



John Manning
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

September 25, 2019

Via E-Mail

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-0800

**Re: Amendment to the Lee Plan
September 18, 2019 Transmittal Hearing
CPA2019-00005**

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2019-00005 (CAM 40). The proposed amendment is being submitted through the expedited state review process as described in Chapter 163.3184. The amendment is as follows:

CPA2019-00005: Request to add the subject property to the Environmental Enhancement and Preservation Communities Overlay (EEPCO) on Lee Plan Map 17, the Southeast DR/GR Residential Overlay.

The Local Planning Agency held a public hearing for this plan amendment on August 26, 2019. The Board of County Commissioners voted to transmit the amendment on September 18, 2019. The proposed amendment is not applicable to an area of critical state concern. The Board of County Commissioners stated their intent to hold an adoption hearing following the receipt of the review agencies' comments.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Brandon Dunn, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: bdunn@leegov.com

Included with this package are one paper copy and two CD ROM copies, in PDF format, of the proposed amendments and supporting data and analysis. By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,

**Lee County Department of Community Development
Planning Section**

A handwritten signature in black ink, appearing to read "Mikki Rozdolski".

Mikki Rozdolski
Manager, Community Development Operations

All documents and reports attendant to this transmittal are also being sent by copy of this cover in an electronic format to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Mark Weigly
Department of Education

Plan Review
Department of Environmental Protection

Robin Jackson
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Sarah Catala
FDOT District One

Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, AICP, Senior Planner, Intergovernmental Coordination Section
South Florida Water Management District

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:

LCBC-COUNTY ADMINISTRATION
2115 2ND ST
FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared ,
who on oath says that he or she is a Legal Assistant of
the News-Press, a daily newspaper published at Fort
Myers in Lee County, Florida; that the attached copy of
advertisement, being a Legal Ad in the matter of

Notice Public Hearing

In the Twentieth Judicial Circuit Court was published in
said newspaper in the issues of:

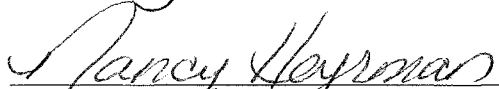
09/06/19

Affiant further says that the said News-Press is a paper
of general circulation daily in Lee County and published
at Fort Myers, in said Lee County, Florida, and that the
said newspaper has heretofore been continuously
published in said Lee County, Florida each day and has
been entered as periodicals matter at the post office in
Fort Myers, in said Lee County, Florida, for a period of
one year next preceding the first publication of the
attached copy of advertisement; and affiant further says
that he or she has never paid nor promised any person,
firm or corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement for
publication in the said newspaper.

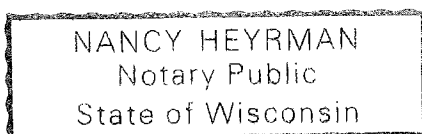
Sworn to and Subscribed before me this 6th of
September 2019, by legal clerk who is personally known
to me.



Affiant



Notary State of Wisconsin, County of Brown
5.15.23



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

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, September 18, 2019. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers at 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

CPA2018-10013 and CPA2018-10012
Vintage Commerce Center: Amend the Future Land Use Map designation on 33.95 +/- acres from Industrial Commercial Interchange to General Interchange located on the northeast corner of Alico Road and Three Oaks Parkway. Amend Table 1(b) 2030 population allocation to provide additional residential development in the General Interchange category within the Gateway/Airport Planning Community.

CPA2019-00005 CAM40: Request to add a 40 acre parcel to the Environmental Enhancement and Preservation Communities Overlay (EEPCO) as identified on Map 17- Southeast DR/GR Residential Overlay. The subject property is located approximately one mile south of Corkscrew Road and approximately one mile east of Six Ls Farm Road. The applicant has filed a companion rezoning application (DCI2019-00018) to rezone the parcel to Mixed Use Planned Development as part of a 2,138 +/- acre development.

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

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

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

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or ADARequests@lee.gov, at least five business days in advance.
No. 3761475 Sept. 6, 2019

STAFF REPORT FOR
CPA2019-00005: CAM40

Privately Initiated Map Amendment to the Lee Plan



Applicant:

V-Land-Sub LLC

Representative:

Tina Ekblad, AICP
Morris-Depew Assoc., Inc.

Property Location:

1 ± mile South of Corkscrew Road,
1 ± mile east of Six Ls Farm Road

Size:

± 40 acres

Planning Community:

Southeast Lee

Commissioner District:

District #3

Attachments:

Existing Map 17
Proposed Map 17

Hearing Dates:

LPA: 8/26/2019
BOCC: 9/18/2018

REQUEST

Request to add the subject property to the Environmental Enhancement and Preservation Communities Overlay (EEPCO) on Lee Plan Map 17, the Southeast DR/GR Residential Overlay.

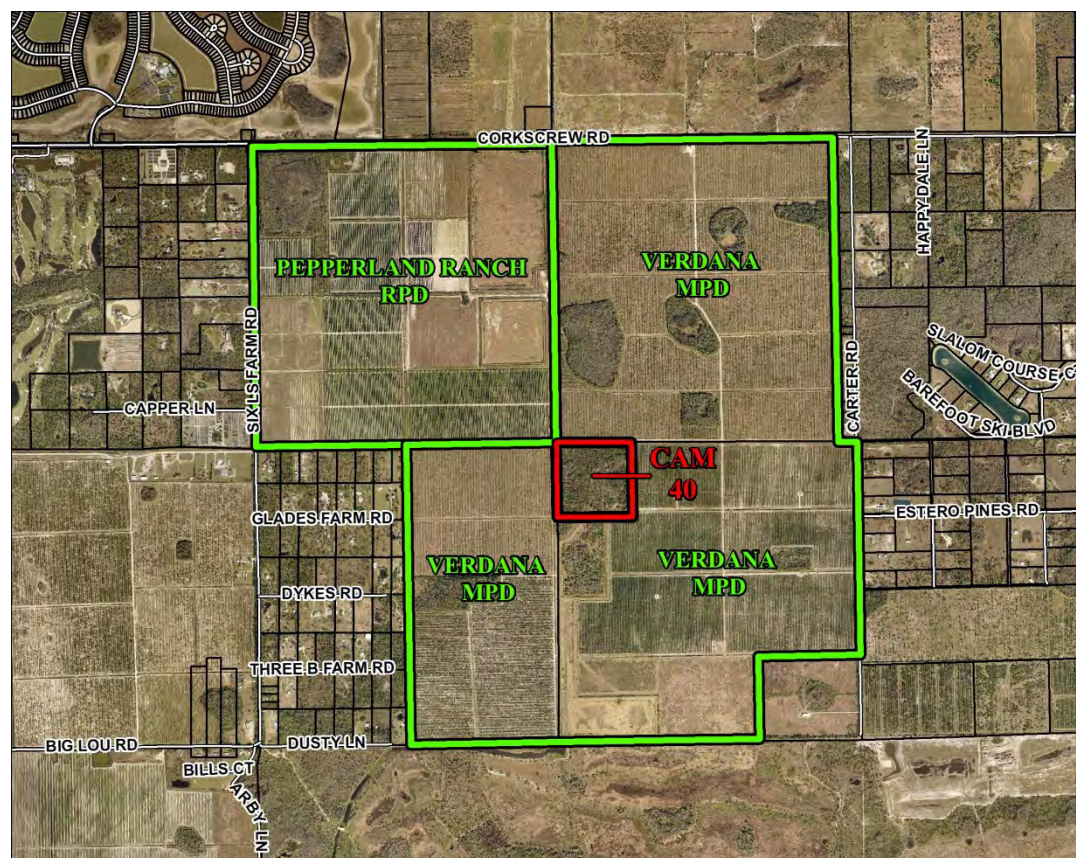
SUMMARY

The requested amendment would add the subject 40 acre parcel to the EEPCO. Adding the subject property into the EEPCO will allow an increased density of one unit per acre if regional hydrological and wildlife habitat enhancements are provided. A concurrent zoning (DCI2019-00018) includes this property as part of a larger 2,138 +/- acre EEPCO residential development.

PROJECT LOCATION

The subject property is located approximately one mile south of Corkscrew Road and approximately one mile east of Six Ls Farm Road.

FIGURE A: AERIAL LOCATION MAP



RECOMMENDATION

Staff recommends that the Board of County Commissioners **transmit** the requested amendment based on the analysis and findings provided in this staff report.

PART 1 CONCURRENT APPLICATION REVIEW

The applicant has filed a companion rezoning application (DCI2019-00018) that is being reviewed concurrently with this plan amendment application. The applicant is seeking to rezone 2,138 +/- acres, including the subject property, to Verdana Village Mixed Use Planned Development (MPD) for development of a residential community with significant hydrological and wildlife habitat enhancements.

PART 2 PROPERTY INFORMATION

Subject Property

The subject property is located approximately one mile south of Corkscrew Road, and one mile east of Six Ls Farm Road. It is currently zoned AG-2 and contains approximately 40 acres. It is located in the Southeast Lee Planning community and designated as Density Reduction/Groundwater Resource DR/GR and Wetlands on the Future Land Use Map.

Southeast Lee County Community Plan Area

The Southeast Lee County Community Plan area, which is typically identified as south of SR 82 and east of the Southwest Florida International Airport, Florida Gulf Coast University and municipalities of Estero and Bonita Springs. The Southeast Lee County Community Plan area contains property within the DR/GR, Wetlands, Conservation Lands (uplands and wetlands), and Public Facilities future land use categories. The Community Plan area is anticipated to develop at relatively low densities and intensities. Development within the Southeast Lee Community Plan area is guided, in part, by Goal 33 of the Lee Plan.

DR/GR and Wetlands Future Land Use Categories

The subject property has been designated as DR/GR and Wetlands on the Future Land Use Map since 1990. DR/GR lands provide recharge to aquifers as provided in Policy 1.4.5, and residential land uses are limited to one unit per ten acres. Development in Wetlands future land use category is limited to low density residential, limited recreation, open space and conservation. Both properties will remain within the DR/GR and Wetlands future land use categories.

***POLICY 1.5.1:** Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan. (Ordinance No. 94-30, 18-28)*

***POLICY 1.4.5:** The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.*

- 1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.5) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this*

compatibility. Evidence as to historic levels may be submitted during the rezoning or development review processes.

2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). See Policies 33.3.2, 33.3.3, 33.3.4, 33.3.5 and 33.3.6 for potential density adjustments resulting from concentration or transfer of development rights.
 - a) For residential development, also see Objective 33.3 and following policies. Commercial and civic uses can be incorporated into Mixed-Use Communities to the extent specifically provided in those policies.
 - b) Individual residential parcels may contain up to two acres of Wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.
 - c) The Future Limerock Mining overlay (Map 14) identifies sufficient land near the traditional Alico Road industrial corridor for continued limerock mining to meet regional demands through the Lee Plan's planning horizon (currently 2030). See Objective 33.1 and following policies

Environmental Enhancement and Preservation Community Overlay (EEPCO)

The request is to add the subject 40 acre parcel into the EEPCO on Map 17 which will allow for increased density in return for regional environmental benefits. The units will not be constructed on the subject 40 acre parcel as proposed in the companion rezoning. Water and sewer service lines will not be extended to the subject property.

POLICY 1.7.13: *The Southeast Density Reduction/Groundwater Resource overlay (Map 17) is described in Policies 33.3.1 through 33.3.5. This overlay affects only Southeast Lee County and identifies five types of land:*

5. *“Environmental Enhancement and Preservation Communities:” Properties adjacent to Corkscrew and Alico Roads that have the potential to improve and restore important regional hydrological and wildlife connections.*
(Ordinance No. 10-19, 12-24, 14-10, 15-13)

Tier One Priority Restoration Overlay

The subject property is located in a Tier 1 DR/GR Priority Restoration land identified on Lee Plan Map 1, Page 4. Tier 1 properties are lands which have top priority for restoration, including historic surface and groundwater levels, and connection of existing corridors or conservation areas to serve as wildlife habitat (Policy 33.2.2). These lands would provide critical connections to other conservation lands that serve as the backbone for water resource management and wildlife movement (Policy 33.2.3).

Connection to Public Water and Sewer Service

The subject property will be maintained as open space for purposes of restoration of historic flowway and wildlife habitat as demonstrated in the concurrent planned development rezoning. The subject property will not be added to Lee Plan Map 6 - Lee County Utilities Future Water Service Areas or Map 7 - Lee County Utilities Future Sewer Service Areas. No units are proposed to be constructed on the subject 40 acre property and the 40 units from this property will be distributed into a larger 2,138 +/- acre development on adjacent properties with shared ownership. Therefore, the extension of public utilities to the subject property is not necessary.

Surrounding Properties

The surrounding properties to the north, northwest, east and west are within the Density Reduction/Groundwater Resource (DR/GR) and Wetlands future land use categories. These properties are zoned for mixed and residential planned developments. The Verdana Mixed Use Planned

Development (MPD), and Pepperland Ranch Residential Planned Development (RPD) are within the EEPCO and are also within the Tier 1 Priority Restoration Land identified on Lee Plan Map 1, page 4. The concurrent zoning, Verdana Village MPD (DCI2019-00018), combines the subject property, Pepperland Ranch RPD and the Verdana MPD.

More detailed information on the surrounding properties is provided below in Table 1 and locations are shown on Figure A.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

| | Future Land Use | Zoning | Existing Use |
|------------------|--------------------------|---|-----------------------|
| North | DR/GR; Wetlands EEPCO | Verdana MPD approved for 1,460 units and 30,000 SF of accessory commercial uses on 1,460 acres. (Z-18-010) | Undeveloped; Groves |
| Northwest | DR/GR; Wetlands EEPCO | Pepperland Ranch RPD approved for 700 units on 637.5 acres. (Z-17-013) | Undeveloped; Cropland |
| South | DR/GR; Wetlands EEPCO | Verdana MPD | Undeveloped; Groves |
| East | DR/GR; Wetlands EEPCO | Verdana MPD | Undeveloped; Groves |
| West | DR/GR; Wetlands EEPCO | Verdana MPD | Undeveloped; Groves |

PART 3

STAFF DISCUSSION AND ANALYSIS OF PROPOSED AMENDMENTS

The applicant is requesting to add the subject 40 acre parcel to the Environmental Enhancement and Preservation Communities Overlay by amending Map 17, Southeast DR/GR Residential Overlay.

Lee Plan Consistency

The subject 40 acre parcel would be combined with the Pepperland Ranch RPD and Verdana MPD which surrounds the property on all sides. Pepperland Ranch RPD and Verdana MPD are currently within the EEPCO and adding the subject parcel would fill in the “hole in the donut,” and provide for ecological preservation and flowway continuity. Adding the subject property to the EEPCO will provide restoration of historic flowways and connection to surrounding conservation lands. This is consistent with Objective 33.2 Water, Habitat and other Natural Resources, for protection and restoration of critical lands in southeast Lee County.

When the subject property is combined with the proposed Verdana Village MPD, the request is consistent with the locational standards in Policy 33.3.4. The combined property is west of the Imperial Marsh Preserve and has frontage on Corkscrew Road.

The subject 40 acre parcel contains significant wetlands and is immediately adjacent to the Verdana MPD preserve areas on four sides and adjacent to indigenous wetland restoration/conservation

easement on the Pepperland Ranch RPD site. Including the subject 40 acre parcel into the EEPKO will join the Verdana MPD preserve area located to the northeast of the site to the Verdana MPD southwest preserve via a wetland flowway.

The properties are within a Tier 1 Priority Restoration Area. Lands designated as a Tier 1 Priority Restoration Area may extend an additional mile south to include contiguous Tier 1 properties where the extension will result in a regional environmental benefit.

POLICY 33.3.4: *Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and accessory commercial uses will be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:*

1. *These lands are within the “Environmental Enhancement and Preservation Communities” overlay as designated on Map 17 of the Plan. Lands eligible for designation on the Environmental Enhancement and Preservation Communities overlay must be consistent with the criteria below:*
 - *Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and*
 - *Be located west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract) and within one mile north or south of Corkscrew Road. Properties with frontage on Corkscrew Road designated as Tier 1 Priority Restoration Area may extend the overlay an additional mile south to include contiguous Tier 1 properties where the extension will result in regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for conservation purposes; or,*
 - *Be located west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road.*

Service Availability

The proposed amendment would expand the number of allowable residential units from 2 units to 40 units. There are adequate potable water, sanitary sewers, solid waste, police, fire, schools and transportation services to accommodate the additional units in the area. It should be noted that the subject property is not within the County’s water and sewer franchise area, however, the units are proposed to be placed on the adjacent lands which are located in the Lee County Utilities franchise areas and are already in the EEPKO. EMS has indicated that service is not projected to meet the existing service standards as required by County Ordinance 08-16. See EMS below for additional discussion. Also, there are no mass transit routes close to the subject property.

Transportation: The subject property is located one mile south of Corkscrew Road, east of Alico Road and 6 Ls Farm Road. Corkscrew Road is a 150 foot wide, two-lane, paved arterial roadway maintained by the County. The CPA application is required to provide the information of a short range (5 years) and long range (20+ years) level of service (LOS) analysis. Since the project is not anticipated to be developed within 5 years, there is no traffic impact analysis provided for a short range (5 years) traffic analysis. The Long Range 2040 Horizon LOS analysis indicates that in the three mile study area all the roadway segments are anticipated to operate at or better than the adopted LOS standard in year 2040.

Mass Transit: The closest bus route is Route 60 along Alico Road, approximately 8 miles from the subject property. The property is not within ¼ mile of a fixed route corridor of any route nor does the 2016 Transit Development Plan have any routes or service extensions planned near the subject property.

Utilities: The subject property is not currently within LCU future potable water and sanitary sewer service areas. The nearest potable water main is located at the east entrance of The Place subdivision on Corkscrew Road and the nearest force main is located at the west entrance of The Place. Developer funded enhancements, such as line extensions, will be required. Potable water is currently available from the Corkscrew Water Treatment Plant. Wastewater service is available from the Three Oaks Wastewater Treatment Plant. While the subject property will not have water and sewer lines extending to the property, the overall development plan which includes this land will connect to water and sewer services.

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

Fire: The Estero Fire Rescue District indicated they are capable of providing fire protection. In a letter dated March 25, 2019 the Fire District states the subject property is over 5 miles from Station #44 (21300 Firehouse Lane). A new fire station is planned for this general area in the next 3 to 5 years.

EMS: The Lee County Emergency Medical Services is the primary EMS transport agency responsible for the subject property. In a letter dated March 22, 2019, Lee County Emergency Medical Services indicated that the ambulance for this location is Medic 21, located 10 miles west of the property. EMS service is not projected to meet the existing service standards as required by County Ordinance 08-16. The applicant will be required to address this deficiency as part of the concurrent DCI case as required by Policy 33.3.4(2)(m).

Police: The Lee County Sheriff will provide law enforcement services primarily from the South District office in Bonita Springs. The Sheriff indicated in a letter dated March 22, 2019 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Schools: There is adequate school seat capacity to serve the subject property.

PART 4 CONCLUSIONS

The subject 40 acre parcel is located in between the Pepperland Ranch RPD and Verdana MPD that are currently within the EEPKO and Tier 1 Priority Restoration Area. Consolidating the Pepperland Ranch RPD, Verdana MPD and the subject parcel would fill the "hole in the donut" and provide a regional environmental benefit through habitat restoration. This 40 acre site will allow for protection of habitat, connection to surrounding conservation lands and restoration of historic flowways.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners *transmit* the proposed amendments.

PART 5
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION
DATE OF PUBLIC HEARING: August 26, 2019

A. LOCAL PLANNING AGENCY REVIEW:

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

Members of the LPA asked questions about the restoration of the subject property, location of potential residential units, and ensuring any units constructed would be contingent on restoration on the subject property.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to find the map amendment request consistent with the Lee Plan and to recommend that the Board of County Commissioners **transmit** CPA2019-00005 with the condition that any change in ownership would still require the restoration of the subject property. The motion passed 6 to 0 with one abstention.

VOTE:

| | |
|---------------------------|------------------|
| RAYMOND BLACKSMITH | ABSTAINED |
| RHONDA BREWER | AYE |
| JAMES INK | AYE |
| DON SCHROTENBOER | AYE |
| KRISTINE SMALE | AYE |
| STAN STOUDE | AYE |
| HENRY ZUBA | AYE |

PART 6
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING FOR PROPOSED AMENDMENT

DATE OF PUBLIC HEARING: September 18, 2019

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which covered consistency with the Lee Plan and the LPA and staff recommendation. No members from the public spoke. The Board confirmed no units would be constructed on the 40 acre subject parcel.

B. BOARD ACTION:

A motion was made to transmit CPA2019-00005 as recommended by staff. The motion was passed 5 to 0.

VOTE:

| | |
|-----------------------------|------------|
| BRIAN HAMMAN | AYE |
| FRANK MANN | AYE |
| JOHN MANNING | AYE |
| CECIL L. PENDERGRASS | AYE |
| RAY SANDELLI | AYE |

PART 7
ATTACHMENTS

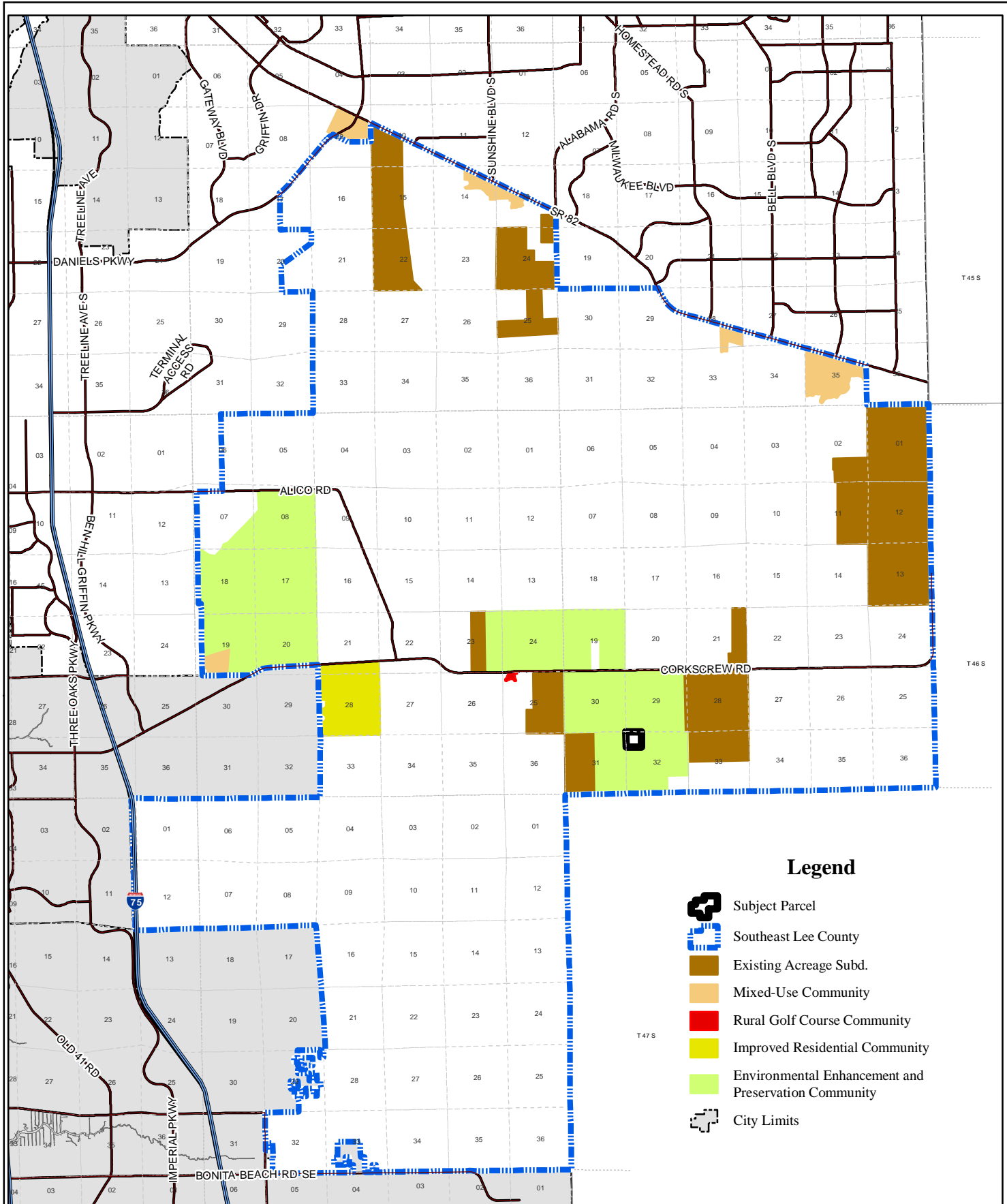
Attachment 1:

- Existing Map 17
- Proposed Map 17

Electronic Files:

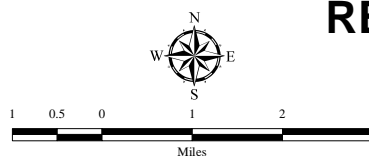
<https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2019-00005>

ATTACHMENT 1

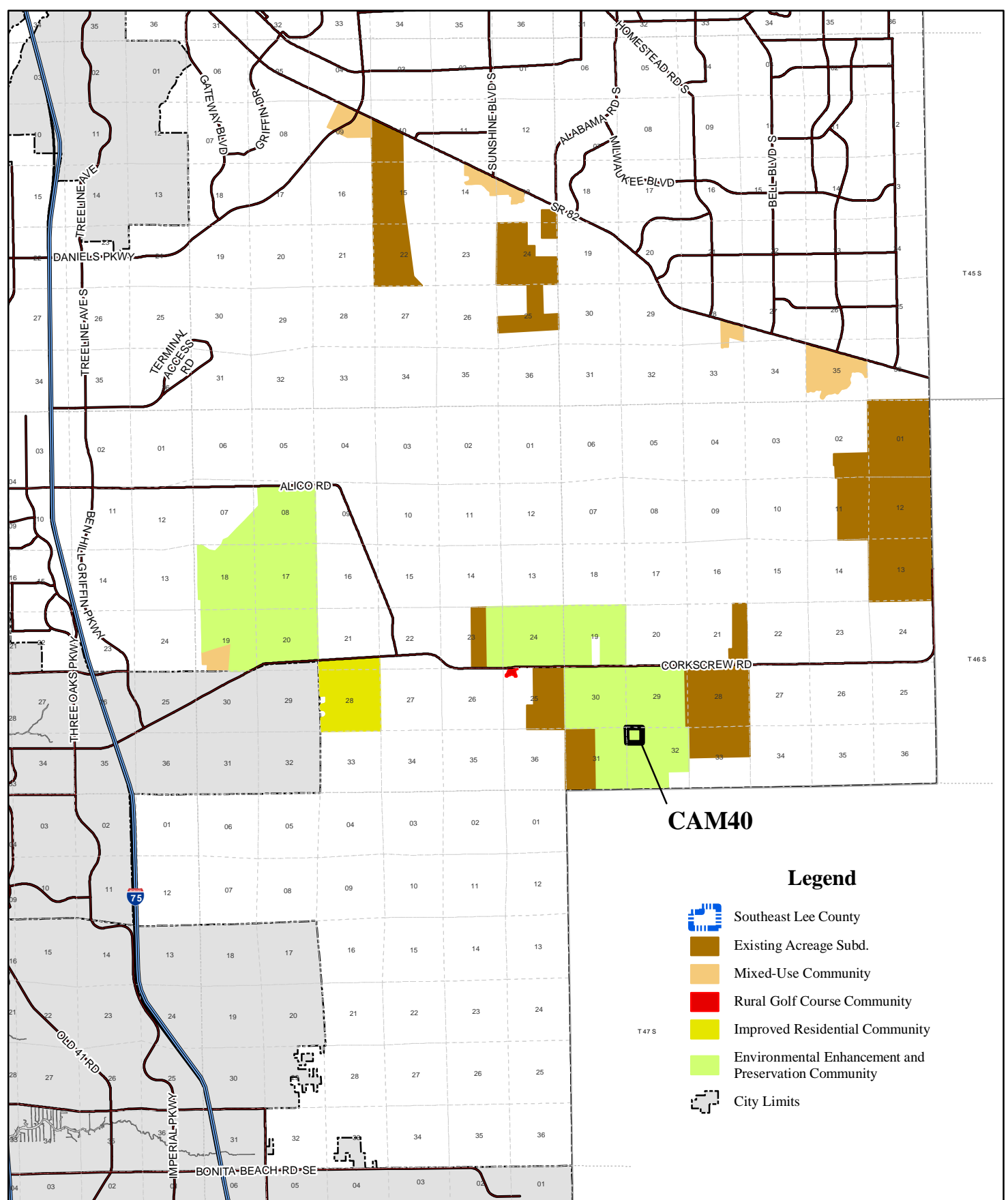


EXISTING SOUTHEAST DR/GR RESIDENTIAL OVERLAY

Map Generated: August 2019
City Limits current to date of map generation

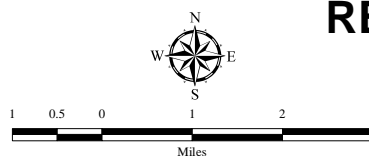


Lee Plan Map 17



PROPOSED SOUTHEAST DR/GR RESIDENTIAL OVERLAY

Map Generated: July 2019
City Limits current to date of map generation



Lee Plan Map 17

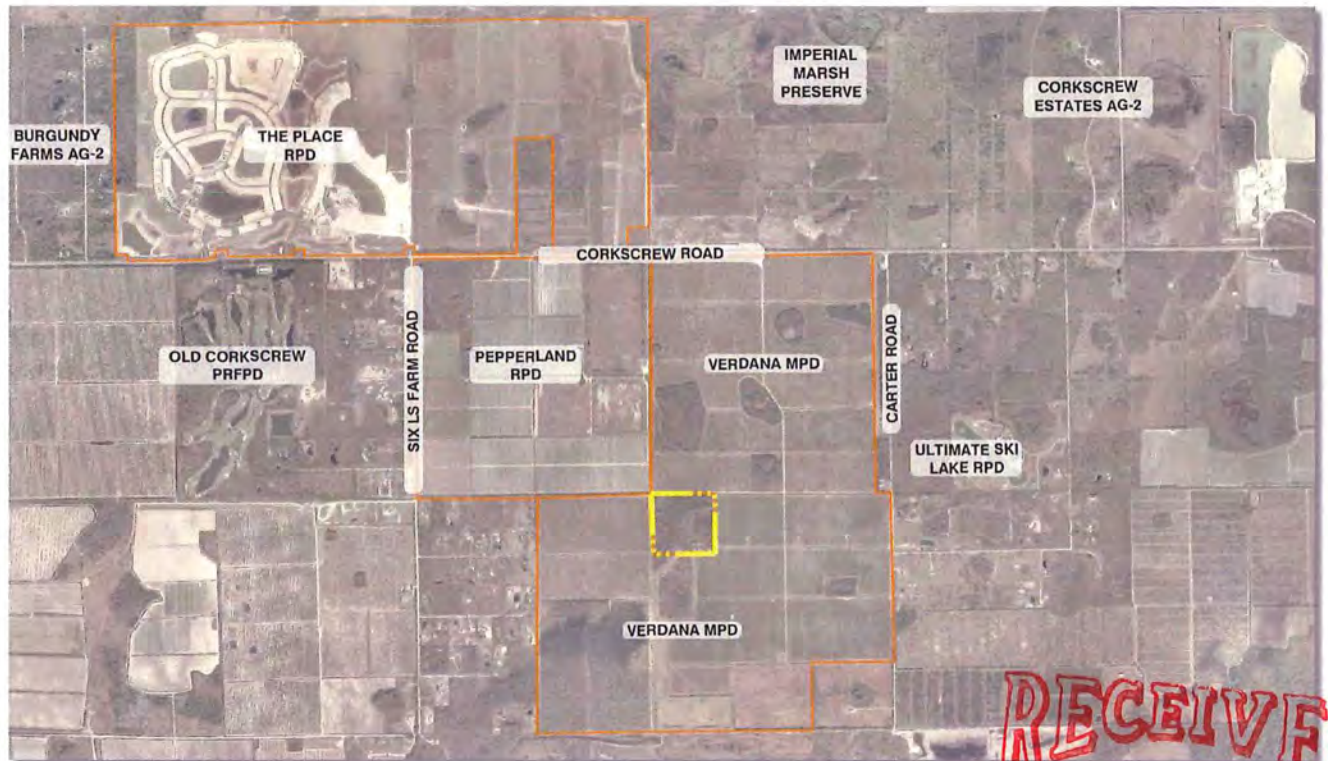
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JUL 24 2019

CAM40

Environmental Enhancement & Preservation Communities Overlay

CPA2019-00005

Local Planning Agency

August 26, 2019

COMMUNITY DEVELOPMENT



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: CAM40

Project Description: The amendment request is to extend the Environmental Enhancement and Preservation Communities Overlay from the Pepperland Ranch property. The CAM40 property is currently included within Lee Plan Map 1 page 4 of 7, Special Treatment Areas and is a Priority Restoration Strategy Tier 1 land.

Map(s) to Be Amended: 17

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

1. Name of Applicant: V-Land-Sub, LLC

Address: 4954 Royal Gulf Circle

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-425-8662

E-mail: RBlacksmith@camerattacompanies.com

2. Name of Contact: Morris-Depew Associates, Inc. – Tina M. Ekblad

Address: 2914 Cleveland Ave.

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-337-3993

E-mail: tekblad@m-da.com

3. Owner(s) of Record: V-Land-Sub, LLC

Address: 4954 Royal Gulf Circle

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-425-8662

Phone Number: 239-425-8662

E-mail: RBlacksmith@camerattacompanies.com

4. Property Location:

1. Site Address: Access Undetermined – Estero, FL

2. STRAP(s): 32-46-27-00-00001.0000

5. Property Information:

Total Acreage of Property: 40 acres

Total Acreage Included in Request: 40 acres

Total Uplands: 13.4 acres Total Wetlands: 26.6 acres

Current Zoning: AG-2

Current Future Land Use Category(ies): Wetlands & Density Reduction/Groundwater Resource

Area in Each Future Land Use Category: 26.6 acres of Wetlands, 13.4 acres of DR/GR.

Existing Land Use: Vacant Wetlands

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

Residential Units/Density: Wetland: 1 du/20 acres = 1.33 Dwelling Units, DRGR: 1 du/10 acres = 1.34 Dwelling Units.
Combined total of 2.67 Dwelling Units.

Commercial Intensity: _____ Industrial Intensity: _____

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: Environmental Enhancement and Preservation Communities: 1 du/acre = TOTAL: 40 dwelling units

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 effect 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 wetland, 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)

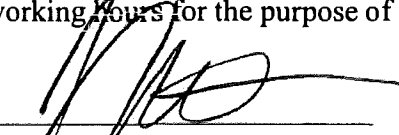
| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Completed Application (Exhibit – M1) |
| <input checked="" type="checkbox"/> | Filing Fee (Exhibit – M2) |
| <input checked="" type="checkbox"/> | Disclosure of Interest (Exhibit – M3) |
| <input checked="" type="checkbox"/>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

I, Joseph Cameratta, Manager of V-Land-Sub, LLC, certify that I am the owner or authorized representative of the property described herein as the CAM40 parcel (STRAP#32-46-27-00-00001.0000), and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.



Signature of Applicant

3/27/19

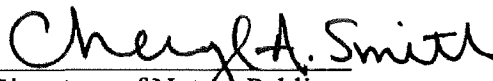
Date

JOSEPH CAMERATTA

Printed Name of Applicant

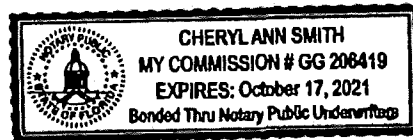
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on March 27, 2019 (date) by Joseph Cameratta, Manager of V-Land-Sub, LLC (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Signature of Notary Public

(Name typed, printed or stamped)



MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

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LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I, JOSEPH CAMERATTA OF V-LAND-SUB, LLC, AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO COMPREHENSIVE PLANNING, REZONING, OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC AND PAVESE LAW FIRM.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP #: 32-46-27-00-00001.0000

OWNER NAME: Joseph Cameratta Manager of V-Land-Sub, LLC

SIGNATURE

STATE OF FLORIDA

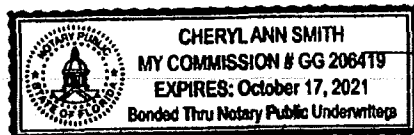
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 15 day of May, 2019, by Joseph Cameratta, who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires:

Cheryl A. Smith
Notary Public

(Seal)



Notary Printed Name

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, JOSEPH CAMERATTA (name), as MANAGER (owner/title) of V-Land-Sub, LLC / STRAP# 32-46-27-00-00001.0000 (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

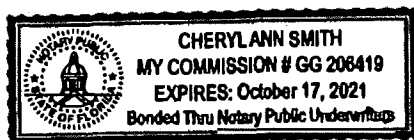
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on March 27, 2019 (date) by Joseph Cameratta as Manager of V-Land-Sub, LLC (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Joseph Cameratta as, Manager of V-Land-Sub, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAP # 32-46-27-00-00001.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.


4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

| Name and Address | Percentage of Ownership |
|------------------|-------------------------|
| Joseph Cameratta | 100% |
| | |
| | |
| | |
| | |
| | |

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.




Property Owner
Joseph Cameratta, Manager of V-Land-Sub, LLC
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

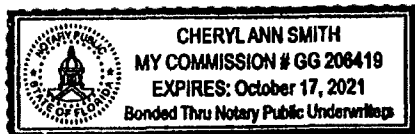
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 15, 2019 (date) by Joseph Cameratta (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public



MORRIS

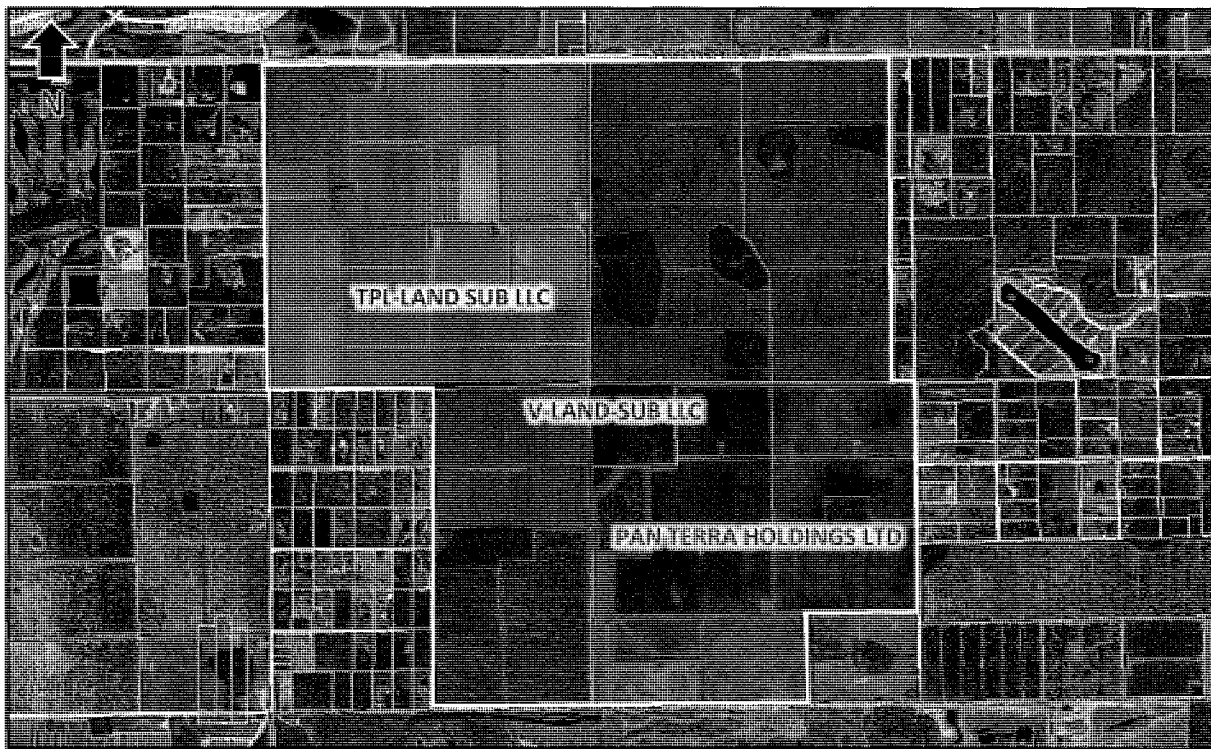
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www.morris-depew.com

Verdana Village
Mixed Use Planned Development
Property Ownership Map & List



TPL-LAND-SUB, LLC

4954 Royal Gulf Circle, Fort Myers, FL 33966

- STRAP: 30-46-27-00-00001.0000

V-LAND-SUB, LLC

4954 Royal Gulf Circle, Fort Myers, FL 33966

- STRAP: 32-46-27-00-00001.0000

PAN TERRA HOLDINGS, LTD

2151 S. Le Jeune Rd, Suite 300, Coral Gables, FL 33134

- STRAP: 29-46-27-00-00001.0000
- STRAP: 32-46-27-00-00001.1000
- STRAP: 31-46-27-00-00001.1000

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

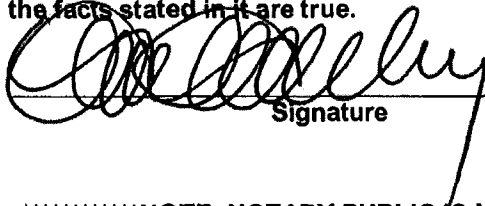
I, Carlos C. Lopez-Cantera (name), as Manager (owner/title) of Corkscrew West, LLC, Sole General Partner of Pan Terra Holdings, Ltd., a Florida Limited Liability Partnership (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.


Signature

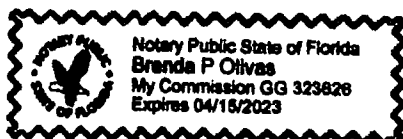
5/31/19
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on MAY 31, 2019 (date) by Carlos C. Lopez-Cantera (name of person providing oath of affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

MORRIS

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DEPEW

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LANDSCAPE ARCHITECTS

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM THE AUTHORIZED REPRESENTATIVE OF PAN TERRA HOLDINGS, LTD, THE PROPERTY DESCRIBED BELOW, AS PART OF VERDANA VILLAGE AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO COMPREHENSIVE PLANNING, REZONING, OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC & PAVESE LAW.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP #: Please see the list of attached STRAP #'s.

PROPERTY OWNER: Pan-Terra Holdings, Ltd.

By: 

Name: Carlos C. Lopez-Cantera

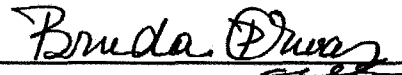
Title: Manager of Corkscrew West, LLC, Sole General Partner of
Pan Terra Holdings, Ltd.,
a Florida Limited Liability Partnership

STATE OF FLORIDA

COUNTY OF Lee

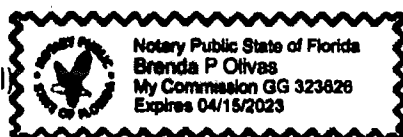
The foregoing instrument was acknowledged before me this 31 day of May, 2019, by Carlos C. Lopez-Cantera, who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires:



Notary Public

(Seal)



Brenda OLIVAS

Notary Printed Name

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Carlos C. Lopez-Cantera, Manager, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 19500 Corkscrew Road and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

| Name and Address | Percentage of Ownership |
|------------------|-------------------------|
| N/A | |
| | |
| | |
| | |
| | |
| | |

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner: Pan-Terra Holdings, Ltd.

By: 

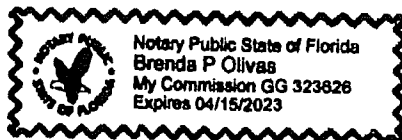
Name: Carlos C. Lopez-Cantera
Title: Manager of Corkscrew West, LLC. Sole
General Partner of Pan Terra Holdings, Ltd.,
a Florida Limited Liability Partnership

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 31, 2019 (date) by Carlos C. Lopez-Cantera (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

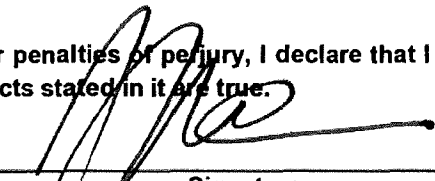
I, JOSEPH CAMERATTA (name), as AUTHORIZED MEMBER (owner/title) of TPL-LAND-SUB, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.



Signature

6/10/19

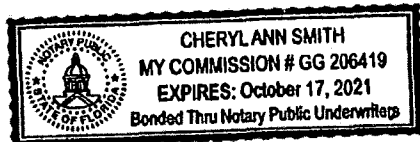
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6/10/19 (date) by JOSEPH CAMERATTA (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Cheryl A. Smith

Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared JOSEPH CAMERATTA, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 30-46-27-00-00001.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

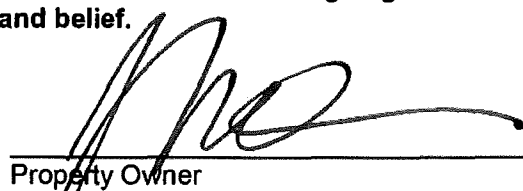
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

| Name and Address | Percentage of Ownership |
|------------------|----------------------------|
| _____ | <u>0%</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

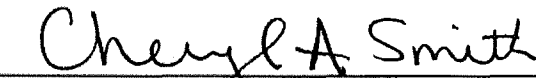
JOSEPH CAMERATTA
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

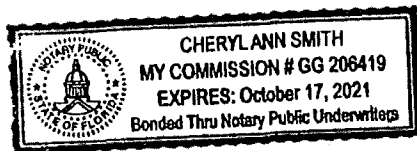
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6/10/19 (date) by JOSEPH CAMERATTA (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public



MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEWPhone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.comENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS**LETTER OF AUTHORIZATION**

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I, JOSEPH CAMERATTA (NAME) OF TPL-LAND-SUB, LLC (COMPANY) AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO COMPREHENSIVE PLANNING, REZONING, OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP #: 30-46-27-00-00001.0000OWNER NAME: JOSEPH CAMERATTA (AUTHORIZED MEMBER OF TPL-LAND-SUB, LLC)

SIGNATURE

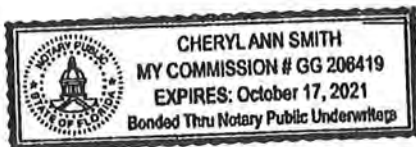
STATE OF FLORIDACOUNTY OF Lee

The foregoing instrument was acknowledged before me this 6 day of June, 2019, by JOSEPH CAMERATTA, who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires:

Cheryl A. Smith
Notary Public

(Seal)



Notary Printed Name

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

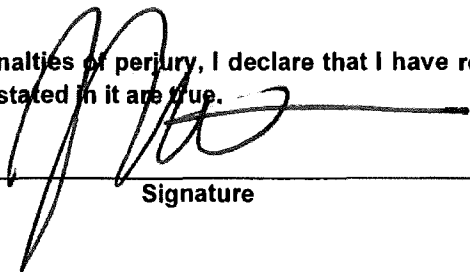
I, JOSEPH CAMERATTA (name), as AUTHORIZED MEMBER (owner/title) of V-LAND-SUB, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.



Signature

6/7/19

Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

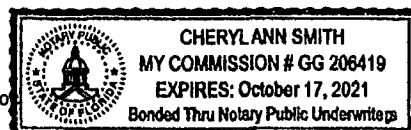
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6/7/19 (date) by JOSEPH CAMERATTA (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared JOSEPH CAMERATTA, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 32-46-27-00-00001.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

| Name and Address | Percentage of Ownership |
|------------------|----------------------------|
| | 0% |
| | |
| | |
| | |
| | |

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

JOSEPH CAMERATTA
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

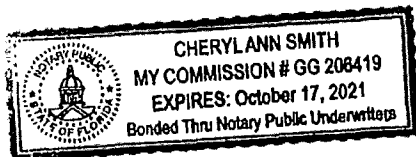
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6/7/19 (date) by JOSEPH CAMERATTA (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public



MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEW

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Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I, JOSEPH CAMERATTA (NAME) OF V-LAND-SUB, LLC (COMPANY) AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO COMPREHENSIVE PLANNING, REZONING, OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP #: 32-46-27-00-00001.0000

OWNER NAME: JOSEPH CAMERATTA (AUTHORIZED MEMBER OF V-LAND-SUB, LLC)

SIGNATURE

STATE OF FLORIDA

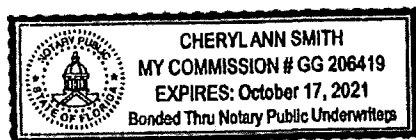
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 7 day of June, 2019, by JOSEPH CAMERATTA, who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires:

Cheryl A. Smith
Notary Public

(Seal)



Notary Printed Name

Prepared by and return to:

Charles Mann
PAVESE LAW FIRM
PO Drawer 1507
Fort Myers, FL 33902
239-334-2195
File Number: 69676.053

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 20th day of February, 2019 between Sharon Kay Monahan, a married woman, Individually and as Successor Trustee of the Roberta J. Mason Revocable Living Trust dated November 3, 1998, with full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073, joined by her husband, Patrick Monahan, whose post office address is 12986 Duncan Lane, Rockton, IL 61072, grantor, and V-Land-Sub, LLC, a Florida limited liability company, whose post office address is 4954 Royal Gulf Circle, Suite 207, Fort Myers, FL 33966, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 46 South, Range 27 East, Lee County, Florida.

Neither the Successor Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

Patrick Monahan is signing this Trustee's Deed for the sole purpose of homestead and no other purpose.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brittany Allen
Witness Name: Brittany Allen

Mary Walker
Witness Name: Mary Walker

Brittany Allen
Witness Name: Brittany Allen

Mary Walker
Witness Name: Mary Walker

Sharon Kay Monahan, TTEE
Sharon Kay Monahan, Individually and as Successor Trustee
of the Roberta J. Mason Revocable Living Trust dated
November 3, 1998

Patrick Monahan
Patrick Monahan

State of Florida

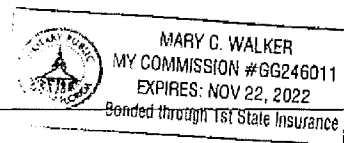
County of Lee

The foregoing instrument was acknowledged before me this 20th day of February, 2019 by Sharon Kay Monahan, Individually and as Successor Trustee of the Roberta J. Mason Revocable Living Trust dated November 3, 1998, and Patrick Monahan, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Mary Walker
Notary Public

Printed Name:



My Commission Expires: _____



May 21, 2019

FLORIDA DEPARTMENT OF STATE
Division of Corporations

V-LAND-SUB, LLC
4954 ROYAL GULF CIRCLE
FORT MYERS, FL 33966US

Re: Document Number L19000040440

The Articles of Amendment to the Articles of Organization for V-LAND-SUB, LLC, a Florida limited liability company, were filed on May 20, 2019.

This document was electronically received and filed under FAX audit number H19000163968.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Registration Section.

Karen A Saly
Regulatory Specialist II
Division of Corporations

Letter Number: 019A00010263

Detail by Entity Name

Florida Limited Liability Company

V-LAND-SUB, LLC

Filing Information

Document Number L19000040440
FEI/EIN Number NONE
Date Filed 02/15/2019
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 05/20/2019
Event Effective Date NONE

Principal Address

4954 ROYAL GULF CIRCLE
FORT MYERS, FL 33966

Mailing Address

4954 ROYAL GULF CIRCLE
FORT MYERS, FL 33966

Registered Agent Name & Address

PLF REGISTERED AGENT, L.L.C.
1833 HENDRY ST
FORT MYERS, FL 33901

Authorized Person(s) Detail**Name & Address**

Title AMBR

CAMERATTA, JOSEPH
4954 ROYAL GULF CIRCLE
FORT MYERS, FL 33966

Annual Reports**No Annual Reports Filed****Document Images**[02/15/2019 -- Florida Limited Liability](#)[View image in PDF format](#)

ADDITIONAL AGENTS

| | | | |
|-------------------|-------------------------------------|--------|-------------------------------|
| Company Name: | Pavese Law Firm (Land Use Attorney) | | |
| Contact Person: | Neale Montgomery, Esq. | | |
| Address: | 1833 Hendry Street | | |
| City, State, Zip: | Fort Myers, FL 33901 | | |
| Phone Number: | 239-336-6235 | Email: | nealemontgomery@paveselaw.com |

| | | | |
|-------------------|--|--------|------------------|
| Company Name: | Morris-Depew Associates, Inc. (Land Planner) | | |
| Contact Person: | Tina M. Ekblad, MPA, AICP, LEED AP | | |
| Address: | 2914 Cleveland Ave | | |
| City, State, Zip: | Fort Myers, FL 33901 | | |
| Phone Number: | 239-337-3993 | Email: | tekblad@m-da.com |

| | | | |
|-------------------|---------------------------------------|--------|--|
| Company Name: | JR Evans Engineering, P.A. (Engineer) | | |
| Contact Person: | | | |
| Address: | 9351 Corkscrew Road #102 | | |
| City, State, Zip: | Estero, FL 33928 | | |
| Phone Number: | 239-405-9148 | Email: | |

| | | | |
|-------------------|--|--------|--------------------|
| Company Name: | Barraco & Associates, Inc. (Surveying) | | |
| Contact Person: | | | |
| Address: | 2271 McGregor Blvd | | |
| City, State, Zip: | Fort Myers, FL 3901 | | |
| Phone Number: | 239-461-3170 | Email: | ScottW@barraco.net |

| | | | |
|-------------------|---|--------|-----------------------|
| Company Name: | Passarella & Associates, Inc. (Environmental) | | |
| Contact Person: | Shane Johnson | | |
| Address: | 13620 Metropolis Ave # 200 | | |
| City, State, Zip: | Fort Myers, FL 33912 | | |
| Phone Number: | 239-274-0067 | Email: | shanej@passarella.net |

| | | | |
|-------------------|---|--------|---------------------------|
| Company Name: | Progressive Water Resources (Water Use) | | |
| Contact Person: | David Brown | | |
| Address: | 6561 Palmer Park Cir Suite D | | |
| City, State, Zip: | Sarasota, FL 34238 | | |
| Phone Number: | 941-552-5657 | Email: | dbrown@prowatersource.com |

| | | | |
|-------------------|--------------------------------------|--------|--|
| Company Name: | David Plummer & Associates (Traffic) | | |
| Contact Person: | Stephen Leung | | |
| Address: | 2149 McGregor Boulevard | | |
| City, State, Zip: | Fort Myers, Florida 33901 | | |
| Phone Number: | 239-332-2617 | Email: | Stephen.leung@dplummer.com |



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 4/2/2019 12:54:52 PM
Buffer Distance: 750 ft
Parcels Affected: 4
Subject Parcels: 32-46-27-00-00001.0000

OWNER NAME AND ADDRESS

PAN TERRA HOLDINGS LTD
150 ALHAMBRA CIRCLE STE 925
CORAL GABLES, FL 33134

STRAP AND LOCATION

29-46-27-00-00001.0000
19500 CORKSCREW RD
ESTERO FL 33928

LEGAL DESCRIPTION

ALL SEC 29 + LESS E 330 FT

PEPPERLAND LLC
107 ENTERPRISE CT
OXFORD, NC 27565

30-46-27-00-00001.0000
18500 CORKSCREW RD
ESTERO FL 33928

ALL SEC 30 TWN 46 RGE 27
DESC IN OR 1520 PG 1283

PAN TERRA HOLDINGS LTD
150 ALHAMBRA CIRCLE STE 925
CORAL GABLES, FL 33134

31-46-27-00-00001.1000
ACCESS UNDETERMINED
ESTERO FL

E 1/2 OF SEC 31
TWN 46 RGE 27 AS
DESC IN OR 3172 PG 3074

PAN TERRA HOLDINGS LTD
150 ALHAMBRA CIRCLE STE 925
CORAL GABLES, FL 33134

32-46-27-00-00001.1000
21250 CARTER RD
ESTERO FL 33928

SEC 32 LESS NW 1/4
OF NW 1/4 + LESS
S 1452 FT OF E 1800 FT

29-46-27-00-00001.0000
PAN TERRA HOLDINGS LTD
150 ALHAMBRA CIRCLE STE 925
CORAL GABLES, FL 33134

30-46-27-00-00001.0000
PEPPERLAND LLC
107 ENTERPRISE CT
OXFORD, NC 27565

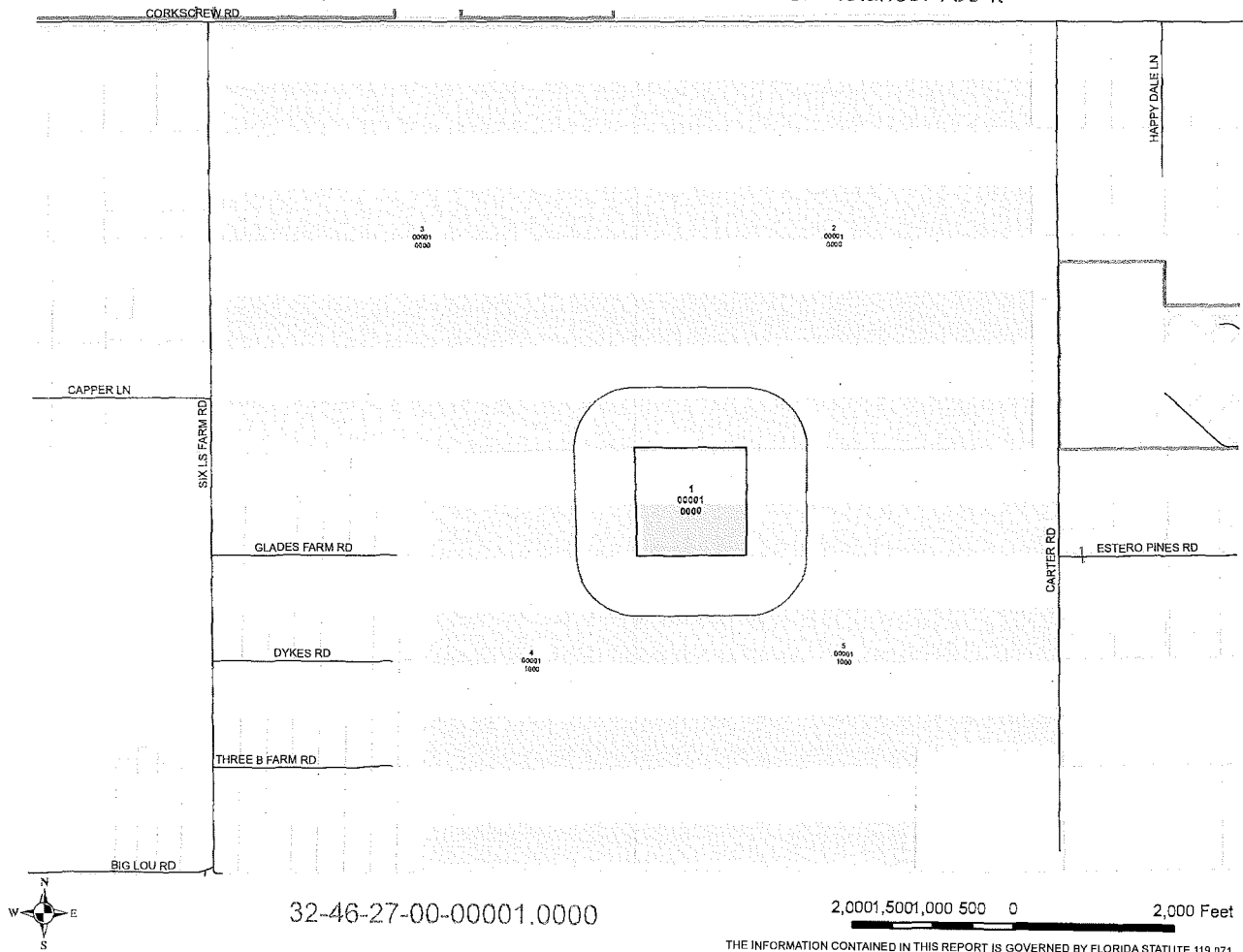
31-46-27-00-00001.1000
PAN TERRA HOLDINGS LTD
150 ALHAMBRA CIRCLE STE 925
CORAL GABLES, FL 33134

32-46-27-00-00001.1000
PAN TERRA HOLDINGS LTD
150 ALHAMBRA CIRCLE STE 925
CORAL GABLES, FL 33134

VARIANCE REPORT

4/2/2019

Subject Parcels: 1 Affected Parcels: 4 Buffer Distance: 750 ft



THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

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
Hearing Examiner

March 22, 2019

Candace Woodworth
Morris Depew
2914 Cleveland Ave.
Fort Myers, FL 33901

Re: Letter of Service Availability

Ms. Woodworth,

I am in receipt of your letter requesting a Letter of Service Availability for the development of the Monahan Property, a parcel located along Corkscrew Road, bearing STRAP 32-46-27-00-00001.0000. The proposed plan would allow for approximately 42 acres of residential development (approximately 43 units).

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 21, located 10 miles west. This location is not projected to be able to meet existing service standards, as required in County Ordinance 08-16.

It is our opinion that the service availability for the proposed development of this property is not adequate at this time. Should the plans change or more information becomes available, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Chief
Division of Emergency Medical Services

Carminé Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

March 22, 2019

Tina Ekblad
Morris-Depew Associates, Inc.
2914 Cleveland Avenue
Fort Myers, Florida 33912

Ms. Ekblad,

A proposed Comprehensive Plan Map Amendment for the Monahan Parcel (STRAP# 32-46-27-00-00001.0000) does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

As such, this agency does not object to a request to add the 42.67 +/- acre property to the Environmental Enhancement and Preservation Communities Overlay - Lee Plan Map 17 and permit 42.67 residential dwelling units.

We will provide law enforcement services primarily from our South District office in 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 to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Snyder", followed by the handwritten number "86-043".

Richard Snyder,
Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



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

March 25, 2019

Tina M. Ekblad
Planning Director
Morris-Depew Associates, Inc.
2914 Cleveland Avenue
Fort Myers, Florida 33901

Re: Monahan Parcel
Strap# 32-46-27-00-00001.0000

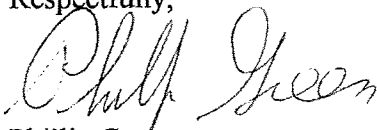
Ms. Ekblad,

In regards to the above listed property, this notification shall serve as a Letter of Service Availability. Estero Fire Rescue provides fire suppression and ALS Non Transport emergency medical services from Fire Station 44 located at 21300 Firehouse Lane.

Please note that this fire station is more than 5 miles from the subject property and may have an impact on property insurance rates. It should be noted that a new fire station is planned for this general area in the next 3-5 years.

If I may be of any further help with this item please feel free to contract me at 239-390-8000.

Respectfully,


Phillip Green
Fire Marshal



BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

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

March 25, 2019

Via E-Mail

Tina M. Ekblad, AICP
Morris-Depew Associates, Inc.
2891 Center Pointe Drive, # 100
Fort Myers, FL 33916

**RE: Potable Water and Wastewater Availability
Monahan, South off Corkscrew Road
STRAP # 32-46-27-00-00001.0000**

Dear Ms. Ekblad:

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. The nearest potable water main is located at the east entrance of The Place Subdivision on Corkscrew Road and the nearest force main is located at the west entrance. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 42.67 single family residential units with an estimated flow demand of approximately 10,667.50 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above. This parcel is subject to ordinance No. 16-12 rebate area.

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.



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111

lee-county.com

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

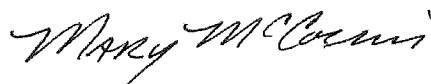
March 25, 2019

Page 2

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

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in black ink that reads "Mary McCormic". The signature is written in a cursive style with a large, stylized "M" and "C".

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

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Frank Mann
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Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

March 27, 2019

Ms. Tina Ekblad
Planning Director
Morris Depew
2914 Cleveland Avenue
Fort Myers, FL 33901

**SUBJECT: Letter of Availability - Monahan – Comprehensive Plan Amendment
STRAP 32-46-27-00-00001.0000**

Dear Ms. Ekblad:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned Monahan development South of Corkscrew Road in Lee County. Disposal of the solid waste generated from this location will be performed 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 vehicles. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster (mattress, appliance, furniture disposal etc.) when multi-family dwellings are constructed.

Solid Waste Ordinance (11-27) establishes that the Property Owner(s) 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



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DOMINIC GEMELLI
PROJECT MANAGER
239-335-1478

GWYNETTA S. GITTENS
CHAIR, DISTRICT 5
CHRIS N. PATRICCA
VICE CHAIR, DISTRICT 3

MARY FISCHER
DISTRICT 1

MELISA W. GIOVANNELLI
DISTRICT 2

DEBBIE JORDAN
DISTRICT 4

BETSY VAUGHN
DISTRICT 6

CATHLEEN O'DANIEL MORGAN
DISTRICT 7

GREGORY K. ADKINS, ED. D.
SUPERINTENDENT

ALAN L. GABRIEL, ESQ.
BOARD ATTORNEY

May 17, 2019

Candace E. Woodworth, Assistant Planner
Morris-Depew Associates, Inc.
2914 Cleveland Ave.
Fort Myers, Florida 33901

RE: Monahan – Comprehensive Plan Amendment
STRAP# 32-46-27-00-00001.0000

Dear Ms. Woodworth:

This letter is in response to your request for comments dated March 21, 2019 for the Monahan CPA in regard to educational impact. The project is located in the South Choice Zone, S3.

This development is a request for 42.67 single family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 12 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA)

Thank you and if I may be of further assistance, please contact me at 239-335-1478

Sincerely,

Dominic Gemelli

Dominic Gemelli, Project Manager

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Monahan Parcel
OWNER/AGENT V-LAND-SUB, LLC
ITEM DESCRIPTION CPA impacts in South CSA, sub area S3

LOCATION South of Corkscrew Rd. and East of I75 STRAP 32-46-27-00-00001.0000
ACRES 42.67
CURRENT FLU PRSSTA Tier 1 (Priority Restoration Strategy Special Treatment Area)
CURRENT ZONING AG-2

PROPOSED DWELLING UNITS BY TYPE

| Single Family | Multi Family | Mobile Home |
|---------------|--------------|-------------|
| 42.67 | 0 | 0 |

STUDENT GENERATION

Elementary School
 Middle School
 High School

| Student Generation Rates | | | |
|--|----|----|--------------------|
| SF | MF | MH | Projected Students |
| 0.149 | | | 6.36 |
| 0.071 | | | 3.03 |
| 0.077 | | | 3.29 |
| Source: Lee County School District, September 8, 2018 letter | | | |

CSA SCHOOL NAME 2023/24

South CSA, Elementary
 South CSA, Middle
 South CSA, High

| CSA Capacity (1) | CSA Projected Enrollment (2) | CSA Available Capacity | Projected Impact of Project | Available Capacity W/Impact | LOS is 100% Perm FISH Capacity | Adjacent CSA Available Capacity w/Impact |
|---|------------------------------|------------------------|-----------------------------|-----------------------------|--------------------------------|--|
| 13,291 | 11,993 | 1,298 | 6 | 1292 | 90% | |
| 6,904 | 5,561 | 1,343 | 3 | 1340 | 81% | |
| 8,703 | 8,347 | 356 | 3 | 353 | 96% | |
| (1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan | | | | | | |
| (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity) | | | | | | |
| (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual | | | | | | |

Prepared by: Dominic Gemelli, Project Manager



3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0393

John Manning
District One

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
Hearing Examiner

March 22, 2019

Tina M. Ekblad, MPA, AICP, LEED®AP
Planning Director
Morris Depew
2914 Cleveland Ave
Fort Myers, FL 33901

**RE: Monahan Property Comprehensive Plan Amendment
Request for Letter of Service Availability**

Dear Ms. Ekblad,

LeeTran has reviewed your request for service availability regarding a 42.67 acre parcel located in Estero, east of I-75 and south of Corkscrew Rd. The request is for additional density to develop one dwelling unit per acre.

Currently, the closest geographic route to the site is Route 60 approximately 8 miles away and the proposed development does not lie within the ¼ mile fixed-route corridor of any route nor does the 2016 TDP have any routes or service extension planned near the site. Therefore, development at this location has no impact on LeeTran services.

Attached is a map of our route serves in relation to the site. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0233 or dhuff3@leegov.com.

Sincerely,

Dawn Huff

Dawn Huff
Transit Senior Planner
Lee County Transit.

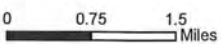
CC: File
Levi McCollum, Principal Planner



Development Review

Case:
Monahan
Property CPA

- Bus Stops
- Bus Route
- Subject Property



Prepared by LeeTran Planning Department



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.



March 27, 2019

Candace E. Woodworth
Assistant Planner
2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
E-mail: CWoodworth@M-DA.com

STRAP# 32-46-27-00-00001.0000

In response to your inquiry of March 27, 2019, the Florida Master Site File lists no archeological sites and no other cultural resources found at the designated parcel off of Corkscrew Road, Estero, FL in Lee County, Florida

Section 32, Township 46S and Range 27E as submitted with search request

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

CAM40**Comprehensive Plan Amendment
Project Narrative**

The CAM40 property is located south of Corkscrew Road in the Southeast Lee County Planning Community and identified by STRAP# 32-46-27-00-00001.0000. The subject property is currently within the Wetlands and Density Reduction/Groundwater Resource Future Land Use categories, zoned AG-2, and is ±40 acres.

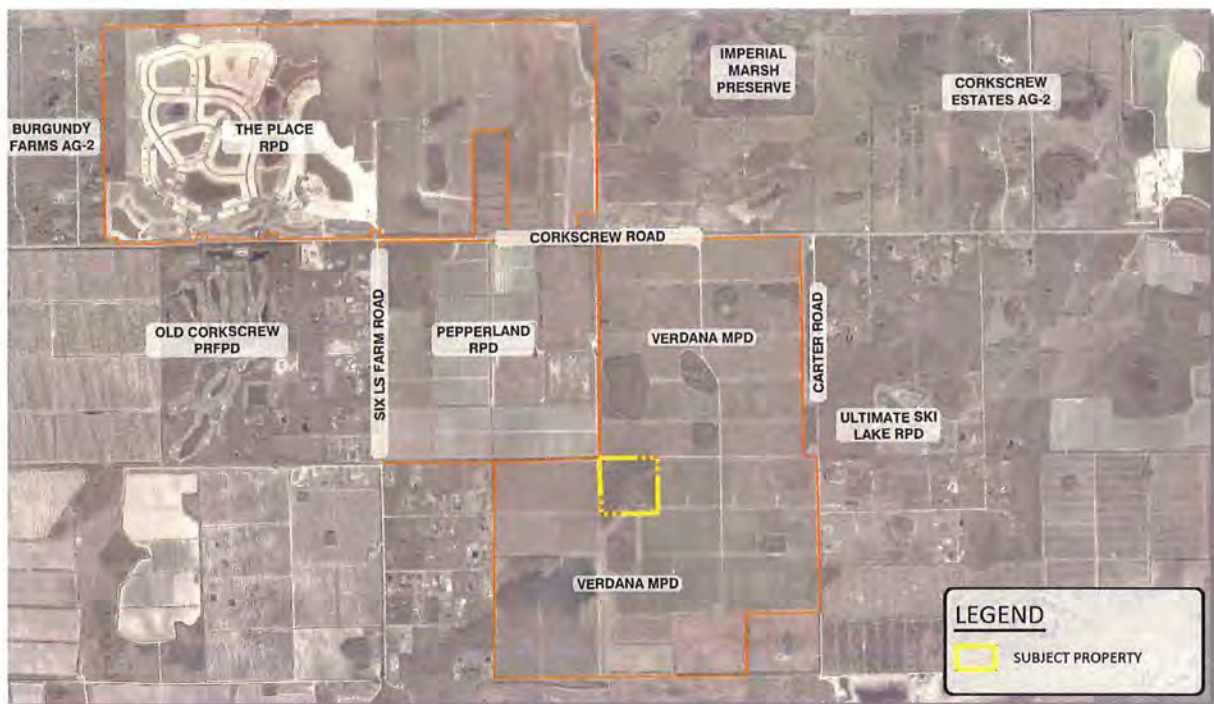


Figure 1. Subject Property Location

Request

The requested Map Amendment to the Lee Plan seeks to extend the Environmental Enhancement and Preservation Communities Overlay (EEPCO) from the property known as Pepperland Ranch to include the subject property. The result will be the inclusion of the 40 acres into the EEPCO. The Lee Plan incentivizes additional densities and accessory commercial uses through securing a planned development zoning if found consistent with the criteria of the EEPCO. The proposed CAM40 amendment will establish 40 residential dwelling units through this incentive. The dwelling units will not be developed on the subject property but will be included in a clustered development to the north, which will be demonstrated by the forthcoming planned development. It is the applicant's intention to file a Mixed Use Planned Development Application

to establish a unified development plan to including the subject property with the adjacent Pepperland RPD and Verdana MPD. Ultimately, all three parcels will be owned by the same entity.

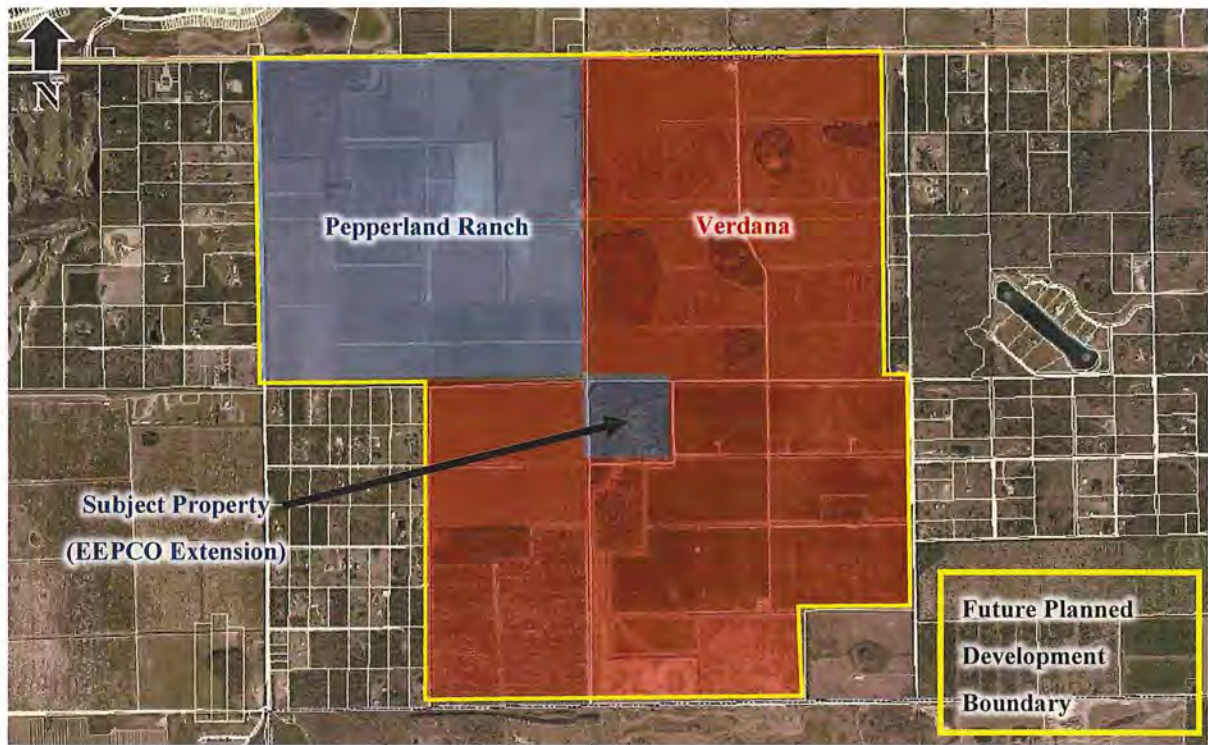


Figure 2. EEPCO Extension Area and Future Planned Development Boundary

The property is located within the Southeast Lee Planning Community. Furthermore, the subject property is a Tier 1 Priority Restoration Land as provided for in the Lee Plan Map 1 page 4 of 7. Lee Plan Policy 33.3.4 provides that lands identified as Tier 1 Land within the Priority Restoration Area and Environmental Enhancement and Preservation Communities Overlay (EEPCO) are eligible for a density increase to 1 dwelling unit per acre. Based on this policy, the 40 acre property is eligible for 40 units, which must be granted via the Planned Development process.

A Planned Development application is required per Policy 33.3.4. to ultimately develop the residential dwelling units. The PD zoning conditions will establish the development design parameters consistent with the criteria associated with the Environmental Enhancement Preservation Communities Overlay as well as the rest of the Goals, Objectives and Policies of the Lee Plan. The applicant is the owner of the property immediately adjacent to the west known as Pepperland Ranch and has the property immediately adjacent to the east known as Verdana under contract. It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan on all three parcels in July 2019.

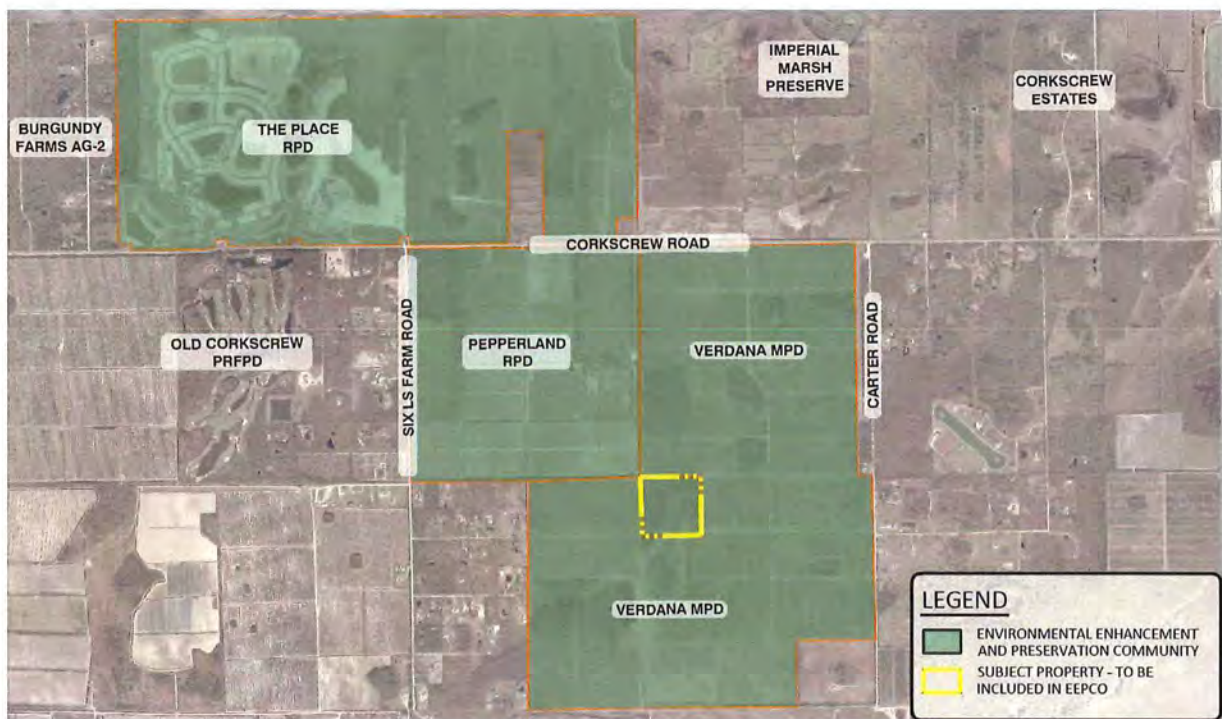


Figure 3. Lee Plan Map 17 - Proposed EEPCO

Future Land Use

The CAM40 property is located within the Wetlands and Density Reduction/Groundwater Resource (DR/GR) Future Land Use categories. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category. The Wetland FLU allows the maximum density of 1 dwelling unit per 20 acres and the DR/GR FLU allows a maximum density of 1 dwelling unit per 10 acres. The subject property is approximately 26.6 acres Wetlands and 13.4 acres DR/GR and therefore is eligible for 2 dwelling units.



Figure 4. Existing Future Land Use

Southeast Lee County Planning Community

The subject property is located in the Southeast Lee County Planning Community, east of I-75 south of Corkscrew Road. The Lee Plan describes this area as being mostly made up of Wetlands and DR/GR FLU and is comprised 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”. The Lee Plan also acknowledges that this area will change dramatically, however, residential and commercial development will be limited to where development rights are concentrated by the Lee Plan. The Lee Plan provides the opportunity for incentives and identifies locations where protection and/or restoration is most critical to restore historic surface and groundwater levels and connect existing corridors and conservation areas.

Special Treatment Areas

According to the Lee Plan Map 1 Page 4 of 7, the subject property is located in a Special Treatment Area of Southeast Lee County. Specifically, the subject property is identified as a Tier 1 DR/GR Priority Restoration location.



Figure 5. Subject Property within Tier 1 Priority Restoration Overlay

Tier 1 Priority Restoration Overlay

Lee Plan Policy 33.2.2 establishes that properties within Tier 1 are the highest priority for protection and the overlay **does not restrict the use of the land** but rather is the basis for incentives. Policy 33.2.3 establishes Tier 1 lands provide critical connections to other conservation lands that serve as the backbone for water resource management and wildlife movement within the DR/GR. Additionally this policy establishes that permanent protection of land may occur through the concentration of development as depicted in the Southeast DR/GR Residential Overlay (Map 17) as detailed in Policies 33.3.2, 33.3.3, 33.3.4 and 33.3.5.

Due to the high potential of the Tier 1 Priority Restoration Lands to restore hydrological and wildlife connections, the Lee Plan offers an incentive for private property owners to promote the restoration of these connections. Additional densities and accessory commercial uses can be secured through a planned development zoning if found consistent with the criteria of the Environmental Enhancement Preservation Communities Overlay (EEPCO). Restoration of the Tier 1 Priority Restoration Lands has begun on the portion of the Tier 1 property north of Corkscrew Road. Restoration has been approved, but not yet implemented, on the portion of the Tier 1 Priority Restoration Lands south of Corkscrew Road surrounding the subject property. Therefore, the proposed Map Amendment to include the subject property within the EEPCO is appropriate and within an area of Southeast Lee County that is identified for Priority Restoration.

Environmental Enhancement and Preservation Community Overlay

The EEPKO is identified in Lee Plan Map 17, shown in Figure 6 below. The properties within the EEPKO area within Southeast Lee County and described as being located “adjacent to Corkscrew and Alico Roads that have the potential to improve and restore important regional hydrological and wildlife connections.” The properties located immediately adjacent to the subject property are within the EEPKO, the applicant seeks to extend the EEPKO from the west to the subject property. The applicant is the owner of the property to the west known as Pepperland Ranch and has the property to the east under contract for purchase. Ultimately, all three parcels will be owned by the same entity.

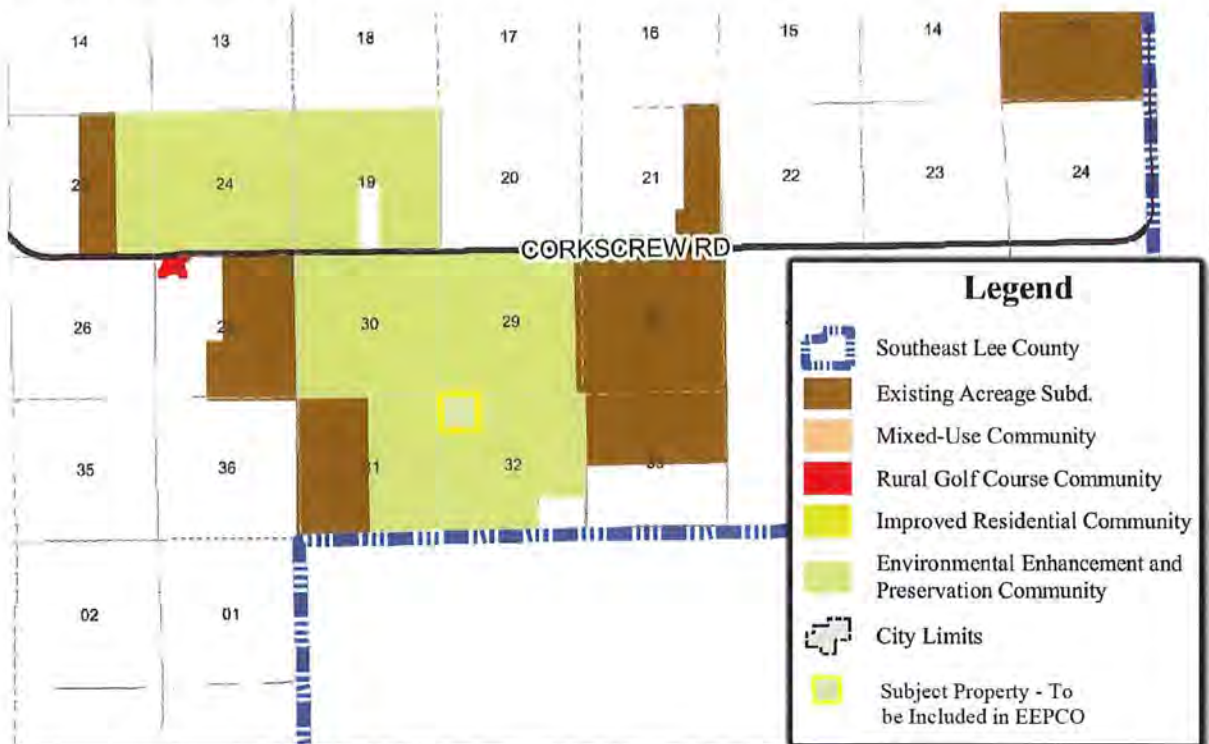


Figure 6. Proposed Lee Plan Map 17
Subject Property to be Included in the EEPKO

Lee Plan policy 33.3.4 identifies the criteria that must be met by a property which is proposed for inclusion within the EEPKO. The criteria for a Planned Development for residential and accessory commercial development is also addressed. The subject property can and will meet these criteria. The applicant intends to submit a Mixed Use Planned Development for a unified development plan on the Pepperland Ranch, Verdana and CAM40 properties in July of 2019.

Policy 33.3.4: *Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and*

indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and accessory commercial uses will be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:

- 1. These lands are within the “Environmental Enhancement and Preservation Communities” overlay as designated on Map 17 of the Plan. Lands eligible for designation on the Environmental Enhancement and Preservation Communities overlay must be consistent with the criteria below:*
 - Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and*

The subject property has been identified as a Tier 1 Priority Restoration area. This designation is for lands identified by Lee County as having the potential to provide significant regional hydrological and wildlife connections and improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. As demonstrated by Figure 7 below, the subject property is surrounded by Tier 1 properties, which are adjacent to Tier 1 properties north of Corkscrew. Additionally, the southern portion of the Tier 1 properties align with County and State preserves.

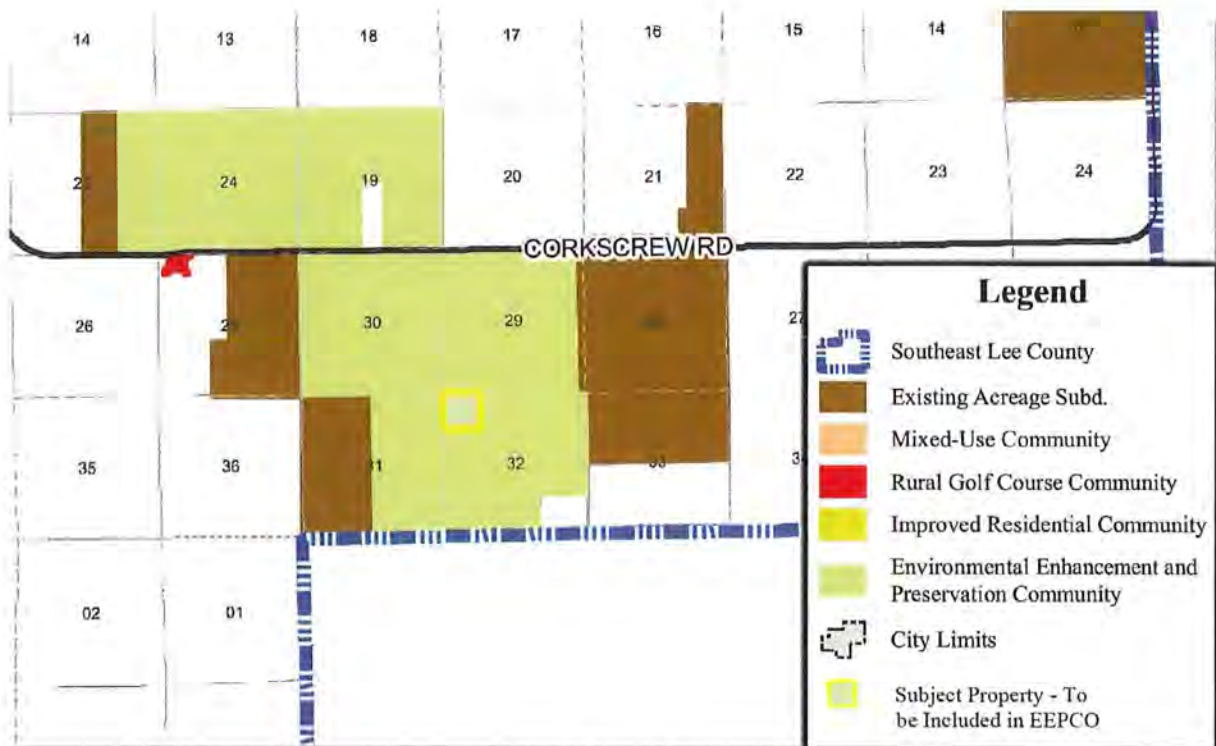


Figure 7. Tier 1 Properties

By virtue of the Tier 1 designation, the subject property has met the criteria of the Policy. Additionally, the subject property is surrounded on all sides by properties identified as Tier 1 Priority Restoration Lands, within the EEPKO, and approved for residential development and accessory commercial uses. The subject property provides a critical link to improve and restore a known historical regional flowway. Permitting the request to locate the property within the EEPKO is the first step to enable the connection of the historic wildlife and flowway connections in this area of the County. The forthcoming planned development application will demonstrate the proposed improvements to regional surface and groundwater resources and indigenous wildlife habitat in the same manner that the existing Planned Developments for Pepperland Ranch and Verdana have.

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

The subject property is located west of the Lee County 20/20 Imperial Marsh Preserve and is approximately 1 mile south of Corkscrew Road. Additionally, the subject property is immediately north, east and west of properties already within the EEPCO. The request to extend the EEPCO from the west to the subject property is consistent with the criteria that extensions may be granted if it results in “regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for Conservation purposes.”

The forthcoming planned development will demonstrate a unified development plan for the Pepperland Ranch, Verdana, and CAM40 properties. This development plan will optimize the restoration of a regional flowway and indigenous habitat to support natural resources and interconnections from north of Corkscrew Road into Collier County.

- *Be located west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road.*

This criteria item is not applicable since the subject property meets the requirement of being located west of the Lee County 20/20 Imperial Marsh Preserve and is approximately 1 mile south of Corkscrew Road.

Policy 33.3.4.2 continues to describe the requirements that must be considered at the time a Planned Development zoning is requested for the property. The applicant acknowledges that a Planned Development must be approved prior to the development of residential or commercial uses or restoration on the subject property. The remaining criteria listed in Policy 33.3.4.2.a. through n. will be addressed during the planned development zoning process.

It is expected that a future mixed use planned development application combining the Verdana, Pepperland Ranch and CAM40 parcels into a unified development plan will successfully demonstrate consistency with the ecological and hydrological restoration requirements and will be eligible to receive a maximum density of 1 dwelling unit per acre consistent with Policy 33.3.4.3.a.

The property's location within the DR/GR and Wetlands FLU, Southeast Lee County Planning Community, and entirely surrounded by existing properties within the EEPCO demonstrates that the proposed Map Amendment is appropriate. The subject property meets the criteria of the EEPCO as outlined in Lee Plan Policy 33.3.4. The forthcoming mixed use planned development application will demonstrate the methods by which the property will restore hydrological and wildlife connections to secure 1 dwelling unit per acre for a maximum total of 40 dwelling units.

Surrounding Land Uses

The subject property is surrounded by properties identified as Tier 1 Priority Restoration Lands, included in the EEPKO and zoned Mixed Use Planned Development. The Verdana MPD was approved by Zoning Resolution Z-18-010 on January 6, 2019. The property is approximately 1,460 acres and permits 1,460 dwelling units and 30,000 sf of accessory commercial uses. Currently, the properties within the Verdana MPD located immediately south and east of CAM40 are zoned for residential uses.

The northwest corner of the subject property is shared with the southwest corner of the Pepperland RPD which is approved by Zoning Resolution Z-17-013. The property comprising the Pepperland RPD is also a Tier 1 Priority Restoration Land, included in the EEPKO and approved for residential development. The Pepperland RPD permits a maximum of 700 dwelling units on approximately ±637.5 acres if TDR units are secured establishing a density of 1.09 dwelling units per acre and 17,500 sf of accessory commercial uses. The property ownership of CAM40 is interrelated to the ownership of Pepperland RPD permitting the extension of the EEPKO from Pepperland Ranch to the CAM40 parcel.

| Surrounding Land Uses | | | |
|-----------------------|-----------------|--------|-----------------------------|
| | FLU Designation | Use | Notes |
| North | Wetlands, DR/GR | Vacant | Pepperland RPD, Verdana MPD |
| South | Wetlands, DR/GR | Vacant | Verdana MPD |
| East | Wetlands, DR/GR | Vacant | Verdana MPD |
| West | Wetlands, DR/GR | Vacant | Verdana MPD |

Table 1. Surrounding Land Uses

The proposed amendment will enable the CAM40 property to be included in a unified development plan for the Pepperland Ranch, Verdana and CAM40 properties, to be demonstrated by the forthcoming mixed use planned development application. It is anticipated that the development will cluster residential and commercial uses closer to Corkscrew Road and permit restoration and conservation in the southern portion of the combined properties adjacent to existing public preserves. The maximum density of 1 dwelling unit per acre available to the subject property is consistent with the existing surrounding planned developments.

Urban Services & Accessibility

The subject property is located in an area of the County that has available public services. Letters of Availability from each service provider have been requested and are attached to the application for reference. Upon submittal of the future Planned Development application, revised letters will be requested.

Utilities

The subject property is not currently within the Lee County Utilities service area limits and the service area is not being extended. The 40 residential dwelling units available through this map

amendment will not be developed on the subject property but will be included in the future development area proposed to the north. There is capacity to serve the additional 40 units. The Verdana MPD and the Pepperland RPD, which surround the subject property, are within the LCU Future Service Area maps (Lee Plan Map 6 and 7). The nearest potable water main is located at the East Entrance of The Place Subdivision, approximately 1.54 miles westbound on Corkscrew Road and nearest sewer force main is located at the West Entrance of The Place Subdivision, approximately 1.88 miles westbound on Corkscrew Road.

Public Safety

The subject property is within the service limits for Lee County Emergency Medical Services, Estero Fire Rescue and The Lee County Sheriff's Department. The corresponding Letters of availability have been received and are attached to the subject application. Lee County Emergency Medical Services are the primary EMS transport for the subject property with the primary ambulance location is Medic 21, 10 miles west. The subject property is served by Estero Fire Rescue from Fire Station 44 located at 21300 Firehouse Lane. Additionally, the Letter of Service Availability from the Estero Fire Rescue notates that a new fire station is planned for the Southeast Lee County Community in the next 3-5 years. The subject property is located wholly within the service area for the Lee County Sheriff. The South District Office located in Bonita Springs is responsible for providing service to the subject property. Letters of Availability from Lee County EMS, Estero Fire Rescue and the Lee County Sheriff's Department have been received and are included in the application materials to demonstrate the ability to serve the requested dwelling units.

Schools

The proposed development site is within the South Zone, sub-zone S-3. A Letter of Availability from the Lee County School District submits that the proposed development will generate 11.8 school-age children. The South Zone is currently experiencing a deficiency in seating for elementary, middle and high schools with and without the proposed amendment. However, there is capacity within the entire school district to accommodate the additional children. Also, it is important to note that the Bonita Springs High School within the South Zone has recently opened for the 2018-2019 school year. The opening of this high school will create additional capacity within the remaining zones for more students. The school will continue to enroll more students as time progresses. The 2018 Concurrency report demonstrates this by increasing the projected available seats by 144 for the 2019 school year. Lee County Schools has also acquired a school site in Gateway within the East Zone for a future high school, which is expected before 2020, well within the 2030 time horizon of the Lee Plan.

Solid Waste

The property is within the Lee County Solid Waste Franchise area and is served through Lee County's franchised hauling contractor. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Service is available to the subject property and plans have been established that target

growth and long term disposal capacity for this particular area. A Letter of Availability has been received from Lee County Solid Waste confirming capacity to serve the proposed dwelling units.

CAM40**Comprehensive Plan Amendment**

Lee Plan Consistency

The CAM40 property is located south of Corkscrew Road in the Southeast Lee County Planning Community and identified by STRAP# 32-46-27-00-00001.0000. The subject property is currently within the Wetlands and Density Reduction/Groundwater Resource (DR/GR) Future Land Use categories, zoned AG-2, and is ± 40 acres.



Figure 1. Aerial with Subject Property and Surrounding Approved Developments

The requested Map Amendment to the Lee Plan seeks to extend the Environmental Enhancement and Preservation Communities Overlay (EEPCO) – Lee Plan Map 17 to the CAM40 property from Pepperland Ranch. In addition to being located within the Southeast Lee Planning Community, the subject property is a Tier 1 Priority Restoration Land demonstrated by Lee Plan Map 1 page 4 of 7. Lee Plan Policy 33.3.4 provides lands identified as Tier 1 within the Priority Restoration Area and Environmental Enhancement and Preservation Communities Overlay (EEPCO) are eligible for a density increase to 1 dwelling unit per acre. Based on this policy, at ± 40 acres the subject property would be eligible for 40 units. To construct the 40 residential units, a Planned Development application is required to establish the development design parameters and consistency with the criteria associated with the Environmental Enhancement Preservation

Communities Overlay (EEPCO) as well as the remaining Goals, Objectives and policies of the Lee Plan. It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity.

Future Land Use

The subject property is located within the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Categories. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Southeast Lee County Planning Community.

The Density Reduction Groundwater Resource Future Land Use is described in Lee Plan Policy 1.4.5 as *"upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed."* The permitted uses within this category include *"agriculture, natural resource extraction and related facilities, conservation, public and private recreation facilities, and residential uses at a maximum of one dwelling unit per 10 acres (1du/10 acres)."* Potential density adjustments are permitted from concentration or transfer of development rights.

Approximately ±13.4 of the subject property are within the DR/GR FLU category, which is not proposed to be altered as part of the requested map amendments. Rather the applicant is seeking to utilize the density adjustments permitted within the DR/GR FLU category as outlined by Policy 33.3.4. Therefore, the requested map amendments are consistent with Policy 1.4.5.

A majority of the property, approximately ±26.6 acres is within the Wetlands FLU category. This FLU is not proposed to be altered as part of the requested map amendments. The Wetlands FLU is described by Lee Plan Policy 1.5.1 as consisting *"of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre)".* The Future Land Use category is not proposed to be altered as part of the requested map amendments. Therefore, the requested map amendments are consistent with Policy 1.5.1

Southeast Lee County Planning Community

The subject property is located in the Southeast Lee County Planning Community, east of I-75 off of Corkscrew Road. The Lee Plan describes this area as being mostly made up of Wetlands and DR/GR FLU and is comprised 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"*. The Lee Plan also acknowledges that this area will change dramatically, however, residential and commercial

development will be limited to where development rights are concentrated by the Lee Plan. The Lee Plan provides the opportunity for incentives and identifies locations where protection and/or restoration is most critical to restore historic surface and groundwater levels and connect existing corridors and conservation areas.

Goal 33 of the Lee Plan describes the vision for Southeast Lee County as having a long-term term restoration program to benefit water resources and protect natural habitat. The overall goal of the planning community explains that residential and commercial development will not be significantly increased except where development rights are concentrated purposefully by the Lee Plan through incentive programs. Properties with existing agriculture uses may continue those agricultural activities; however, it is expected that environmental restoration may begin concurrently. The request to extend the EEPKO to include the subject property from Pepperland Ranch will support this goal by permitting a public/private partnership to address and maintain the hydrological interconnection that exists across the subject property supporting a historical regional flowway in exchange for clustered residential density.

Objective 33.2 establishes that there are designated lands within Southeast Lee County that are most critical toward restoring historic surface and groundwater levels and improving the protection of other natural resources such as wetlands and wildlife habitat. These lands are identified as Priority Restoration Lands and a tier system of 1 through 7 is assigned to demonstrate the priority of the various properties identified. The subject property is located within a Tier 1 priority restoration area, which is the highest property. Additionally, the properties surrounding the subject property on all sides are also Tier 1 Priority Restoration Lands.

Lee Plan Policy 33.2.2 specifies lands identified as Priority Restoration Lands are eligible for protection and restoration as well as incentives. Policy 33.2.3 expands on the concept of incentives by establishing that the permanent protection of land within the Tiers may occur through public acquisition, implementation of a mitigation area, or the concentration of development consistent with Map 17 and Policy 33.3.4. Due to the high potential of the Tier 1 Priority Restoration Lands to restore hydrological and wildlife connections, the Lee Plan offers an incentive for private property owners to promote the restoration of these connections. In exchange for the preservation and restoration of natural resources on a tier 1 property, additional densities and/or accessory commercial uses can be secured through a planned development zoning. However, the subject property and its associated planned development application must be found consistent with the criteria of the Environmental Enhancement Preservation Communities Overlay (EEPCO) identified on Lee Plan Map 17. As mentioned previously, it is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity.



Figure 2. Proposed Environmental Enhancement Preservation Community Overlay

The requested map amendments seek to establish the subject property on Map 17 to enable a request for residential density and/or accessory commercial via a planned development to be filed in the future. The subject property is consistent with Lee Plan Policies 33.2.2 and 33.2.3 due to its location within the County, which coincides with a known historical flowway providing regional interconnection between the existing Verdana and Pepperland Ranch Planned Developments to the east and west.

Policy 33.2.4 acknowledges that *"the restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership and natural resource priority."* The request for the subject property to be located within the EEPCO would permit another phase of restoration to begin for a Tier 1 property by a private land owner and as previously mentioned will interconnect two existing locations for flowway restoration consistent with policies 33.2.2, 33.2.3 and 33.2.4.

Environmental Enhancement & Preservation Community Overlay (EEPCO)

Objective 33.3 of the Lee Plan establishes an Overlay is to be created identifying areas to be protected from the adverse impacts of mining, specific locations for the concentration of existing development rights, and properties providing the opportunity to protect, preserve and restore strategic regional hydrological and wildlife connections. In support of this objective, policy 33.3.4 establishes the Environmental Enhancement & Preservation Community Overlay (EEPCO) for lands that provide a significant regional hydrological and wildlife connection with the potential

to improve, preserve and restore surface and groundwater resources and indigenous wildlife habitats. As an incentive for the improvement, preservation and restoration of these resources, additional densities and accessory commercial uses are available at the time a planned development is approved and found to be consistent with the following criteria:

Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and

The subject property has been identified as a Tier 1 Priority Restoration area. This designation is for lands identified by Lee County as having the potential to provide significant regional hydrological and wildlife connections and improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. By virtue of this designation, the subject property has met the above criteria. Additionally, the subject property is surrounded on all sides by properties identified as Tier 1 Priority Restoration Lands, within the EEPKO, and approved for residential development and accessory commercial. When compared to the approved Master Concept Plans for the surrounding development, it is clear that the subject property provides a critical link to improve and restore and historical regional flowway. Permitting the request to locate the property within the EEPKO is the first step to enable restoration and preservation activities to occur on the subject property, providing the critical link between these two approved residential subdivisions. The future Mixed Use Planned Development Application will establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. The unified design across the three properties will restore and preserve the historical surface and groundwater resources. Additionally, the proposed 40 dwelling units will not be constructed on the subject property, instead they will be included in the future development area.

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

The subject property is located west of the Lee County 20/20 Imperial Marsh Preserve and is approximately 1 mile south of Corkscrew Road. Additionally, the subject property is completely surrounded by properties already within the EEPKO. The Pepperland RPD and Verdana MPD enable the subject property to have direct access to Corkscrew Road. The extension of the EEPKO from Pepperland Ranch provides a direct connection to Corkscrew Road and meets the intent of this criteria. As mentioned previously, the 40 dwelling units will not be developed on the subject property, but within the future development area which includes Pepperland RPD and Verdana

MPD. The forthcoming MPD, which includes CAM40, will cluster the residential units to the north enabling uninterrupted hydrological and wildlife connections as desired by the Lee Plan across the subject property and southern portion of the MPD. Therefore, the subject property's location is consistent with the above criteria.

Be located west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road.

This criteria item is not applicable since the subject property meets the requirement of being located west of the Lee County 20/20 Imperial Marsh Preserve and is approximately 1 mile south of Corkscrew Road. The subject property meets the locational criteria as set forth in Lee Plan Policy 33.3.4 for inclusion within the EECPO and to submit an application for a planned development to establish a maximum density of 1 dwelling unit per acre and accessory commercial.

Policy 33.3.4.2 continues to describe the requirements that must be considered at the time a Planned Development zoning is requested for the property. The applicant acknowledges that a Planned Development must be approved prior to the development of residential or commercial uses or restoration on the subject property. The future Mixed Use Planned Development Application will address the criteria of Policy 33.3.4.2. and the remaining criteria listed in Policy 33.3.4.2. a through n. It is expected that the future planned development application will successfully demonstrate consistency with the ecological and hydrological restoration requirements and will be eligible to receive a maximum density of 1 dwelling unit per acre consistent with Policy 33.3.4.3.a.

The property's location within the DR/GR and Wetlands FLU, Southeast Lee County Planning Community, and entirely surrounded by existing properties within the EEPKO demonstrates that the requested Map Amendments to include the property within the EEPKO is appropriate. The analysis above demonstrates subject property meets the locational criteria, as outlined in Lee Plan Policy 33.3.4, required to be included in the EEPKO. The applicant acknowledges that to secure the maximum of 1 dwelling unit per acre or accessory commercial, a planned development application must be filed demonstrating the methods by which the property will restore hydrological and wildlife connections. The forthcoming Mixed Use Planned Development Application will establish a unified development plan of the CAM40, Pepperland RPD and Verdana MPD properties. The unified design across all three properties will restore and preserve hydrological and wildlife connections around the proposed development. Additionally, an Environmental Analysis is provided as part of the amendment application demonstrating the subject property is able to provide wildlife habitat and improve hydrological connections between the adjacent properties.

Table 1(b)

Future Land Use Policy 1.7.6 establishes the Planning Communities Map and Acreage Allocation

Table (Table 1(b)) to ensure approvals for development do not exceed the population accommodation of the Future Land Use Map within the time horizon of the Lee Plan. The proposed CPA is consistent with both the local government's adopted plan and the State's directive regarding the need to establish minimum development capacity due to the fact that an amendment is not necessary to the DR/GR FLU within the Southeast Lee Planning Community within Table 1(b). With a current estimated population of 713,903¹ and a household size of 2.35 people within Lee County, the additional 94 people accommodated by the additional 40 units is de minimus and represents less than 1% of the County population.

Lee Plan Goal 2 – Growth Management

Goal 2 of the Lee Plan establishes land use policy to support future development proposing economically feasible plans for accommodating the County's growing population. Specifically, the objectives and policies supporting this goal encourage development to support the projected population in patterns that are contiguous and compact as well as in locations where adequate public facilities exist.

The subject property is located in an area surrounded by other approved Planned Developments and presents an opportunity for "infill" as related to the wildlife and hydrological connections of the adjacent properties. The intent of Goal 2 and outlined by Objectives 2.1 and 2.2 is to reduce urban sprawl and prevent development patterns where large tracts of land would be by-passed. The requested map amendments are consistent with Goal 2 and Objectives 2.1 and 2.2 as they seek to include a property that is an enclave within the EEPCO and Lee County Utilities Service area to enable interconnectivity with the existing planned developments surrounding the subject property.

Consistent with policy 2.2.1, which requires an evaluation of urban services, a separate Public Facilities analysis is provided to support the requested amendment. The analysis demonstrates that urban services have the capacity to service the property and the maximum 40 units that can be secured through a planned development. Letters of Availability were acquired from service providers confirming there is adequate capacity to serve the proposed 40 dwelling units. These letters are attached to the application for review and consideration. The available urban services and capacity to serve the 40 dwelling units demonstrates consistency with Objective 2.2 and policy 2.2.1, which seek to ensure the future development is located in areas with adequate public infrastructure.

Lee Plan Goal 4 – General Development Standards

Goal 4 of the Lee Plan establishes land development regulations will be developed to balance service availability and the protection of natural resources. Water, sewer and environmental standards are specifically outlined in the standards supporting Objective 4.1. The requested 40

¹ Florida Office of Economic and Demographic Research. Lee County Profile Updated March 29, 2019. Accessed 2019-04-07 <http://edr.state.fl.us/Content/area-profiles/county/lee.pdf>

residential dwelling units will not be developed on the subject property, but instead included in the future development area located north. The forthcoming planned development will unify the subject property, Pepperland RPD and Verdana MPD and cluster development proximate to Corkscrew Road where LCU service area already exists.

Standard 4.1.1: Water

Currently, the property is surrounded by properties within the LCU Service area on all sides. The future Mixed Use Planned Development Application will establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity and therefore the Lee County Utilities service area will be maintained in their current location.

A Letter of Availability was obtained from LCU and is included with the application materials stating there is adequate capacity available at the Corkscrew Water Treatment Plant to serve the potential 40 dwelling units available to the property due to the requested inclusion in the EEPCO. The received Letter of Availability from LCU demonstrates consistency with Policies 53.1.2 and 95.1.3 which establish the acceptable Level of Service for potable water as 250 gallons per day per equivalent residential connection.

Standard 4.1.2: Sewer

A Letter of Availability was obtained from LCU and is included with the application materials stating there is adequate capacity available at the Three Oaks Wastewater Treatment Plant to serve the potential 40 dwelling units available to the property due to the requested inclusion in the EEPCO. The received Letter of Availability from LCU demonstrates consistency with Policies 56.1.2 and 95.1.3 which establish the acceptable Level of Service for sanitary sewer as 200 gallons per day per equivalent residential connection.

Standard 4.1.4: Environmental Factors

An Environmental Assessment was prepared and is included in the application materials outlining the existing habitat on-site. Approximately 26.6 acres of the 40 acre subject property are wetlands and classify as indigenous habitat. This is consistent with the property's known location as part of a regional flowway which interconnects across the subject property from the existing approved residential subdivisions located to the north, south, east, and west. The future planned development application will establish a unified development plan and will secure the potential 40 dwelling units and/or accessory commercial, the interconnectivity and restoration of this historical regional flowway. At that time the preservation will be addressed further to demonstrate consistency with Standard 4.1.4. The unified design across the three properties clusters the development near Corkscrew Road restoring the historical flowways located on the subject property.

Lee Plan Goal 5 – Residential Land Uses

Goal 5 provides for sufficient land to be provided in appropriate locations on the Future Land Use

Map to accommodate the projected population of Lee County. The subject property is surrounded by approved planned developments that promote residential subdivisions in an area of the county expected to see residential growth within the 2030 time horizon of the Lee Plan. Consistent with Policy 5.1.1, the EEPKO requires a planned development to secure the maximum 40 dwelling units available to the subject property for restoring and preserving regional flowways and wildlife habitat. The applicant acknowledges a planned development application must be provided demonstrating the method by which regional historic flowways will be restored on-site to secure the available 40 dwelling units. A future Mixed Use Planned Development Application is forthcoming to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity. At the time the planned development is submitted, the master concept plan will confirm the future development of the subject property does not place residential units or accessory commercial in a location of physical constraints of hazards consistent with Policy 5.1.2 and 33.3.4. Additionally, the potential 40 dwelling units available to the subject property as a result of being within the EEPKO are consistent with Policy 5.1.5 due to the subject property's location surrounding by approved residential subdivisions.

Lee Plan Transportation Element

The subject property is surrounded by properties under separate ownership; however as depicted on the provided Boundary Survey a 40 ft wide easement has been granted for right-of-way at the north east corner of the property traveling to the east. This 40' easement interconnects with a 30' easement traveling north that provides access to Corkscrew Road. The future Mixed Use Planned Development Application will establish access from Corkscrew Road. Since the requested 40 dwelling units will not be developed on the subject property and instead within the future development area proposed to the north, the residential units will have access via Corkscrew Road.

Consistent with policy 39.2.3, the main transportation of the proposed 40 units is expected to be motor vehicle transportation. However, the analysis provided by David Plummer and Associates demonstrates no amendments to the MPO or Lee Plan Transportation Maps are necessary and the additional units do not alter the Level of Service on Corkscrew Road. Due to the transportation analysis demonstrating no Level of Service issues on Corkscrew Road to accommodate the 40 units the proposed amendments are consistent with Objective 37.1 and its supporting policies of the Lee Plan. Additionally, Objective 36.1 and its supporting policies incorporates the Metropolitan Planning Organizations Transportation Maps by reference into the Lee Plan. The traffic analysis provided by David Plummer and Associates demonstrates no amendments are necessary to these long range plans to accommodate the traffic expected from the 40 dwelling units. As a result of no improvements being necessary, the transportation Level of Service standards for Corkscrew Road are maintained consistent with Objective 37.1 and its supporting policies.

Florida State Policy Plan

Florida's Comprehensive Plan is published in Section 187.201 of the Florida Statutes to provide *"long-range policy guidance for the orderly social, economic, and physical growth of the state."* Through a series of goals and policies, the State Comprehensive Plan outlines the long term vision for the State.

Health

Florida Statutes §187.201(5) provides the goals and policies for the State's vision of resident's health. While a majority of these policies are related to health care, some policies related to environmental health are provided. The requested map amendment to include the subject property in Map 17 for the EEPCO and Map 6 and 7 for the Lee County Utilities Service Area supports these policies. The proposed Map Amendments support clustered development and restoration of historical flowways to promote the protection and enhancement of natural resources and ensure a healthy environment consistent with FS §187.201(5)(b)1.2.a. through d.

Water Resources

The State of Florida seeks to ensure an adequate water supply and maintenance of natural systems to improve/maintain water quality through the policies of FS §187.201(7)(a). The request map amendments will include the subject property within the service area for Lee County Utilities enabling the central provision of water and sewer service. This amendment will eliminate the provision of potable water wells and individual septic systems improving the water table of the area, increasing recharge and promoting the restoration of historic water levels consistent with the policies of the state comprehensive plan. A Letter of Availability has been received from Lee County Utilities confirming capacity to service the additional 40 dwellings units available by placing the property within the EEPCO demonstrating consistency with FS §187.201(7)(a)5. Additionally, the property's location within a Tier 1 Priority Restoration Area enables the restoration of a historic regional flowway which also promotes an increase in recharge and water levels in this area of the County consistent with FS §187.201(7)(a)2., 4., 6., 9., and 10.

Natural Systems and Recreational Lands

The County's Tiered Priority Restoration Area program is consistent with FS 187.201(9)(b)7 which seeks to protect and restore the ecological function of wetlands. The proposed map amendments maintain this consistency as the Tier 1 location of the subject property is not proposed to be amended through this application.

Land Use

Florida Statutes 187.201(15)(a) states that development should be focused in areas that have the resources and public services to accommodate growth while also preserving natural resources. The subject property is located in an area that is expected to grow and through the Lee Plan incentives will also promote preservation of natural resources in exchange for residential density. Letters of availability have been received demonstrating service providers have the capacity to

serve the maximum 40 dwelling units to be established with the property's inclusion in the EEPCO consistent with FS 187.201(15)(b)1 and 2. The EEPCO provides an incentive to the private development community to restore historical regional flowways in exchange for residential density and/or accessory commercial consistent with FS 187.201(15)(b)6.

Transportation

The State of Florida Comprehensive Plan seeks to promote a balanced transportation system that meets local, regional and state needs. The County's existing transportation policies are consistent with the State Comprehensive Plan. The requested amendments do not impact the County's long range transportation plans or Level of Service on Corkscrew Road; therefore, consistency with the State Comprehensive Plan Transportation policies will be maintained.

Regional Policy Plan

The Strategic Regional Policy Plan published by the Southwest Florida Regional Planning Council details the long range vision and projected population growth of Charlotte, Lee, Collier, Sarasota, Glades and Hendry counties through the year 2025. Volume 2 of the Strategic Regional Policy Plan was published in April 2002 and outlines the long term vision for Southwest Florida.

Economic Development

The economic development element of the Regional Policy Plan details the economic infrastructure and growth opportunities to support the public facilities of the region. If the region *"maximizes the uses of existing public facilities through increased capacity, they can serve additional development more efficiently."* The requested map amendments will utilize the existing public facilities and emergency services of Lee County, which as demonstrated by the attached Letters of Availability have the capacity to serve the requested 40 dwelling units. Therefore, the requested amendment is consistent with the overall economic development goals of the Regional Policy Plan.

Specifically, Goal 1 seeks to provide a well-maintained social, health, and educational infrastructure to support business and industry in Southwest Florida by assisting local governments and state agencies in planning for future support service facilities, before the need arises. Lee County is consistent with this Goal and Strategy by providing a yearly concurrency report and maintaining and updated Comprehensive Plan with Capital Improvements Program. The proposed map amendments will not negatively impact the public services necessary to support the requested 40 dwelling units and is also consistent with this goal. Letters of Availability have been provided demonstrating the adequate capacity is available from all service providers.

Livable Communities

The Regional Policy plan acknowledges that future growth and development will occur in Southwest Florida to accommodate natural population growth as well as expansion of existing businesses and/or the creation of new business. Goal 3 of the Regional Policy Plan seeks to

balance business and population growth with the existing quality of life offered by the natural resources of Southwest Florida. Lee County is consistent with this goal by creating programs that incentivize and guide development within the County to specific locations while also protecting and/or restoring natural resources. The EEPCO Program is an example of balancing demands related to population growth with the desire to preserve natural resources. The proposed Map Amendment is also consistent with this goal. The subject property is within a known regional historic flowway and its inclusion within the EEPCO will permit the first step toward restoration of the Tier 1 Priority Restoration Area.

Natural Resources

The Regional Policy Plan states in the Natural Resources Element that *“Southwest Florida has an abundance of natural resources that, along with a favorable climate, creates economic opportunities, recreational opportunities and a quality of life that is important to the citizens and visitors to the region. The protection of these resources creates a challenge to planners, managers and decision makers in a rapidly growing region that must utilize these resources for economic reasons and to create housing for our population.”* Lee County is already consistent with this portion of plan. The Lee Plan through various policies and maps identifies critical lands in the County. This includes the Priority Restoration Areas, which are prioritized by Tiers to demonstrate the Restoration Priority of the critical area. The subject property and the lands surrounding it are within a Tier 1, the highest, Priority Restoration Area. This designation demonstrates the County has identified this area as one of the most important restoration areas within the County. The requested Map Amendments will continue to support this designation and are the first step toward future restoration of a regionally significant flowway.

Regional Transportation

The Regional Policy Plan states that *“a regional transportation plan will be an integral component of the future overall regional quality of life”* and opportunities exist across the region to coordinate regionally on transportation related issues. Lee County is already implementing solutions to maintain and improve quality of life as related to transportation on Corkscrew Road. As part of the EEPCO, policies have been included in the Lee Plan to evaluate transportation impacts. Additionally, a study has been conducted for Corkscrew Road to determine needed improvements to address future growth within this corridor. These activities are consistent with the vision for Regional Transportation as outlined in the Regional Policy Plan. The Traffic Analysis provided with the application demonstrates that amendments are not needed to the 2040 Long Range Transportation Plan and the Level of Service on Corkscrew Road will not be impacted by the requested map amendment. Therefore, the requested map amendments are also consistent with the Regional Transportation Element of the Regional Policy Plan.

CAM40**Comprehensive Plan Amendment
Public Facilities Impacts Narrative**

The subject property is located in the Southeast Lee County Planning Community. Currently, the subject property is within the Wetlands and Density Reduction/Groundwater Resource Future Land Use Designations and is zoned AG-2. The applicant is applying for a Comprehensive Plan Map Amendment to extend the Environmental Enhancement and Preservation Communities Overlay – Lee Plan Map 17 from the adjacent Pepperland Ranch property. The property is integrally connected and surrounded by existing land within the Environmental Enhancement and Preservation Communities Overlay (EEPCO) and due to the property's location within a Tier 1 Priority Restoration Land, the request to place the property within the EEPCO will establish a density of 1 dwelling unit per acre for the property, at the time a companion Planned Development is filed. The maximum allowable residential density for the property is 40 dwelling units. The following analysis establishes that the proposed additional dwelling units will not adversely impact public services.

Potable Water

The subject property is not currently within the Lee County Utilities service area limits and an extension is not requested. Presently, the subject property is surrounded by properties within the Lee County Utilities service area limits and EEPCO and approved for residential development by planned development zoning. The subject property will not have residential development. The 40 requested dwelling units will not be developed on the subject property, but instead included in the future development area. It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity and therefore the Lee County Utilities service area will be maintained in their current location.

The nearest potable water main is located at the eastern entrance of The Place subdivision, approximately 1.54 miles westbound on Corkscrew Road. Should the subject property be developed, upon completion and final acceptance potable water system the property will be serviced by the Corkscrew Water Treatment Plant. According to the Lee County 2018 Concurrency Report, *"All systems [Lee County Utilities] are operating within capacity and meet the Lee Plan LOS standard for unincorporated Lee County"*. The Lee County WTP Central System has an average capacity of 45 Million Gallons per Day (MGD). According to the 2018 Concurrency Report, the actual capacity utilized in 2016 was only 39 MGD for 158,611 dwelling units. The concurrent report indicates there is capacity to serve a projected 177,652 dwelling units or 44 MGD by 2030. The requested 40 units for the subject property are well within the available 19,041 units. Additionally, the concurrent report projects a Planned Capacity of 55 MGD by 2040.

Existing Residential

2 ERC X 250 GPD = 500 GPD

Proposed Residential

40 ERC X 250 GPD = 10,000 GPD

Total Increase: 9,500 GPD

Sanitary Sewer

The subject property is not currently within the Lee County Utilities service area limits. Presently, the subject property is surrounded by other properties within the Lee County Utilities service area limits and EEPKO and approved for residential by planned development zoning. The subject property will not have residential development. The 40 requested dwelling units will not be developed on the subject property, but instead included in the future development area. It is the applicant's intention to submit a Mixed Use Planned Development Application to establish a unified development plan to include the subject property, the adjacent Pepperland RPD and Verdana MPD in July 2019. Ultimately, all three parcels will be owned by the same entity and therefore the Lee County Utilities service area will be maintained in their current location.

The nearest sewer force main is located at the West Entrance of The Place Subdivision, approximately 1.88 miles westbound on Corkscrew Road. Should the subject property be developed, upon completion and final acceptance, the sanitary sewer system will be serviced by the Three Oaks Wastewater Treatment Plant. According to the 2018 Concurrency Report, "All systems [Lee County Utilities] are operating within capacity and meet the LOS standard for unincorporated Lee County". The Lee County Central WWTP System has an average capacity of 20 MGD. The Lee County 2018 Concurrency Report indicates the actual capacity utilized in 2016 was only 19 MGD for 99,260 dwelling units. By 2023 the LCU Central WWTP System is projected to serve 110,321 dwelling units by 2023 increasing the utilized capacity to 22 MGD. Lee County has projected that the planned capacity of the Central WWTP System is 26 MGD by 2040. Additionally, Lee County Utilities is currently seeking to rezone 112 acres of property to permit an additional wastewater treatment plant, which will further increase this capacity.

Existing Residential

2 ERC X 200 GPD = 400 GPD

Proposed Residential

40 ERC X 200 GPD = 8,000 GPD

Total Increase: 7,600 GPD

The subject property is within the Density Reduction Groundwater Resource FLU category and the Southeast Lee County Planning Community. The Lee Plan demonstrates within Table 1(b) that 4,000 acres of residential development are projected to occur within the Southeast Lee County Planning Community and the DR/GR FLU category by 2030. The 40 acre subject property is already included in Table 1(b). The additional 7,600 GPD created by the additional 40 dwelling units is de minimus and well within the available, remaining capacity of 5 MGD. Therefore, the proposed development will not have an impact on Lee County Utilities ability to provide Potable Water or Sanitary Sewer services.

Solid Waste

LOS Standard= 7 pound/day/capita

Current Facility Capacity= 5.7 tons/day

Existing Residential

2 dwelling units X 2.35 persons per unit = 4.7 persons

4.7 persons X 7lbs/day = 32.9 lbs

Proposed Residential

40 Dwelling Units X 2.35 persons per unit = 94 persons

94 people X 7lbs/day = 658 lbs.

Total Increase = 625.1 lbs.

According to the 2018 Lee County Concurrency Report, all unincorporated areas of Lee County are consistent with the Level of Service standard set forth in the Lee Plan for solid waste.

"At the total available system capacity of 1,134,667 tons per year, the Lee County IWMS would be capable of providing a 7.0 lb/capita/day level of service to a full-time combined Lee and Hendry County population of 888,000."

The increase in density based on the proposed plan amendment will result in the generation of an additional 625 pounds per day, which can be accommodated by the current capacity of the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Surface Water/Drainage Basins – South Florida Water Management District

According to the Lee Plan Map 18, the subject property is within the Imperial River Watershed. According to the Lee Plan Policy 95.1.3 the LOS Standard for storm water management facilities is a surface water management system designed to SFWMD standards.

"All new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62-330 will be deemed concurrent with the surface water management level of service standards set forth in the Lee Plan."

At the time of Development Order a SFWMD ERP Permit will be requested in order to meet the surface water management system standards.

Regional Parks

The 2018 Lee County Concurrency report states there are 3,104 acres of regional parks operated by Lee County, roughly 44% of the existing regional park acreage when considering all jurisdictions. No new facilities are planned within the fiscal year. *"There are no new regional parks planned in the next fiscal year or in the CIP."*

Regional Park Level of Service

"The inventory indicates a total of 7,081 acres of existing regional parks operated by local, state and federal governments. The capacity needed to meet the Lee Plan non-regulatory level of service standard of 6 acres per 1,000 total seasonal county population is equal to:

$$824,000 \text{ [seasonal county population]} * (6 \text{ acres}/1,000) = 4,944 \text{ acres.}$$

The existing inventory meets the regional park level of service standard in the county for the year 2017 and will continue to do so at least through the next five years of the CIP"

The additional 40 dwelling units will not negatively impact the Regional Parks Level of Service. The 2018 Concurrency report indicates that the existing parks *"meets the regional park level of service standard in the county for the year 2017 and will continue to do so at least through the next five years of the CIP"*. It should be noted that the Office of Economic and Demographic Research identifies the Lee County medium population as 891,208 in 2030, the current time horizon of the Lee Plan. The Lee Plan non-regulatory level of service standard for this population is 5,184 acres of Regional Parks. Lee County currently has 7,081 acres of Regional Parks. There is adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 40 dwelling units.

Community Parks

Community Park Level of Service

"The capacity needed to meet the Lee Plan non-regulatory level of service standard of 0.8 acres per 1,000 total permanent county population, unincorporated areas only, is equal to:

*350,230 [permanent county population/unincorporated areas only] * (0.8 acres/1,000) = 280 acres.*

The existing inventory meets the community park level of service standard in the county for the year 2017 and will continue to do so at least through the next five years of the CIP”

The additional 40 residential dwelling units will not negatively impact the Community Parks Level of Service. It should be noted that the Office of Economic and Demographic Research identifies the Lee County medium population as 891,208 in 2030, the current time horizon of the Lee Plan. The Lee Plan non-regulatory level of service standard for this population is 280 acres of Community Parks. Lee County currently has 743 acres of Community Parks. There is also adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 40 dwelling units.

Public Schools

The proposed development site is within the South Zone, sub-zone S-3. The LOS Standard for Elementary, Middle, and High School is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

Existing and Proposed Students:

Existing:

2 dwelling units X 0.295 students/household = .59

Proposed:

40 dwelling units x 0.295 students/household = 11.8

Lee District School Board - South Zone, S-3

Elementary Schools (Bonita Springs, Pinewoods, Spring Creek)

Actual Enrollment 2018 = 2,393 FISH Capacity = 2,353

Seats Available = -40

Middle Schools (Bonita Springs)

Actual Enrollment 2018 = 913 FISH Capacity = 910

Seats Available = -3

High Schools (Bonita Springs, Estero)

Actual Enrollment 2018 = 1,993 FISH Capacity = 1,637

Seats Available = -356

The 40 residential single family dwelling units proposed in the requested Comprehensive Plan Amendment will increase the number of students in the East Zone by 11.8. According to the Letter of Availability received from the Lee County School District, the South Zone is currently experiencing a deficiency in seating for elementary, middle and high schools with and without the proposed CPA. However, there is capacity within the entire school district to accommodate the additional children. The projected 2018 to 2019 totals for the entire South Zone in the 2018 Concurrency Report demonstrate and additional 144 high school seats will be available.

Additionally, it is important to note that the Bonita Springs High School within the South Zone has recently opened for the 2018 school year. The opening of this high school will create additional capacity within the remaining zones for more students. The school will continue to enroll more students as time progresses. The 2018 Concurrency report demonstrates this by increasing the projected available seats by 144 for the 2018-2019 school year. Lee County Schools has also acquired a school site in Gateway within the East Zone for a future high school, which is expected before 2020, well within the 2030 time horizon of the Lee Plan. Additional school deficits, such as the identified elementary, middle and high school deficit, will be addressed through School Impact Fees, which are assessed at the time of building permit issuance. The timing of the Impact Fee payment ensures the resources necessary for the number of homes to be built are available. Any of the 40 proposed dwelling units that are constructed, will be assessed impact fees consistent with LDC Section 2-400 through 2-415.

THE CAM40 PARCEL
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Project #19512

April 5, 2019

May 23, 2019 - Revised

Prepared by:

DAVID PLUMMER & ASSOCIATES, INC.

2149 McGregor Boulevard

Fort Myers, Florida 33901



THE CAM40 PARCEL
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

The CAM40 Parcel (the Project) is a vacant 40-acre site located approximately one mile south of Corkscrew Road, east of Alico Road in Lee County, Florida. The Project is surrounded by the recently approved Verdana property, Exhibit 1.

The applicant is requesting a comprehensive plan amendment (CPA) to increase the maximum residential density of the property to forty (40) single-family residential units. The purpose of this report is to provide a traffic analysis in support of the proposed CPA application. This document represents the revised analysis of the original traffic study dated April 5, 2019.

Executive Summary

The results of the CAM40 Parcel CPA transportation assessment are as follows.

1. The Long Range – 20-year horizon analysis identified that no modifications to the Lee County MPO 2040 Needs Plan or Lee Plan Map 3A are needed as a result of the proposed CPA.
2. The requested development associated with the CPA is anticipated to occur after Year 2024. As such, there would be no development or impacts within the Short Range – 5-year CIP horizon.

Transportation Methodology

The traffic study has been prepared in accordance with requirements including: i) The Lee Plan; ii) Lee County Application for a Comprehensive Plan Amendment; iii) Lee County MPO 2040 Transportation Plan; and iv) Chapter 163.3180 Concurrency, F.S.

Consistent with Lee County's Application for a Comprehensive Plan Amendment (Appendix A), this CPA traffic study provides a Long Range – 20-year horizon analysis. The Long Range – 20-year horizon analysis provides a comparison of future road segment traffic conditions in Year 2040 on the Lee County MPO's 2040 LRTP Highway Cost Feasible Plan network both "without" and "with" the proposed CPA.

The purpose of the Short Range – 5-year CIP horizon analysis is to evaluate future road segment traffic conditions to determine the effect of the land use change on the Capital Improvements Element. In this case, however, the Short Range – 5-year CIP horizon analysis is not applicable as the requested development associated with the CPA is anticipated to occur after 2024. As

such, there would be no changes to the existing approved development and impacts within the Short Range – 5-year CIP horizon.

In response to transportation staff review comments (Appendix D) of the original April 5, 2019 traffic study, a transportation methodology meeting held on May 20, 2019 between staff and the applicant. As such, this revised analysis was prepared reflective of the resolution of issues discussed at the meeting.

Study Area

In accordance with Lee County's Application for a Comprehensive Plan Amendment, the study includes a review of projected roadway conditions within a 3-mile radius of the site. The study area therefore extends west along Corkscrew Road to Alico Road and east along Corkscrew Road for three miles.

Existing Road Network

The existing road network is shown in Exhibit 1. The primary east-west road serving the area is Corkscrew Road, which connects US 41 in Lee County with SR 82 in Collier County. Alico Road extends from Corkscrew Road north to Green Meadows Road and then west to US 41. Both of these roads are two-lane roads within the study area.

Scheduled and Planned Road Improvements

The Lee County MPO 2040 LRTP consists of two highway transportation plans: 1) the 2040 Highway Needs Plan; and 2) the 2040 Highway Cost Feasible Plan. The two highway plans are the subject of this CPA traffic analysis and described below.

2040 Highway Needs Plan

The 2040 LRTP Highway Needs Plan identifies improvements that are considered to be the future roadway "needs" to support the anticipated county-wide demands. Currently, there are no planned improvements identified in the 2040 LRTP Highway Needs Plan within the three-mile study area.

2040 Highway Cost Feasible Plan

The 2040 LRTP Highway Cost Feasible Plan identifies the needed improvements listed above that are considered to be financially feasible for construction, based on anticipated priorities and future revenues.

The adopted 2040 Cost Feasible Plan roadway improvements in the study area included the following.

2040 Cost Feasible Plan Improvements

| <u>Roadway</u> | <u>From</u> | <u>To</u> | <u># of Lanes</u> |
|-----------------|-------------------|-------------------|-------------------|
| Alico Road | Airport Haul Rd. | Alico Connector | 2L to 4L |
| Alico Connector | Alico Rd. | SR 82 | 0L to 4L |
| Corkscrew Road | Grande Oak Wy. | Bella Terra Blvd. | 2L to 4L |
| | Bella Terra Blvd. | Alico Rd. | 2L to 4L |

Land Use Parameters

The proposed CPA increases the allowable residential units to a total of forty (40) residential units at buildout. For the Long Range – 20-year horizon analysis, full build-out of the Project was assumed. Traffic Analysis Zone #3354 was used to represent this development in the FDOT District 1 Regional Planning Model (DIRPM) and reflects forty (40) single-family residential units as a maximum impact scenario. This new zone connects with Corkscrew Road about four miles east of Alico Road. The property's current land use was assumed to be zero (0) for the future scenarios without the proposed CPA.

CAM40 Development Parameters

| <u>TAZ #</u> | <u>Land Use</u> | <u>Without CPA</u> | <u>With CPA</u> | <u>Net Change</u> |
|--------------|-------------------------|------------------------|---------------------|-----------------------|
| 3354 | Single-Family (d.u.) | 0 | 40 | + 40 |

For purposes of modeling, the CAM40 parcel (TAZ #3354) would access Corkscrew Road via the Verdana entrance.

In regards to the CPA Short Range – 5-year CIP horizon analysis, the Project is not anticipated to be developed. As such, there would be no changes to the existing approved development and impacts within the Short Range – 5-year CIP horizon.

Level of Service Standards

Roadway level of service (LOS) standards generally vary depending upon whether the road is a State, County or City road and whether the road is in an urban or rural area. Furthermore, State roads on the FDOT Strategic Intermodal System (SIS) generally have more stringent LOS standards than other roads.

The Florida DOT LOS standards will apply to State-maintained facilities. For County roads, the LOS standards adopted in the Lee Plan will apply. Those standards, identified in the Lee Plan, are as follows.

Level of Service Standards

| <u>Roadway</u> | <u>LOS Standard</u> |
|------------------------------------|---------------------|
| State Roads (Urban) | D |
| State Roads (Transitioning, Rural) | C |
| County Roads | E |

Long Range – 20-Year Horizon (Year 2040) Comparative Travel Model Assignments

The adopted Lee County MPO travel model was used to project future 2040 traffic conditions, both without and with the proposed CPA. The future road network used for these travel model assignments was the Lee County MPO 2040 Highway Cost Feasible Plan network.

The MPO 2040 model zonal data was adjusted to more closely reflect existing and approved developments along Corkscrew Road east of Ben Hill Griffin Parkway. These developments included Stoneybrook, Wildcat Run, Corkscrew Crossing, The Preserve at Corkscrew, Bella Terra and Corkscrew Shores. In addition, the developments in the EEPKO (Environmental Enhancement & Preservation Communities Overlay) Study were reflected in the model that included WildBlue, The Place, Pepperland and Verdana. The revisions to the MPO zonal data for the Corkscrew area developments are shown in Appendix B.

The CPA travel model is available for download from the following link:
ftp://ftpfm.dplummer.com/Public/19512_CAM40_CPA

Year 2040 Traffic Conditions Without the CPA

Under future traffic conditions, no development was assumed to represent the Project without the proposed CPA.

The study area included roadway segments within a three-mile radius of the Project. Exhibit 2 provides the results of the year 2040 travel model assignment for without the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. All analysis data are identified in Exhibit 2 and with documentation provided in Appendix C.

As shown in Exhibit 2, no road segments within the study area are expected to have level of service issues in 2040 without the proposed CPA.

Year 2040 Traffic Conditions With the CPA

The proposed CPA build-out parameters (40 residential units) were converted to socioeconomic data for TAZ #3354 that represents the Project in the travel model. Based on the travel model, the proposed CPA generates 322 peak season, weekday, average daily traffic (PSWADT).

The study area included roadway segments within a three-mile radius of the Project. Exhibit 3 provides the results of the year 2040 travel model assignment with the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. All link analysis data are identified in Exhibit 5 and with documentation provided in Appendix C.

As shown in Exhibit 3, no road segments within the study area are expected to have level of service issues in 2040 without the proposed CPA. Therefore, no modifications to the Lee County MPO 2040 Needs Plan or Lee Plan Map 3A are needed as a result of the proposed CPA.

Short Range – 5-Year (Year 2024) CIP Horizon Analysis

The Short Range – 5-year CIP horizon analysis is not required as the requested development associated with the CPA is anticipated to occur after 2024. As such, there would be no changes to the existing approved development and impacts within the Short Range – 5-year CIP horizon.

Traffic Mitigation

Traffic mitigation for the Project will be assessed as part of the zoning/development order review process.

Conclusions

The results of the CAM40 Parcel CPA transportation assessment are as follows.

1. The Long Range – 20-year horizon analysis identified that no modifications to the Lee County MPO 2040 Needs Plan or Lee Plan Map 3A are needed as a result of the proposed CPA.
2. The requested development associated with the CPA is anticipated to occur after Year 2024. As such, there would be no development or impacts within the Short Range – 5-year CIP horizon.



CAM40 PARCEL CPA
TRAFFIC STUDY

Project Location

19512/0419

1

EXHIBIT 2

CAN40 PARCEL COMPREHENSIVE PLAN AMENDMENT
FUTURE (2040) TRAFFIC CONDITIONS WITHOUT CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON

| ROADWAY | FROM | TO | # of Lanes ¹ | LOS Facility Type | LOS Std. ² | LC PCS ³ | 2040 PSWADT | | MOCP ⁴ | AADT | K Factor ⁵ | Two-way Peak Hour Volume | D Factor ⁶ | | Directional Peak Hr. Vol. | | Directional Service Volumes ⁶ | | | | | | LOS Y/C | 2040 LOS | Directional Service Volumes ⁶ | | | | Lanes Needed | Additional Lanes Needed | | |
|--------------|-----------------|-----------------|-------------------------|-------------------|-----------------------|---------------------|----------------------|--------|-------------------|--------|-----------------------|--------------------------|-----------------------|------|---------------------------|------|--|-------|-------|-------|-------|-------|---------|----------|--|------|-------|-------|--------------|-------------------------|-------|---------|
| | | | | | | | Traffic ¹ | | | | | | Dir1 | Dir2 | Dir1 | Dir2 | LOS A | LOS B | LOS C | LOS D | LOS E | Dir1 | | Dir2 | Dir1 | Dir2 | Lane | Lanes | | | Lanes | Lanes |
| | | | | | | | NB | SB | | | | | NB | SB | NB | SB | NB | SB | NB | SB | NB | SB | | NB | SB | NB | SB | NB | | | SB | |
| Corkscrew Rd | Allico Rd | Corkscrew Farms | 2LU | L.C. U/H | 2L | E | PCS 70 | 22,493 | 0.867 | 19,500 | 0.093 | 1,810 | 0.56 | 0.44 | 1,010 | 800 | 130 | 420 | 850 | 1,210 | 1,640 | 1,640 | 0.62 | 0.49 | D | C | 1,640 | 3,590 | 5,380 | 7,173 | 2 | Add 0 L |
| Corkscrew Rd | Corkscrew Farms | Project | 2LU | L.C. U/H | 2L | E | PCS 70 | 14,039 | 0.867 | 12,200 | 0.093 | 1,130 | 0.56 | 0.44 | 630 | 500 | 130 | 420 | 850 | 1,210 | 1,640 | 1,640 | 0.38 | 0.30 | C | C | 1,640 | 3,590 | 5,380 | 7,173 | 2 | Add 0 L |
| Corkscrew Rd | Project | TPI Rd | 2LU | L.C. U/H | 2L | E | PCS 70 | 7,725 | 0.867 | 6,700 | 0.093 | 620 | 0.56 | 0.44 | 350 | 270 | 130 | 420 | 850 | 1,210 | 1,640 | 1,640 | 0.21 | 0.16 | B | B | 1,640 | 3,590 | 5,380 | 7,173 | 2 | Add 0 L |
| Corkscrew Rd | TPI Rd | East | 2LU | L.C. U/H | 2L | E | PCS 70 | 2,374 | 0.867 | 2,100 | 0.093 | 200 | 0.56 | 0.44 | 110 | 90 | 130 | 420 | 850 | 1,210 | 1,640 | 1,640 | 0.07 | 0.05 | A | A | 1,640 | 3,590 | 5,380 | 7,173 | 2 | Add 0 L |

FOOTNOTES:

- (1) Lee County MPO 2040 Long Range Transportation Plan Highway Cost Feasible Plan number of lanes.
- (2) Lee County roadway LOS standard used for county roadways (LOS E), FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitional).
- (3) Lee County permanent count station from [Lee County Traffic Count Report 2018](#).
- (4) PSWADT from 2040 travel model assignment without proposed CPA (current LU designation) on MPO 2040 Cost Feasible road network.
- (5) Adjustment factors per [Lee County Traffic Count Report 2018](#).
- (6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for county roads. FDOT Generalized Peak Hour Directional Volumes (December 2012) used for state roads.

EXHIBIT 3

CAM40 PARCEL COMPREHENSIVE PLAN AMENDMENT
FUTURE (2040) TRAFFIC CONDITIONS WITH CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON

| ROADWAY | FROM | TO | # of Lanes ¹ | LOS Facility Type | LOS Std. ² | LC PCS ³ | 2040 | | | | K Factor ⁵ | Two-way Peak Hour Volume | D Factors ⁵ | | | | Directional Peak Hr. Vol. | | Directional Service Volumes ⁶ | | | | | | LOS Std. | LOS | | | | 2040 Directional Service Volumes ⁶ | | | | Lanes Needed | Additional Lanes Needed |
|--------------|-----------------|-----------------|-------------------------|-------------------|-----------------------|---------------------|-----------------------------|-------------------|--------|-------|-----------------------|--------------------------|------------------------|-------|-------|-------|---------------------------|-----|--|-------|-------|------|------|------|----------|--------|--------|--------|--------|---|-------|-------|-------|--------------|-------------------------|
| | | | | | | | PSWADT Traffic ⁴ | MOCT ⁵ | AADT | Dir1 | | | Dir2 | | LOS A | LOS B | | | LOS C | LOS D | LOS E | Dir1 | | Dir2 | | Lane 1 | Lane 2 | Lane 3 | Lane 4 | | | | | | |
| | | | | | | | | | | NB | | | SB | NB | | | | | | | | SB | NB | SB | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | st/hr | st/hr | st/hr | st/hr | | |
| Corkscrew Rd | Aliso Rd | Corkscrew Farms | 2LU | LC UPH 2L | E | PCS 70 | 22,599 | 0.867 | 19,600 | 0.093 | 1,829 | 0.56 | 0.44 | 1,000 | 800 | 130 | 420 | 850 | 1,210 | 1,640 | 1,640 | 0.62 | 0.39 | D | C | 1,640 | 3,590 | 5,380 | 7,173 | 2 | Add | 0 L | | | |
| Corkscrew Rd | Corkscrew Farms | Project | 2LU | LC UPH 2L | E | PCS 70 | 14,180 | 0.867 | 12,300 | 0.093 | 1,140 | 0.56 | 0.44 | 640 | 500 | 130 | 420 | 850 | 1,210 | 1,640 | 1,640 | 0.39 | 0.30 | C | C | 1,640 | 3,590 | 5,380 | 7,173 | 2 | Add | 0 L | | | |
| Corkscrew Rd | Project | TPI Rd | 2LU | LC UPH 2L | E | PCS 70 | 7,712 | 0.867 | 6,700 | 0.093 | 620 | 0.56 | 0.44 | 350 | 270 | 130 | 420 | 850 | 1,210 | 1,640 | 1,640 | 0.21 | 0.16 | B | B | 1,640 | 3,590 | 5,380 | 7,173 | 2 | Add | 0 L | | | |
| Corkscrew Rd | TPI Rd | East | 2LU | LC UPH 2L | E | PCS 70 | 2,373 | 0.867 | 2,100 | 0.093 | 200 | 0.56 | 0.44 | 110 | 90 | 130 | 420 | 850 | 1,210 | 1,640 | 1,640 | 0.07 | 0.05 | A | A | 1,640 | 3,590 | 5,380 | 7,173 | 2 | Add | 0 L | | | |

FOOTNOTES:

- (1) Lee County MPO 2040 Long Range Transportation Plan Highway Cost Feasible Plan number of lanes.
- (2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).
- (3) Lee County permanent count station from [Lee County Traffic Count Report 2018](#).
- (4) PSWADT from 2040 travel model assignment with proposed CPA on MPO 2040 Cost Feasible road network.
- (5) Adjustment factors per [Lee County Traffic Count Report 2018](#).
- (6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for county roads. FDOT Generalized Peak Hour Directional Volumes (December 2012) used for state roads.

APPENDIX A

LEE COUNTY CPA APPLICATION
(TRAFFIC CIRCULATION ANALYSIS)





Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: _____

PROJECT SUMMARY:

Plan Amendment Type: ☐ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning.

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

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Owner or Authorized Representative

Date

Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Agent*: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Owner(s) of Record: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☐ Text Amendment

☐ Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: _____

1. Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: _____
2. STRAP(s): _____

B. Property Information:

Total Acreage of Property: _____
Total Acreage included in Request: _____
Total Uplands: _____
Total Wetlands: _____
Current Zoning: _____
Current Future Land Use Designation: _____
Area of each Existing Future Land Use Category: _____
Existing Land Use: _____

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: _____
Airport Noise Zone 2 or 3: _____
Acquisition Area: _____
Joint Planning Agreement Area (adjoining other jurisdictional lands): _____
Community Redevelopment Area: _____

D. Proposed change for the subject property:

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density _____
Commercial intensity _____
Industrial intensity _____

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density _____
Commercial intensity _____
Industrial intensity _____

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. 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.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (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 should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- 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.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- 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; and
- f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. 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 use 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 Flood Insurance Rate Map effective August 2008.
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).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically 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 archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

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.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements

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

- ☐ Not Applicable
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

Date

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

(Name typed, printed or stamped)

APPENDIX B

CORKSCREW ROAD DEVELOPMENT – TRAFFIC ANALYSIS ZONES

APPENDIX
CORKSCREW ROAD CORRIDOR
AREA TRAFFIC ANALYSIS ZONES

| | <u>TAZ</u> | <u>Approved</u> | <u>LC Aerial Rooftops</u> | <u>MPO Zonal Data</u> | | | <u>Revised Zonal Data</u> | |
|--------------------------------------|------------|--------------------|-------------------------------|-----------------------|-------------|-------------|----------------------------|--------------|
| | | | | <u>2010</u> | <u>2026</u> | <u>2040</u> | <u>2026 ⁽⁵⁾</u> | <u>2040</u> |
| Stoneybrook | 3651 | | | | | | | |
| SF | | NA | 634 | 979 | 1,057 | 1,126 | 737 | 903 |
| <u>MF</u> | | <u>NA</u> | <u>382</u> | <u>248</u> | <u>314</u> | <u>372</u> | <u>382</u> | <u>382</u> |
| Total | | 1,285 | 1,016 | 1,227 | 1,371 | 1,498 | 1,119 | 1,285 |
| Industrial Employees | | | | | | | 0 | 284 |
| Commercial Employees | | 1,126 | NA | 130 | 84 | 44 | 400 | 1,126 |
| Service Employees | | 360 | NA | 409 | 556 | 685 | 0 | 360 |
| Total Employees | | | | | | | 400 | 1,770 |
| School Enrollments | | 1,200 | NA | 909 | 958 | 1,000 | 1,084 | 1,200 |
| Hotel | | 125 | 0 | 0 | 0 | 0 | 120 | 125 |
| Wildcat Run | 3654 | | | | | | | |
| SF | | 358 | 297 | 249 | 288 | 323 | 330 | 358 |
| <u>MF</u> | | <u>292</u> | <u>108</u> | <u>63</u> | <u>72</u> | <u>79</u> | <u>58</u> | <u>292</u> |
| Total | | 650 | 405 | 312 | 360 | 402 | 388 | 650 |
| Industrial Employees | | | | | | | 0 | 0 |
| Commercial Employees | | 0 | 0 | 8 | 12 | 15 | 12 | 0 |
| Service Employees | | 0 | 0 | 194 | 212 | 228 | 212 | 0 |
| Total Employees | | | | | | | 224 | 0 |
| Corkscrew Crossing | 3655 | | | | | | | |
| SF | | 563 | 0 | | | | | |
| <u>MF</u> | | <u>62</u> | <u>0</u> | | | | | |
| Total | | 625 | 0 | | | | | |
| The Preserve at Corkscrew | 3655 | | | | | | | |
| SF | | 441 | 252 | | | | | |
| <u>MF</u> | | <u>0</u> | <u>0</u> | | | | | |
| Total | | 441 | 252 | | | | | |
| Commercial Employees ⁽¹⁾ | | 75 ⁽¹⁾ | 0 | | | | | |
| Service Employees ⁽¹⁾ | | 40 ⁽¹⁾ | 0 | | | | | |
| Bella Terra | 3655 | | | | | | | |
| SF | | 1,054 | 1,076 | | | | | |
| <u>MF</u> | | <u>876</u> | <u>816</u> | | | | | |
| Total | | 1,930 | 1,892 | | | | | |
| Commercial Employees ⁽²⁾ | | 225 ⁽²⁾ | 0 | | | | | |
| Service Employees ⁽²⁾ | | 120 ⁽²⁾ | 0 | | | | | |
| Corkscrew Shores (Woods) | 3655 | | | | | | | |
| SF | | 550 ⁽³⁾ | 0 | | | | | |
| <u>MF</u> | | <u>0</u> | <u>0</u> | | | | | |
| Total | | 550 | 0 | | | | | |
| Commercial Employees ⁽⁴⁾ | | 44 | 0 | | | | | |
| Service Employees ⁽⁴⁾ | | 0 | 0 | | | | | |
| Aggregated totals for 4 developments | 3655 | | | | | | | |
| SF | | 2,583 | 1,328 | 1,109 | 1,257 | 1,386 | 2,088 | 2,583 |
| <u>MF</u> | | <u>1,140</u> | <u>816</u> | <u>263</u> | <u>321</u> | <u>354</u> | <u>1,140</u> | <u>1,140</u> |
| Total | | 3,723 | 2,144 | 1,372 | 1,578 | 1,740 | 3,228 | 3,723 |
| Industrial Employees | | | | | | | 16 | 73 |
| Commercial Employees | | 344 | NA | 58 | 36 | 17 | 230 | 344 |
| Service Employees | | 160 | NA | 159 | 216 | 265 | 107 | 160 |
| Total Employees | | | | | | | 353 | 577 |

Footnotes:

- ⁽¹⁾ Lee Co. List of Approved Projects -- 40,000 sq. ft. of mixed commercial, assumed to include 30,000 sq. ft. retail and 10,000 sq. ft. office.
⁽²⁾ Lee Co. List of Approved Projects -- 120,000 sq. ft. of total commercial, assumed to include 90,000 sq. ft. retail and 30,000 sq. ft. office.
⁽³⁾ News-Press, July 13, 2014 -- just opened for sales; when completed, 648 homes.
⁽⁴⁾ Corkscrew Woods Rezoning TIS, April 10, 2012 -- 2,500 sq. ft. of high turnover sit down restaurant and 15,000 sq. ft. of special retail center.
⁽⁵⁾ Lee County EEPKO Study - Table A-1: 2026 EEPKO Model Lane Use Data.

CORKSCREW ROAD CORRIDOR
EEPCO TRAFFIC ANALYSIS ZONES

⁽²⁾ Proposed Project includes 30,000 sq. ft. of commercial retail: 30,000 sq. ft x 2.5 employees per 1,000 sq. ft. = 150 commercial employees.

⁽³⁾ Proposed Project includes 80,000 sq. ft. of commercial retail: 80,000 sq. ft x 2.5 employees per 1,000 sq. ft. = 200 commercial employees.

⁽⁴⁾ Lee County EEPKO Study - Table A-1: 2026 EEPKO Model Lane Use Data.

APPENDIX C
TRAFFIC DATA

CONVERSION FACTORS

PCS 70 - Corkscrew Rd west of Ben Hill Griffin Pkwy

2018 AADT = 22,900 VPD

| Hour | EB | WB | Total |
|------|-------|-------|-------|
| 0 | 0.57% | 0.42% | 0.49% |
| 1 | 0.31% | 0.25% | 0.28% |
| 2 | 0.23% | 0.17% | 0.20% |
| 3 | 0.21% | 0.15% | 0.18% |
| 4 | 0.37% | 0.41% | 0.39% |
| 5 | 0.96% | 1.49% | 1.24% |
| 6 | 2.19% | 4.97% | 3.67% |
| 7 | 4.68% | 7.59% | 6.23% |
| 8 | 5.00% | 7.47% | 6.31% |
| 9 | 5.28% | 6.38% | 5.87% |
| 10 | 5.68% | 6.35% | 6.03% |
| 11 | 6.28% | 6.57% | 6.44% |
| 12 | 6.88% | 6.77% | 6.82% |
| 13 | 6.94% | 7.00% | 6.97% |
| 14 | 6.97% | 7.12% | 7.05% |
| 15 | 7.52% | 6.77% | 7.12% |
| 16 | 8.54% | 6.60% | 7.51% |
| 17 | 9.19% | 6.39% | 7.70% |
| 18 | 7.29% | 5.16% | 6.16% |
| 19 | 4.90% | 3.78% | 4.30% |
| 20 | 3.91% | 2.98% | 3.42% |
| 21 | 3.07% | 2.55% | 2.79% |
| 22 | 1.95% | 1.77% | 1.86% |
| 23 | 1.08% | 0.89% | 0.98% |

| Month of Year | Fraction |
|---------------|----------|
| January | 1.11 |
| February | 1.17 |
| March | 1.18 |
| April | 1.1 |
| May | 0.98 |
| June | 0.9 |
| July | 0.83 |
| August | 0.81 |
| September | 0.89 |
| October | 1 |
| November | 1.02 |
| December | 0.99 |

| Directional Factor | | | |
|--------------------|------|----|--|
| AM | 0.69 | WB | |
| PM | 0.56 | EB | |

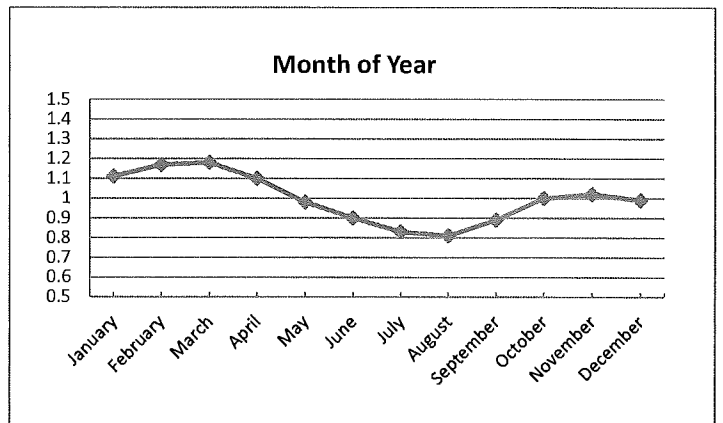
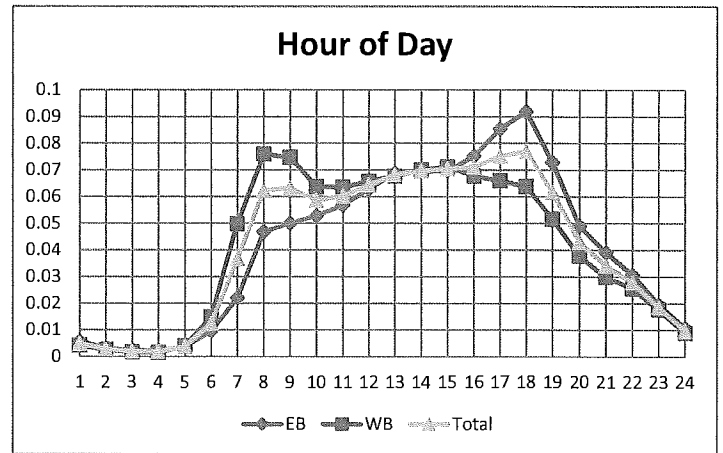
$$MOCF = 1 / ((1.11 + 1.17 + 1.18) / 3) = 0.867$$

$$K100 = 0.093$$

$$D = 0.56(EB)$$

| Day of Week | Fraction |
|-------------|----------|
| Sunday | 0.71 |
| Monday | 1.01 |
| Tuesday | 1.08 |
| Wednesday | 1.08 |
| Thursday | 1.09 |
| Friday | 1.13 |
| Saturday | 0.9 |

| Design Hour Volume | | | |
|--------------------|--------|--------|--|
| # | Volume | Factor | |
| 5 | 2324 | 0.101 | |
| 10 | 2280 | 0.100 | |
| 20 | 2246 | 0.098 | |
| 30 | 2233 | 0.098 | |
| 50 | 2192 | 0.096 | |
| 100 | 2140 | 0.093 | |
| 150 | 2089 | 0.091 | |
| 200 | 2062 | 0.090 | |



GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

c:\input5

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

APPENDIX D
REVIEW COMMENTS

May 13, 2019

Via E-Mail Only

John Manning
District One

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
Hearing Examiner

Tina M. Ekblad, MPA, AICP, LEED AP
Morris-Depew Associates, Inc.
2914 Cleveland Avenue
Fort Myers, FL 33901

RE: CPA2019-00005 CAM 40
Environmental Enhancement & Preservation Communities Overlay

Dear Ms. Ekblad:

Staff has reviewed the comprehensive plan amendment application CPA2019-00005 CAM 40 Map Amendment stamped received on April 15, 2019. Planning staff finds that the application materials are insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

APPLICATION MATERIALS COMMENTS:

1. Application Page 1, Item 5. Please provide the upland acreage.
2. Application Page 1, Item 6. Please correct the number of units that would be allowed under the DR/GR future land use category.
3. Authorization Letters, Disclosure of Interest. The Secretary of State website does not provide the manager's name of V-Land-Sub, LLC. Please provide documentation that Joseph Cameratta is authorized to sign on behalf of V-Land-Sub, LLC.
4. Disclosure of Interest. Please complete the form indicating the name and address of the person that has interest and their percentage of ownership. For example, please complete the form showing Joseph Cameratta has 100% ownership, if that is the case.
5. Morris Depew Authorization Letter. Please correct the spelling of Mr. Cameratta's name on the first line (Camerattam).
6. Application Page 3, Item 3 e and f. Please provide the required letters for Mass Transit and Schools or request a waiver. Please also provide a copy of the letters that were sent to the agencies.
7. Please explain how the amendment meets the locational requirements of Policy 33.3.4(1): The project does not appear to be within one mile north or south of Corkscrew Road.
8. Traffic Circulation Analysis: Page 1 of the traffic study indicates use of the methodology from Verdana CPA2016-00009. However, nearly three years have passed since the initial Verdana application. Use of the Verdana methodology and associated assumptions were not discussed with infrastructure planning staff prior to submitting CPA2019-00005. The parcel is

within Traffic Analysis Zone (TAZ) 3728 which shows 76 DU in 2010 and 164 DU in 2040. TAZ 3728 includes approximately 12 square miles south of Corkscrew Road and west of 6 L's Farm Rd. The future land use projections for TAZ 3728 include an additional 88 DU, which exceeds the 40 DU in the subject application. The trip generation from 40 DU is approximately two percent of the capacity of Corkscrew Road, which of itself is unlikely to create a change in future LOS on Corkscrew Road. However, the additional 88 DU in the 2040 model projection for TAZ 3728 does not reflect the potential from approvals of 1,460 DU in Verdana, 700 DU in Pepperland Ranch, and the requested 40 DU in this project. Please clarify in the analysis. Staff would be happy to have a methodology discussion as needed.

9. Traffic Circulation Analysis: It should be noted that widening Corkscrew Road to four lanes from Ben Hill Griffin Parkway to Alico Road, as well as the new four-lane Alico Connector from Alico Road to SR 82, are projects in Southeast Lee County that are in the MPO 2040 Long Range Transportation Plan Cost Feasible Plan and Lee County CIP.
10. Traffic Circulation Analysis: Page 4 of the traffic study indicates adjustments to 2040 model zonal data in Appendix B Exhibits 2 and 3, which includes excerpts from Verdana CPA2016-00009 traffic study. The referenced 'LC aerial rooftops', and 'Corkscrew Area Development' on the excerpted Verdana Exhibits 2 and 3 appear to be out of date. A cursory review comparing 2019 aerials to the Exhibit 2 rooftops does not appear to reflect current numbers of constructed dwelling units in The Preserve at Corkscrew, Bella Terra, and Corkscrew Shores. Exhibit 3 indicates 60,000 SF of commercial retail for Verdana and does not include 700 approved dwelling units on Pepperland Ranch, or constructed units within The Place, and WildBlue. Please update these exhibits and adjust the analysis as necessary, or provide further explanation to address how the changes in existing development may, or may not, affect the 2040 data adjustments.
11. Traffic Circulation Analysis: Please provide staff with the FSUTMS input and loaded highway network output files.
12. How will this property be accessed given its environmental restraints and lack of access to a road built to county standards?
13. Environmental: Please address if the site contains rare and unique uplands.
14. Environmental: Please provide a historic flowways map with the boundary of the subject property identified.
15. Please identify where 40 dwelling units will be located, while still providing regional hydrological and wildlife connections.
16. Does the applicant intend on filing a concurrent planned development zoning application?

Please feel free to contact me at (239) 533-8535 if you have any questions.

Sincerely,
Lee County DCD Planning Section



Sharon Jenkins-Owen, AICP
Planner, Principal

Cc: Brandon Dunn, Planner, Principal
Mikki Rozdolski, Manager, Community Development Operations

National Flood Hazard Layer FIRMette



26°26'18.89"N

81°38'47.67"W



USGS The National Map: Orthoimagery. Data refreshed October, 2017.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

26°25'46.67"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/27/2019 at 8:15:47 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

81°38'10.22"W

CAM40
ENVIRONMENTAL ASSESSMENT

April 2019

Prepared For:

V-Land-Sub, LLC
4954 Royal Gulf Circle
Fort Myers, Florida 33966
(216) 410-0019

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

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INTRODUCTION

An environmental assessment was conducted on CAM40 (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Services (USFWS) as Threatened, Endangered, or Species of Special Concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, an office review of agency records for documented occurrences of listed species on the property, and field surveys to document listed species utilization within the Project. This report summarizes the results of the environmental assessment.

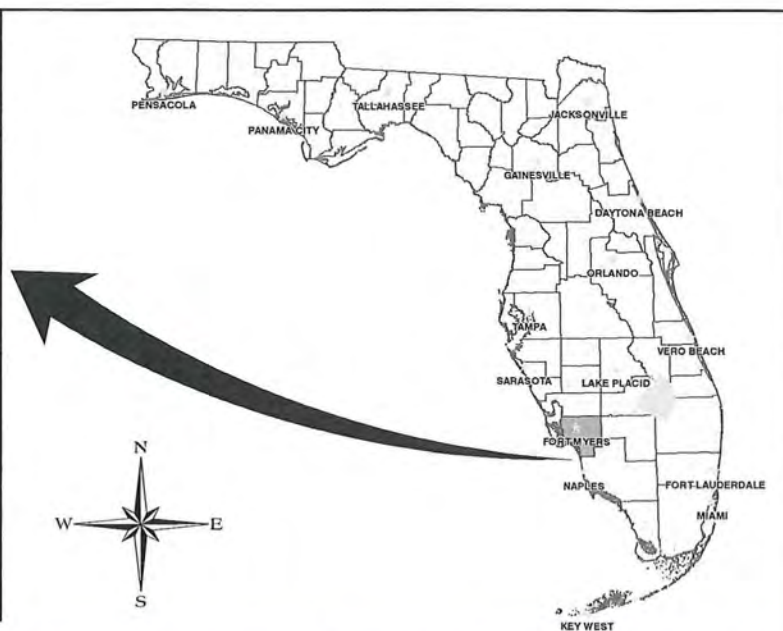
The Project totals 40± acres and is located in Section 32, Township 46 South, Range 27 East, Lee County (Figure 1). More specifically, the site is bounded by active citrus groves to the north, south, east, and west and undeveloped forested land to the south (Exhibit A).

The property currently consists of indigenous and non-indigenous upland and wetland habitats, ditches, and berms.

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted by Passarella & Associates, Inc. (PAI) using 2018 rectified color aerials. Groundtruthing to map the vegetative communities was conducted on February 26, 2019 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance. To identify levels of exotic infestation (i.e., Brazilian pepper (*Schinus terebinthifolius*)), “E” codes were used. AutoCAD Map 3D 2017 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and wetlands map (Exhibit B). An aerial photograph of the property with an overlay of the FLUCFCS and wetlands map is provided as Exhibit C.

A total of 14 vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the Project site. Ditches, berms, and disturbed land occupy 5.36± acres or 13.4 percent of the site. The site contains disturbed native wetland systems including hydric pine, willow, cypress, mixed wetland forest, and freshwater marsh. The wetland habitats on-site have been disturbed by ditching and exotic vegetation infestation. A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS code is presented in Exhibit D. No rare or unique uplands were identified within the Project site.



| | |
|-------------|--------|
| DRAWN BY | DATE |
| T.F. | 3/5/19 |
| REVIEWED BY | DATE |
| S.J. | 3/5/19 |
| REVISED | DATE |

SOILS

The soils for the property, per the Natural Resources Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit E. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984) is presented in Exhibit F.

JURISDICTIONAL WETLANDS

The jurisdictional wetlands and “other surface waters” (OSWs) by FLUCFCS code are summarized in Table 1. South Florida Water Management District (SFWMD) jurisdictional wetlands constitute a total of 24.87± acres or approximately 62.2 percent of the Project site. SFWMD jurisdictional OSWs constitute a total of 1.73± acre or approximately 4.3 percent of the Project site.

Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code

| FLUCFCS Code | Description | Acreage |
|-----------------------|---|----------------|
| Wetlands | | |
| 6189 E2 | Willow, Disturbed (25-49% Exotics) | 0.66 |
| 6219 E1 | Cypress, Disturbed (0-24% Exotics) | 0.18 |
| 6219 E2 | Cypress, Disturbed (25-49% Exotics) | 4.35 |
| 6249 E1 | Cypress/Pine/Cabbage Palm, Disturbed (0-24% Exotics) | 3.83 |
| 6249 E2 | Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) | 1.00 |
| 6249 E3 | Cypress/Pine/Cabbage Palm, Disturbed (50-79% Exotics) | 1.89 |
| 6259 E1 | Pine, Hydric, Disturbed (0-24% Exotics) | 3.99 |
| 6309 E2 | Mixed Wetland Forest, Disturbed (25-49% Exotics) | 8.51 |
| 6419 E1 | Freshwater Marsh, Disturbed (0-24% Exotics) | 0.46 |
| Wetlands Total | | 24.87 |
| OSWs | | |
| 514 | Ditch | 1.73 |
| OSWs Total | | 1.73 |

The prominent wetland feature consists of mixed wetland forest areas in the western portion of the Project site. A U.S. Geological Survey Quadrangle Map is provided as Exhibit G. This map shows the location of some of the wetland systems within the Project.

LISTED SPECIES

Listed wildlife species as listed by the FWCC and the USFWS (FWCC 2016) that have the potential to occur on the Project site are listed in Table 2. Listed plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida

(Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit H).

Table 2. Listed Wildlife Species That Could Potentially Occur Within the Project

| Common Name | Scientific Name | Designated Status | | Potential Habitats (FLUCFCS Code) |
|-------------------------------|---------------------------------------|-------------------|---------|--------------------------------------|
| | | FWCC | USFWS | |
| Amphibians and Reptiles | | | | |
| American Alligator | <i>Alligator mississippiensis</i> | FT(S/A) | FT(S/A) | 514, 6419 |
| Eastern Indigo Snake | <i>Drymarchon corais couperi</i> | FT | FT | 4159, 6259, 740, 747 |
| Gopher Tortoise | <i>Gopherus polyphemus</i> | ST | * | 4159, 740, 747 |
| Birds | | | | |
| Crested Caracara | <i>Caracara cheriway</i> | FT | FT | 740, 747 |
| Everglade Snail Kite | <i>Rostrhamus sociabilis plumbeus</i> | FE | FE | 514, 6419 |
| Florida Burrowing Owl | <i>Athene cunicularia floridana</i> | ST | - | 740, 747 |
| Florida Sandhill Crane | <i>Grus canadensis pratensis</i> | ST | - | 6419, 740 |
| Little Blue Heron | <i>Egretta caerulea</i> | ST | - | 514, 6219, 6259, 6419 |
| Red-Cockaded Woodpecker | <i>Picoides borealis</i> | FE | FE | 4159, 6249, 6259 |
| Roseate Spoonbill | <i>Ajaia ajaja</i> | ST | - | 514, 6419 |
| Southeastern American Kestrel | <i>Falco sparverius paulus</i> | ST | - | 4159, 740 |
| Tri-Colored Heron | <i>Egretta tricolor</i> | ST | - | 514, 6219, 6259, 6419 |
| Wood Stork | <i>Mycteria americana</i> | FT | FT | |
| Mammals | | | | |
| Big Cypress Fox Squirrel | <i>Sciurus niger avicennia</i> | ST | - | 740, 4159, 6219, 6249, 6259, 6309 |
| Everglades Mink | <i>Neovison vison evergladensis</i> | ST | - | 514, 6219, 6249, 6259, 6309, 6419 |
| Florida Black Bear | <i>Ursus americanus floridanus</i> | ** | - | 4159, 6219, 6249, 6259, 6309 |
| Florida Bonneted Bat | <i>Eumops floridanus</i> | FE | FE | 4159, 6219, 6249, 6259, 6309 |
| Florida Panther | <i>Puma concolor coryi</i> | FE | FE | 4159, 6249, 6259, 6309 |

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FE – Federally Endangered

FT – Federally Threatened

FT(S/A) – Federally Threatened due to similarity of appearance

ST – State Threatened

*The gopher tortoise is currently listed as a candidate species by the USFWS.

**No longer listed by the FWCC; however, certain protection measures still apply.

Table 3. Listed Plant Species That Could Potentially Occur Within the Project

| Common Name | Scientific Name | Designated Status | | Potential Location (FLUCFCS Code) |
|-------------------|-------------------------------|-------------------|-------|--------------------------------------|
| | | FDACS | USFWS | |
| Cardinal Airplant | <i>Tillandsia fasciculata</i> | E | - | 4159, 6219, 6249, 6259, 6309 |
| Giant Wild Pine | <i>Tillandsia utriculata</i> | E | - | 4159, 6219, 6249, 6259, 6309 |
| Pine Pink Orchid | <i>Bletia purpurea</i> | T | - | 740 |
| Twisted Airplant | <i>Tillandsia flexulosa</i> | T | - | 6219, 6249 |
| Butterfly Orchid | <i>Encyclia tampensis</i> | CE | - | 6129, 6249 |

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

CE – Commercially Exploited

E – Endangered

T – Threatened

American Alligator (*Alligator mississippiensis*)

The American alligator could potentially occur within the ditches and native herbaceous wetland within the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The Eastern indigo snake could potentially occur within the native uplands, hydric pine wetlands and disturbed land on the Project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise (*Gopherus polyphemus*).

Gopher Tortoise (*Gopherus polyphemus*)

Potential habitat for gopher tortoise on the Project site includes upland pine forest, disturbed land, and berms.

Crested Caracara (*Caracara cheriway*)

Potential foraging habitat for the crested caracara on the Project site is limited but includes disturbed land and berms. Its primary habitat in Florida is the native prairie with associated marshes, cabbage palm (*Sabal palmetto*), and cabbage palm/live oak (*Quercus virginiana*) hammocks (Rodgers et al. 1996).

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)

Potential foraging habitat for the Everglade snail kite includes ditches and freshwater marsh.

Florida Burrowing Owl (*Athene cunicularia floridana*)

Potential burrowing owl habitat exists within the upland disturbed land and berm on the Project site.

Florida Sandhill Crane (*Grus canadensis pratensis*)

Potential foraging habitat for the Florida sandhill crane may exist within the Project's freshwater marsh and disturbed land. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*).

Little Blue Heron (*Egretta caerulea*) and Tri-Colored Heron (*Egretta tricolor*)

Potential foraging habitat for state-listed wading birds within the Project site includes the forested and herbaceous wetlands, as well as ditches.

Red-Cockaded Woodpecker (*Picoides borealis*) (RCW)

Potential habitat for the RCW on the Project site includes the pine, hydric pine, and pine/cypress/cabbage palm habitats.

Roseate Spoonbill (*Ajaia ajaja*)

Potential habitat for the roseate spoonbill on the Project site includes freshwater marsh habitat, as well as ditches.

Southeastern American Kestrel (*Falco sparverius paulus*)

Potential foraging habitat for the Southeastern American kestrel on the Project site may exist within the pine and disturbed lands. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sand pine scrub areas of North and Central Florida (Rodgers *et al.* 1996).

Wood Stork (*Mycteria americana*)

Potential wood stork foraging habitat within the Project site includes forested and herbaceous wetlands, as well as ditches. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

Potential nesting and foraging habitat for the Big Cypress fox squirrel on the Project site includes the pine, hydric pine, pine/cypress/cabbage palm, cypress, mixed wetland forest, and disturbed land. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Everglades Mink (*Neovison vison evergladensis*)

The Everglades mink inhabits South Florida and in particular the shallow freshwater marshes of the Everglades and Big Cypress Swamp region. Most sightings and specimens have come from either Collier or Dade County, but the Everglades mink presumably inhabits northern and eastern Monroe County as well (Humphrey 1992). The Everglades mink is listed as a protected species by Lee County and potentially could utilize the ditches and wetland habitats on the Project site.

Florida Black Bear (*Ursus americanus floridanus*)

Potential habitat for the Florida black bear includes the native upland and wetland forested habitats on the Project site.

Florida Bonneted Bat (*Eumops floridanus*)

Florida bonneted bats could potentially roost within the forested upland and wetland habitats on the Project site, and/or forage over the herbaceous wetlands and open water areas. The Florida bonneted bat is known to occur in cities and forested areas on both the east and west coasts of South Florida from Charlotte County to Palm Beach County (Marks and Marks 2006; Humphrey 1992).

Florida Panther (*Puma concolor coryi*)

Potential habitat for the Florida panther on the Project site includes mixed wetland forests, pine, hydric pine, and pine/cypress/cabbage palm.

A Lee County protected species survey was conducted on the Project site on February 28, 2019. No direct observations of Lee County protected species were made during the survey; however, one gopher tortoise burrow was observed in the southwest portion of the site. The gopher tortoise is listed as threatened by the FWCC. Although not listed as a protected species by Lee County, three cardinal airplants (*Tillandsia fasciculata*) were also documented in the northern portion of the site during the February 28, 2019 protected species survey. The cardinal airplant is listed as an endangered species by the FDACS. One Lee County protected species was observed during additional field work conducted on the Project site on March 6, 2019. The protected species documented by PAI includes a Big Cypress fox squirrel which was observed in the south-central portion of the Project.

A summary of the listed wildlife species, listed wildlife species sign (i.e., burrow), and listed plant species observed and documented within the Project are provided in Tables 4, 5, and 6, respectively. The locations of the observed listed species or their signs are depicted in Exhibit I.

Table 4. Listed Wildlife Species Observed Within the Project

| Common Name | Scientific Name | Designated Status | | Observed Location (FLUCFCS Code) |
|--------------------------|--------------------------------|-------------------|-------|-------------------------------------|
| | | FWCC | USFWS | |
| Big Cypress Fox Squirrel | <i>Sciurus niger avicennia</i> | ST | - | 740 |

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

ST – State Threatened

*The gopher tortoise is currently listed as a candidate species by the USFWS.

Table 5. Listed Wildlife Species Sign Documented Within the Project

| Common Name | Scientific Name | Designated Status | | Observed Location (FLUCFCS Code) |
|--------------------------|----------------------------|-------------------|-------|-------------------------------------|
| | | FWCC | USFWS | |
| Gopher Tortoise (burrow) | <i>Gopherus polyphemus</i> | ST | * | 740 |

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

ST – State Threatened

*The gopher tortoise is currently listed as a candidate species by the USFWS

Table 6. Listed Plant Species Observed Within the Project

| Common Name | Scientific Name | Designated Status | | Observed Location (FLUCFCS Code) |
|-------------------|-------------------------------|-------------------|-------|-------------------------------------|
| | | FDACS | USFWS | |
| Cardinal Airplant | <i>Tillandsia fasciculata</i> | E | - | 6249, 6309 |

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

E – Endangered

SUMMARY

A total of 14 vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the Project site. No rare or unique uplands were identified on the Project site. SFWMD jurisdictional wetlands constitute a total of 24.87± acres or approximately 62.2 percent of the Project site. The prominent wetland feature consists of mixed wetland forest areas in the western portion of the Project site.

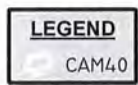
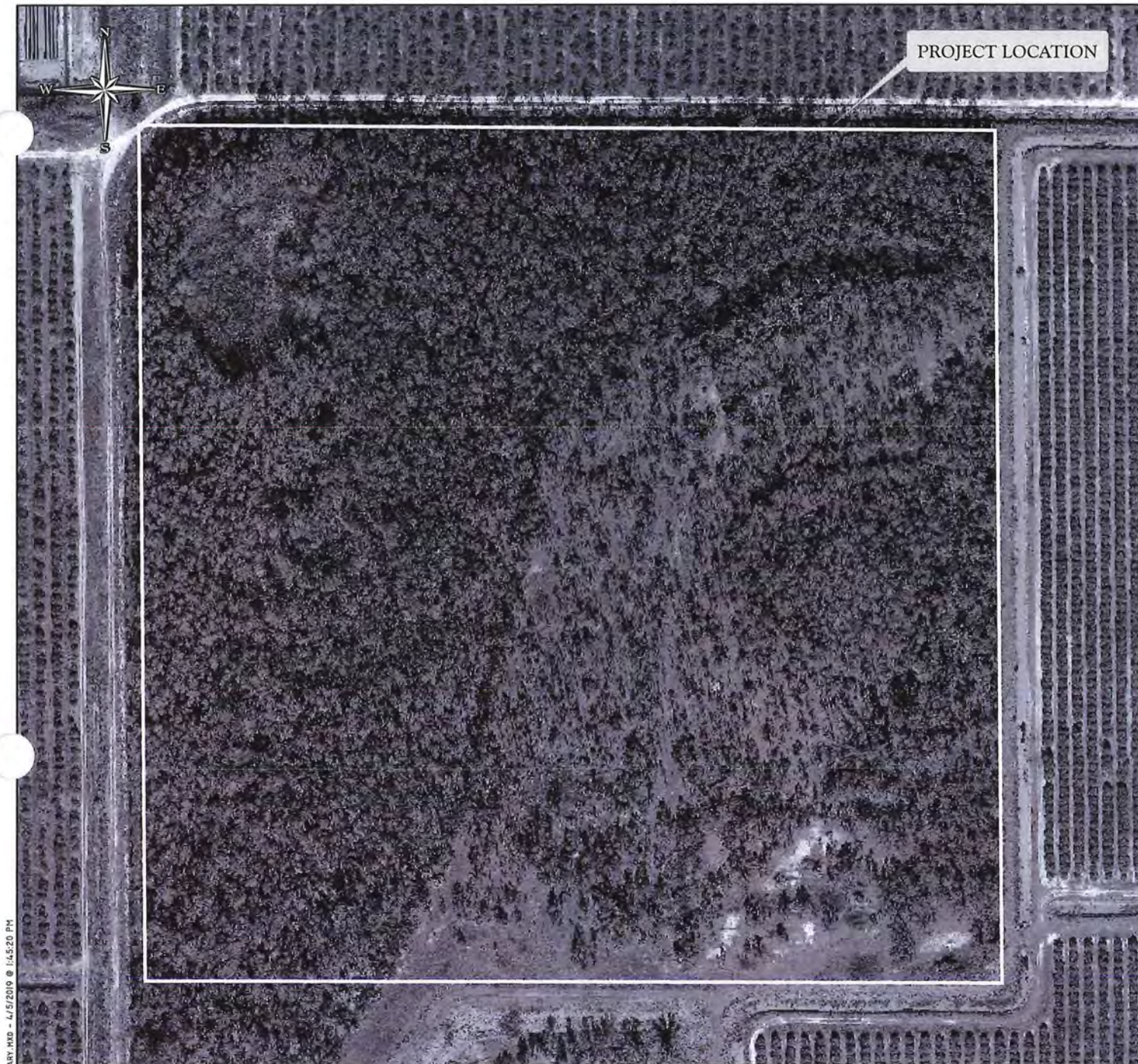
A Lee County protected species survey was conducted on the Project site in February 28, 2019. No direct observations of Lee County protected species were made during the survey; however, one gopher tortoise burrow was observed in the southwest portion of the site. The gopher tortoise is listed as threatened by the FWCC. Although not listed as a protected species by Lee County, three cardinal airplants were also documented in the northern portion of the site during the February 28, 2019 protected species survey. The cardinal airplant is listed as an endangered species by the FDACS. One Lee County protected species was observed during additional field work conducted on the Project site on March 6, 2019. The protected species documented by PAI includes a Big Cypress fox squirrel which was observed in the south-central portion of the Project. No Lee County protected plant species were documented within the site.

REFERENCES

- Chafin, Linda G. 2000. Field Guide to the Rare Plants of Florida. Florida Natural Areas Inventory. Tallahassee, Florida.
- Florida Department of Agriculture and Consumer Services. Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.
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- Humphrey, Stephen R. 1992. Rare and Endangered Biota of Florida; Volume I. Mammals. University Press of Florida, Gainesville, Florida. 392 pages.
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- Marks, C.S. and G.E. Marks. 2006. Bats of Florida. University Press of Florida, Gainesville, Florida.
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- Rodgers, J.A, H.W. Kale, and H.T. Smith. 1996. Rare and Endangered Biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.
- U.S. Department of Agriculture, Soil Conservation Service. 1984. Soil Survey of Lee County, Florida.
- Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants*. (<http://www.plantatlas.usf.edu/>.) Institute for Systematic Botany, University of South Florida, Tampa.

EXHIBIT A
AERIAL WITH BOUNDARY



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2018.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER DELISI FITZGERALD, INC. DRAWING No. CORKSCREW GROVES.DWG DATED JANUARY 7, 2016.

ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

EXHIBIT A. AERIAL WITH BOUNDARY
CAM40

| | |
|-------------|--------|
| DRAWN BY | DATE |
| D.B. | 3/8/19 |
| REVIEWED BY | DATE |
| S.J. | 3/8/19 |
| REVISED | DATE |



PASSARELLA
& ASSOCIATES INC

EXHIBIT B

FLUCFCS AND SFWMD WETLANDS MAP



SCALE: 1" = 200'

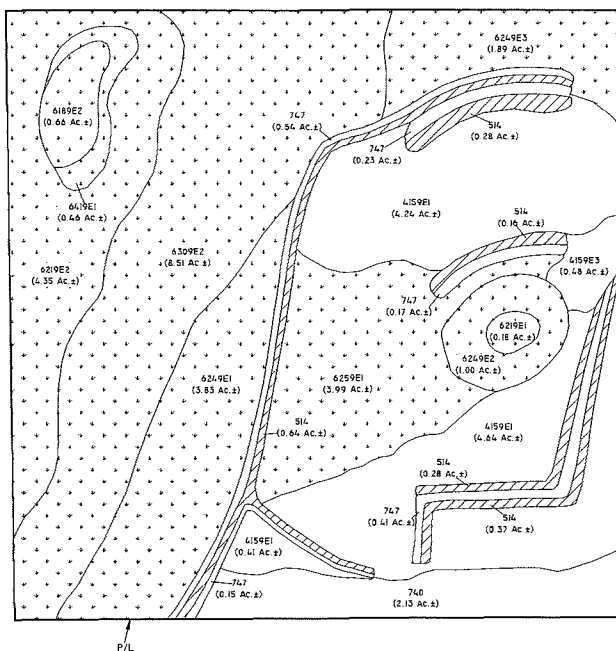
LEGEND:



SWFWD WETLANDS
(26.87 AC.±)



SWFWD "OTHER SURFACE WATERS"
(1.73 AC.±)



| FLUCFCS CODES | DESCRIPTIONS | ACREAGE | % OF TOTAL |
|---------------|---|------------|------------|
| 4159 E1 | PINE, DISTURBED (0-24% EXOTICS) | 9.29 AC.± | 23.2% |
| 4159 E3 | PINE, DISTURBED (50-75% EXOTICS) | 0.48 AC.± | 1.2% |
| 514 | DITCH | 1.73 AC.± | 4.3% |
| 6189 E2 | WILLOW, DISTURBED (25-49% EXOTICS) | 0.65 AC.± | 1.7% |
| 6219 E1 | CYPRESS, DISTURBED (0-24% EXOTICS) | 0.18 AC.± | 0.5% |
| 6219 E2 | CYPRESS, DISTURBED (25-49% EXOTICS) | 4.35 AC.± | 10.9% |
| 6249 E1 | CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS) | 3.83 AC.± | 9.6% |
| 6249 E2 | CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS) | 1.00 AC.± | 2.5% |
| 6249 E3 | CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS) | 1.89 AC.± | 4.7% |
| 6259 E1 | PINE, HYDRIC, DISTURBED (0-24% EXOTICS) | 3.99 AC.± | 10.0% |
| 6309 E2 | MIXED WETLAND FOREST, DISTURBED (25-49% EXOTICS) | 8.51 AC.± | 21.3% |
| 6419 E1 | FRESHWATER MARSH, DISTURBED (0-24% EXOTICS) | 0.45 AC.± | 1.2% |
| 740 | DISTURBED LAND | 2.13 AC.± | 5.3% |
| 747 | BERM | 1.50 AC.± | 3.8% |
| TOTAL | | 40.00 AC.± | 100.0% |

NOTES:

PROPERTY BOUNDARY PER DELISI
FITZGERALD, INC. DRAWING NO.
CORKSCREW GROVES DWS
DATED JANUARY 7, 2016.

FLUCFCS LINES ESTIMATED FROM 1"-200"
AERIAL PHOTOGRAPHS AND LOCATIONS
APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE,
COVER AND FORMS CLASSIFICATION
SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT
BEEN REVIEWED BY ANY REGULATORY
AGENCY AND ARE SUBJECT TO CHANGE.

| | | | | | | | |
|----------|------|------|---------|--|--|---|-----------------------|
| REVISION | DATE | BY | DATE | 3600 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069 |  PASSARELLA & ASSOCIATES | CAM40 FLUCFCS AND SWFWD WETLANDS MAP | DRAWN BY 190CL3043 |
| | | T.F. | 2/27/19 | | | | |
| | | S.J. | 2/27/19 | | | | |
| | | S.J. | 2/27/19 | | | | |

EXHIBIT C

AERIAL WITH FLUCFCS AND SFWMD WETLANDS MAP



SCALE 1" = 200'

LEGEND:



SFWMD WETLANDS
(26.87 AC ±)

SFWMD "OTHER SURFACE WATERS"
(0.73 AC ±)

| FLUCFCS CODES | DESCRIPTIONS | ACREAGE TOTAL | % OF |
|---------------|---|---------------|--------|
| 010 E1 | PINE DISTURBED (0-24% EXOTICS) | 0.50 AC ± | 23.3% |
| 010 E3 | PINE DISTURBED (50-75% EXOTICS) | 0.48 AC ± | 1.2% |
| 014 | DITCH | 1.73 AC ± | 4.2% |
| 010 E2 | WILLOW, DISTURBED (25-49% EXOTICS) | 0.66 AC ± | 1.7% |
| 020 E1 | CYPRESS, DISTURBED (25-49% EXOTICS) | 0.18 AC ± | 0.5% |
| 020 E2 | CYPRESS, DISTURBED (25-49% EXOTICS) | 4.35 AC ± | 10.9% |
| 020 E3 | CYPRESS PINE CABBAGE PALM, DISTURBED (0-24% EXOTICS) | 3.83 AC ± | 9.8% |
| 020 E4 | CYPRESS PINE CABBAGE PALM, DISTURBED (25-49% EXOTICS) | 1.00 AC ± | 2.5% |
| 020 E5 | CYPRESS PINE CABBAGE PALM, DISTURBED (50-75% EXOTICS) | 1.58 AC ± | 4.1% |
| 020 E6 | PINE, HYDRIC, DISTURBED (0-24% EXOTICS) | 3.98 AC ± | 10.0% |
| 020 E7 | MAKED WETLAND FOREST, DISTURBED (25-49% EXOTICS) | 0.51 AC ± | 1.3% |
| 040 E1 | FRESHWATER MARSH, DISTURBED (0-24% EXOTICS) | 0.45 AC ± | 1.2% |
| 740 | DISTURBED LAND | 2.10 AC ± | 5.3% |
| 747 | BERM | 1.50 AC ± | 3.8% |
| TOTAL | | 49.00 AC ± | 100.0% |

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2018.

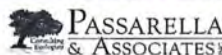
PROPERTY BOUNDARY PER DELISI FITZGERALD, INC. DRAWING NO. CORKSCREW GROVES.DWG. DATED JANUARY 7, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FOOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

| | | | | |
|----------|------|-------------|---------|--------------------------|
| REVISION | DATE | DRAWN BY | DATE | 3620 Metropolitan Avenue |
| | | T.F. | 2/21/19 | Suite 200 |
| | | DESIGNED BY | DATE | Ft. Myers, FL 33912 |
| | | S.J. | 2/21/19 | Phone (239) 274-0067 |
| | | CHECKED BY | DATE | Fax (239) 274-0069 |
| | | S.J. | 2/21/19 | |



CAM40
AERIAL WITH FLUCFCS AND SFWMD WETLANDS MAP

| | |
|-------------|-----------|
| DRAWING NO. | 19CCL1043 |
| DATE | |
| EXHIBIT | C |

EXHIBIT D

**EXISTING LAND USE AND COVER SUMMARY TABLE AND
FLUCFCS DESCRIPTIONS**

CAM40 EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

April 2019

The following table summarizes the Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes and provides an acreage breakdown of the habitat types found on CAM40 (Project), while a description of each of the FLUCFCS classifications follows.

Table 1. Existing Land Use and Cover Summary

| FLUCFCS Code | Description | Acreage | Percent of Total |
|--------------|---|--------------|------------------|
| 4159 E1 | Pine, Disturbed (0-24% Exotics) | 9.29 | 23.2 |
| 4159 E3 | Pine, Disturbed (50-75% Exotics) | 0.48 | 1.2 |
| 514* | Ditch | 1.73 | 4.3 |
| 6189 E2 | Willow, Disturbed (25-49% Exotics) | 0.66 | 1.7 |
| 6219 E1 | Cypress, Disturbed (0-24% Exotics) | 0.18 | 0.5 |
| 6219 E2 | Cypress, Disturbed (25-49% Exotics) | 4.35 | 10.9 |
| 6249 E1 | Cypress/Pine/Cabbage Palm, Disturbed (0-24% Exotics) | 3.83 | 9.6 |
| 6249 E2 | Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) | 1.00 | 2.5 |
| 6249 E3 | Cypress/Pine/Cabbage Palm, Disturbed (50-79% Exotics) | 1.89 | 4.7 |
| 6259 E1 | Pine, Hydric, Disturbed (0-24% Exotics) | 3.99 | 10.0 |
| 6309 E1 | Mixed Wetland Forest, Disturbed (0-24% Exotics) | 8.51 | 21.3 |
| 6419 E1 | Freshwater Marsh, Disturbed (0-24% Exotics) | 0.46 | 1.2 |
| 740 | Disturbed Land | 2.13 | 5.3 |
| 747 | Berm | 1.50 | 3.8 |
| Total | | 40.00 | 100.0 |

*Denotes "other surface waters"

Pine, Disturbed (0-24% Exotics) (FLUCFCS Code 4159 E1)

The canopy of this habitat type includes slash pine (*Pinus elliottii*), widely scattered cabbage palm (*Sabal palmetto*), and eucalyptus (*Eucalyptus* sp.). The sub-canopy contains cabbage palm, saw palmetto (*Serenoa repens*), and slash pine. The ground cover includes golden aster (*Pityopsis graminifolia*), natal grass (*Melinis repens*), bahiagrass (*Paspalum notatum*), flat-topped goldenrod (*Euthamia caroliniana*), dog fennel (*Eupatorium capillifolium*), blackroot (*Pterocaulon pycnostachyum*), chocolate-weed (*Melochia spicata*), and broomsedge (*Andropogon virginicus*).

Pine, Disturbed (50-75% Exotics) (FLUCFCS Code 4159 E3)

The vegetation composition of this habitat type is similar to FLUCFCS Code 4159 E1, except with higher concentrations of Brazilian pepper.

Ditch (FLUCFCS Code 514)

The canopy of this land use type is open. The sub-canopy is composed of cocoplum (*Chrysobalanus icaco*) and scattered cabbage palm. The ground cover includes Asiatic pennywort (*Centella asiatica*), water pennywort (*Hydrocotyle umbellata*), little blue maidencane (*Amphicarpum muehlenbergianum*), and bog-hemp (*Boehmeria cylindrica*).

Willow, Disturbed (FLUCFCS Code 6189 E2)

The canopy of this habitat type includes Carolina willow (*Salix caroliniana*) and Brazilian pepper along the edges. The sub-canopy is dominated by willow. The ground cover includes fireflag (*Thalia geniculata*), swamp fern (*Telmatoblechnum serrulatum*), pickerelweed (*Pontederia cordata*), and bull-tongue arrowhead (*Sagittaria lancifolia* subsp. *lancifolia*).

Cypress, Disturbed (0-24% Exotics) (FLUCFCS Code 6219 E1)

The canopy of this habitat type includes bald cypress (*Taxodium distichum*), widely scattered slash pine, pond apple (*Annona glabra*), cocoplum, scattered cabbage palm, and Brazilian pepper along the edges. The sub-canopy contains cabbage palm, pond apple, scattered Brazilian pepper and ficus (*Ficus* sp.). The ground cover includes swamp fern, sawgrass (*Cladium jamaicense*), shield fern (*Thelypteris* sp.), and grassy arrowhead (*Sagittaria graminea* var. *graminea*).

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)

The vegetation composition of this habitat type is similar to FLUCFCS Code 6219 E1, except with higher concentrations of Brazilian pepper.

Cypress/Pine/Cabbage Palm, Disturbed (0-24% Exotics) (FLUCFCS Code 6249 E1)

The canopy of this habitat type includes slash pine, bald cypress, and cabbage palm. The sub-canopy contains slash pine, bald cypress, and pitanga (*Eugenia uniflora*). The ground cover includes gulfdune paspalum (*Paspalum monostachyum*), slash pine, cabbage palm, bog buttons (*Lachnocaulon* sp.), and yellow-eyed grass (*Xyris* sp.).

Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 6249 E2)

The vegetation composition in this habitat is similar to FLUCFCS Code 6249 E1, except with higher concentrations of Brazilian pepper.

Cypress/Pine/Cabbage Palm, Disturbed (50-79% Exotics) (FLUCFCS Code 6249 E3)

The vegetation composition in this habitat is similar to FLUCFCS Code 6249 E2, except with higher concentrations of Brazilian pepper.

Pine, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 6259 E1)

The canopy of this habitat type is composed of slash pine and widely scattered bald cypress. The sub-canopy includes slash pine and scattered saw palmetto. The ground cover includes yellow-eyed grass, rosy camphorweed (*Pluchea baccharis*), bog buttons, little blue maidencane, gulfdune paspalum, roadgrass (*Eleocharis baldwinii*), and low panicum (*Dichanthelium* sp.).

Mixed Wetland Forest, Disturbed (0-24% Exotics) (FLUCFCS Code 6309 E1)

The canopy of this habitat type includes slash pine, bald cypress, eucalyptus, widely scattered horse-tail casuarina (*Casuarina equisetifolia*), cocoplum, myrsine (*Myrsine cubana*), and scattered swamp laurel oak (*Quercus laurifolia*), strawberry guava (*Psidium cattleianum*), cabbage palm, and live oak (*Quercus virginiana*). The sub-canopy includes slash pine, bald cypress, swamp laurel oak, pitanga, and Surinam cherry (*Eugenia uniflora*). The ground cover consists of swamp fern, pitanga, roadgrass, and bog buttons.

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)

The canopy of this habitat type is open. The sub-canopy consists of fireflag and Carolina willow. The ground cover includes swamp fern, pickerelweed, fireflag, and arrowhead (*Sagittaria* sp.).

Disturbed Land (FLUCFCS Code 740)

The canopy of this habitat type includes scattered slash pine. The sub-canopy includes scattered slash pine and saw palmetto. The ground cover is composed of fennel (*Eupatorium leptophyllum*), flat-topped goldenrod, bahiagrass, and spermacoce (*Spermacoce verticillata*).

Berm (FLUCFCS Code 747)

The canopy of this habitat type includes slash pine, cocoplum, eucalyptus, java plum (*Syzygium cumini*), and scattered cabbage palm. The sub-canopy consists of cocoplum, slash pine, and scattered Brazilian pepper. The ground cover is composed of muscadine grape (*Vitis rotundifolia*), beggar-ticks (*Bidens alba* var. *radiata*), bahiagrass, caesarweed (*Urena lobata*), sweet broom (*Scoparia dulcis*), broomsedge, and common ragweed (*Ambrosia artemisiifolia*).

EXHIBIT E

SOILS MAP

PROJECT LOCATION



LEGEND
CAM40

0 200 400
Feet

| Soil Unit | Description |
|-----------|--------------------------------|
| 26 | PINEDA FINE SAND |
| 28 | IMMOKALEE SAND |
| 33 | OLDSMAR SAND |
| 49 | FELDA FINE SAND, DEPRESSIONAL |
| 73 | PINEDA FINE SAND, DEPRESSIONAL |

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2018.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER DELISI FITZGERALD, INC. DRAWING NO. CORKSCREW GROVES.DWG DATED JANUARY 7, 2016.

ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

EXHIBIT E. SOILS MAP
CAM40

| | |
|-------------|---------|
| DRAWN BY | DATE |
| T.F. | 2/28/19 |
| REVIEWED BY | DATE |
| J.T. | 2/28/19 |
| REVISED | DATE |



PASSARELLA
& ASSOCIATES INC

EXHIBIT F

SOILS SUMMARY TABLE AND DESCRIPTIONS

CAM40

SOILS SUMMARY TABLE AND DESCRIPTIONS

April 2019

Table 1. Soils Listed by the Natural Resource Conservation Service on the Project

| Soil Unit | Description |
|-----------|--------------------------------|
| 26 | Pineda Fine Sand |
| 28 | Immokalee Sand |
| 33 | Oldsmar Sand |
| 49 | Felda Fine Sand, Depressional |
| 73 | Pineda Fine Sand, Depressional |

26 – Pineda Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

28 – Immokalee Sand

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

33 – Oldsmar Sand

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions,

the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

49 – Felda Fine Sand, Depressional

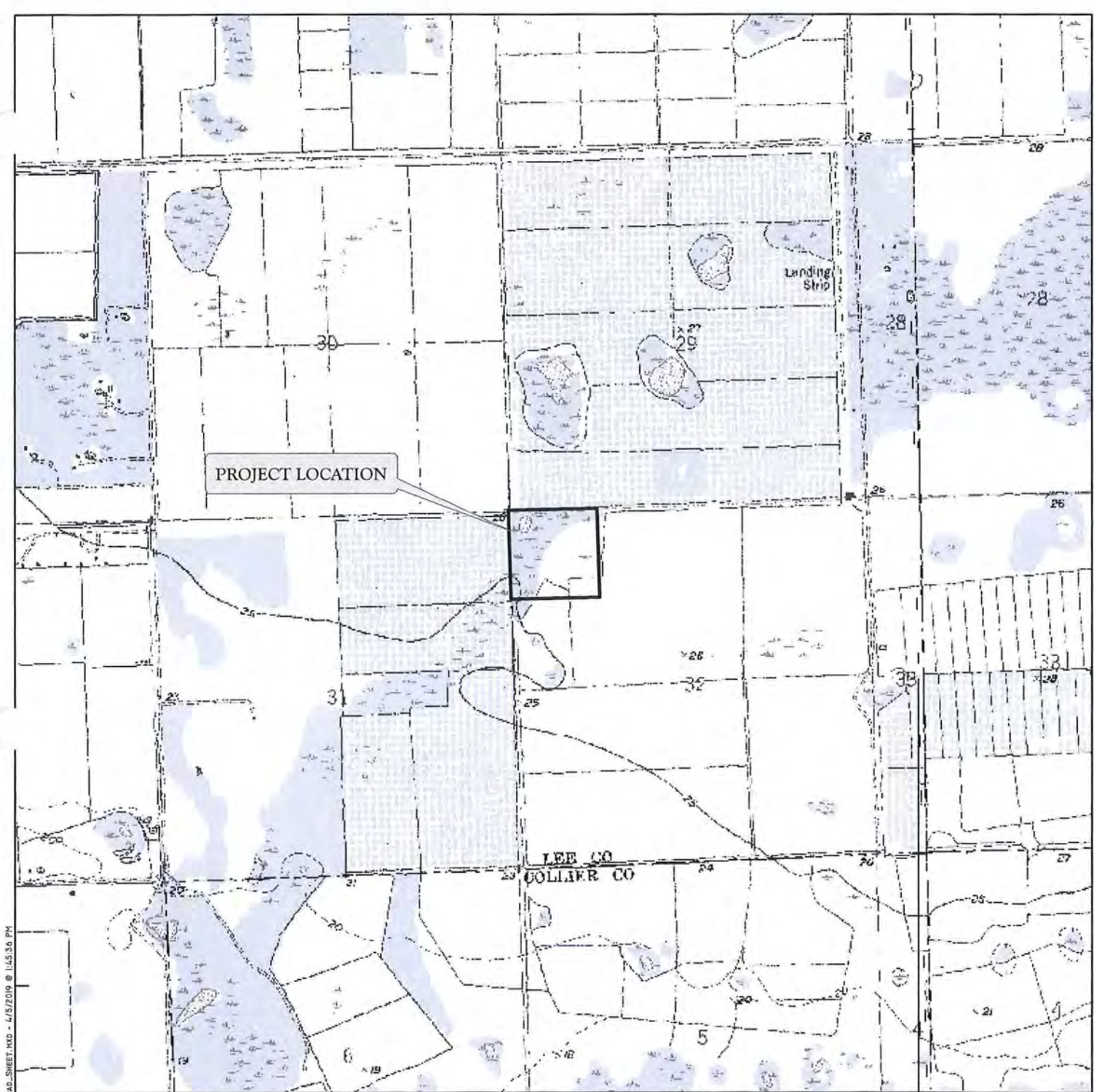
This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches is light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

73 – Pineda Fine Sand, Depressional

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is dark gray fine sand about 3 inches thick. The subsurface layer is fine sand to a depth of 31 inches. The upper 9 inches is light gray, the next 7 inches is very pale brown with yellowish brown mottles, and the lower 12 inches is brownish yellow with many iron-coated sand grains. The subsoil is fine sandy loam to a depth of 55 inches. The upper 8 inches is gray with very pale brown sandy intrusions and yellow-brown mottles. The lower 16 inches is gray. Below that and extending to a depth of 80 inches is light gray loamy sand. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

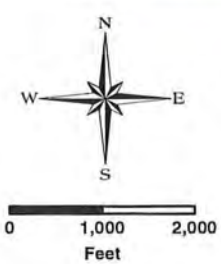
EXHIBIT G
QUAD SHEET

ENVIRONMENTAL ASSESSMENT/FIGURES/EXHIBIT G. QUAD SHEET, HKD - 4/15/2019 @ 1:45:39 PM



LEGEND

 CAM40



NOTES:

COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

EXHIBIT G. QUAD SHEET
CAM40

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| DRAWN BY | DATE |
| D.B. | 3/11/19 |
| REVIEWED BY | DATE |
| S.J. | 3/11/19 |
| REVISED | DATE |



PASSARELLA
& ASSOCIATES INC

EXHIBIT H

DOCUMENTED OCCURRENCES OF LISTED SPECIES

J:\2019\19-00-35-03\1015\2019 ENVIRONMENTAL ASSESSMENT\FIGURES\FIGURE 11 - DOCUMENTED OCCURRENCES OF LISTED SPECIES

008 0 14:53 PM

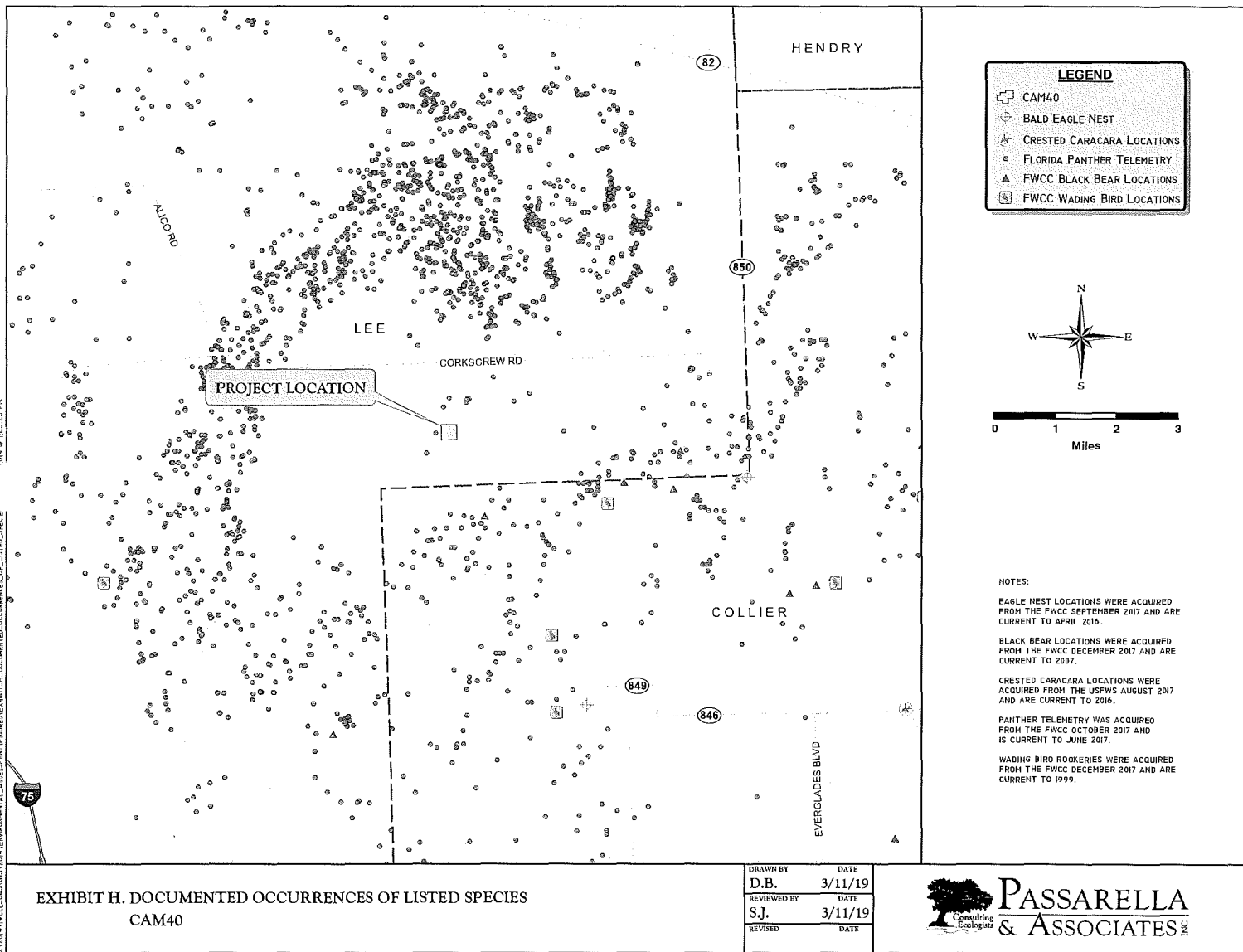


EXHIBIT I

**AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND
LISTED SPECIES LOCATIONS**

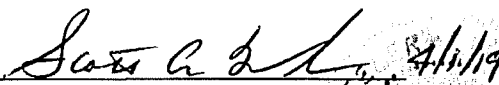
DESCRIPTION

Parcel in
Section 32,
Township 46 South, Range 27 East,
Lee County, Florida

A tract or parcel of land being the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

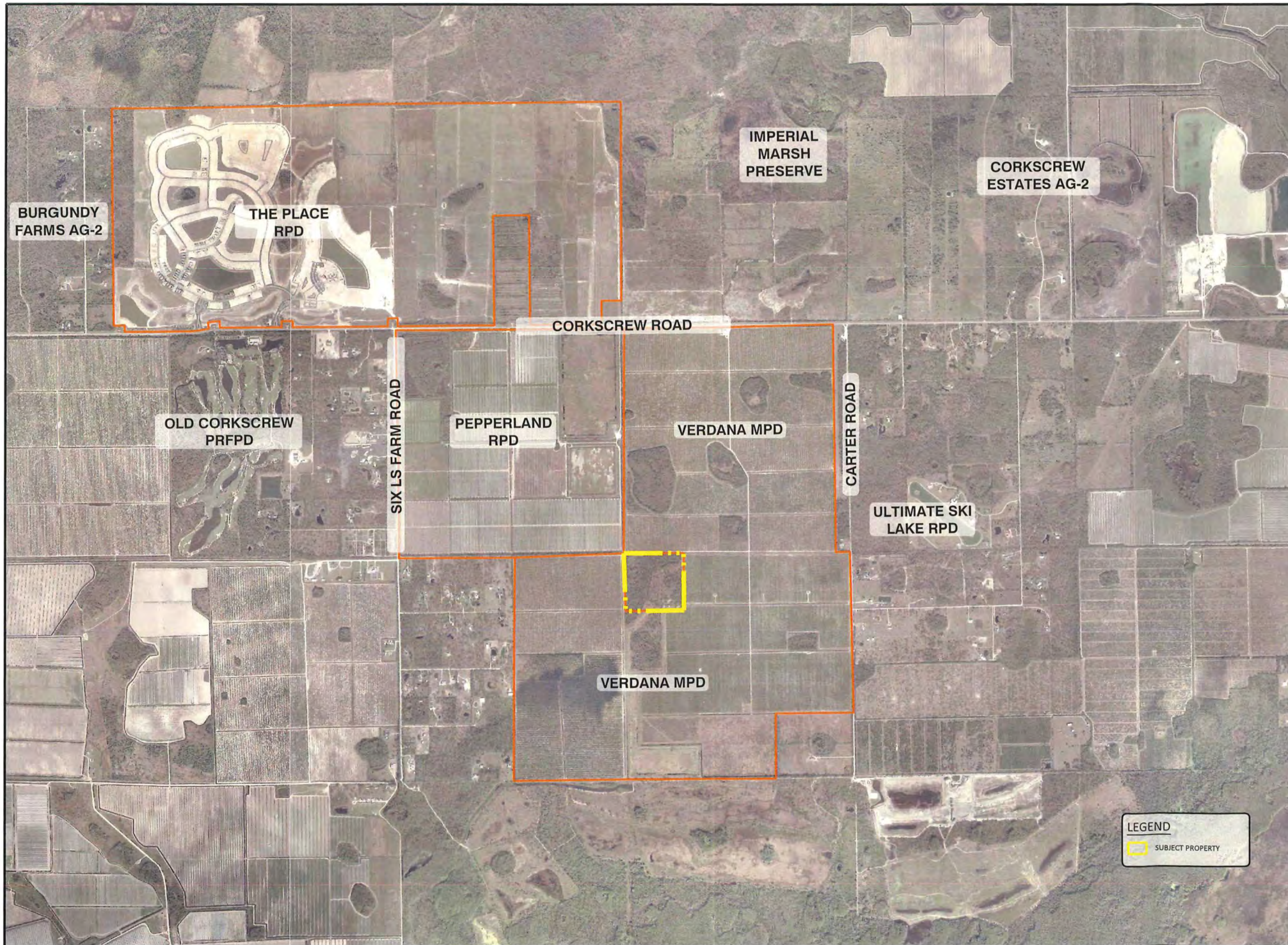
Beginning at the Northwest corner of said Section 32 run N89°59'08"E along the North line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 32 for 1,323.25 feet to the Northeast corner of said Fraction; thence run S00°52'07"E along the East line of said Fraction for 1,312.45 feet to the Southeast corner of said Fraction; thence run S89°45'45"W along the South line of said Fraction for 1,323.79 feet to the Southwest corner of said Fraction; thence run N00°50'31"W along the West line of said Fraction for 1,317.59 feet to the POINT OF BEGINNING.
Containing 40.0 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Northwest Quarter (NW 1/4) of said Section 32 to bear N89°59'05"E.



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\23742 - Verdana\SURVEY\DESCRIPTIONS\SKETCH\23742SK01.doc

1. DATE OF LAST FIELD WORK: FEBRUARY 18, 2019.
2. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
3. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
4. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF: UNLESS OTHERWISE NOTED DISTANCES ARE ALSO OLD SURVEY FEET/100 GROUND AND CAN BE MULTIPLIED BY 0.8999876 TO OBTAIN GRID DISTANCES.
5. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983 (N83S 2007)) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 32 TO BEAR N89°59'08"E.
6. INTERIOR IMPROVEMENTS WERE NOT LOCATED, OTHER THAN THOSE SHOWN.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
8. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
9. ACCORDING TO F.L.R.M. No. 1707T00823F (PANEL NOT PRINTED), EFFECTIVE DATE: AUGUST 28, 2006, THE PROPERTY IS LOCATED IN NO SPECIAL FLOOD HAZARD AREA.
10. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH AN AMERICAN LAND TITLE ASSOCIATION COMMITMENT, PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 6967635, COMMITMENT DATE: JANUARY 9, 2019 @ 8:00 AM.
11. THE SURVEYED PARCEL CONTAINS 40.0 ACRES, MORE OR LESS. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM NATIONAL GEODETIC SURVEY BENCH MARK 175 B1 A20 RM 2" (PID=AD0623)(ELEVATION=16.72).



LEGEND

 SUBJECT PROPERTY

PROJECT:

**CAM 40
COMPREHENSIVE
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED
ESTERO, FL

CLIENT:

V-LAND-SUB LLC.

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6502 / FL CERT NO. LB0881 / LC20000330

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| REVISIONS | DATE |
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| PROJECT MANAGER: | TME |
| DRAWING BY: | CJV |
| JURISDICTION: | ESTERO |
| DATE: | 4/9/2019 |

SHEET TITLE:

AERIAL EXHIBIT

SHEET NUMBER:

X-101

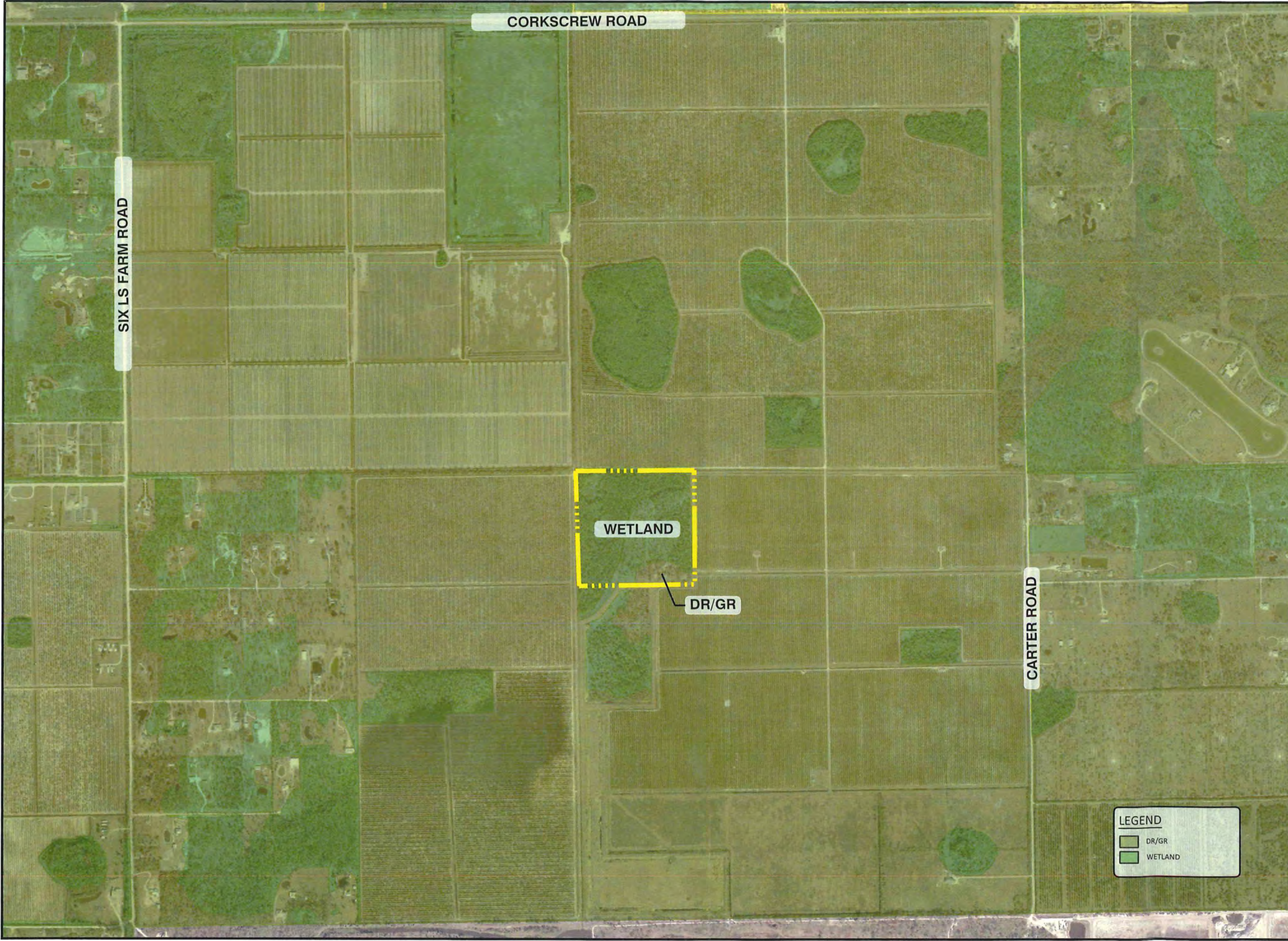


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SCALE 1"=1000'

JOB/FILE NUMBER:

19023-00

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LEGEND

DR/GR

WETLAND

PROJECT:

**CAM 40
COMPREHENSIVE
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED
ESTERO, FL

CLIENT:

V-LAND-SUB LLC.

CONSULTANT:

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Toll free: 866-337-7341

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PROJECT MANAGER: TME

DRAWING BY: CJV

JURISDICTION: ESTERO

DATE: 4/9/2019

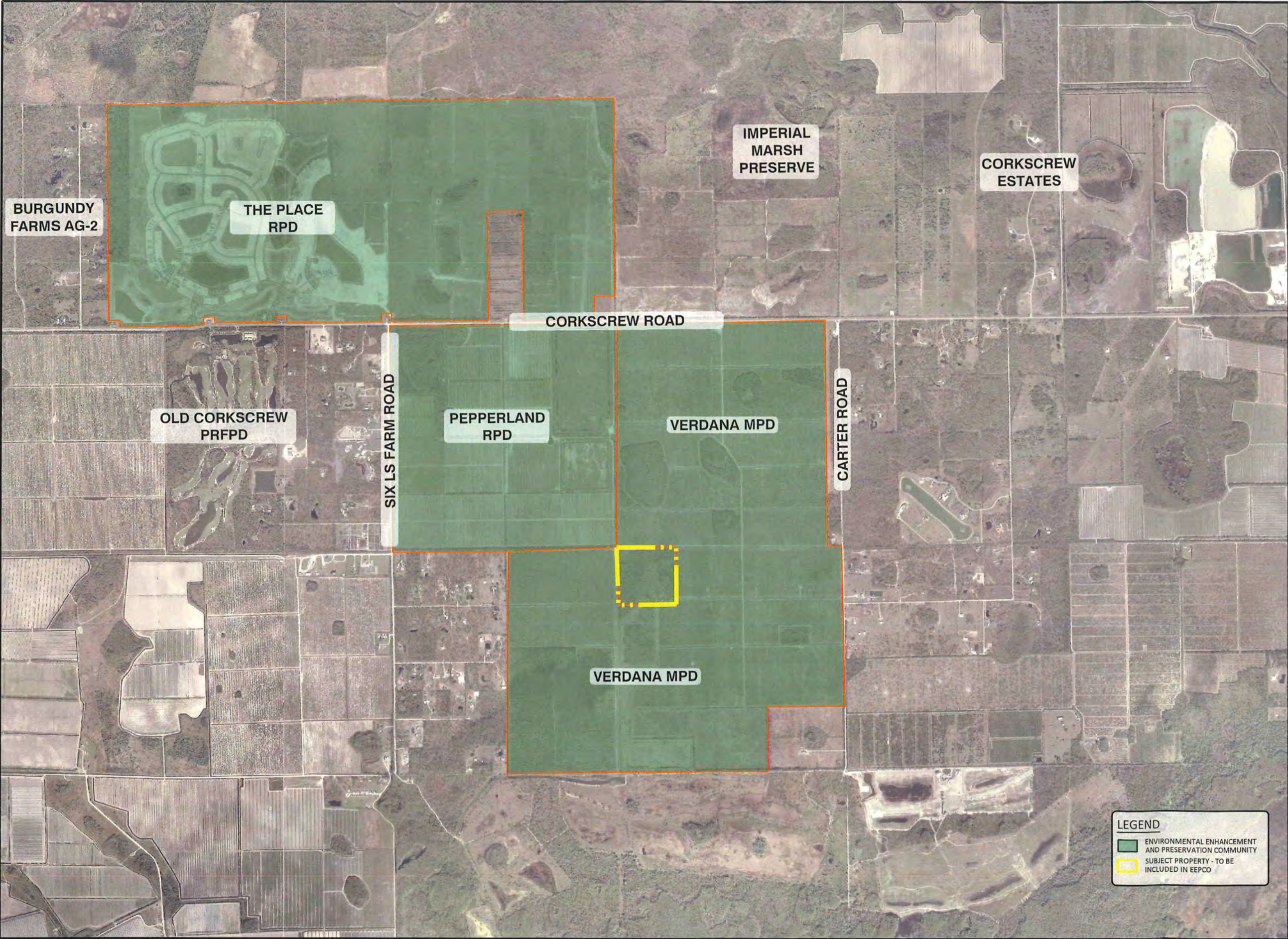
SHEET TITLE:

EXISTING FLU MAP

SHEET NUMBER: X-102

JOB/FILE NUMBER: 19023-00

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LEGEND

- ENVIRONMENTAL ENHANCEMENT AND PRESERVATION COMMUNITY
- SUBJECT PROPERTY - TO BE INCLUDED IN EEP CO

PROJECT:

**CAM 40
COMPREHENSIVE
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED
ESTERO, FL

CLIENT:

V-LAND-SUB LLC.

CONSULTANT:

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PROJECT MANAGER: TME

DRAWING BY: CJV

JURISDICTION: ESTERO

DATE: 4/9/2019

SHEET TITLE:

**PROPOSED LEE PLAN
MAP 17 ENLARGEMENT**

SHEET NUMBER: X-103B

SCALE 1"=1000'

JOB/FILE NUMBER: 19023-00

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LEGEND

- AG-2
- INDUSTRIAL PD
- RESIDENTIAL PD
- PRIVATE RECREATION FACILITY PD
- CC
- SUBJECT PROPERTY

PROJECT:

**CAM 40
COMPREHENSIVE
PLAN AMENDMENT**

LOCATION:

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ESTERO, FL

CLIENT:

V-LAND-SUB LLC.

CONSULTANT:

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PROJECT MANAGER: TME

DRAWING BY: CJV

JURISDICTION: ESTERO

DATE: 4/9/2019

SHEET TITLE:

**CURRENT ZONING
MAP**

SHEET NUMBER: X-104

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SCALE 1"=1000'

JOB/FILE NUMBER: 19023-00

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PROJECT:

**CAM 40
COMPREHENSIVE
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED
ESTERO, FL

CLIENT:

V-LAND-SUB LLC.

CONSULTANT:

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DRAWING BY: CJV

JURISDICTION: ESTERO

DATE: 4/9/2019

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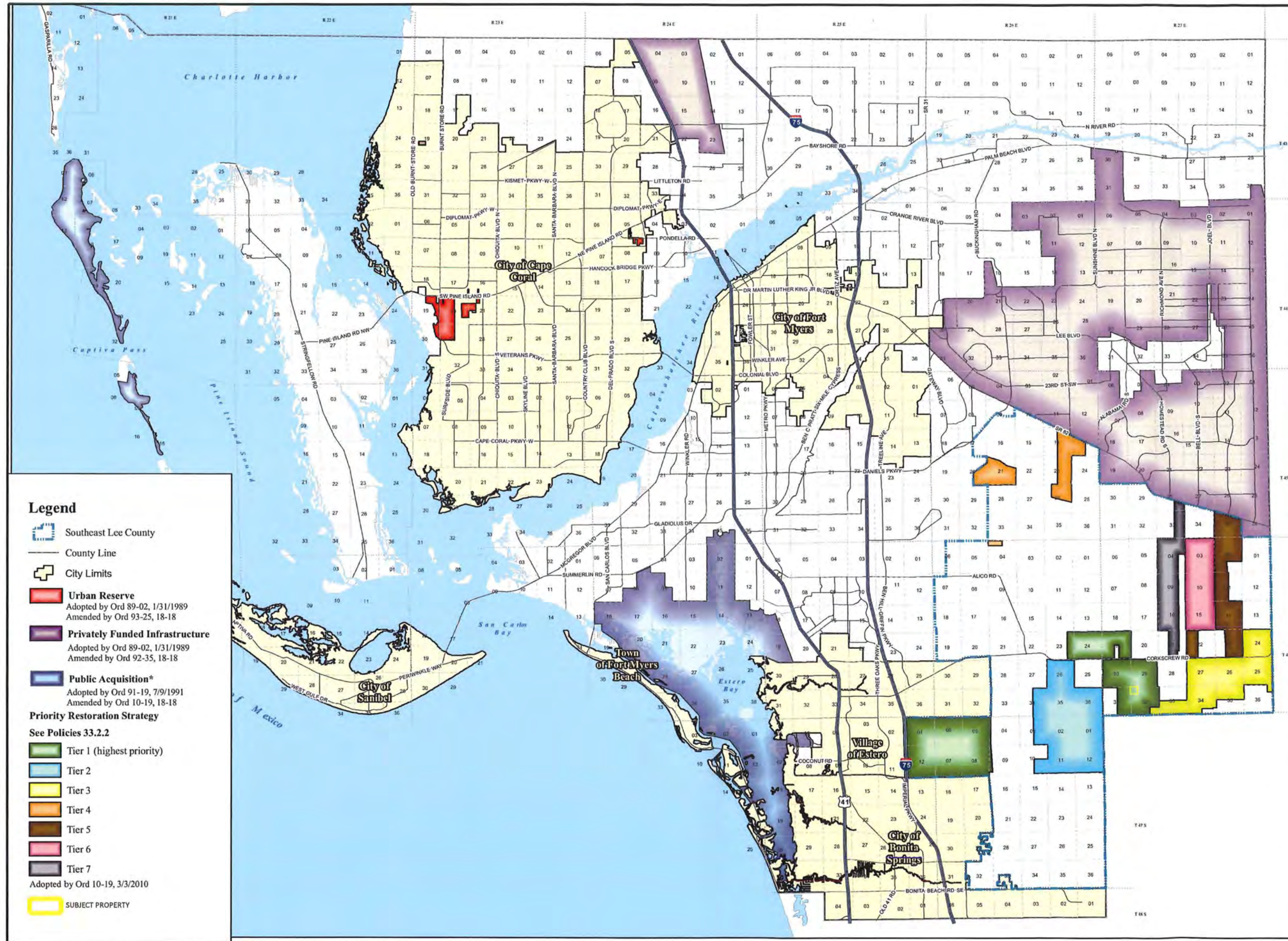
**CURRENT
SURROUNDING
USE MAP**

SHEET NUMBER: X-105

SCALE 1"=500'

JOB/FILE NUMBER: 19023-00

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PROJECT:

**CAM 40
COMPREHENSIVE
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED
ESTERO, FL

CLIENT:

V-LAND-SUB LLC.

CONSULTANT:

**MORRIS
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1st Floor
Tallahassee, Florida 32301
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Destin
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Suite 208
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PROJECT MANAGER:

TME

DRAWING BY:

CJV

JURISDICTION:

ESTERO

DATE:

4/9/2019

SHEET TITLE:

**EXISTING LEE PLAN
MAP 1 PAGE 4 OF 7**

SHEET NUMBER:

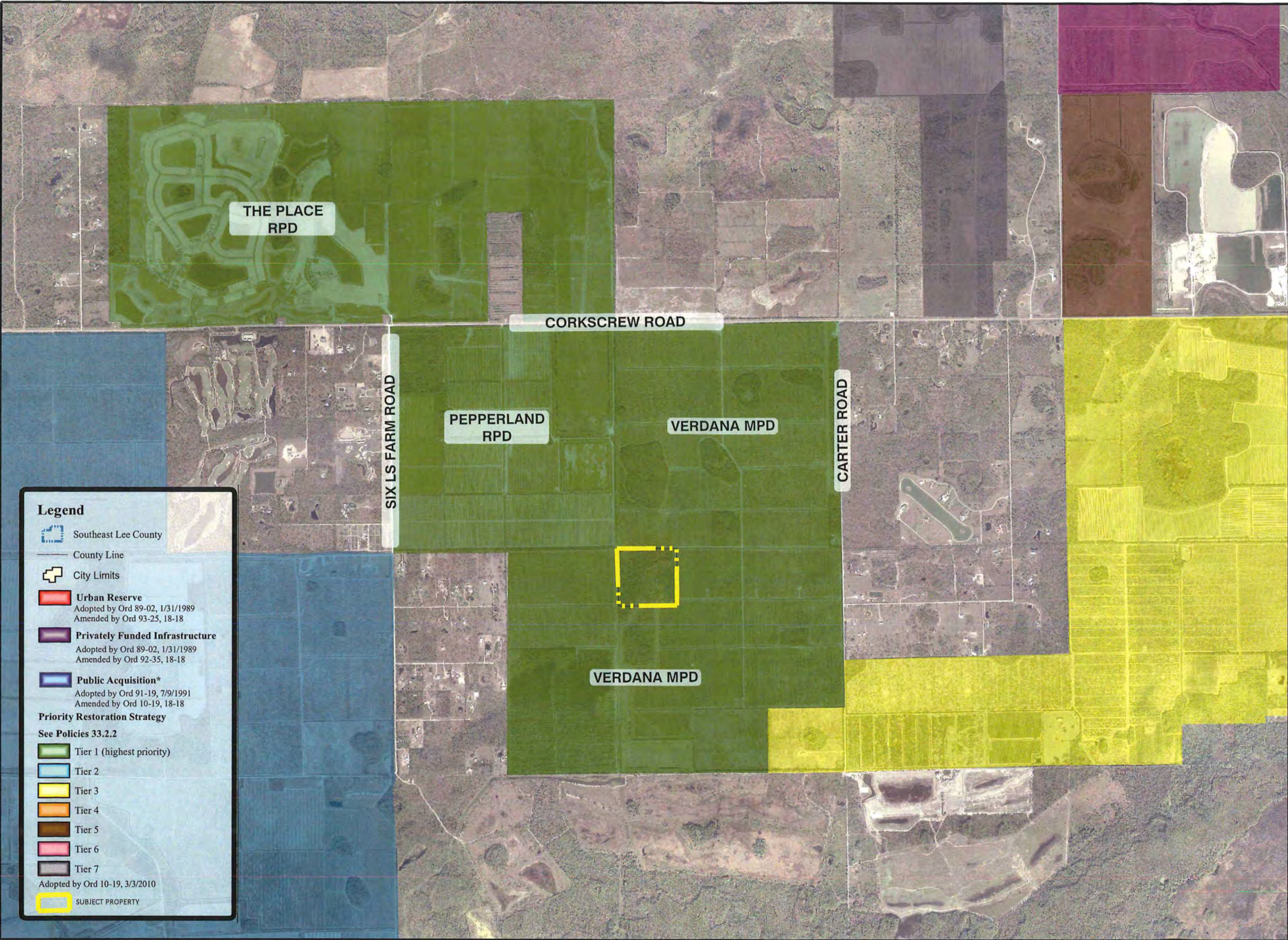
X-106

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SCALE 1"=7990'

JOB/FILE NUMBER:

19023-00

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PROJECT:

**CAM 40
COMPREHENSIVE
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED
ESTERO, FL

CLIENT:

V-LAND-SUB LLC.

CONSULTANT:

**MORRIS
DEPEW**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. 188891 / LC20000330

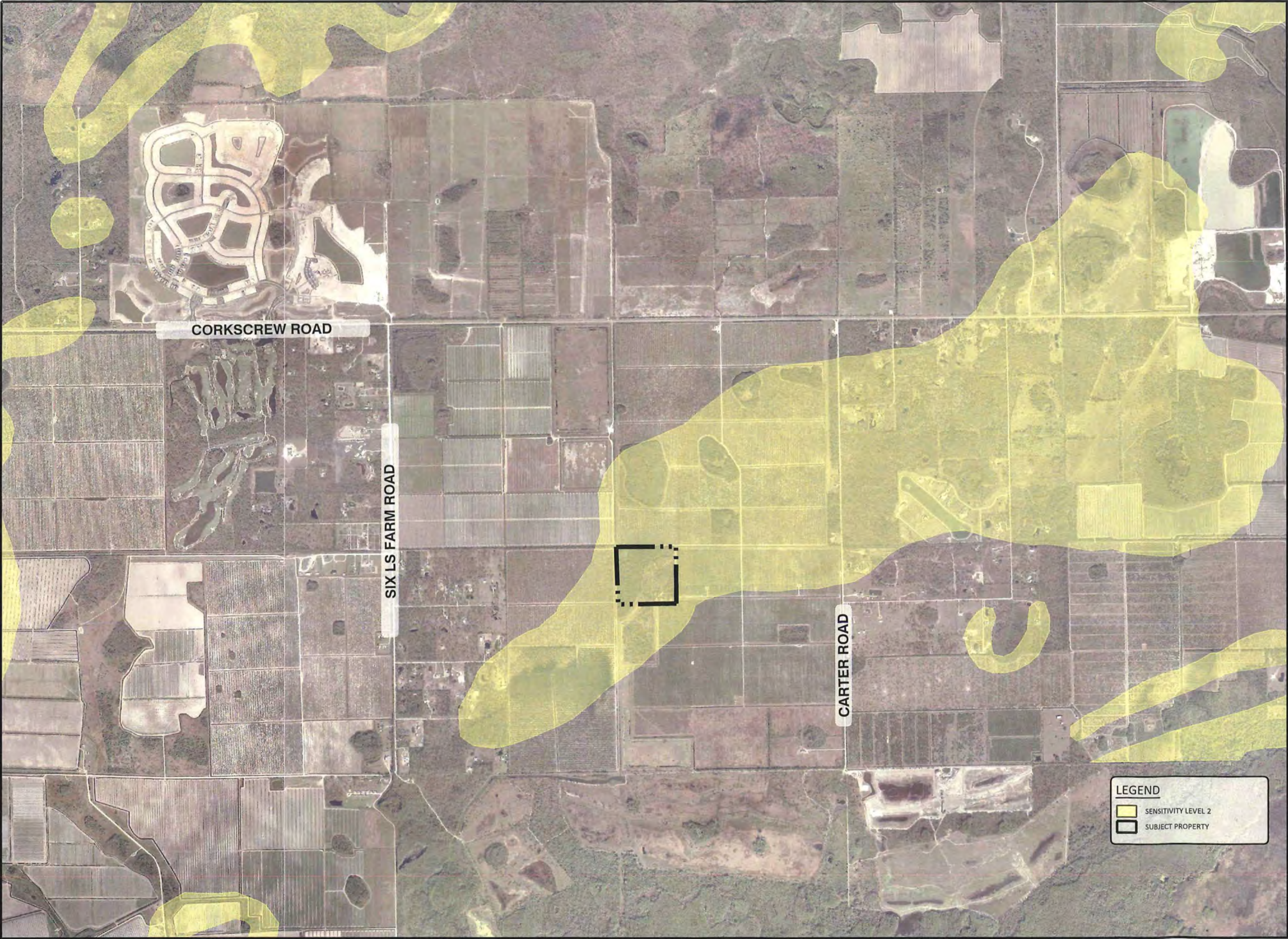
Fort Myers
2014 Cleveland Avenue
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| REVISIONS | DATE |
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| PROJECT MANAGER: | TME |
| DRAWING BY: | CJV |
| JURISDICTION: | ESTERO |
| DATE: | 4/10/2019 |
| SHEET TITLE: | |
| LEE PLAN MAP 1 PAGE 4 OF 7 ENLARGEMENT | |
| SHEET NUMBER: | X-106B |
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| JOB/FILE NUMBER: | 19023-00 |

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LEGEND

- SENSITIVITY LEVEL 2
- SUBJECT PROPERTY

PROJECT:

**CAM 40
COMPREHENSIVE
PLAN AMENDMENT**

LOCATION:

ACCESS TO BE DETERMINED
ESTERO, FL

CLIENT:

V-LAND-SUB LLC.

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6526 / FL CERT NO. LB8881 / LC280000330

Fort Myers
2914 Cleveland Avenue
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Tallahassee
113 South Monroe Street
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Tallahassee, Florida 32301
Toll free: 866-537-7341

Destin
495 Grand Boulevard
Suite 208
Miramar Beach, FL 32550
Toll free: 866-537-7341

| REVISIONS | DATE |
|-----------|------|
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PROJECT MANAGER: TME

DRAWING BY: CJV

JURISDICTION: ESTERO

DATE: 4/9/2019

SHEET TITLE:

**ARCHAEOLOGICAL
SENSITIVITY
ENLARGEMENT**

SHEET NUMBER: X-109B

SCALE 1"=1000'

JOB/FILE NUMBER: 19023-00

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