CLUB COTTAGES

Limiting Condition No: 18

Limiting Condition Code: WUWC004-1

**Facility Name** 

Requirement Name

Col Freq

Sub Freq

**Due Date** 

WELL - PW-1

Table A for Well PW-1

One time Only

One time Only

01-JUL-2013

Exhibit No: 6

# Appendix C Environmental Resource Permit No. 36-04032-P-02



### SOUTH FLORIDA WATER MANAGEMENT DISTRICT **ENVIRONMENTAL RESOURCE** STANDARD PERMIT NO. 36-04032-P-02

DATE ISSUED:December 10, 2012

08/95

PERMITTEE: OLD CORKSCREW PLANTATION GOLF CLUB L

LC

26811 SOUTH BAY DRIVE STE 350 BONITA SPRINGS, FL 34134

COTTAGES AT OLD CORKSCREW GOLF

CLUB L L C

26811 SOUTH BAY DRIVE STE 350 BONITA SPRINGS, FL 34134

PROJECT DESCRIPTION: This application is a request for an Environmental Resource Permit Modification to

authorize construction and operation of a surface water management system to serve 13.30 acres, part of the 18.39 acre residential development known as The Cottages at Old Corkscrew Plantation Golf Club with discharge into an existing farm

ditch via offsite uplands.

PROJECT LOCATION:

LEE COUNTY,

**SEC 25 TWP 46S RGE 26E** 

PERMIT **DURATION:**  See Special Condition No:1. Pursuant to Rule 40E-4.321, Florida Administrative

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 110222-8, dated February 22, 2011. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

- 1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
- 2. the attached 19 General Conditions (See Pages: 2-4 of 6),
- 3. the attached 19 Special Conditions (See Pages: 5 - 6 of 6) and
- 4. the attached 3 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 10th day of December, 2012, in accordance with Section 120.60(3), Ftg Statutes.

BY:

ardo A. Valera, P.E.

dministrator

Lower West Coast Service Center

Page 1 of 6

### **NOTICE OF RIGHTS**

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

### **Filing Instructions**

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

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  will be necessary to request the SFWMD's security officer to contact the Clerk's office. An
  employee of the SFWMD's Clerk's office will receive and file the petition.
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Rev. 07/01/2009

### Initiation of an Administrative Hearing

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- 1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
- 2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
- 3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
- 4. A statement of when and how the petitioner received notice of the SFWMD's decision.
- 5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
- 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
- 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
- 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

### Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Application No.: 110222-8

Page 2 of 6

### **GENERAL CONDITIONS**

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.

- 2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
- 3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
- 4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
- 5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
- 6. Within 30 days after completion of construction of the permitted activity, the permitee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
- 7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to

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### **GENERAL CONDITIONS**

be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

- 8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
- 9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
- 10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
- 11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
- 12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
- The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
- 14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities

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### **GENERAL CONDITIONS**

which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

- 15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
- 16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
- 17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
- 18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
- 19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

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### **SPECIAL CONDITIONS**

- 1. The construction phase of this permit shall expire on December 10, 2017
- Operation of the surface water management system shall be the responsibility of COTTAGES AT OLD CORKSCREW GOLF CLUB L C as shown on Exhibit 2.3.
- 3. Discharge Facilities:

Structure: CS-01

1-3" dia. CIRCULAR ORIFICE with invert at elev. 20.8' NAVD 88.

180 LF of 23" wide X 14" high ELLIPTICAL REINFORCED CONCRETE culvert.

1-3' W X 4.5' L drop inlet with crest at elev. 22.5' NAVD 88.

Receiving body: Onsite swale. Control elev: 20.8 feet NAVD 88.

Structure: CS-02

1-10' WIDE BROAD CRESTED weir with crest at elev. 21.9' NAVD 88.

Receiving body: Upland preserve. Control elev: 20.8 feet NAVD 88.

Structure: CS-03

1-X 22.5 deg. V-NOTCH with invert at elev. 20.8' NAVD 88. 4 LF of 24" dia. REINFORCED CONCRETE PIPE culvert. 1-3' W X 4.5' L drop inlet with crest at elev. 24' NAVD 88.

Receiving body: Offsite upland. Control elev: 20.8 feet NAVD 88.

- The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
- 5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
- 6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
- 7. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
- 8. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
- 9. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
- This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will

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### **SPECIAL CONDITIONS**

require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

- 11. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
- 12. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
- 13. Minimum building floor elevation: BASIN: Site 24.90 feet NAVD 88.
- 14. Minimum parking lot elevation: Basin: Site 22.90 feet NAVD 88.
- 15. Minimum road crown elevation: Basin: Site 23.30 feet NAVD 88.
- The permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan (Exhibit No. 2.1) and on the applicable approved construction drawings for the duration of the project's construction activities.
- 17. The Urban Stormwater Management Plan shall be implemented in accordance with Exhibit No. 2.2.
- The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 36-04032-P unless otherwise specified herein.
- 19. A maintenance program shall be implemented in accordance with Application No. 001219-7 for the 6.15 acres of wetlands and associated upland buffers on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation area is maintained free from Category 1 and Category 2 exotic vegetation (as defined by the Florida Exotic Pest Plant Council) immediately following a maintenance activity. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.

Last Date For Agency Action: December 21, 2012

### STANDARD ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

**Project Name:** 

Old Corkscrew Plantation Golf Club Cottages

Permit No.:

36-04032-P-02

Application No.: 110222-8

Associated File: 120914-10 WU

Concurrent 120813-13 WU Concurrent

110307-15 WU

Concurrent

**Application Type:** Environmental Resource (General Permit Modification)

Location:

Lee County, S25/T46S/R26E

Permittee:

Old Corkscrew Plantation Golf Club L L C

Cottages At Old Corkscrew Golf Club L L C

Operating Entity: Cottages At Old Corkscrew Golf Club L L C

Project Area: 18.39 acres

Project Land Use: Residential

Drainage Basin:

**ESTERO BAY** 

Sub Basin: Imperial River

Receiving Body: Existing farm ditch

Class: CLASS III

Special Drainage District: NA

**Conservation Easement To District:** 

No

Sovereign Submerged Lands: No

### PROJECT PURPOSE:

This application is a request for an Environmental Resource Permit Modification to authorize construction and operation of a surface water management system to serve 13.30 acres, part of the 18.39 acre residential development known as The Cottages at Old Corkscrew Plantation Golf Club with discharge into an existing farm ditch via offsite uplands.

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### **PROJECT EVALUATION:**

### PROJECT SITE DESCRIPTION:

The 18.39-acre site is located approximately 2 miles east of Alico Road on the south side of Corkscrew Road. There are two owners associated with the 18.39 acres. The Cottages at Old Corkscrew Golf Club owns approximately 13.30 acres and the Old Corkscrew Golf Club owns the remaining 5.09 acres. A location map is attached as Exhibit 1.0.

The project site is currently an undeveloped combination of upland and wetlands located northwest of the existing Old Corkscrew Golf Course property. The project site contains a total of approximately 5.01 acres of wetlands and 13.38 acres of uplands. The wetlands are comprised of cypress, cypress/pine/cabbage palm, and hydric pine habitats each with varying levels of exotic coverage. The uplands are predominately comprised of disturbed pine flatwoods. A FLUCCS Map is attached as Exhibit 3.0.

The on-site wetlands will be preserved as required under the original environmental resource permit.

### PROJECT BACKGROUND:

The project site is part of the originally 205.9 acre golf course development known as of the Old Corkscrew Plantation Golf Club that was permitted in July 2001 under Permit No. 36-04032-P, Application No. 001219-7. The permit authorized the construction of an 18-hole golf course and a surface water management system that was divided into two basins, 1 and 2. The 18.39 acre project site involved in this application is located in Basin 1 with a permitted control elevation of 24.0 ft. National Geodetic Vertical Datum of 1929 (NGVD) or 22.82' North American Vertical Datum of 1988 (NAVD).

### PROPOSED PROJECT:

The applicant proposes the construction of 25 fractional-ownership cottages and a 7-unit bed and breakfast with associated amenities. The site plans include the construction of internal roadways, utilities, and a stand-alone surface water management system to support the proposed development. The applicant proposes a revised control elevation of 20.8 ft-NAVD for the project based on the seasonal water table elevations of the adjacent Wetlands 10 and 11 which are contained in conservation easements as part of development of the Old Corkscrew Golf Course. The revised control elevation for this project will have no impact to the existing golf course SWMS because there is no hydraulic connection between the proposed development and the existing golf course surface water management system constructed for Basin1.

The submitted Basin Boundary Map includes three sub-basins, 1, 2 and 3 (see Exhibit 1.1). Stormwater runoff from sub-basin 1 will be conveyed into dry detention areas via rear yard swales, two interconnected dry detention ponds, and swales along the proposed roadway that connect to two interconnected indigenous areas that are considered open space. Sub-basins 1 and 2 will discharge into sub-basin 3 and then discharge offsite. The proposed dry detention SWMS will provide the required water quality for sub-basin 1. Sub-basins 2 and 3 will provide attenuation for this project. Site plan and details are attached as Exhibit 2.0. No adverse water quality or quantity effects are anticipated.

### LAND USE:

The areas referred as OTHER will provide attenuation for this project. It includes 1.66 acres of Wetland #10, 0.94 acres of Upland Preserve #2, and 0.56 acres of Upland Preserve #3.

The land use category of NATURAL AREAS are located outside the proposed perimeter berm and

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### LAND USE:

includes 3.35 acres of Wetland #11 and 3.63 acres of upland preserved

### Construction

### Project:

### **Total Project**

Building Coverage	1.49	acres
Dry Detention Bottom	.31	acres
Natural Areas	6.98	acres
Other	4.13	acres
Pavement	.98	acres
Pervious	4.50	acres
Total	10 30	

### Total:

### 18.39

### **WATER QUANTITY:**

### Discharge Rate:

The project has been designed to provide attenuation under post development conditions. The anticipated project total post-development peak discharge during the 25 year, 3 day storm event of 0.48 cfs has been determined to be less than the pre-development discharge rate of 0.52 cfs. No adverse discharge effects are anticipated as a result of this project.

Discharge Storm Frequency: 25 YEAR-3 DAY

Design Rainfall: 10.2 inches

Basin	Allow Disch	Method Of	Peak Disch	Peak Stage
	(cfs)	Determination	(cfs)	( ft, NAVD 88)
Site	.52	Conveyance Limitation	.48	23.9

### **Finished Floors:**

As shown in the following table and the attached exhibits, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Building Storm Frequency: 100 YEAR-3 DAY

Design Rainfall: 12.2 inches

Basin	Peak Stage	Proposed Min. Finished Floors	FEMA Elevation
	( ft, NAVD 88)	( ft, NAVD 88)	( ft, NAVD 88)
Site	24.9	24.9	N/A

### Road Design:

As shown in the following table and the attached exhibits, minimum road center lines have been set at or above the calculated design storm flood elevation.

Road Storm Frequency: 5 YEAR-1 DAY

Design Rainfall: 5.3 inches

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Basin			k Stage IAVD 88)		sed Min. ft, NAVD	Road Cro 88)	wn			
Site		22.9		23	3.3					<del></del>
Parking Lot De	sign :									
As shown in the at or above the					minimum	parking lot	elevatio	ns have	been se	<b>t</b> .
Parking Lot Sto	rm Frequ	ency : 5 \	/EAR-1 D	AY		Design	Rainfall	:5.3 ind	ches	
Basin				Peak Stage (ft, NAVD 88)	)		sed Min. ( ft, NAV		g Elev.	
Site				22.9			22	.9		- , A
Control Elevati	on :									
Basin			rea cres) (	Ctrl Elev ft, NAVD 88)		Γ Ctrl Elev NAVD 88)		thod Ottermina	-	
Site		1:	3.30	20.8	20	).80 V	Vet Seas	on Wat	ter Table	_
Receiving Bod	y :									
Basin			Str.#	Receiv	ing Body					· -
Site			CS-01							
Site Site			CS-02 CS-03	,	preserve					
Discharge Str	ructures	: Note: 1			•	s of structu	ıres are	( ft, N/	AVD 88)	1 -
Bleeders:		_						( ,	,	
Basin	Str#	Count	Ту	pe V	Vidth	Height	Lengt	h Dia.	Invert Angle	Invert Elev.
Site	CS-03	1	V-No	otch		.6'			22.5 deg.	20.8
Culverts:				_	_				1	
Basin Site		Str# CS-03	Count 1	T Reinforced	ype Concrete	Pine	Width		Length 4'	Dia 24"
		00-00	•	remoreca	Oonoroto	i ipo			7	27
Inlets: Basin		Str#	Count	Ty	ре	Wid	dth Ler	gth Di	a. C	rest Elev.
Site	*****	CS-03	1	Fdot Mod E	Drop Inle	et 3	s' 4.	5'		24
SWM(Internal	) Structi				•				ft, NAVD	
Bleeders:			-					`	,	,
Basin	Str#	Count			Vidth	Height	Lengt	h Dia.	invert Angle	Invert Elev.
Site	CS-01	1	Circula	r Orifice				3"		20.8
Culverts:										
Basin		Str#	Count		Гуре				Length	Dia.
Site		CS-01	1	Elliptical Rein	nforced Co	oncrete	23"	14"	180'	

### SWM(Internal) Structures:

Inlets: Basin		Str#	Count	Тур	е	Width	Length D	Dia. Crest Ele	ev.
Site		CS-01	1	Fdot Mod E	Drop Inlet	3'	4.5'	22.5	****
Weirs: Basin	Str#	Count	t	Туре	Width He	eight Leng	jth Dia	. Elev.	
Site	CS-02	1	Bro	oad Crested	10'	- Made and Association and Ass		21.9 (crest	t)

### **WATER QUALITY:**

As shown in the table below, the proposed dry detention surface water management system provides the required water quality treatment volume for this development based on one-inch over the controlled basin area and an additional fifty percent above the treatment volume required per Section 5.2 of Volume IV - Basis of Review to provide additional assurances that the proposed project will not contribute to impairments of the quality of the downstream receiving waters. In addition, the proposed project includes implementing a Construction Pollution Prevention Plan and an Urban Stormwater Management Program as additional reasonable assurances of improved water quality. Construction and daily operation of the project shall be conducted in accordance with Special Condition Nos. 16-17. All erosion and turbidity control measures shall remain in place until the completion of the onsite construction. No adverse water quality impacts are anticipated as a result of the proposed project.

Basin		Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
Síte	Treatment	Dry Detention	.78	1.09

### WETLANDS:

The project site contains two (2) isolated wetlands that were preserved and placed under conservation easement under the original application (001219-7). Wetland No. 10 is located in the southeastern portion of the site and totals 1.66 acres. It is comprised of 1.05 acres of cypress habitat with less than 5% exotic vegetation coverage and 0.61 acres of cypress/pine/cabbage palm habitat with less than 5% exotic vegetation coverage. Wetland No. 11 is located in the northwestern portion of the site and totals 3.35 acres. It is comprised of 2.03 acres of cypress habitat with less than 5% exotic vegetation coverage and 1.32 acres of hydric pine habitat with less than 5% exotic vegetation coverage. A Wetlands Map is attached as Exhibit 3.1.

Pursuant to Application No. 001219-7, conservation easements were previously recorded over Wetland Nos. 10 and 11 totaling 6.15 acres. Conservation Area 1 (CA-1) corresponds to Wetland No. 11 and totals 3.90 acres (3.35 acres of wetland and 0.55 acres of upland buffer). Conservation Area 2 (CA-2) corresponds to Wetland No. 10 and totals 2.25 acres (1.66 acres of wetland and 0.59 acres of upland buffer). A Conservation Areas Map is attached as Exhibit 3.2.

This modification proposes no additional wetland impacts.

### Monitoring/Maintenance:

Pursuant to Application No. 001219-7, monitoring and maintenance of the on-site preserved wetlands is required and is currently in progress. Photo stations and transects are being utilized in both wetland preserves, and a monitoring well has been placed in Wetland No. 11, to monitor success criteria and to

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ensure that no impacts will occur to the wetland preserves as a result of the proposed project. A Monitoring Plan Map is attached as Exhibit 3.3. The work schedule was updated under Application No. 010917-5, and the permittee will maintain this work schedule for the remainder of the required monitoring events.

### Wildlife Issues:

The project site does contain preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern. Wetland-dependent endangered/threatened species or species of special concern were observed onsite, specifically, the Big Cypress fox squirrel. A total of 3 Big Cypress fox squirrels were observed on-site and 11 nests were documented (please see Exhibit 3.4 for a location map). All of the documented squirrel nests are located within the on-site wetland areas. Pursuant to Application No. 001219-7, a Big Cypress fox squirrel management plan was submitted for the project site, and must be followed during all construction activities as well as after development. Since the applicant proposes no impacts to the on-site wetlands, potential impacts to endangered or threatened wildlife species or species of special concern should be considered minimal. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

### CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

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### **RELATED CONCERNS:**

### Water Use Permit Status:

The applicant has indicated that groundwater wells will be used as a source for irrigation water for the project. Water Use Application No. 120813-13 has been submitted and is being processed concurrently for the cottages portion of the project site. Additionally, Application No. 110307-15 has been submitted and is being processed concurrently for the golf course portion of the project site.

The applicant has indicated that dewatering is required for construction of this project. Dewatering Application No. 120914-10 was approved for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

### CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

### Potable Water Supplier:

Potable water is being supplied by the utility company privately owned by the Old Corkscrew Golf Club and authorized under Permit No. 36-05975-W. An agreement between the Old Corkscrew Golf Club and Cottages at Old Corkscrew Golf Club is attached as Exhibit 2.3.

### Waste Water System/Supplier:

Private septic systems.

### **Right-Of-Way Permit Status:**

A District Right-of-Way Permit is not required for this project.

### **DRI Status:**

This project is not a DRI.

### Historical/Archeological Resources:

No information has been received that indicates the presence of archaeological or historical resources in the project area or indicating that the project will have any effect upon significant historic properties listed, or eligible for listing in the National Register of Historic Places. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

### **DEO/CZM Consistency Review:**

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

### Third Party Interest:

No third party has contacted the District with concerns about this application.

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**Enforcement:** 

There has been no enforcement activity associated wit	h this applicat	tion.	
STAFF REVIEW:			
DIVISION APPROVAL:			
NATURAL RESOURCE MANAGEMENT:			
Laura Layman  Laura Layman	DATE:	12/7/12	
SURFACE WATER MANAGEMENT:		,	
	DATE:	12/10/12	
Daniel F. Waters, P.E.			

# Application No. 110222-8 Permit No. 36-04032-P THE COTTAGES AT OLD CORKSCREW PLANTATION GOLF CLUB

## **Table of Contents for Staff Report Exhibits**

1	.0	Location	Map

- 1.1 Basin Boundary Map
- 2.0 Construction Plans
- 2.1 Construction Pollution Prevention Plan (Incorporated by Reference)
- 2.2 Urban Stormwater Management Program (Incorporated by Reference)
- 2.3 Executed Development Agreement between Old Corkscrew Plantation Golf Course, LLC and The Cottages at Old Corkscrew Plantation Golf Course, LLC (Incorporated by Reference)
- 3.0 FLUCCS Map
- 3.1 Wetland ID Map
- 3.2 Conservation Easement Map
- 3.3 Monitoring Map
- 3.4 Big Cypress Fox Squirrel Location Map

Exhibit 1.0 Application No. 110222-8 Page 1 of 1

Exhibit 1.1 Application No. 110222-8 Page 1 of 1

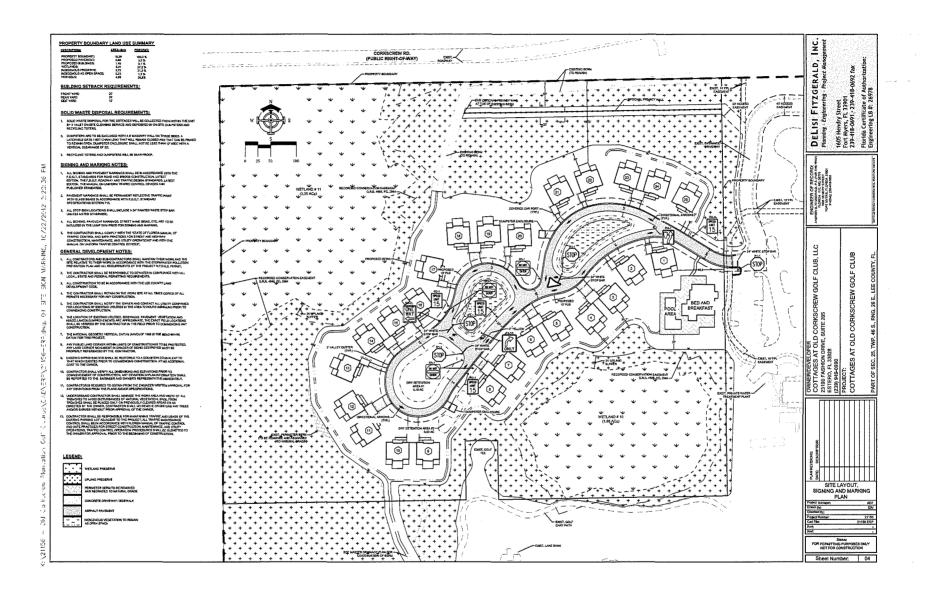


Exhibit 2.0 Application No. 110222-8 Page 1 of 6

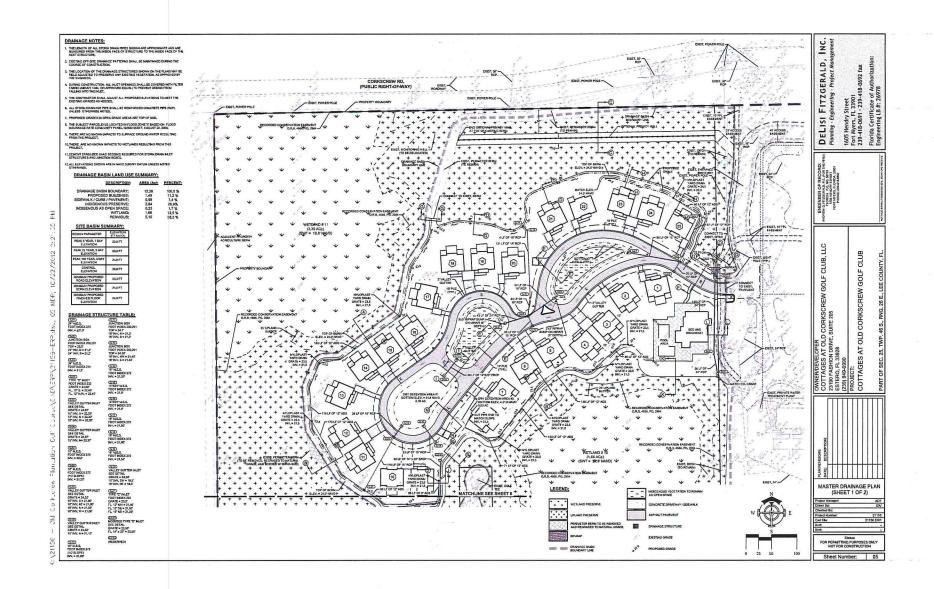


Exhibit 2.0 Application No. 110222-8 Page 2 of 6

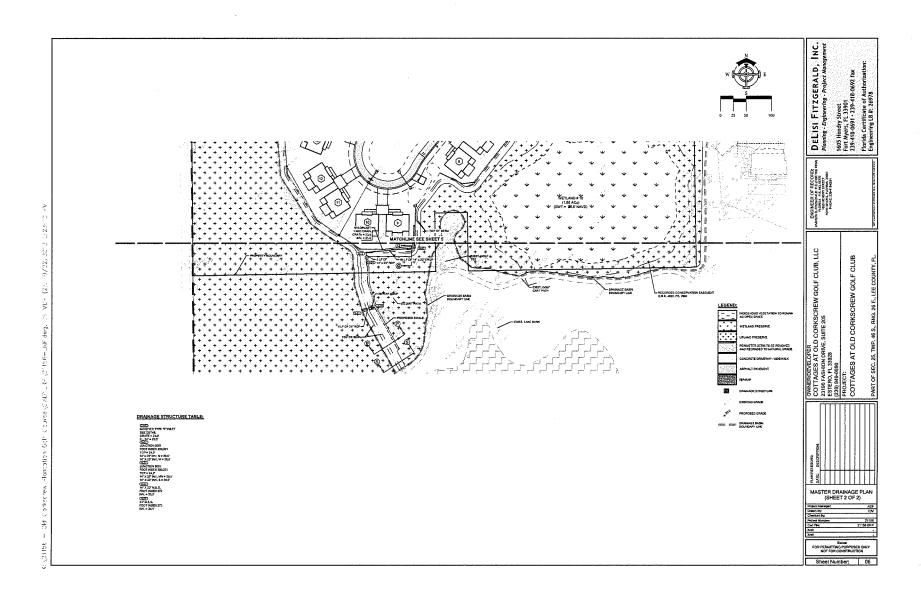


Exhibit 2.0 Application No. 110222-8 Page 3 of 6

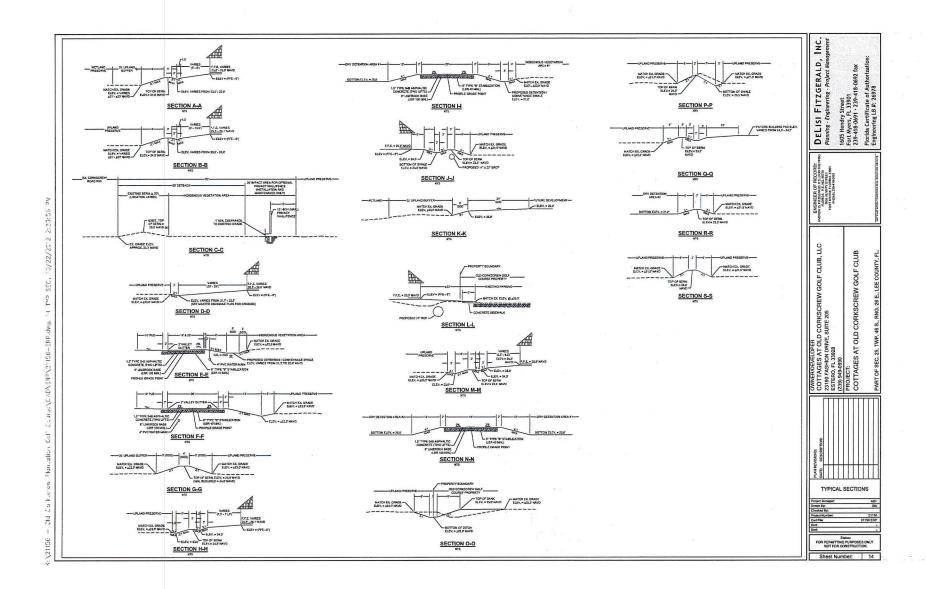


Exhibit 2.0 Application No. 110222-8 Page 4 of 6

SECTION A-A

SECTION A-A

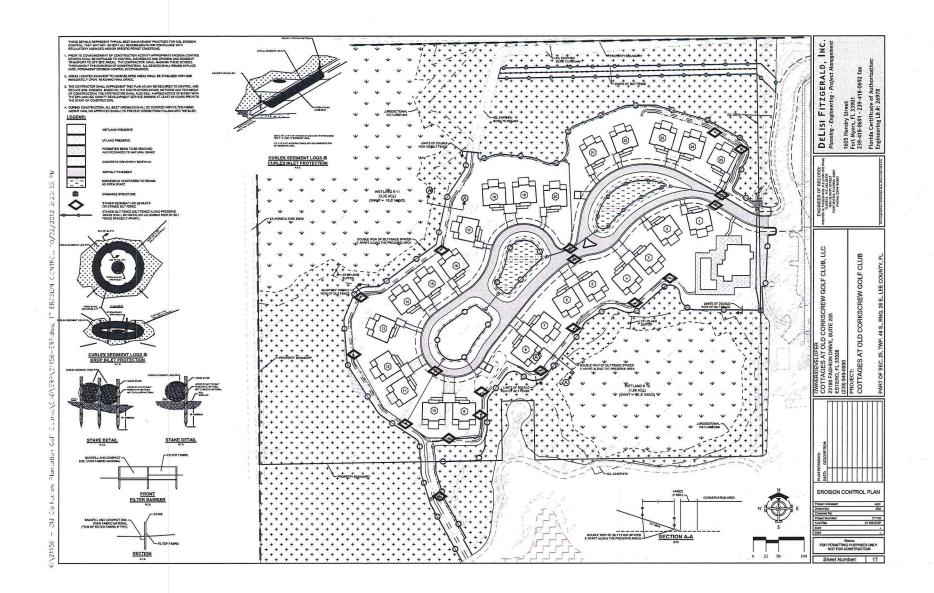


Exhibit 2.0 Application No. 110222-8 Page 6 of 6

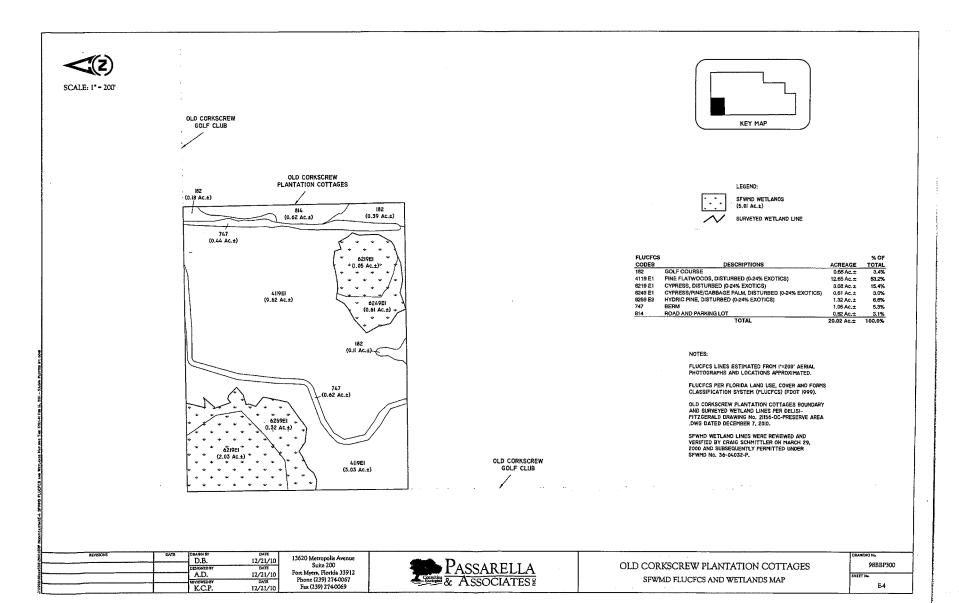


Exhibit 3.0 Application No. 110222-8 Page 1 of 1

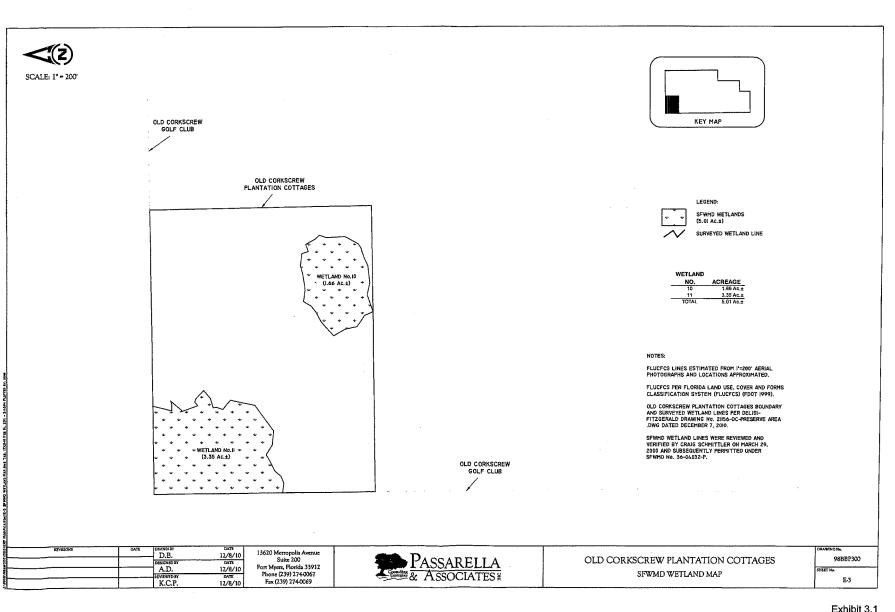
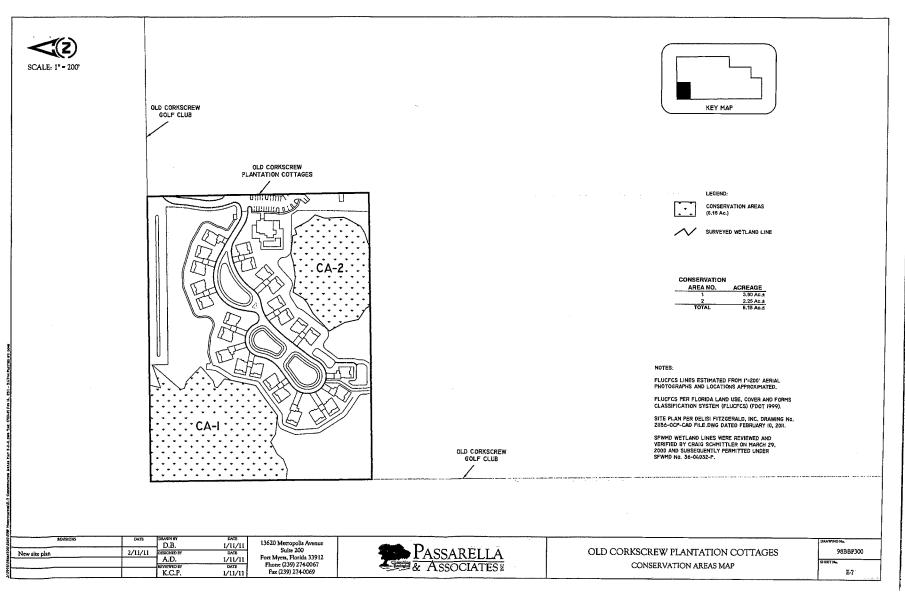
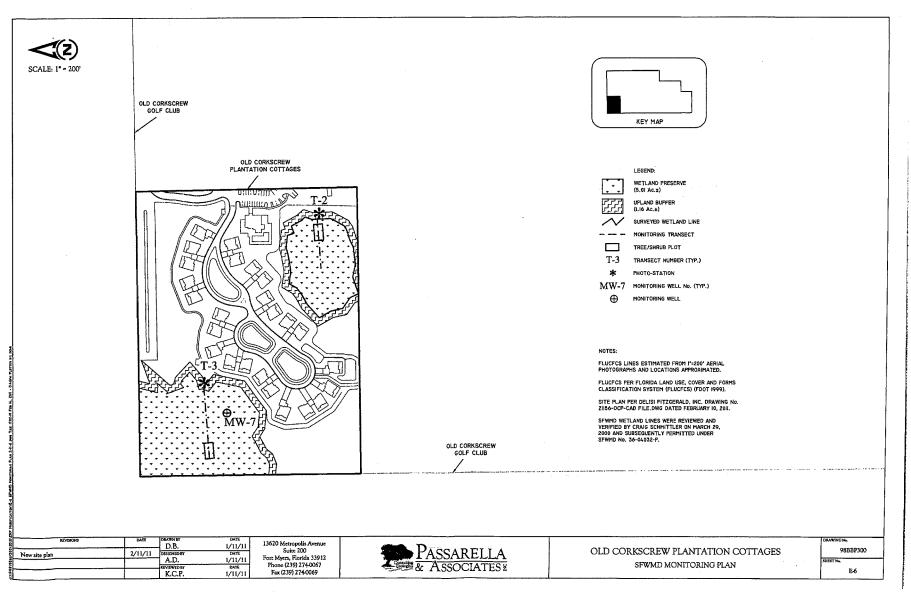
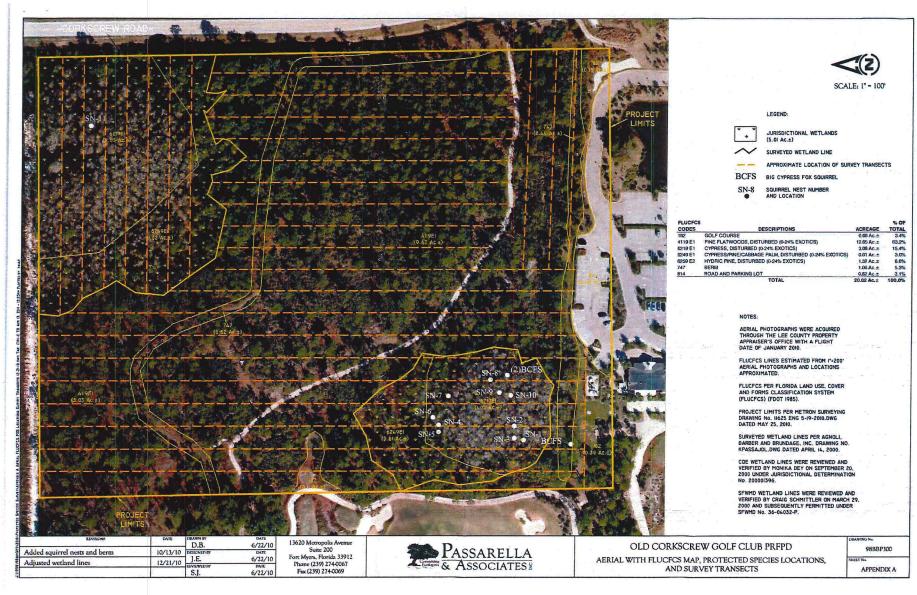


Exhibit 3.1 Application No. 110222-8 Page 1 of 1







### **APPLICATION No.110222-8**

PERMIT No. 36-04032-P

# THE COTTAGES AT OLD CORKSCREW PLANTATION GOLF CLUB

# **Exhibits by Reference:**

EXHIBIT NUMBER 2.1 (Pages 1-10)
Construction Pollution Prevention Plan

EXHIBIT NUMBER 2.2 (Pages 1-6)
Urban Stormwater Management Program

EXHIBIT NUMBER 2.3 (Pages 1-17)

Executed Development Agreement between Old Corkscrew
Plantation Golf Club, LLC and The Cottages at Old
Corkscrew Plantation Golf Club, LLC

# CONSTRUCTION POLLUTION PREVENTION PLAN for Old Corkscrew Plantation Golf Club Cottages

	SITE DES	CRIPTION	
Project Name and Location: (Latitude, Longitude, or Address)	Old Corkscrew Plantation Golf Club Cottages 17310-320 Corkscrew Road Estero, FL 33928	Owner Name and Address:	Old Corkscrew Plantation Golf Clul LLC, 23190 Fashion Drive, Suite 205 Estero, FL 33928
Description: (Purpose and Types of Soil Disturbing Activities)	Construction of infrastructure Impro	vements to serve 13.03 ac	re timeshare/fractional ownership projec
infrastructure, golf course, Soil disturbing activities we other erosion and sedimen	and multi-use vertical construction.  Ill include: clearing and grubbing, instant controls; grading; excavation for the	stalling a stabilized constru storm water management	and construction of roadways, utility uction entrance, perimeter berming and lake, storm sewer, utilities, and building for final planting, sodding, seeding and
Site Area:	13.03 Acres		Control of the Contro
barrier(s) adjacent to with the continue clearing and good to construction storm water stockpile excavated soid. Stabilize denuded areast construction activity. Install utilities, storm se	construction entrance.  bing.  ) or sill fences with straw bale  stland areas.  rading.  er management lakes  l.  and stockpiles within 21 days of  In that area.	Complete final pavions     Complete landscap     and plantings.     When all construct     stabilized, remove	subgrade and base course construction, ing. be grading and install permanent seeding ion activity is complete and the site is temporary earth berms, straw bale ences and re-seed any areas disturbed b
Waters:			
	CONT	ROLS	
	Erosion and Sed	iment Controls	
	Stabilizatio	n Practices	
teast 21 days will be stabil The seed shall be Bahia, applied to each area to be	zed with temporary seed and mutch no millet, rye, or other fast-growing grass temporarily stabilized. After seeding	o later than 14 days from the ses. Prior to seeding, fer y, each area shall be mul-	truction activity temporarily cease for at he last construction activity in that area. lilizer or agricultural limestone shall be ched with the mulch disked into place, grade until bituminous pavement can be

Permanent Stabilization: Disturbed portions of the site, where construction activities permanently cease, shall be stabilized with sod, seed and mulch, landscaping, and/or other equivalent stabilization measures (e.g., rip-rap, geotextiles) no later than 14 days after the date of the last construction activity. The sod shall typically be Floratam or Bahia sod. Prior to seeding, fertilizer or agricultural limestone shall be applied to each area to be temporarily stabilized. After seeding, each area shall be mulched with the

mulch disked into place.

### **CONTROLS** (Continued)

### Structural Practices

Silt Fence / Straw Bale Barrier - will be constructed along those areas of the project that border adjacent wetlands. At a minimum, the silt fence and/or straw bale barrier will be placed along all wetland buffers and all Corps of Engineers jurisdictional wetland boundaries.

Straw Bale Drop Inlet Sediment Filter - will be placed around all constructed storm drain inlets immediately upon completion of construction and shall remain in-place until the contributing drainage area is stabilized. Alternatively, grate inlets can be covered with filter fabric material until stabilization.

### Storm Water Management

The project will utilize a system of lakes to provide the required water quality treatment and attenuation. Discharges from the water management system will be regulated by a series of water control structures. These control structures will be used to maintain water levels in the detention facilities that will maintain or restore the hydroperiod in the wetlands and flowways. The water control structures will also be used to restrict the discharges from the project as described above. Dry pre-treatment will be provided for the golf course maintenance facilities and commercial parking lot runoff prior to discharge into the lake system.

Spreader swales will be used at appropriate locations to disperse flow and dissipate energy of runoff into wetlands. Spreader swales will also be used at appropriate locations to disperse flows discharged from the water management system into receiving flowways. Spreader swales will be heavily planted with native vegetation to help buffer the transition from the manmade takes to the natural systems.

DISCHARGE RATES

### OTHER CONTROLS

### Waste disposal:

#### Waste Materials:

All waste materials will be collected and stored in a trash dumpster which will meet all local and State solid waste management regulations. All trash and construction debris from the site will be deposited in this dumpster. The dumpster will be emptied as required due to use and/or State and local regulations, with the trash disposed of at the appropriate landfill operation. No construction waste materials will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the construction office trailer.

### Hazardous Waste:

All hazardous waste materials will be disposed of in the manner specified by local or State regulation or by the manufacturer. Site personnel will be instructed in these practices.

### Sanitary Waste:

All sanitary waste will be collected from the portable units by a local, licensed, City of Fort Myers sanitary waste management contractor, as required by local regulation.

### Offsite

Vehicle

Tracking:

A stabilized construction entrance has been provided to help reduce vehicle tracking of sediments. As they are completed, paved streets will be swept as needed to remove any excess muck, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

### TIMING OF CONTROLS/MEASURES

Installation of hay bail / silt fence barriers (around wetlands) and stabilized construction entrance will be constructed prior to extensive clearing or grading of any other portions of the sile. Areas where construction activity temporarily ceases for more than 21 days will be stabilized with a temporary seed and mulch within 14 days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent sod, seed and mulch, landscaping, and/or other equivalent stabilization measures (e.g., rip-rap, geotextiles). After the entire site is stabilized, the silt fence / straw bale barriers can be removed.

### CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The storm water pollution prevention plan reflects the United States Environmental Protection Agency and the South Florida Water Management District (SFWWD) requirements for storm water management and erosion and sediment control, as established in the Chapter 40E-4 FAC and Chapter 373 FS.

### MAINTENANCE/INSPECTION PROCEDURES

### **Erosion and Sediment Control Inspection and Maintenance Practices**

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it shall be corrected as soon as possible, but in no case later than 7 days after the inspection.
- Built up sediment will be removed from silt fence when it has reached one-half the height of the fence.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- · Temporary seeding and permanent sodding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector
  is attached.
- The Owner will appoint one individual who will be responsible for inspections, maintenance and repair activities, and for completing the inspection and maintenance reports.
- Personnel selected for inspection and maintenance responsibilities will receive training from the site superintendent. They will
  be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite
  in good working order.

### Non-Storm Water Discharge

It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushings.
- · Pavement wash waters (when no spills or leaks of toxic or hazardous materials have occurred).
- · Uncontaminated groundwater (from dewatering excavation).
- All non-storm water discharges will be directed to the storm water management facilities prior to discharge.

### INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

- Concrete
- Detergents
- · Paints (enamel and latex)
- Metal Studs
- Asphalt
- Roofing Shingles

- Fertilizers
- Petroleum Based Products
- Cleaning Solvents
- Wood
- Masonry Block
- · Clay or concrete bricks

### **SPILL PREVENTION**

### Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

### Good Housekeeping:

The following good housekeeping practices will be followed onsite during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers, and if possible, under a roof
  or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturers' recommendations for proper use and disposal will be followed.
- The site superintendent will inspect to ensure proper use and disposal of materials onsite.

### Hazardous Products:

These practices are used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not resealable.
- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

### **Product Specific Practices**

The following produce specific practices will be followed onsite:

### Petroleum Products:

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.

Petroleum products will be stored in tightly sealed containers which will be clearly labeled. Any asphalt substances used onsite will be applied in accordance with the manufacturer's recommendations and standard construction practices.

### Fertilizers:

Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

### Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions and/or state and local regulations.

### SPILL PREVENTION (Continued)

### **Spill Control Practices**

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup.

- Manufacturers' recommended methods for splil cleanup will be clearly posted and site personnel will be made aware of the
  procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and
  materials will include--but not be limited to--rags, gloves, goggles, kitty litter, sand, and plastic and metal trash containers
  specifically for this purpose.
- · All spills will be cleaned up as soon as possible after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean
  up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The Contractor's site superintendent will be responsible for the day-to-day site operations and will be the spill prevention and cleanup coordinator. He will designate at least two other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

POLLUTION	PREVENTION PLAN CERTIFICATION	ON .
I certify under penalty of law that this document and with a system designed to assure that qualified persinquiry of the person or persons who manage the sy information submitted is, to the best of my knowledge penalties for submitting false information, including the state of the system of the	sonnel properly gathered and evaluated the stem, or those persons directly responsible ge and belief, true, accurate, and complete.	information submitted. Based on my for gathering the information, the I am aware that there are significant
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### **URBAN STORMWATER MANAGEMENT PROGRAM**

### 1.0 Introduction

This document provides details of the Urban Stormwater Management Program for the (Project Name) in (location). This Plan discusses non-structural controls, intended to improve the quality of stormwater runoff by reducing the generation and accumulation of potential stormwater runoff contaminants at or near the respective sources for each constituent, along with significant structural components of the primary stormwater treatment system. Although many of the methodologies and procedures outlined in this document are general Best Management Practices (BMP's) which can be useful in attenuating pollutants in many types of urbanized settings, the implementation of these practices has been optimized, to the maximum extent possible, to reflect the unique character of the (Project name) and the surrounding hydrologic features.

Pollution prevention guidelines are provided for the areas of (1) nutrient and pesticide management; (2) street sweeping; (3) solid waste management; (4) operation and maintenance of the stormwater management and treatment system; (5) routine water quality testing; and (6) construction activities. A discussion of each of these activities is given in the following sections.

### 2.0 <u>Nutrient and Pesticide Management</u>

Nutrient and pesticide management consists of a series of practices designed to manage the use of fertilizers and pesticides so as to minimize loss of these compounds into stormwater runoff and the resulting water quality impacts on adjacent waterbodies. Implementation of a management plan will also maximize the effectiveness of the nutrients and pesticides that are applied.

Each homeowner must commit themselves to the practice of responsible and careful landscape design and maintenance of each lot to prevent contamination of surface waters. The guidelines included in this section are intended to help homeowners make educated environmental choices regarding the maintenance of individual yards within the community. These maintenance and management guidelines are meant to promote an attractive neighborhood that preserves the health of adjacent waterways and environmental features.

### 2.1 General Requirements

A landscape plan must be developed for each residence. The plan must be comprehensive in nature and follow the landscape design guidelines established by the Homeowners Association and must promote revegetation of each lot as quickly as possible.

Commercial applicators of chemical lawn products must register with the Homeowners Association annually and provide a copy of their current occupational license, proof of business liability insurance, and proof of compliance with applicable education and licensing requirements. Individual employees working under the direction of a licensed commercial applicator are exempt from the educational requirements.

Only registered commercial applicators and individual lot owners are permitted to apply chemicals within the property on a private lot. All chemical products must be used in accordance with the manufacturer's recommendations. The application of any chemical product within five (5) feet of any surface water including but not limited to ponds, lakes, drainage ditches or canals, is prohibited. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into surface water is prohibited. This rule shall not apply to the use of chemical agents, by certified lake management specialists, for the control of algae and vegetation within the stormwater lakes or ponds.

#### 2.2 Nutrient Management Program

Management and application of nutrients and fertilizers in the (Project Name) will adhere to the following guidelines:

- A. All fertilizers shall be stored in a dry storage area protected from rainfall and ponding.
- B. No fertilizer containing in excess of 2% phosphate/phosphorus (P<sub>2</sub>O<sub>5</sub>) per guaranteed analysis label (as defined by Chapter 576, Florida Statutes) shall be applied to turf grass unless justified by a soil test.
- C. Fertilizer containing in excess of 2% phosphate/phosphorus (P<sub>2</sub>O<sub>5</sub>) per guaranteed analysis label shall not be applied within 5 feet of the edge of water or within 5 feet of a drainage facility.
- D. All fertilizer shall be applied such that spreading of fertilizer on all impervious surfaces is minimized.
- E. Liquid fertilizers containing in excess of 2% phosphate/phosphorus (P<sub>2</sub>O<sub>5</sub>) per guaranteed analysis label shall not be applied through an irrigation system within 10 feet of the edge of water or within 10 feet of a drainage facility.
- F. Liquid fertilizers containing in excess of 2% phosphate/phosphorus ( $P_2O_5$ ) per guaranteed analysis label shall not be applied through high or medium mist application or directed spray application within 10 feet of the edge of water or within 10 feet of a drainage facility.

# 2.3 Pest Management Program

Proper maintenance of plants and turf areas will minimize the ability of pests to successfully attack landscaping. Several general guidelines follow:

- A. Apply fertilizer and water only when needed and in moderate amounts. Excessive amounts of either can cause rapid growth that is attractive to insects and disease.
- B. Mow St. Augustine grass to a height of 3-4 inches. If cut shorter, the plants may become stressed and more vulnerable to pest infestation. Each mowing should remove no more than one-third of the leaf blade, and those cuttings should remain on the lawn to decompose.
- C. It is recommended that pesticides, fungicides, and herbicides be used only in response to a specific problem and in the manner and amount recommended by the manufacturer to address the specific problem. Broad application of pesticides, fungicides and herbicides as a preventative measure is strongly discouraged.

The use of pesticides, fungicides, or herbicides is limited to products that meet the following criteria:

- A. Must be consistent with the USDA-NRCS Soil Rating for Selecting Pesticides
- B. Must have the minimum potential for leaching into groundwater or loss from runoff
- C. Products must be EPA-approved
- D. The half-life of products used shall not exceed seventy (70) days

# 3.0 Street Sweeping

This practice involves sweeping and vacuuming the primary streets to remove dry weather accumulation of pollutants, especially particulate matter, before wash-off of these pollutants can occur during a storm event. This practice reduces the potential for pollution impacts on receiving water bodies by removing particulate matter and associated chemical constituents. Although street cleaning operations are frequently conducted primarily for aesthetic purposes, the primary objective of the street sweeping program for the (Project Name) is to improve the quality of stormwater runoff generated from impervious traffic areas. Street sweeping activities can be particularly effective during periods of high leaf fall by removing solid leaf material and the associated nutrient loadings from roadside areas where they could easily become transported within stormwater flow.

Street sweeping operations will be performed in the (Project Name) at a minimum frequency of one event every other month. A licensed vendor using a vacuum-type sweeping device will perform all street sweeping activities. Sweeping activities during each event will include all primary street surfaces. Disposal of the collected solid residual will be the responsibility of the street sweeping vendor.

# 4.0 Solid Waste Management

In general, solid waste management involves issues related to the management and handling of urban refuse, litter and leaves that will minimize the impact of these constituents as water pollutants.

Maintenance of adequate sanitary facilities for temporarily storing refuse on private premises prior to collection is considered the responsibility of the individual homeowner. Local requirements for refuse collection will be brought to the attention of every homeowner at closing for the sale of the property. Information will be distributed as necessary stating specifications for containers, separation of waste by type, where to place containers prior to collection, and established collection schedules.

Fallen tree leaves and other vegetation, along with grass clippings, may become direct water pollutants when they are allowed to accumulate in swales and street gutters. All homeowners will receive periodic educational materials that address proper disposal of leaves and other vegetation to minimize water quality impacts.

# 5.0 Stormwater Management and Treatment System

The stormwater management system for the (Project Name) is designed to maximize the attenuation of stormwater generated pollutants prior to discharge to the off-site wetland systems. Operational details and maintenance requirements of the various system components are given in the following sections.

# 5.1 Wet Detention Lakes and Lake Interconnect Pipes

The basic element of the stormwater management system consists of a series of interconnected wet detention ponds that provide stormwater treatment through a variety of physical, biological, and chemical processes. A wet detention pond acts similar to a natural lake by temporarily detaining stormwater runoff, allowing opportunities for treatment processes to occur, prior to slow controlled discharge of the treated water through the outfall structure. Pollutant removal processes in wet detention systems occur during the quiescent period between storm events. Significant removal processes include gravity settling of particulate matter; biological uptake of nutrients and other ions by aquatic plants, algae and microorganisms; along with natural chemical flocculation and complexation processes.

Maintenance of the wet detention ponds will consist of an annual inspection. During each annual inspection, the following items will be reviewed and corrected as necessary:

- A. Inspect the outfall structure and orifices to ensure free-flowing conditions and overall engineering stability of the outfall system.
- B. Review the banks of the lakes and canals to ensure proper side slope stabilization and inspect for signs of excessive seepage that may indicate areas of excessive groundwater flow and possible subsurface channeling.
- C. Physically evaluate each of the lakes and canals for evidence of excessive sediment accumulation or erosion.
- D. Inspect the planted aquatic vegetation in the littoral zone to ensure that the desired vegetation species, percent coverage, and density are maintained.

At the completion of the inspections, a written inspection report will be prepared, listing any deficiencies that need to be addressed or corrected by the Homeowners Association.

# 5.2 Stormwater Inlets, Pipes and Culverts

The grates should be unobstructed and the bottom, inside the inlet, should be clean. Check for any accumulation of sediment, trash such as garbage bags, or debris in the culverts connecting these inlets. Flushing out with a high-pressure hose may clean some sediment. Any noted blockage (due to a possible obstruction, or broken pipe, etc.) should prompt further investigation. Crushed or corroded culverts should be replaced with new ones of the same size.

### 5.3 Swales and Grassed Water Storage Areas

These provide for conveyance and/or above-ground (or surface) storage of stormwater. With age, these areas usually fill in with vegetation and sediment. Swales may need to be regraded and/or revegetated. It is a good idea to compare the existing slope and dimensions of the swale with the permitted design plans prior to the removal of excess sediment or regrading. Areas that show erosion should be stabilized with appropriate material such as sod, planting, rock, sand bags, or other synthetic geotextile material.

Regular mowing of grass swales is essential. These areas also improve water quality by catching sediment and assimilating nutrients, and recharge the underground water table. Remove any undesirable exotic vegetation. Culverts underneath driveways should be checked for blockage, and, if necessary, flushed with a high-pressure hose. After a storm, swales may remain wet for an extended period of time. This is normal and the water will recede gradually.

### 5.4 Ditches or Canals

Fill material, yard waste, clippings and vegetation, sediment, trash, appliances, garbage bags, shopping carts, tires, cars, etc. should be completely removed. Also check to make sure there are no dead trees or any type of obstructions which could block the drainage flow way.

Maintenance cleaning/excavation must be limited to the same depth, width and side slope as approved in the current permit. Making a ditch deeper or wider may trigger a need for a permit modification. Provisions must also be made to prevent any downstream silting or turbidity (Contact the SFWMD Resource Compliance staff if you are unsure or need clarification.) Be sure to dispose of all removed material properly so it won't affect any other water storage or conveyance system, environmental area, or another owner's property.

# 5.5 Outfall Structure (also called the Discharged Control Structure or Weir)

The outfall structure should be routinely inspected to determine if any obstructions are present or repairs are needed. Trash or vegetation impeding water flow through the structure should be removed. The structure should have a "baffle" or trash collector to prevent flow blockage and also hold back any floating oils from moving downstream. Elevations and dimensions should be verified annually with all current permit information. Periodic inspections should then be regularly conducted to make sure these structures maintain the proper water levels and the ability to discharge.

#### 5.6 Earthen Embankments (Dikes and Berms)

Check for proper elevations, width and stabilization. Worn down berms - especially if used by all-terrain vehicles or equestrian traffic – and rainfall – created washouts should be immediately repaired, compacted and re-vegetated.

# 6.0 Water Quality Testing

To ensure proper operation of the overall treatment system, monitoring will be performed at one outfall (SW-1) from the (Project Name) if there is a flow over the weirs. According to the proposed Water Quality Monitoring Plan, monitoring may occur 3 times a year, once during the dry season (February/March) and twice during the wet season (August/September). A manual grab sample will be collected at the SW-1 outfall location and analyzed for various constituents and parameters as described in the Surface Water Quality Monitoring Plan. Trained and certified personnel will perform sample collection and laboratory analysis. The results of the laboratory analyses will be submitted to South Florida Water Management District as part of an annual water quality monitoring report by December 31 of each year.

## 7.0 Construction Activities

A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for construction activities to minimize activities contamination that may be caused by erosion and sedimentation during the construction process. The plan includes provisions related to soil stabilization, structural erosion controls, waste collection disposal, offsite vehicle tracking, spill prevention and maintenance and inspection procedures. A copy of the SWPPP is attached hereto and made a part of hereof.

PREPARED BY & RETURN TO: Patrick G. White, Esq. Porter Wright Morris & Arthur LLP 9132 Strada Place, 3rd Flr Naples, FL 34108

# DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement"), is made this day of Cheber, 2012 ("Effective Date"), by and among Old Corkscrew Plantation Golf Club, LLC, ("PLANTATION"), and Cottages at Old Corkscrew Golf Club, LLC ("COTTAGES") (collectively the "Parties").

# PRELIMINARY STATEMENT OF RECITALS

- A. The Parties own parcels and/or tracts of land within the property described on **Exhibit "A"** attached hereto (the "Property") as follows:
- 1. COTTAGES is the owner of the property described on **Exhibit** "A-1" attached hereto (the "COTTAGES Parcel"), and more generally identified as STRAP # 25-46-26-00-000001.0160, comprising approximately 18.39 acres MOL.
- 2. PLANTATION is the owner of the property described on Exhibit "A-2" attached hereto (the "PLANTATION Parcel"), and more generally identified as STRAP # 25-46-26-00-00001.0000, with an address of 17310-320 Corkscrew Road, Estero, Florida, that previously included the COTTAGES Parcel, which now comprises approximately 275.43 acres MOL, and which is subject to the following Access Easement on the PLANTATION Parcel, as set forth immediately below.
- 3. COTTAGES desires to be the dominant tenement holder of an Access Easement for ingress and egress to Corkscrew Road for the COTTAGES Parcel burdening the PLANTATION Parcel, as described on <a href="Exhibit "A-3" attached hereto (the "ACCESS EASEMENT")">Exhibit "A-3" attached hereto (the "ACCESS EASEMENT")</a>, comprising approximately 0.99 acres MOL, and as set forth further herein.
- 4. COTTAGES also desires to be the dominant tenement holder of a Drainage Easement for the flowage and storage of stormwater runoff from the COTTAGES's Parcel burdening the PLANTATION Parcel, as described on <u>Exhibit "A-4"</u> attached hereto (the "DRAINAGE EASEMENT"), comprising approximately 0.46 acres MOL, and as set forth further herein.

The above-referenced parcels are collectively referred to as the "Parcels" herein.

B. The Property is in the process of a portion of the former PLANTATION lands being developed as an adjacent and associated separate parcel to be known as "Cottages at Old Corkscrew Golf Club," pursuant to that Lee County Limited Review Development Order #LDO2012-00337 ("LDO") for a commercial development Lot Split creating the separate COTTAGES Parcel, and a corresponding Lee County Development Order #DOS2012-00025 Page 1 of 8

("DO") for construction of the necessary infrastructure to serve and support up to 25 fractional ownership units of a residential character and a bed and breakfast that will be developed on the COTTAGES Parcel.

C. In connection with such development, the Parties have agreed that COTTAGES shall perform as hereinafter set forth, certain site improvement work on the Property consistent with the DO and Site Development Plan ("SDP") proposed therein, including but not limited to the following phased items: (1) construction of a road within the ACCESS EASEMENT and on the COTTAGES Parcel for ingress and egress as well as looped internal site access; (2) construction of a newly proposed berm lying generally around the developed portion of the site and extending from an existing berm along the northerly and westerly portion of the site; (3) permit approval and operation of a total of approximately 5.01 acres MOL of two wetland preserves within the Conservation Easement recorded in O.R. Book 4866, at Page 2984; (4) development of a master drainage plan, including the construction of stormwater management facilities, a portion of which will located on the PLANTATION Parcel, over which an easement for drainage purposes will exist; (5) construction of a feed line for potable water that will tie into existing piping of the PLANTATION's water production facility; (6) fire protection facilities; (7) and waste water/sewage disposal facilities, all in accordance with the specifications for the same as set forth in that certain Zoning Resolution (the "Zoning Resolution") of the Board of County Commissioners of Lee County, Florida, Resolution Number Z-11-014, and in accordance with the approved plans under the DO (the "Plans"), including, without limitation, any and all administrative costs, legal costs, and costs of design, permitting, and construction relating thereto (collectively, the "Work") on the Property, the cost of which (the "Construction Expense Amount") shall be paid by the COTTAGES.

NOW THEREFORE, for and in consideration of the foregoing recitals and the mutual agreements herein contained, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are all hereby acknowledged, the Parties hereto, intending to be legally bound hereby agree as follows:

#### 1. Funds:

The Parties hereto hereby acknowledge and agree that COTTAGES shall be solely responsible for payment of funds for the planning, permitting, design, construction, and approval of filed applications in accordance with the terms of this Agreement (the "Work").

### 2. Work, and Easements:

(a) COTTAGES shall perform the Work described in, and substantially in accordance with, the Plans without material deviations there from. All Work shall be carried on under good construction practices and in a good and workmanlike manner in accordance with sound professional standards. COTTAGES and its designated planners and engineers, DeLisi Fitzgerald, Inc., shall upon request, advise and consult with PLANTATION as to the Work and its progress.

- (b) Although performance of the Work is primarily COTTAGES's responsibility, and COTTAGES will use reasonable efforts to procure as a part of the Work all necessary permits licenses, variances, and approvals from any applicable governmental authority for the Work (the "Approvals"), PLANTATION agrees to assist COTTAGES as may be necessary, and will not unreasonably withhold its efforts to complete the Work and obtain the Approvals.
- (c) To that end, PLANTATION and COTTAGES will assist one another in procuring, and shall execute any documentation required for the procurement of, the Approvals necessary for the performance of the Work. During the course of construction, each of the Parties shall promptly submit to the other any documentation, notices, or information received with regard to the Work that would be reasonably relevant to any other Party. PLANTATION and COTTAGES shall after the completion of the Work, coordinate the completion of any documentation and take any action required in order to complete the dedication of any utility lines either to the applicable utility companies or the applicable governmental authorities as contemplated by the Plans, including procuring the acceptance of such lines by such parties. PLANTATION and COTTAGES agree to execute any and all documentation.
- (d) PLANTATION hereby grants to COTTAGES such temporary construction easements, utility easements, grading easements, and such other rights as are reasonably necessary, over, under, through, and across the PLANTATION Parcel as may be necessary or appropriate to enable COTTAGES to perform the Work and any other work contemplated in the Plans.
- (i) Such temporary easements shall burden the PLANTATION Parcel, and shall run with the title to such Parcel(s). Each Party shall execute any and all other documentation necessary to evidence the temporary easements, rights, and interests conveyed to COTTAGES hereby, as may be necessary, and shall cause any lender encumbering the Property or any portion thereof to subordinate its interest therein to such temporary easements.
- (ii) Such temporary easements shall be terminated upon the issuance of a certificate of completion for the Work, except that as to any such temporary easement for the purpose of constructing, maintaining, and operating a potable water supply feed line for the COTTAGES's Parcel, such easement shall remain in full force and effect until such time as COTTAGES and PLANTATION agree to, and then create and record, a perpetual easement to benefit the COTTAGES's Parcel for such water line, which assures COTTAGES will have the right to maintain, repair, improve, and use the then existing pipelines between the COTTAGES's Parcel and the potable water production facility presently located on the PLANTATION Parcel, and PLANTATION and COTTAGES contemplate that a mechanism for cost sharing of the use of the water pipeline easement and related facilities is to be determined in a reasoned manner by PLANTATION and COTTAGES in a future agreement to be reached between the Parties, except that the Parties are agreed that COTTAGES will be solely responsible for the cost of all water used by those entitled to use the COTTAGES's Parcel, as well as for any improvements or upgrades to the potable water production facility, and such future agreement may be assignable to an association or similar entity created by COTTAGES.

- (iii) In addition, any temporary easement, such as one for utility purposes, similarly needed to operate and use the COTTAGES's Parcel by those entitled to use the COTTAGES's Parcel after the issuance of a certificate of completion for the Work, is agreed by the Parties to remain in full force and effect and not be terminated until such time as a suitable easement be created and recorded in a reasonable time after the issuance of a certificate of completion for the Work.
- (e) PLANTATION hereby grants to COTTAGES an ACCESS EASEMENT as described in Exhibit A-3, attached hereto and incorporated by reference as if set forth here, over, under, through, and across the PLANTATION Parcel that is intended to be perpetual in nature and that will provide ingress to, and egress from, the COTTAGES's Parcel, for and by those entitled to use the COTTAGES's Parcel; the Parties agree that PLANTATION is solely responsible for all costs for the maintenance, repair, and usage of the roadway and related facilities, which may hereafter be incorporated as a term of any future agreement to be reached between the Parties, and which may be assignable to an association or similar entity created by COTTAGES.
- (f) PLANTATION hereby grants to COTTAGES a DRAINAGE EASEMENT as described in Exhibit A-4, attached hereto and incorporated by reference as if set forth here, over, under, through, and across the PLANTATION Parcel that is intended to be perpetual in nature and that will provide for the flowage and storage of stormwater runoff from the COTTAGES's Parcel; the Parties agree that COTTAGES is solely responsible for all costs to construct, maintain, repair, and operate those portions of the stormwater management system that are permitted in the DRAINAGE EASEMENT, which may hereafter be incorporated as a term of any future agreement to be reached between the Parties, and which may be assignable to an association or similar entity created by COTTAGES.

# 3. Notices:

All notices, requests, demands or other communications hereunder shall be in writing and deemed given: (i) when delivered personally, (ii) when sent by confirmed facsimile transmission, (iii) on the day after said communication is sent via overnight courier, or (iv) on the third day after said communication is deposited in the U.S. mail, by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to PLANTATION: Old Corkscrew Plantation Golf Club, LLC

23190 Fashion Drive, Suite 205

Estero, FL 33928

Attention: Mr. Franz Rosinus Fax No.: (239) 949-0366

Email: franz@lighthousecapitalcompany.com

# And with a copy sent by similar means to:

Porter Wright Morris & Arthur, LLP 9132 Strada Place

Third Floor Naples, FL 34108

Attention: W. Jeffrey Cecil, Esq.

Fax No.: (239) 593-2990 Email: jcecil@porterwright.com

If to COTTAGES:

The Cottages at Old Corkscrew Golf Club, LLC

23190 Fashion Drive, Suite 205

Estero, FL 33928

Attention: Mr. Phil Anderson Fax No.: (239) 949-0366

Email: philanderson@sympatico.ca

# And with a copy sent by similar means to:

Daniel C. Schmidt

Daniel C. Schmidt Law Professional Corporation

Corporation Square

1005 - 30 Duke Street West Kitchener, ON N2H 3W5

Tel: 519.804.2350

Email: dschmidt@danschmidtlaw.com

or to such other address as the Parties may from time to time designate by notice in writing to the other party.

# 4. Special Restrictions Regarding Construction.

- (a) Pursuant to the easements granted in subparagraphs 2(d) through (f) hereof, COTTAGES shall at all times have free and unobstructed access to and from the Parcels over, through, and across such easement areas.
- (b) Prior to the commencement of any Construction, COTTAGES shall deliver to PLANTATION prior written notice of such commencement accompanied by a certificate of insurance evidencing the existence in force of a general commercial public liability policy or policies of insurance written by one or more responsible insurance carriers licensed to do business in Florida insuring against liability for injury to and/or death of any/or damage to property of any person or persons in connection with the construction work to be performed by COTTAGES pursuant to this Agreement, with single limit liability coverage of not less than \$3,000,000 (plus umbrella coverage for an additional \$10,000,000). Such policy or policies shall provide, among other things, that the insurer(s) specifically recognize and insure the obligations Page 5 of 8

undertaken by COTTAGES pursuant to this Agreement and shall name PLANTATION as an additional insured and shall provide that such insurance will not be canceled or materially amended unless ten (10) days' prior written notice of such cancellation or amendment is given to PLANTATION.

- (c) All Construction shall be performed in compliance with all governmental requirements and shall not: (i) materially interfere with any construction work being performed on any other part of Property; or (ii) materially interfere with the use, occupancy, or enjoyment of any part of the remainder of the Property by any other party or occupant.
- Subject to the provisions of this Paragraph 4, PLANTATION hereby grants and conveys to COTTAGES and to its contractors, materialmen, and laborers a temporary license for access and passage over and across the common areas of the granting party's parcel as shall be reasonably necessary for the construction upon the other party's parcel (including, without limitation, the Work, provided, however, that: (i) such license shall be in effect only during periods when construction is actually being performed, and (ii) the use of such license shall not unreasonably interfere with the use, operation, and enjoyment of the common areas by those entitled thereto. Prior to exercising such license, the licensee party shall first provide to the licensor party a written statement describing the need for such exercise, accompanied by a certificate of insurance establishing that any contractors retained by the licensee party for the work to be performed has obtained and maintains in force the insurance coverage required by subparagraph 4(b) above. The licensee party shall promptly pay all costs and expenses associated with the work being performed, shall diligently complete such work as quickly as possible, and shall promptly clean, restore, and repair all affected portions of the common areas to a condition equal to or better than the condition thereof existing prior to the commencement of such work. The foregoing provisions to the contrary notwithstanding, if a dispute exists or arises between any contractors, laborers, suppliers, or others in connection with such work, each party shall have the right to prohibit the contractors, laborers, suppliers or others from using those portions of the common areas on such party's parcel.

# 5. General Provisions:

- (a) This Agreement shall bind and inure to the benefit of the parties hereto, their respective legal representatives, successors and assigns ONLY; the Parties hereto do not otherwise intend to benefit any person or entity not a party to this Agreement. This Agreement constitutes the entire agreement of the Parties hereto with respect to the matters set forth herein and may not be amended or modified except in a writing signed by all of the parties hereto.
- (b) This Agreement may be executed in multiple counterparts each of which shall be deemed an original, but all of which when taken together shall constitute one instrument.
- (c) The provisions of this Agreement are not intended to create, nor shall they in any way be interpreted to create, a joint venture, a partnership, or any other similar relationship between the parties.

- (d) In the event that any party hereto brings or commences legal proceedings to enforce any of the terms of this Agreement, and a judgment or award shall determine the successful party in such action, such party shall be entitled to receive from the losing party in such action a reasonable sum as attorneys' fees and court costs, to be fixed by the courts in such action.
- (e) The captions heading the various sections of this Agreement are for convenience and identification only, and shall not be deemed to limit or define the contents of their respective sections.
- (f) This entire Agreement will be recorded by COTTAGES in the real estate records of Lee County, Florida.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement under seal on the day and year first above written.

Witnesses: **COTTAGES:** The Cottages at Old Corkscrew-Golf Club, LLC PLANTATION GOLF CLUB INC. OUD CARKSCROON GOLF CLUB, LLC STATE OF **COUNTY OF** The foregoing instrument was acknowledged before me this 24 day of October 2012, by (RONE) ROWLIS GOLF CLUBTAR. AS MANAGER of Cottages at Old Corkscrew Golf Club, LLC, who is personally known to me or who has produced as identification. Notary Public State of Florida W Jeffrey Cecil pires 09/29/2014 NOTARY PUBI Printed name: My Commission Expires: \* MANAGING MEMBER OF DED CORKSCREW GOLF GUB, LEC,

Page 7 of 8

1	PLANTATION:
Mely	Old Corkserew Plantation Colf Club, LLC
Witness Africa Pur P	By: MANAGING MEMBER CORRECTION TO SE CORRECTE PLANTATION GOLD CLUB, INC.
Witness	
STATE OF FLORIDA	
COUNTY OF LEE	
The foregoing instrument was acknown 2012, by CORRECT A APPART OF CLUB, IN A	owledged before me this and day of Old Corkscrew
Plantation Golf Club, LLC, who is person	ally known to me or who has produced
as id	dentification.
ş	Washing / will
Notary Public State of Florida W Jeffrey Cecil	NOTARY PUBLIC
My Commission EE030933 Expires 09/29/2014	Printed name://// My Commission Expires:
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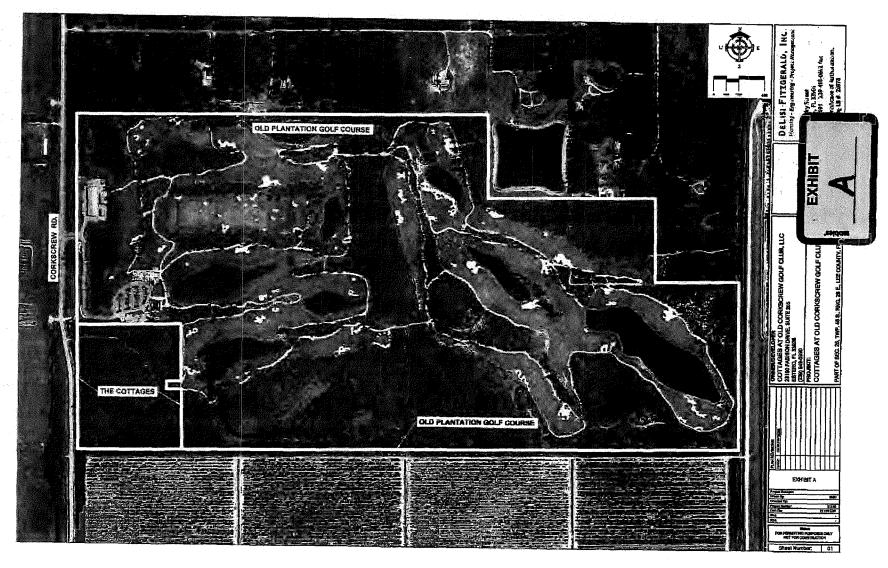


Exhibit 2.3 Application No. 110222-8 Page 9 of 17

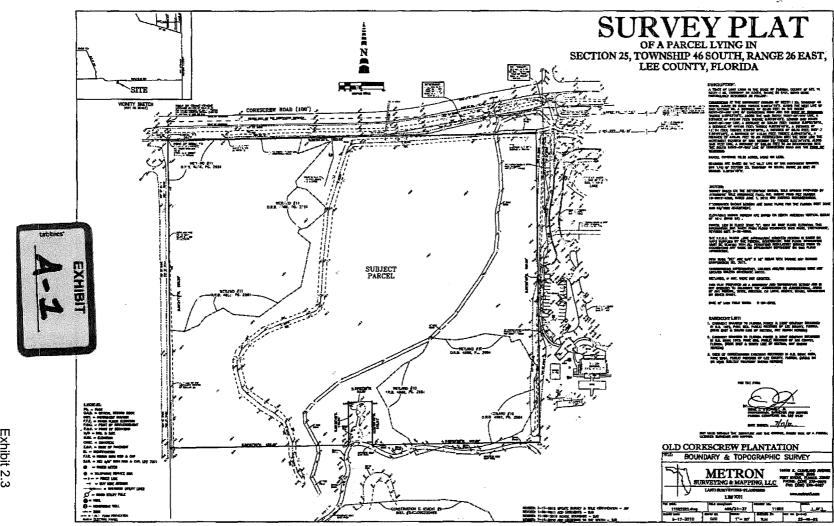


Exhibit 2.3 Application No. 110222-8 Page 10 of 17



LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 25, TOWNSHIP 48 SOUTH, RANGE 28 EAST,
LEE COUNTY, FLORIDA

# OLD CORKSCREW PLANTATION GOLF CLUB (REMAINDER DESCRIPTION)

A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00'34'15'E. ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE N.89'03'20'E., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 892.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89'03'20'E. ALONG THE SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 1647'29 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF \$3.243.99 FEET; THENCE S.00'39'35'E. ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 1,317.41 FEET; THENCE S.89'12'48'W., A DISTANCE OF 659.71 FEET; THENCE S.00'36'35'E., A DISTANCE OF 1,317.41 FEET; THENCE S.99'12'48'W., A DISTANCE OF 659.71 FEET; THENCE S.00'36'35'E., A DISTANCE OF 659.45 TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 25; THENCE S.89'21'44'W., A DISTANCE OF 659.45 TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 25; THENCE S.89'21'44'W., A DISTANCE OF THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N.00'34'15'W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N.00'34'15'W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N.00'34'15'W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE N.00'34'15'W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE N.00'34'15'W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE N.00'34'15'W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE N.00'34'15'W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE N.00'34'15'W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE N.00'34'15'W., A DISTANCE OF 115.94 FEET; THENCE N.80'03'20'W., A DISTANCE OF 115.94 FEET; THENCE N.80'03'20'E., A DISTANCE OF 115.94 FEET; THENCE N.80'03'20'E., A DISTANCE OF 115.94 FEET; THENCE N.80'03'20'E., A DISTANCE OF 95.76 FEET; THENCE N.00'56'40'E., A DISTANCE OF 115.94 FEET; THEN

PARCEL CONTAINS 257.06 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING N.00°34'15"W.

DESCRIPTION BASED ON THE EXISTING CONDITIONS MAP AS PREPARED BY AGNOLI, BARBER & BRUNDAGE, INC. HAVING PROJECT NUMBER 7729.

METRON SURVEYING & MAPPING, LLC FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

10/18/12

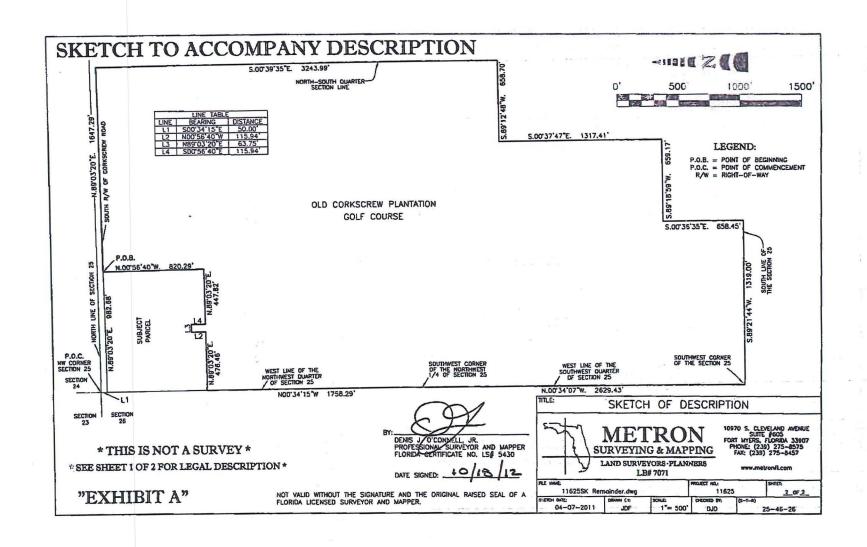
DENIS JO'CONNELL, JR. PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 5430

SHEET 1 OF 2

10970 S. CLEVELAND AVE., SUITE #805 • FORT MYERS, FLORIDA 33907 • PHONE (239) 275-8575 • FAX (239) 275-8457 www.metronfl.com







LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

# COTTAGES AT OLD CORKSCREW GOLF CLUB (ACCESS EASEMENT)

AN EASEMENT LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE S.00°34'15"E, ALONG THE WEST LINE OF SECTION 25 FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD (AS MONUMENTED); THENCE N.89°03'20"E. LEAVING THE WEST LINE OF SAID SECTION 25, AND ALONG THE SOUTH RIGHT-OF-WAY OF CORKSCREW ROAD (AS MONUMENTED), FOR A DISTANCE OF 1647.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°03'20"E. ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD FOR A DISTANCE OF 52.00 FEET; THENCE S.00°56'40"E. LEAVING THE SAID SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD FOR A DISTANCE OF 74.50 FEET; THENCE S.89°08'54"W. FOR A DISTANCE OF 159.03 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 164.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°49'19", A CHORD BEARING OF S.84°44'14"W., A CHORD LENGTH OF 25.23 FEET AND AN ARC LENGTH OF 25.25 FEET; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'24", A CHORD BEARING OF S.87°32'47"W., A CHORD LENGTH OF 128.19 FEET AND AN ARC LENGTH OF 128.53 FEET; THENCE N.85°14'01"W. FOR A DISTANCE OF 51.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 497.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'19", A CHORD BEARING OF S.89°14'50"W., A CHORD LENGTH OF 95.60 FEET AND AN ARC LENGTH OF 95.75 FEET; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°49'53", A CHORD BEARING OF S.87°38'37"W., A CHORD LENGTH OF 96.01 FEET AND AN ARC LENGTH OF 96.09 FEET; THENCE N.88°26'27"W. FOR A DISTANCE OF 37.26 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 43.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°45'43", A CHORD BEARING OF S.48°10'42"W., A CHORD LENGTH OF 59.07 FEET AND AN ARC LENGTH OF 65.11 FEET; THENCE S.04°47'51"W. FOR A DISTANCE OF 40.52 FEET; THENCE S.09°09'36"W. FOR A DISTANCE OF 45.14 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 187.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'54", A CHORD BEARING OF S.07°05'51"E., A CHORD LENGTH OF 104.70 FEET AND AN ARC LENGTH OF 106.12 FEET; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 56,00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°24'38", A CHORD BEARING OF S.12°08'59"E., A CHORD LENGTH OF 21.76 FEET AND AN ARC LENGTH OF 21.90 FEET; THENCE S.00°56'40"E. FOR A DISTANCE OF 56.00 FEET; THENCE S.89°03'20"W. FOR A DISTANCE OF 83.36 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE COTTAGES AT OLD CORKSCREW GOLF CLUB; THENCE N.00°56'40"W. ALONG SAID EAST LINE FOR A DISTANCE OF 40.00 FEET; THENCE N.89°03'20"E. LEAVING SAID EAST LINE FOR A DISTANCE OF 27.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 112°24'38", A CHORD BEARING OF N.32°51'01"E., A CHORD LENGTH OF 26.59 FEET AND AN ARC LENGTH OF 31.39 FEET; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 227.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'54", A CHORD BEARING OF N.07°05'51"W., A CHORD LENGTH OF 127.10 FEET AND AN ARC LENGTH OF 128.82 FEET; THENCE N.09°09'36"E. FOR A DISTANCE OF 43.62 FEET; THENCE N.04°47'51"E. FOR A DISTANCE OF 38.43 FEET; THENCE N.45°56'40"W. FOR A DISTANCE OF 56.60 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE COTTAGES AT OLD CORKSCREW GOLF CLUB; THENCE N.00°56'40"W. ALONG SAID EAST LINE FOR A DISTANCE OF 20.00 FEET; THENCE N.89°03'20"E. LEAVING SAID EAST LINE FOR A DISTANCE OF 8.28 FEET; THENCE S.45"56'40"E. FOR A DISTANCE OF 52.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°54'28", A CHORD BEARING OF

SHEET 1 OF 3

10970 S. CLEVELAND AVE., SUITE #605 . FO



PHONE (239) 275-8575 • FAX (239) 275-8457

Exhibit 2.3 Application No. 110222-8 Page 13 of 17 N.56°06'20"E., A CHORD LENGTH OF 96.29 FEET AND AN ARC LENGTH OF 102.72 FEET; THENCE S.88°26'27"E. FOR A DISTANCE OF 37.26 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 663.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°49'53", A CHORD BEARING OF N.87°38'37"E., A CHORD LENGTH OF 90.55 FEET AND AN ARC LENGTH OF 90.62 FEET; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 537.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'19", A CHORD BEARING OF N.89°14'50"E., A CHORD LENGTH OF 103.30 FEET AND AN ARC LENGTH OF 103.46 FEET; THENCE S.85°14'01"E. FOR A DISTANCE OF 51.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'24", A CHORD BEARING OF N.87°32'47"E., A CHORD LENGTH OF 118.14 FEET AND AN ARC LENGTH OF 118.45 FEET; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 204.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°49'19", A CHORD BEARING OF N.84°44'14"E., A CHORD LENGTH OF 31.38 FEET AND AN ARC LENGTH OF 31.41 FEET; THENCE N.89°08'54"E. FOR A DISTANCE OF 81.93 FEET TO THE BEGINNING OF A CURVE TO 90°05'34", A CHORD BEARING OF N.44°06'07"E., A CHORD LENGTH OF 35.38 FEET AND AN ARC LENGTH OF 39.31 FEET: THENCE N.00°56'40"W. FOR A DISTANCE OF 9.38 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINS 0.993 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S.00°34'15"E

METRON SURVEYING & MAPPING, LLC FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

7/17/12

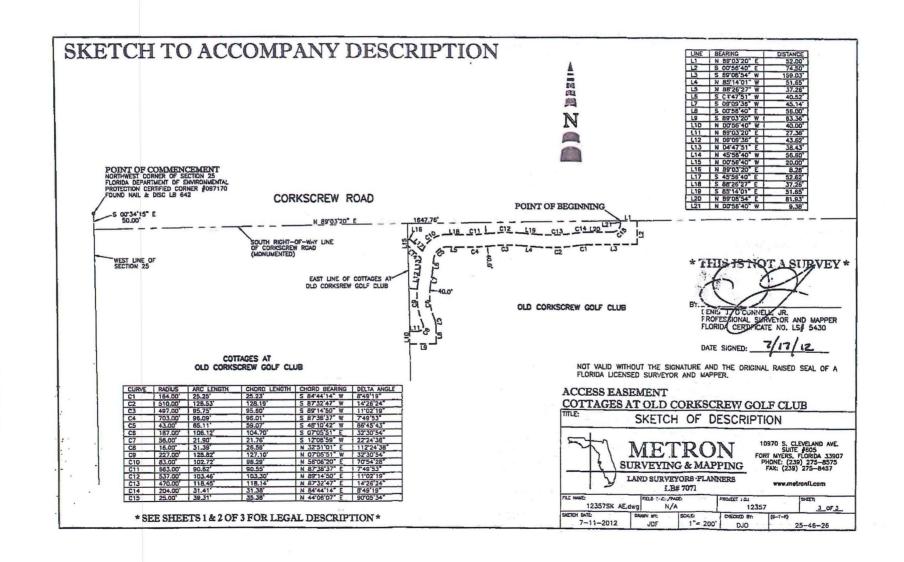
DENIS J. O'CONNELL, JR.

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 5430

SHEET 2 OF 3

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LEGAL DESCRIPTION OF A PARCEL LYING IN SECTION 25, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

#### OLD CORKSCREW PLANTATION GOLF CLUB (DRAINAGE EASEMENT)

AN EASEMENT LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00°34'15"E. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 870.30 FEET; THENCE N.89°03'20"E. LEAVING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 318.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°03'20"E. FOR A DISTANCE OF 147.61 FEET; THENCE S.01°37'28"W. FOR A DISTANCE OF 46.48 FEET; THENCE S.01°37'28"W. FOR A DISTANCE OF 147.61 FEET; THENCE S.01°37'614"E. FOR A DISTANCE OF 34.39 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 59.90 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°03'45", A CHORD BEARING OF S.11°03'40"W., A CHORD LENGTH OF 13.90 FEET AND AN ARC LENGTH OF 13.79 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 774.17 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°23'42", A CHORD BEARING OF S.05°51'17"W., A CHORD LENGTH OF 25.79 FEET AND AN ARC LENGTH OF 25.79 FEET, TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 774.17 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°21'10", A CHORD BEARING OF S.31"57'58"W., A CHORD LENGTH OF 62.18 FEET AND AN ARC LENGTH OF 56.72'110", A CHORD BEARING OF S.31"57'58"W., A CHORD LENGTH OF 62.18 FEET AND AN ARC LENGTH OF 64.78 FEET, TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 290.88 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°23'02", A CHORD BEARING OF S.57'22025"W., A CHORD LENGTH OF 28.15 FEET AND AN ARC LENGTH OF 28.18 FEET; THENCE N.29'08'35"W., FOR A DISTANCE OF 115.89 FEET; THENCE N.29'08'35"W. FOR A DISTANCE OF 115.89 FEET; THENCE N.29'08'35"W. FOR A DISTANCE OF 62.47 FEET; THENCE N.29'08'35"W. FOR A DISTANCE OF 62.47 FEET; THENCE N.10'08'07"W. FOR A DISTANCE OF 62.30 FEET; THENCE N.10'08'07"W. FOR A DISTANCE OF 62.47 FEET; THENCE N.10'08'07"W. FOR A DISTANCE OF 62.47 FEET; THENCE N.10'08'05"W. FOR A DISTANCE OF 62.47 FEET; THENCE N.10'08'05'W. FOR A DIS

EASEMENT CONTAINS 20284 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 28 EAST AS BEARING 8.00"34'15"E.

DESCRIPTION BASED ON THE EXISTING CONDITIONS MAP AS PREPARED BY AGNOLI, BARBER & BRUNDAGE, INC. HAVING PROJECT NUMBER 7729.

METRON SURVEYING & MAPPING, LLC

FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

10/18/12 DENIS/J. O'EONNELL, JR.

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 5430

SHEET 1 OF 2

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**SKETCH TO ACCOMPANY DESCRIPTION** 

# STAFF REPORT DISTRIBUTION LIST

OLD CORKSCREW PLANTATION GOLF CLUB COTTAGES

**Application No:** 110222-8

**Permit No:** 36-04032-P

# **INTERNAL DISTRIBUTION**

- X Carmen Quan, P.E.
- X Justin M.Hojnacki
- X Laura Layman
- X Daniel F. Waters, P.E.
- X ERC Engineering
- X ERC Environmental
- X Fort Myers Backup File

# **EXTERNAL DISTRIBUTION**

- X Permittee Old Corkscrew Plantation Golf Club L L C
- X Applicant Cottages At Old Corkscrew Golf Club L L
- C
- X Env Consultant Delisi Fitzgerald Inc

# **GOVERNMENT AGENCIES**

- X Div of Recreation and Park District 4 FDEP
- X Lee County Engineer

# OTHER INTERESTED PARTIES

X Audubon of Florida - Charles Lee

# STAFF REPORT DISTRIBUTION LIST

# **ADDRESSES**

Cottages At Old Corkscrew Golf Club L L C 26811 South Bay Drive Ste 350 Bonita Springs FL 34134 Delisi Fitzgerald Inc 1605 Hendry Street Fort Myers FL 33901

Old Corkscrew Plantation Golf Club L L C 26811 South Bay Drive Ste 350 Bonita Springs FL 34134

Div of Recreation and Park - District 4 - FDEP 1843 South Tamiami Trail Osprey FL 34229 chris.becker@dep.state.fl.us

Audubon of Florida - Charles Lee 1101 Audubon Way Maitland FL 32751 chlee2@earthlink.net Lee County Engineer P.O.Box 398 Fort Myers FL 33902-0398 eckenrpj@leegov.com

# COMMERCIAL AT OLD CORKSCREW PLANTATION GOLF CLUB

# ENVIRONMENTAL ASSESSMENT AND LISTED SPECIES SURVEY REPORT

May 2018

Prepared For:

DeLisi Fitzgerald, Inc. c/o: Drew Fitzgerald, P.E. 1605 Hendry Street Fort Myers, FL 33901 Phone: (239) 418-0691

Email: Drew@delisifitzgerald.com

Prepared By:



1599 Covington Circle East Fort Myers, FL 33919 Phone: (239) 340-0678 Email: BearPaws.Env.Consulting@GMail.com

### Introduction

An environmental assessment and listed species survey was conducted on the Commercial at Old Corkscrew Plantation Golf Club property on May 1, 2018. The 8.32± acre site is located in Section 25, Township 46 South, Range 26 East, in Lee County. More specifically, the project site is located about two miles east of Alico Road immediately south of Corkscrew Road in the Old Corkscrew Golf Course Development in Estero, Florida. See the Project Location Map, attached as Exhibit A.

The purpose of this assessment was to identify the potential for U.S. Army Corps of Engineers (ACOE), Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

The project's surrounding land uses are a mixture of commercial developments, undeveloped vacant land, and forested land. The survey was conducted in the mid-afternoon; the temperatures were in the upper 80's, with a light breeze, and mostly sunny skies.

## **Background**

There is an active environmental resource permit for the site issued by South Florida Water Management District (SFWMD) permit (No. 36-04032-P-02). The project site is currently undeveloped with a combination of upland and wetland communities, and is located northwest of the existing Old Corkscrew Golf Course property. The project site contains a total of approximately  $5.02\pm$  acres of wetlands and  $13.64\pm$  acres of uplands. The wetlands are comprised of cypress wetlands, cypress-pine-cabbage palm wetlands, and hydric pine wetland habitats, each with varying levels of exotic coverage. The on-site uplands are predominately comprised of pine flatwoods and disturbed lands.

### Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals. Signs or sightings of these species are then recorded.

# **Existing Site Conditions**

Boundary – The project boundary was obtained from survey received from Delisi Fitzgerald and is assumed to be approximately 18.66± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature, but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Pompano fine sand, depressional (NRCS #27; hydric), Immokalee sand (NRCS #28; non-hydric), Oldsmar sand (NRCS #33; non-hydric), and Malabar fine sand (NRCS #34; hydric) soils. Immokalee sand and Oldsmar sand soils are considered non-hydric. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. During the site assessment, we identified approximately 5.02± acres of wetland communities on-site.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

# **FLUCFCS Codes & Community Descriptions**

**Uplands** 

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

### FLUCFCS 110 Residential $-0.26 \pm Ac$ .

This residential area is comprised of a single-family cottage home, with various landscape plants and a sodded yard. This community accounts for  $0.26\pm$  acres of the property. This community would be considered uplands by regulatory agencies.

# FLUCFCS 411 E2 Pine Flatwoods – 6.88± Ac.

This upland habitat type occupies 6.88± acres of the property. The canopy contains slash pine (Pinus elliottii) with scattered laurel oak (Quercus laurifolia), melaleuca (Melaleuca quinquenervia), and earleaf acacia (Acacia auriculiformis). The sub-canopy also contains slash pine (Pinus elliottii), melaleuca (Melaleuca quinquenervia), live oak (Quercus virginiana), and laurel oak (Quercus laurifolia) with cabbage palm (Sabal palmetto), Brazilian pepper (Schinus terebinthifolius), wax myrtle (Myrica cerifera), tar flower (Bejaria racemosa), rusty lyonia (Lyonia ferruginea), and myrsine (Rapanea punctata). The ground cover is dominated by saw palmetto (Seranoa repens), I with caesar weed (Urena lobata), pennyroyal (Piloblephis rigida), pawpaw (Asimina sp.), cocoa plum (Chrysobalanus icaco), and false buttonweed (Spermacoce verticillata), with various other opportunistic weedy species. Commonly observed vines include grapevine (Vitis munsoniana), greenbriar (Smilax spp.), and poison ivy (Toxicodendron radicans). This community would be considered uplands by the regulatory agencies.

# FLUCFCS 740 – Disturbed Lands (5.14± Acres)

This 5.14± acre upland community occupies a majority of the site and has been previously cleared and filled. The canopy and sub-canopy is open. The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), ragweed (*Ambrosia artemisiifolia*), caesar weed (*Urena lobata*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), wiregrass (*Aristida stricta*), and bahia grass (*Paspalum notatum*) with various other opportunistic weedy species. This community would be considered uplands by regulatory agencies.

# FLUCFCS 743 Berm $-0.73 \pm Ac$ .

This upland community type contains a berm which is located around the previously permitted water management system and occupies approximately  $0.73\pm$  acres of the property. The canopy and sub-canopy was open. The groundcover included various opportunistic weedy species. This community would be considered uplands by the regulatory agencies.

# FLUCFCS 814 Roadways $-0.63 \pm Ac$ .

This community occupies  $0.63\pm$  acres of the property and contains the access road which was developed at part of the previously permitted development. This community would be considered uplands by the regulatory agencies.

#### Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydro-phytic vegetation, hydric soils, and wetland hydrology.

# FLUCFCS Code 621 Cypress Wetland – 2.97± Ac.

This wetland community type occupies approximately 2.97± acres of the property. The canopy is dominated by bald cypress (Taxodium distichum), with scattered melaleuca (Melaleuca quinquenervia), laurel oak (Quercus laurifolia), and java plum (Syzygium cumini). The sub-canopy vegetation includes Brazilian pepper (Schinus terebinthifolius), buttonbush (Cephalanthus occidentalis), and dahoon holy (Ilex cassine). The ground cover is dominated by swamp fern (Blechnum serrulatum), with sedge (Carex sp.), chainfern (Woodwardia virginica), swamp fern (Blechnum serrulatum), bog-hemp (Boehmeria cylindrica), Asiatic pennywort (Centella asiatica), and rosy camphorweed (Pluchea rosea), with various other grasses and sedges. Commonly observed vines include greenbriar (Smilax spp.). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

# FLUCFCS 624 Cypress – Pine - Cabbage Palm – 0.62± Ac.

This wetland community type occupies approximately  $0.62\pm$  acres of the property. The canopy contains cypress (Taxodium distichum), slash pine (Pinus elliottii), laurel oak (Quercus laurifolia), and melaleuca (Melaleuca quinquenervia). The sub-canopy contains cabbage palm (Sabal palmetto), Brazilian pepper (Schinus terebinthifolius), myrsine (Rapanea punctata), wax myrtle (Myrica cerifera), and saltbush (Baccharis halimifolia). The ground cover vegetation includes swamp fern (Blechnum serrulatum), rosy camphorweed (Pluchea rosea), gulfdune paspalum (Paspalum monostachyum), Asiatic pennywort, caesarweed (Urena lobata), yellow-eyed grass (Xyris sp.), Leavenworth's tickseed (Coreopsis leavenworthii). little blue maidencane (Amphicarpum muhlenbergianum), and swamp fern (Blechnum serrulatum), with various other grasses and sedges. Commonly observed vines include grapevine (Vitis rotundifolia), Virginia creeper (Parthenocissus quinquefolia), and greenbriar (Smilax spp.). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

#### FLUCFCS 625 Hydric Pine Wetlands $-1.43 \pm Ac$ .

This wetland community type occupies approximately 1.43± acres of the property. The canopy consists of slash pine (Pinus elliottii). The sub-canopy contains wax myrtle (Myrica cerifera), with widely scattered melaleuca (Melaleuca quinquenervia). The groundcover species includes rosy camphorweed (Pluchea rosea), wiregrass (Aristida stricta), chocolateweed (Melochia corchorifolia), yellowtop (Flaveria sp.), panicum (Dichanthelium sp.), foxtail grass (Setaria sp.), umbrella-grass (Fuirena sp.), yellow-eyed grass (Xyris sp.), little blue maidencane (Amphicarpum muhlenbergianum), southern waxy sedge (Carex glaucescens), and sand cordgrass (Spartina bakeri), with various other grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

**Table 1. FLUCFCS Community Table** 

FLUCFCS Code	Community Description	Habitat Type	Acres
110	Residential	Upland	$0.26 \pm Ac.$
411	Pine Flatwoods	Upland	6.88± Ac.
621	Cypress Wetland	Wetland	2.97± Ac.
624	Cypress – Pine – Cabbage Palm Wetland	Wetland	$0.62 \pm Ac.$
625	Hydric Pine Wetland	Wetland	1.43± Ac.
740	Disturbed Lands	Upland	5.14± Ac.
743	Berm	Upland	$0.73 \pm Ac.$
814	Roadways	Upland	$0.63 \pm Ac.$
	Total		18.66± Ac.

### **Protected Species Survey Results**

During the listed species survey conducted on-site, within the proposed development, there were no protected species or signs thereof observed on-site. There were a few stick nests observed in some of the melaleuca (Melaleuca quinquenervia) trees, but they are believed to belong to one of the eastern gray squirrels (Sciurus carlinensis) we observed while on-site. There were no other nest-like structures or tree cavities noted. There were no gopher tortoise (Gopherus polyphemus) burrows identified; we observed several burrows believed to belong to and eastern nine-banded armadillo (Dasypus novemcinctus); there was no evidence that these burrows were being used by gopher tortoises.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves (*Zenaida macroura*), and several eastern grey squirrels (*Sciurus carolinensis*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the attached Protected Species Map (Exhibit E).

# **Summary & Discussion**

Due to the disturbed nature of the site (vacant commercial property), the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Habitat locations were drawn using non-rectified aerial images with approximate property boundaries, hence their location, aerial extent, and acreage is approximate. The wetland located on-site were based upon the previously surveyed and permitted wetland lines under the current SFWMD permit.

Table 2: Listed Species by Habitat with Current Status

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA & CS	FWS	FWC
110	Residential	N/A		90					
		Beautiful paw-paw	Deeringothamnus pulchellus	90		Е	Е	E	
	Pine Flatwoods	Big cypress fox squirrel	Sciurus niger avicennia	90					SSC
		Eastern indigo snake	Drymarchon corais couperi	90				T	T
		Fakahatchee burmannia	Burmannia flava	90			Е		
		Florida black bear	Ursus americanus floridanus	90				SAT	T
		Florida coontie	Zamia floridana	90			С		
411		Gopher frog	Rana areolata	90				<b>-</b> -	SSC
		Gopher tortoise	Gopherus polyphemus	90				T	Т
		Red-cockaded woodpecker	Picoides borealis	90				E	SSC
		Satinleaf	Chrysophyllum olivaeforme	90			T	<b>—</b>	
		Southeastern American Kestrel	Falco sparverius paulus	90				T	Т
		American alligator	Alligator mississipiensis	90				SAT	SSC
	Cypress	Florida black bear	Ursus americanus floridanus	90				SAT	Т
		Limpkin	Aramus guarauna	90					SSC
621		Little blue heron	Egretta caerulea	90					SSC
		Snowy egret	Egretta thula	90		1			SSC
		Tricolored heron	Egretta tricolor	90		1			SSC
		Wood stork	Mycteria americana	90				E	Е
624 Cypre		Florida black bear	Ursus americanus floridanus	90				SAT	Т
	Cypress – Pine – Cabbage Palm	Little blue heron	Egretta caerulea	90		1			SSC
		Snowy egret	Egretta thula	90					SSC
		Tricolored heron	Egretta tricolor	90					SSC
	Hydric Pine	Everglades mink	Mustela vison evergladensis	90					T
J		Florida black bear	Ursus americanus floridanus	90				SAT	T
625		Gopher frog	Rana areolata	90					SSC
		Limpkin	Aramus guarauna	90					SSC
		Little blue heron	Egretta caerulea	90					SSC
		Snowy egret	Egretta thula	90					SSC
		Tricolored heron	Egretta tricolor	90					SSC
		Wood stork	Mycteria americana	90				Е	Е
740	Disturbed Lands	N/A		90					
743	Spoil Area	Gopher tortoise	Gopherus polyphemus	90				Т	T
814	Roadways	N/A		90					

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community as listed in Appendix H of the Lee County Land Development Code.

Exhibit A

**Project Location Map** 

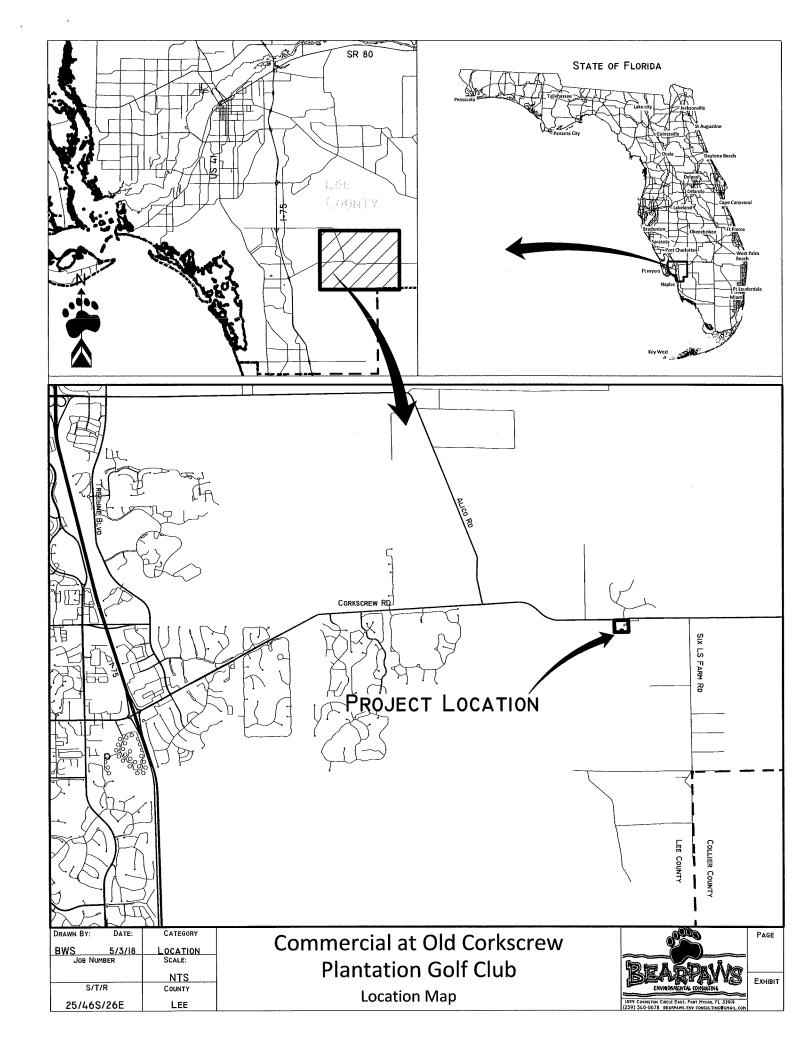


Exhibit B

FLUCFCS Map with Aerial

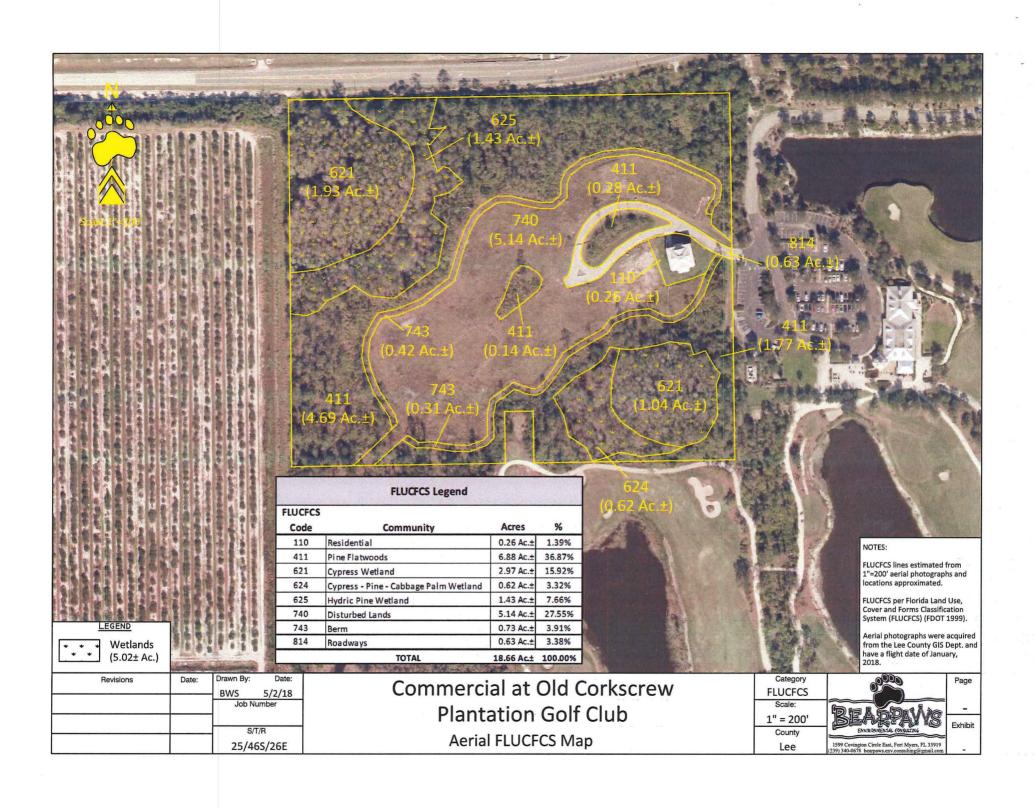
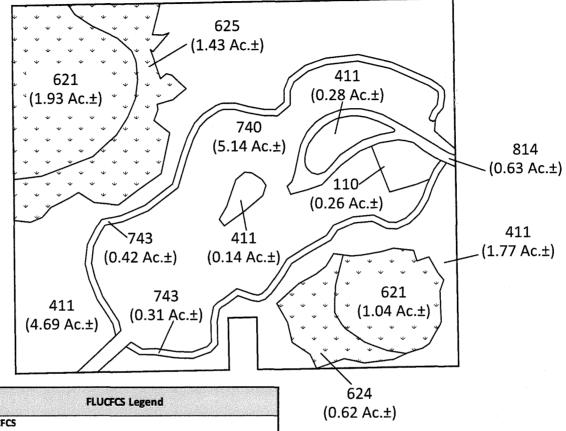


Exhibit C

FLUCFCS Map





FLUCFCS % Code Community Acres Residential 0.26 Ac.± 1.39% 411 Pine Flatwoods 6.88 Ac.± 36.87% 2.97 Ac.± 621 Cypress Wetland 15.92% 0.62 Ac.± 3.32% 624 Cypress - Pine - Cabbage Palm Wetland Hydric Pine Wetland 1.43 Ac.± 7.66% 625 740 5.14 Ac.± 27.55% Disturbed Lands 0.73 Ac.± 743 Berm 3.91% 3.38% 814 0.63 Ac.± Roadways TOTAL 18.66 Ac± 100.00%

#### NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:
		BWS	5/2/18
		Job N	umber
		1	
		S/	T/R
		25/40	6S/26E

LEGEND

Wetlands

(5.02± Ac.)

# Commercial at Old Corkscrew Plantation Golf Club FLUCFCS Map

Category	.000
FLUCFCS	
Scale:	
1" = 200'	BEAR
County	ENVIRONMENTAL

Lee

EVIROWENIA (ONQUENS

1999 Cowingen Circle East Fort Myers, FL 33919
(239) 340-0678 bezapows, env consulinging simila com

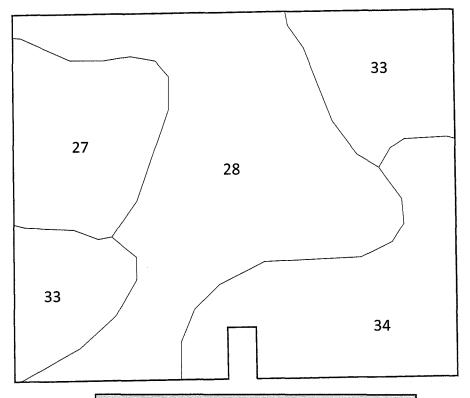
Exhibit

Exhibit D

NRCS Soils Map



Scale:1"=200'



#### **NRCS Soils Legend** Soil No Description Status Pompano Fine Sand, Depressional Hydric 28 Immokalee Sand Non-Hydric Oldsmar Sand Non-Hydric 33 Malabar Fine Sand

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:
		BWS	5/2/18
		Job Number	
	l 	S/T/R	
_		25/40	5S/26E

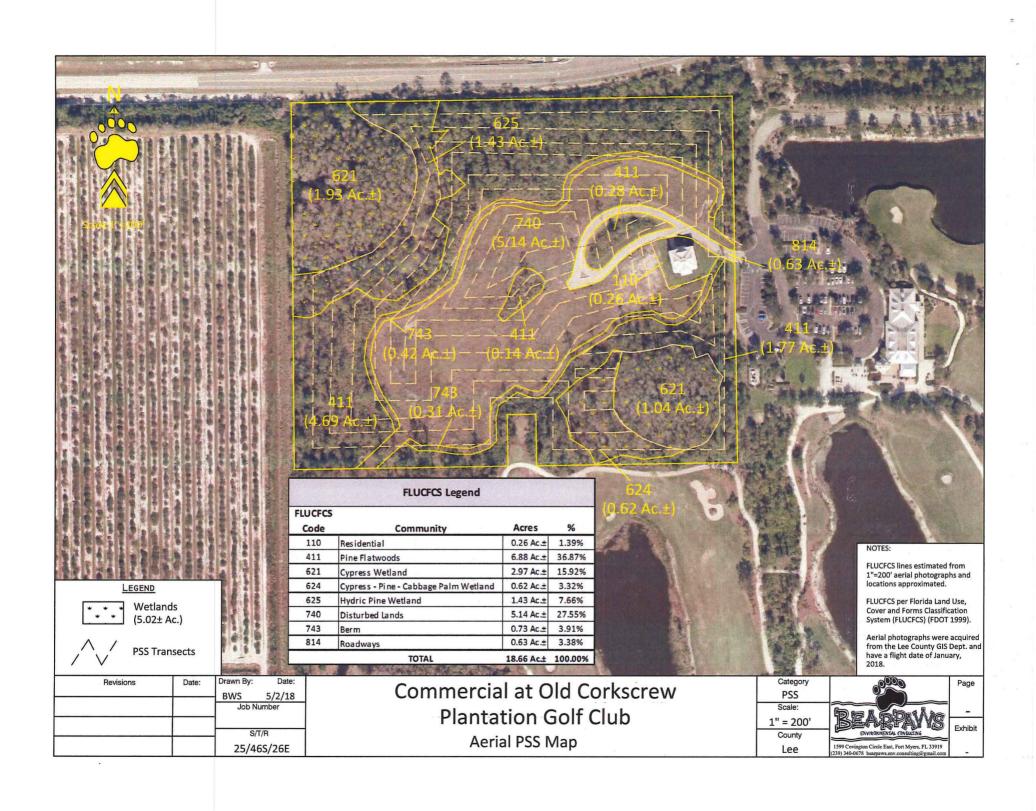
### Commercial at Old Corkscrew **Plantation Golf Club** Soils Map

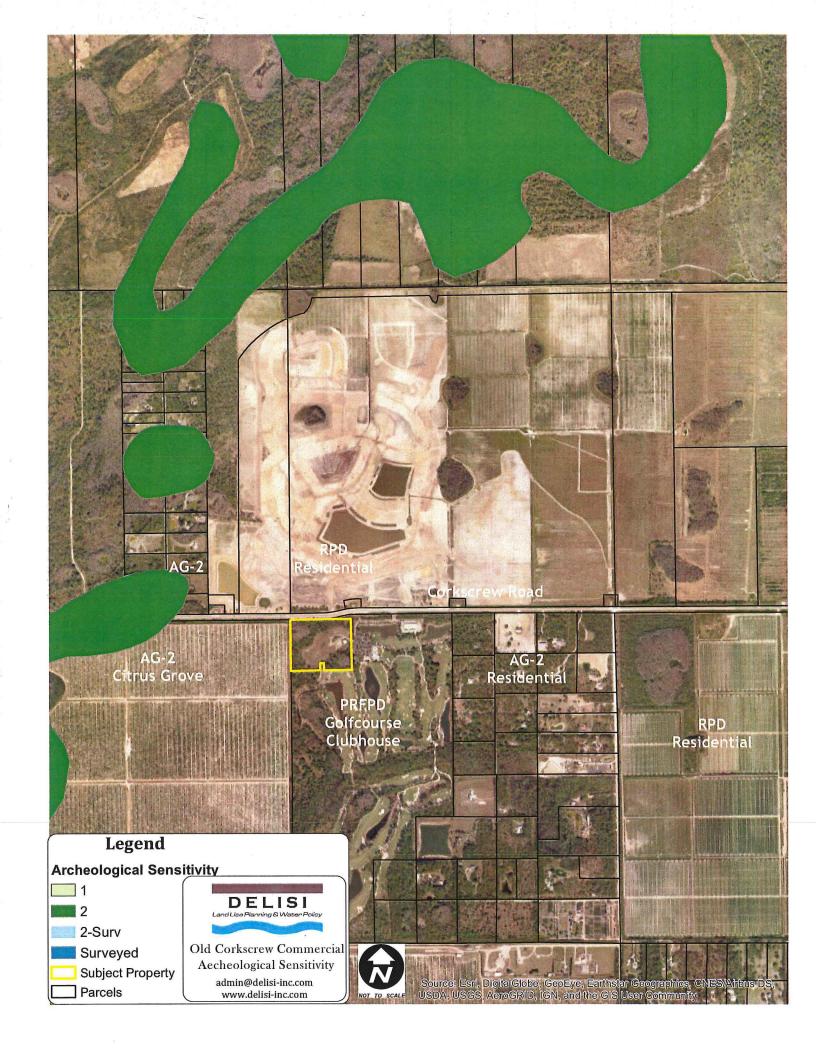
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Scale:	De la la
1" = 200'	BEARPAYS
County	ENVIRONMENTAL CONSULTING
Loo	1599 Covington Circle East, Fort Myers, FL 33919

Exhibit (239) 340-0678 bearpaws.env.consulting@gmail

Exhibit E

**Protected Species Survey Map** 





#### DIVISIONS OF FLORIDA DEPARTMENT OF ST

Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Library and Information Services
Division of Library and Information Services
Division of Administrative Services



#### FLORIDA DEPARTMENT OF STATE Katherine Harris Secretary of State

DIVISION OF HISTORICAL RESOURCES

MEMBER OF THE FLORIDA CABINET

State Board of Echication
Trustees of the Internal Improvement Trust Fund
Administration Commission
Flouida Unid and Water Adjudicatory Commission
Siting Board
Division of Board
Department of Revenue
Department of Lave Industranced
Department of Highway Safety and Motor Vehicles

RECEIVED

JAN 24 2001

PASSARELLA AND January ASSOZOOTES, INC.

Ms. Julie Arrison Passarella and Associates 4575 Via Royale Suite 201 Fort Myers, Florida 33919

RE:

DHR Project File No. 2000-10401

Cultural Resource Assessment Request

**USACOE** Permit Application

Applicant Project Name: Corkscrew Plantation

Lee County, Florida

Dear Ms. Arrison:

Our office received and reviewed the referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665), as amended in 1992, and 36 C.F.R., Part 800: Protection of Historic Properties. The State Historic Preservation Officer is to advise and assist federal agencies when identifying historic properties (listed or eligible for listing, in the National Register of Historic Places), assessing effects upon them, and considering alternatives to avoid or reduce the project's effect on them.

Our review of the Florida Master Site File, and our records, indicates that no significant archaeological or historical sites are recorded for or likely to be present within the project's area of potential effect. It is therefore the opinion of this office that it is unlikely that historic properties are located within the proposed project area.

If you have any questions concerning our comments, please contact Ms. Leigh A. Rosborough, Historic Sites Specialist at 850-487-2333 or 800-847-7278. Your interest in protecting Florida's historic properties is appreciated.

Sincerely,

Janet Inyder Mathews, Ph.D., Director Division of Historical Resources State Historic Preservation Officer

rut Suda Sharellows

JSM/Rlr

XC:

Ron Silver, USACOE West Permits Branch, Ft. Myers Regulatory Office



COMMUNITY DEVELOPMENT



#### **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.

#### **Proposed Request**

The prosed 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. <u>Impacts on Historic Resources</u>

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.

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

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.

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 <u>positive impacts</u> 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

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

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 RPFPD 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

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 <u>not</u> 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

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.

#### 2. REQUESTS MOVING LANDS FROM A NON-URBAN AREA TO A FUTURE URBAN AREA

a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

#### **Growth Management Analysis**

The proposed designation of the subject property as Commercial is the antithesis of urban sprawl and is consistent with good planning practice. The commercial designation is a natural and needed addition to the urban residential development along the Corkscrew corridor in three directions. The proposed amendment represents a timely and orderly introduction of a use in an area that has residential development contiguous to the property to the north and residential communities to the east and to the west. The subject property has already been cleared for development and the proposed use will not have impacts to on site or adjacent natural resources. The introduction of commercial will help to avoid single use development (residential), and it is an infill development.

The proposed amendment will ensure that the area along Corkscrew Road does not develop as a single use community, but have the daily services the residents need to conserve on travel times for the purchase of daily goods and services. The amendment will create a multiuse area instead of creating a single use, residential area. The proposed plan amendment is contiguous to development on the north and a golf course on the east and south and as such does not constitute leap frog development, nor would a single cluster of commercial constitute strip development. Urban infrastructure is already available along Corkscrew Road in from of the property and can be made available to serve the proposed development.

The Florida Statutes provide direction as to how development should occur and identifies the characteristics of development that discourages the proliferation of "urban sprawl". Chapter 163.3177 9.b. F.S. lists the development patterns and characteristics that are deemed to discourage the proliferation of urban sprawl. Below is a description of how the proposed amendment implements these development patterns. Below is an analysis of how the proposed development does <u>not</u> constitute urban sprawl as defined in Chapter 163.3177 9.a. F.S.

- 9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

The proposed plan amendment cannot be characterized as urban sprawl. Designating commercial along this developing corridor only serves to transition the area from single use development to one where communities can meet their shopping needs closer to

home, decreasing congestion at the I-75/Ben Hill/Corkscrew intersections while creating a more diverse community. Specifically the proposed amendment does the following from Chapter 163.3177 9.a. F.S.

# (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The subject property is contiguous to residential development on the north and an area of active agricultural use on the west. To the south and east is a golf course and a golf course club house. The golf course preserves significant areas for environmental preservation. The proposed development activity will occur on an area already designated for residential and hotel use.

### (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Urban infrastructure is in existence in front of the subject property and was extended to the Place residential development to the north of the subject property. Commercial development at this location will be required to rebate the cost of extending that infrastructure as well as pay impact fees, helping to create the critical mass of uses that make urban services in the area cost-effective.

#### (IV) Promotes conservation of water and energy.

The subject property will bring service retail uses closer to the developing residential neighborhoods. The current developing land use pattern of single use residential development requires all residential to travel significant distances to meet their retail needs. Providing the daily service and shopping needs of the local community, within the community will lead to conservation of energy in decreased travel times, fuel expended and lessen the distance of vehicular travel.

### (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The DR/GR land use category does not allow for commercial uses. Any commercial within the DR/GR must be ancillary to another use, making it infeasible to properly address the daily retail needs that residential populations require. Over the last 3 years over 4,000 residential units have been approved adjacent to, or in close proximity to the subject property. However, with no commercial allowed in the DR/GR, all of these residential neighborhoods need to travel over 6 ½ miles each way to the closest grocery store, restaurant, drug store or other use that supplies daily needs. A typical Publix grocery store tries to draw from a 2-mile radius for its customer base, which is a reasonable travel distance for daily retail needs. 6+ miles simple is extra travel time and trips on the road that are unnecessary.

The proposed plan amendment creates a better balance of uses supplying the needs that residential properties demand, specifically implementing this section of Florida Statute.

- a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed plan amendment enhances the surrounding development by shifting it for being single use to adding commercial to serve the needs of the residential development. Without the proposed designation of this commercial site, the Southeast Lee County planning community and the Environmental Enhancement and Preservation Overlay would otherwise be characterized as single use development – residential where all of the service needs would need to be met outside of the community over  $6\frac{1}{2}$  miles to the west. The proposed amendment would change this by locating commercial development in close proximity to the residential neighborhoods.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed development is adjacent to residential uses that are suburban in land use form. Even though they are designated as DR/GR in the plan, the small lot residential character, the requirement for the use of central water and sewer and the requirement for all other urban infrastructure to be extended are clear indications that the land use form is suburban in character. As such, there is urban development with urban infrastructure contiguous to the subject property on the north and within close proximity to the east and west of the subject property. Immediately adjacent to the site on the south and east is a developed golf course with a golf course clubhouse and proshop (a retail use) abutting the property on the east.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed amendment is being done as a future land use map amendment to assure that strip development will not occur. By designating this single parcel as Commercial, the adjacent properties, and other properties in the DR/GR are not changed in any way, nor are there any other areas that could be developed creating a "strip" as a result of this amendment.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The proposed amendment has two wetland areas on the property, which will be preserved or mitigated for in accordance with SFWMD and Army Corps requirements. The subject site itself does not contain any areas of significant environmental resources. To the extend that the property is in a wellfield protection zone, certain uses will be prohibited on site and through the planned development process.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property is not in current agricultural use and the proposed amendment will have no impact on any agricultural activities.

#### (VI) Fails to maximize use of existing public facilities and services.

The proposed amendment maximizes the use of the public facilities that need to be extended for the residential development to the property's east. The impact fees that will be generated by the commercial development will make the cost to extend the public services required for the adjacent residential development more affordable while not over burdening those facilities.

#### (VII) Fails to maximize use of future public facilities and services.

Similar to the answer above, the proposed amendment maximizes the use of the public facilities that are needed as a result of the residential development to the property's east by creating a critical mass to make the development of those service more affordable. The impact fees that will be generated by the commercial development will make the cost to extend the public services required for the adjacent residential development more affordable while not over burdening those facilities.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed development is being timed to follow the residential uses that are under development to the north, west and east of the subject property. The commercial uses will add to the funding pool necessary to extend infrastructure to the residential uses creating greater efficiencies for the provision of those services.

#### (IX) Fails to provide a clear separation between rural and urban uses.

There is urban development contiguous to the north, and an urban use to the east. Urban development is also in close proximity to the west and to the south is a golf course. The proposed amendment has no impact on a separation between urban and rural uses.

### (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed amendment has no impact on infill or redevelopment of existing neighborhoods. The proposed amendment will simply provide for the retail needs of the existing and planned residential development in the immediate vicinity of the subject property.

#### (XI) Fails to encourage a functional mix of uses.

The proposed plan amendment <u>promotes</u> a functional mix of uses. Currently development is occurring along the Corkscrew Road corridor as single use residential development. The proposed plan amendment will create more of a functional mix of uses that discourages urban sprawl.

#### (XII) Results in poor accessibility among linked or related land uses.

The proposed amendment has no impact on accessibility of linked or related uses.

#### (XIII) Results in the loss of significant amounts of functional open space.

There will be no loss of functional open space relating to the proposed amendment. The subject property is currently designated and has mostly been cleared for development.

#### Conclusion

The proposed Lee Plan amendment is located in an area of existing and approved residential development that is currently occurring in a single use manner without commercial uses to meet the daily needs of residents. The closest commercial area is over 6 ½ miles from the residential uses, causing all trips from groceries, restaurants and other neighborhood uses to travel outside of the immediate community. The proposed amendment provides for a diversification of uses allowing for more trips to be captured internally in this community east of Flint Penn Strand.

The proposed amendment is consistent with the Lee Plan and the criteria to limit the proliferation of urban sprawl found in Chapter 163 of the Florida Statutes. Approval of the proposed amendment will enhance the surrounding residential neighborhoods and provide for a more diverse community with a greater mix of uses.

