

OLD CORKSCREW GOLF CLUB COMMERCIAL

LOCAL PLANNING AGENCY TRANSMITTAL HEARING



Property Location

- ❑ Northwest corner of the Old Corkscrew Golf Course
- ❑ Adjacent to the Golf Course Clubhouse
- ❑ South side of The Place residential community
- ❑ Pepperland and Verdana to the east
- ❑ Within 2 miles of Corkscrew Shores to the west



Golf Course History

- ❑ PRFPD Zoned in 2001
 - ❑ Followed a long in-depth Plan amendment to allow Golf Courses in the DR/GR
 - ❑ Very strict open space, preserve and water quality requirements
 - ❑ Goal 13 open space and preservation requirements far exceed regular code requirements for commercial and residential development
 - ❑ Goal 13 includes additional requirements for natural resource protection



Proposed Amendment

- ❑ Revised CPA after the project was found sufficient to change from a FLUM Amendment to commercial to a text amendment
 - ❑ Proposed application will maintain the DR/GR land “rural” land use designation
- ❑ Text Amendment to Goal 13
- ❑ Amendment to Maps 6 and 7
 - ❑ Future Water and Sewer Service Areas

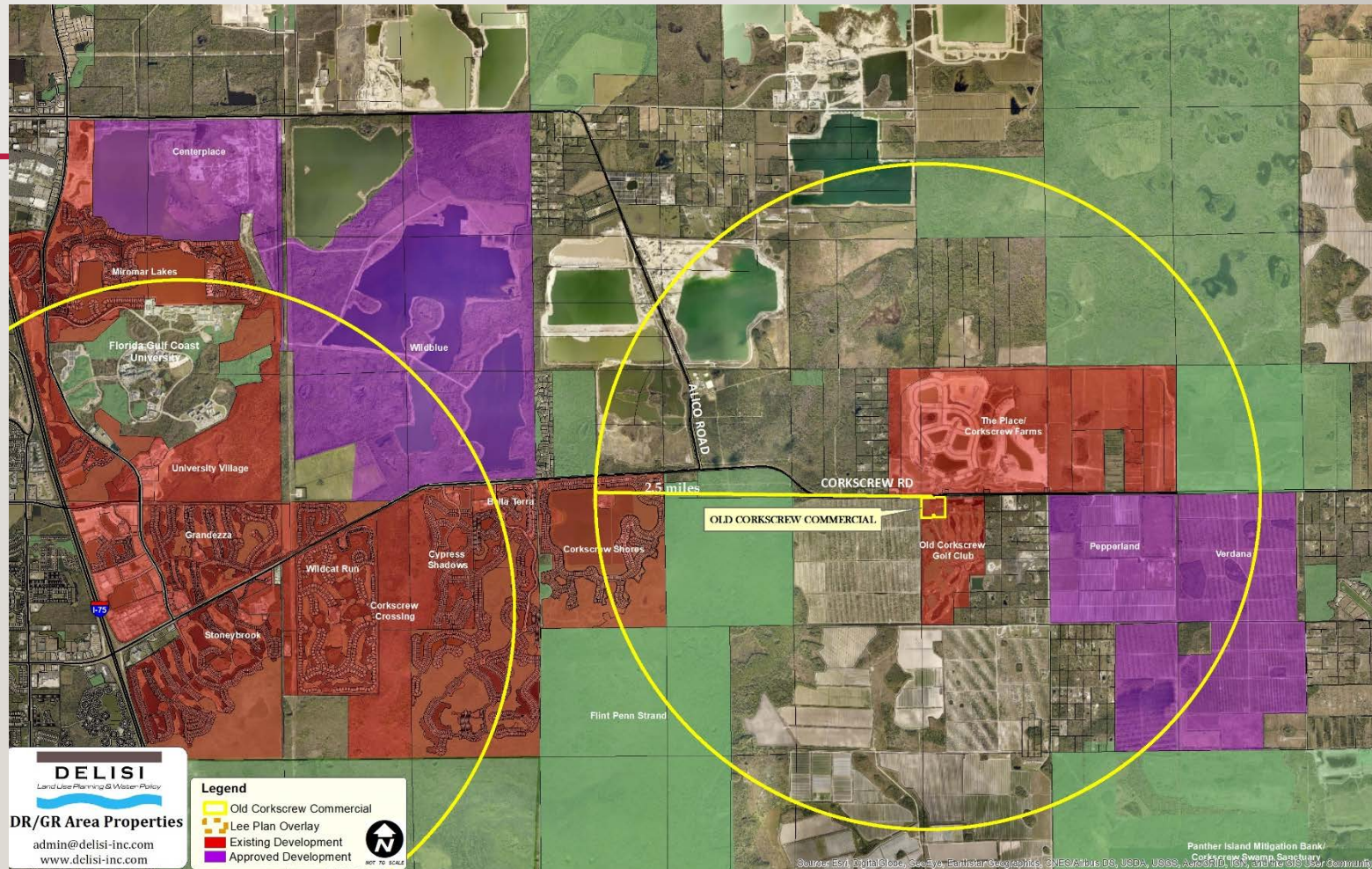
Future Land Use Map

- ❑ DR/GR on all sides
 - ❑ EEPO Communities to the north and father to the east
 - ❑ The subject property will remain in the DR/GR land use category – making it (by definition) “rural”.



SURROUNDING DEVELOPMENT

- ❑ Gandezza Shopping Center is currently the closest commercial shopping center serving East Corkscrew development. – 5-8 miles from the EEPO Communities.
- ❑ OC Golf Club central location between EEPO Communities and other existing communities on East Corkscrew Road
- ❑ Can cover a market area extending to Corkscrew Shores and at times, Bella Terra, to Verdana

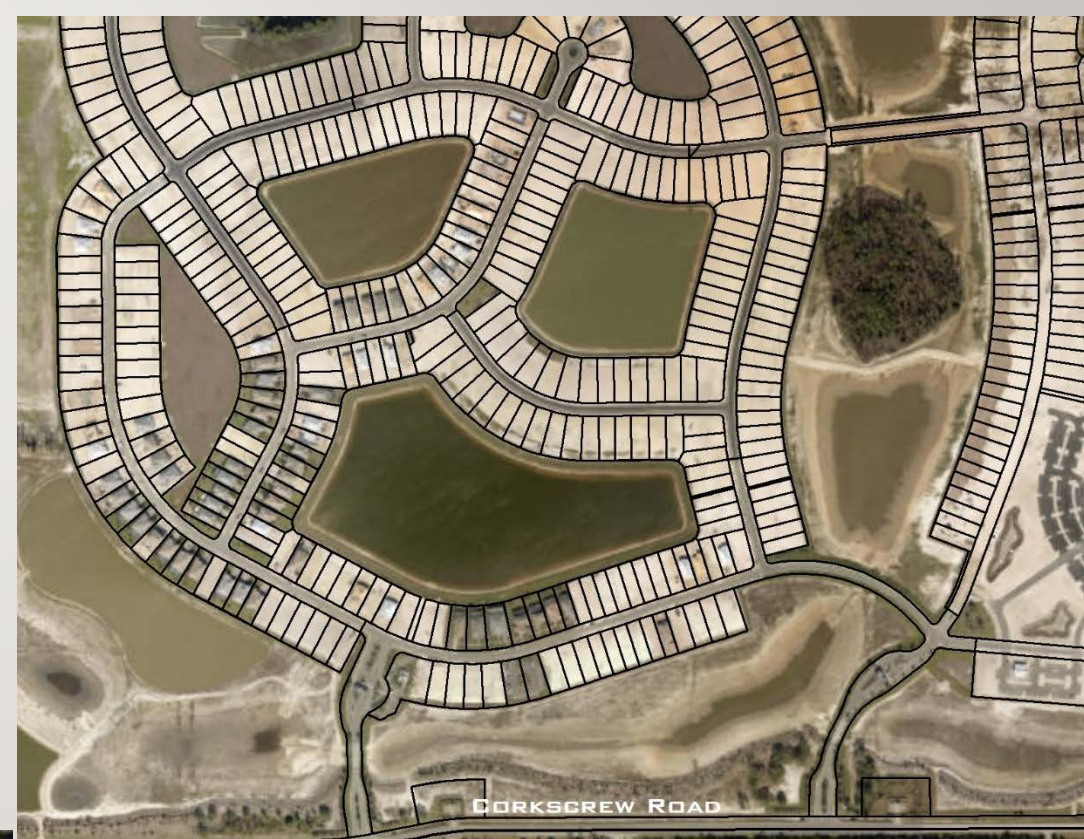


Retail Need

- ❑ Agree with staff's analysis of "Trade Area"
 - ❑ 5-10 minute drive
 - ❑ Trade Area different from total neighborhood shopping need.
- ❑ No single planning Rule of thumb for neighborhood retail need.
 - ❑ Total retail need, even with retail decline, varies from 40 – 55 sq ft. per capita.
 - ❑ Need is not just supermarket, but restaurants, office space (real estate, title companies, etc.), hair salons, etc.
 - ❑ If we assume half for neighborhood uses, 20 sq. ft. per capita (40 sq. ft. per unit)
 - ❑ EEPO Communities alone would create new need for around 150,000 sq. ft.
 - ❑ Corkscrew Shore (additional 800 units) would generate additional 32,000 sq ft. of need.

CHARACTERISTICS OF THE SUBJECT PROPERTY

- ❑ Mostly cleared and programmed for development of fractional ownership units
 - ❑ One units already developed
- ❑ Adjacent to existing commercial component of the Golf Course
- ❑ Directly south of The Place



Lee Plan Considerations

- ❑ Southeast Lee County Vision and Goal 33
 - ❑ Concentrate new residential and commercial development
 - ❑ Not precedent setting – specific property, only PRFPD
- ❑ Policy 1.7.13 (special Treatment Areas – SE Lee)
 - ❑ *Rural Golf Course Communities: Potential locations for the concentration of development rights on property zoned PRFPD*
 - ❑ Already zoned for public oriented commercial uses
- ❑ Objective 2.2 – Development Timing
 - ❑ Direct development to locations where public services exist or can be provided: Have letters of availability
- ❑ Policy 6.1.4 – Commercial location
 - ❑ Compatible with adjacent land uses and served by public facilities

Lee Plan Considerations

- ❑ Goal 33 sets a framework for development in Southeast Lee County
 - ❑ Goal 13, adopted 10 years prior, is consistent with and guided much of that framework
 - ❑ Objective 13.3 includes numerous development restrictions including:
 - ❑ Planting requirements – use of natives
 - ❑ Limitations on lighting
 - ❑ Pest management
 - ❑ Open Space
 - ❑ Objective 13.4 – Natural Resources
 - ❑ Well field protection
 - ❑ Monitoring requirements
 - ❑ Incorporation of flowways
 - ❑ Objective 13.5 – Wildlife management

Community Meeting

- ❑ Policy 17.3.2 – Requires Public meeting
- ❑ Concern about the “Commercial” land use category:
 - ❑ Open space and preserve requirements the same as non-DR/GR area
 - ❑ Comment: “SE Lee should require something more”
 - ❑ PRFPD text amendment requires much more than Commercial
 - ❑ Concern for protection of Water resources
 - ❑ PWR Report & LWC Water Supply Plan
 - ❑ Commercialization of Corkscrew Road
 - ❑ Not precedent setting – only 1 PRFPD approved. 1 neighborhood commercial center allowed.

Summary/ Conclusion

- ❑ Proposed amendment provides service to adjacent and nearby existing and planned residential
- ❑ Proposal fits within the overall context of the Lee Plan framework for The Southeast Lee County Planning Community
- ❑ Goal 13 Policies adequately protect water supply and natural resources
- ❑ Proposal consistent with the Lee Plan

QUESTIONS?



