

September 26, 2019

Mr. Brandon Dunn  
Principal Planner  
Planning Division  
1500 Monroe Street  
Fort Myers, FL 33901

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RE: Insufficiency Response CPA2019-00008

**COMMUNITY DEVELOPMENT**

Mr. Dunn,

In response to the comments provided on August 14, 2019 for CPA2019-00008, we have included a revised proposed text amendment and supporting materials.

#### General Comments

1. Please provide an analysis of properties that the proposed amendments could apply to based on current Lee Plan language (including amendments proposed by applicant). If these amendments could be applied to any other property please identify. Additionally, the public facility impact analysis would have to be updated to include potential development on these properties.

**Response: The proposed amendment could only apply to the properties identified as both; an EEPKO property as depicted on Lee Plan Map 17 and a Tier 1 property as depicted on Lee Plan Map 1 Page 4 of 7. Furthermore, the project area would need to be a minimum of 2,000 acres to achieve the regional benefits being proposed by this request.**

**Additional information pertaining to CPA2019-00008, including the calculation for the maximum possible units, has been added to the Project Narrative, Exhibit T5 under Section II, "Affected Areas".**

2. Please clarify/quantify the additional benefits (or requirements) being proposed by the applicant and justify how these how these benefits (or requirements) will help to mitigate additional impacts from increased density and intensity.

**Response: Lee County approved the Pepperland Ranch development under Resolution Z-17-013 which zoning utilized the EEPKO incentives AND the Southeast Lee TDR program to exceed the standard 1dwelling unit to 1 acre. No additional indigenous restoration to support the transferred units was committed at the time of zoning. This additional density was**

**conditioned as follows:**

*\*The maximum number of dwelling units is limited to 638 unless up to a maximum of 62 additional units are transferred to the property in accordance with Lee Plan Policy 33.3.4.3.e. The source of the TDR units must be identified at the time of development order approval for dwelling units exceeding 638 dwelling units.*

**In lieu of acquiring TDR's to achieve additional density for the Verdana Village project as detailed in the attached "DENSITY / INTENSITY" spreadsheet, the applicant would rather invest the funds needed to buy TDR's and perform the following actual regional project enhancements:**

- 1. Provide a hydraulic connection to the eastern flow-way at The Place at Corkscrew development located on the north side of Corkscrew Road to the northwest corner of the Verdana Village property. This work is a regional benefit that reconnects a historic flow-way pattern and will involve the construction of flow-way culverts under Corkscrew Road which cost is included in the existing proportionate share obligation, but the applicant will perform the work and not seek reimbursement credit.**
- 2. Provide a hydraulic connection from the east side of Carter Road to intercept a historical flow-way and route it into the Verdana Village property. This work is a regional benefit that reconnects a historic flow-way pattern and will involve the construction of flow-way culverts under Carter Road and flow-way re-establishment into the project.**
- 3. Provide a plugged hydraulic connection in the northeast corner of Verdana Village to allow the County the future ability to hydraulically connect properly treated stormwater from the south side of Corkscrew Road. This is a regional benefit as it will divert water from continuing west into areas prone to flooding.**
- 4. Provide an electronic weir and stormwater control mechanism in lieu of manually installed splash boards to accommodate the additional flood enhancements and provide restoration maintenance in perpetuity through the Verdana Village CDD allowing Lee County to control the weir operation and storm water discharge which is a regional benefit.**
- 5. Increase the size and elevation of the project storm water management berms as necessary to accommodate the flood control measures which work provides a regional benefit.**
- 6. Provide flow-way/restoration areas to store approximately 150,000,000 gallons of storm water over and above normal design criteria to assist in downstream flood**

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control during severe storm events which is a regional benefit.

7. Provide an enhanced flow-way/restoration area storm water management design criterion for severe storm events to control storm water during 2, 100 year, 3-day sequential storm events occurring 15 days apart instead of the standard design criteria of 1 – 100 year, 3-day event, which is a regional benefit.
8. Provide 65% open space within Verdana Village which is 5% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments which is equivalent to approximately 106 acres, which is a regional benefit.
9. Provide 56% conservation lands with an easement within Verdana Village which is 1% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments which is equivalent to approximately 21 acres, which is a regional benefit.
10. Forfeit approximately 10-15 Panther Habitat Units by creating more marsh lands instead of upland pine to accommodate the proposed flood storage within the flow-way/restoration lands, which storage area is a regional benefit.
11. Provide significant residential pod setbacks to the project boundaries, wider than what was provided in the original Verdana approval, which the proposed Verdana Village will enhance onsite wildlife corridors from the airport mitigation lands to the north to Collier County and the Panther Island Mitigation Bank to the south, which is a regional benefit.
12. Provide residential pod clustering by combining the previously approved Pepperland Ranch and Verdana developments into the proposed Verdana Village, as suggested by the Dover Kohl study and required by the Tier 1 property mapping. The rear yard setback from the project residential pod to the Panther Island Mitigation Bank to the south was 500' in the original Verdana approval but now exceeds 3,000'.
13. Provide an approximate 18-acre parcel of land within the Verdana Village project to accommodate up to a maximum of 100,000sf of commercial retail space so the existing and future residents within the market area stay within the proximity of the project instead of traveling westerly to shop which will reduce the traffic congestion at Ben Hill Griffin and Corkscrew Road, which is a regional benefit.
14. Verdana Village will require all single-family lots (not including attached units) within the development to provide a minimum average of 150' deep lots with a

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minimum 40' front yard setback. This results in a reduction of development area within a residential pod and promotes a more rural setting which is a regional benefit.

**ADDITIONAL PROJECT BENEFITS –**

1. After meeting with the Audubon Society, the applicant relocated the Verdana Village residential development pod 2,500' further north to provide additional buffer from the Panther Island Mitigation Bank property.
  2. Upon completion of the Verdana Village development, all farming activities will be eliminated which will stop the use of chemicals used for farming which fertilizers contribute to the formation of downstream red tide.
  3. Verdana Village will provide ground water and surface water monitoring which is not a current requirement of farming.
  4. Verdana Village will professionally cap, plug, and abandon more than 35 existing ground water wells currently being used for farming irrigation.
  5. The Verdana Village project will eliminate and remove more than 25 diesel tanks currently existing on the property.
3. Greater clarification is needed on what "2 sequential 3-day 100 year storm events" means.

**Response:** The flow-way basins are designed to accommodate 2, 100-year, 3-day sequential storm events occurring 15-days apart. This methodology is being offered to emulate the rainfall seen in 2017 with the occurrence of Invest 92-L followed shortly thereafter by Hurricane Irma. This led to devastating flooding to properties within the Imperial River watershed where this project is located.

4. Please provide information about what regional benefits will be provided by the storage of "2 sequential 3-day 100-year storm events." What is the boundary of the area that the proposed additional storage will benefit?

**Response:** The boundary of the area that the proposed additional storage will benefit is the Imperial River watershed downstream of the project. The magnitude of the benefit is immeasurable, however its completion will be a significant piece to a larger puzzle in an attempt to decrease the historical flooding problems within the watershed.

5. Is the applicant proposing to make physical hydrologic connections at the boundaries of the concurrent rezoning request that will allow for restored historic flowways to traverse the

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site? Without these connections the benefit of the additional storage being proposed will be limited. Has the applicant considered making hydrological connections part of the proposed text amendments to provide regional benefits for projects with commercial uses and their associated impacts?

**Response:** The applicant will make the hydraulic connections described in responses 2a, 2b, and 2c above which are necessary in order achieve the benefit of additional storage. The additional storage and the hydraulic connections exceed the EEPCO requirements and are being provided to support the additional 15% residential density and the 100,000sf of neighborhood commercial. If the CPA and related zoning are approved with the increased residential and neighborhood commercial, the applicant will make the regional benefits outlined above. If the staff submits that greater supporting information needs to be provided in the CPA for the increases, the text can include these requirements in support of the plan amendment. The applicant would submit that this level of detail is not appropriate in the plan amendment and is best addressed in the zoning conditions.

6. The letters sent by the applicant to the service providers were not consistent. Please update these letters, or clarify whether each of the service providers were presented with the "worst case scenario" when considering if they would be able to provide the necessary services.

**Response:** The requests for Letters of Availability have been revised to clarify that the maximum developable number of units, per the provision increasing density by 15%, would be 2,459. The requests for Letters of Availability include reference to the concurrent zoning application which would limit development to 2,400 units. The 100,000 square feet of commercial remained in the requests. Due to the varying response times of service providers, Letters of Availability will be provided to staff for review as they are received. The Letter of Availability from the Estero Fire District has been included in this response package.

#### Environmental Review

1. Please provide a wildlife analysis which considers the proposed amendments. Exhibit T7 was not included with the application materials.

**Response:** In order to maintain connectivity for small wildlife and wetland flow-ways through the north-central portion of the property, small animal wildlife crossings will be installed where the proposed internal road crosses the conservation areas. The small animal crossings will be designed to accommodate the passage of small mammals, reptiles, and amphibians and is not intended for use by large wildlife species such as Florida panther (*Puma concolor coryi*) and

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Florida black bear (*Ursus americanus floridanus*). The wildlife crossing will be a culvert pipe with the invert at natural grade.

The Project's restoration has been designed to accommodate wildlife corridors along the east and west portions of the site. These areas were chosen as wildlife corridors since they align with off-site conservation lands to the north (i.e., The Place and Corkscrew Regional Mitigation Bank) and south (i.e., Panther Island Mitigation Bank). The connection between the on-site restoration areas and off-site conservation lands meets the intent of Lee Plan Policy 33.3.4(2)(6).

The Project site design includes perimeter buffer lakes and fencing between the residential development and restoration areas. The goal of the buffer lakes and fencing is to effectively deter Florida panther and Florida black bear prey species (i.e., deer (*Odocoileus virginianus*) and hog (*Sus scrofa*)) from entering residential areas. Deterring prey species from entering the development area will minimize the incentive for Florida panther and Florida black bear to enter the project and reduce the potential for human-wildlife interactions. The wildlife fence and buffer lakes will also serve to maintain the wildlife corridors described above.

The wildlife fencing will consist of a six-foot chain link fence which has previously been approved by the Florida Fish and Wildlife Conservation Commission for projects in Southwest Florida. The wildlife fence may reduce down to a four-foot chain link fence when creating a funneling affect into culverted small animal wildlife crossings.

2. Please provide a historic resource impacts analysis. Exhibit T8 was not included with the application materials.

**Response:** The applicant notes the requested amendment is for a text amendment. However, given the analysis provided that the amended text for neighborhood commercial and additional 15% residential density is only applicable to a single property, a Master Site File Search has been requested for the property subject to the Verdana Village Mixed Use Planned Development. A response letter dated September 6, 2019 demonstrating that no previously recorded cultural or historical resources have been found on the site has been included in the resubmittal package.

3. Please provide additional Lee Plan analysis, including analysis of environmental policies in goals 57, 59, 60, 61,63, 123, 124, 125, and 126.

**Response:** Below is the Lee Plan analysis demonstrating consistency with applicable policies under Goals 57, 59, 60, 61, 63, 123, 124, 125, and 126.

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**GOAL 57: RESOURCE MANAGEMENT**

**OBJECTIVE 57.1 PER CAPITA WATER CONSUMPTION AND WASTEWATER GENERATION**

**POLICY 57.1.1:** The project is consistent with this policy since it is not anticipated to include excessive use of garbage grinders and will not produce toxic discharges which may stop or inhibit the wastewater treatment process.

**POLICY 57.1.4:** The project is considered consistent with this policy since the future irrigation Water Use Permit is anticipated to stipulate that if reclaimed water becomes available prior to the first Development Order, the Permittee will have to modify the permit to reflect that portion of the permitted irrigation allocation that will be offset with reclaimed water. Recent conversations with Lee County Utilities indicate that reclaimed water is not currently available. However, if reclaimed water becomes available at the time of the first Development Order, and supplies are sufficient to supply the project, the Applicant will incorporate the use of reclaimed water for irrigation. After the first Development Order the irrigation infrastructure will be finalized which will preclude its future use.

**GOAL 59: PROTECTION OF LIFE AND PROPERTY**

**OBJECTIVE 59.1: PROTECTION OF PRESENT AND FUTURE USE OF REAL PROPERTY FROM STORMWATER FLOODING**

**Policy 59.1.1:** This policy is not applicable to the project, as the applicant is not Lee County, and as such, is not responsible for the production of a County-wide surface water management plan.

**Policy 59.1.2:** The project is considered consistent with this policy since the analysis of the development and its surface water management system was developed and modeled to establish flood risks within the development and has established elevation criteria to minimize the risk of structural flooding.

**Policy 59.1.3:** This project is considered consistent with this policy. The design of the project will take into account all applicable Regional and Federal regulations relating to floodplain regulation.

**Policy 59.1.4:** This project is considered consistent with this policy. As part of the development of the project, a detailed analysis of the site's surface water management system and flood risks are discussed and quantified. This analysis included data from the NRCS, USGS, FEMA, and SFWMD.

**Policy 59.1.5:** This policy is not applicable to the project, as the applicant is not Lee County, and as such, is not required to control the introduction of obstruction or

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impediments within County floodways. The Verdana Community Development District (CDD), however, will inspect and maintain the flow-ways free of obstructions or impediments that may impact flow.

Policy 59.1.6: This policy is not applicable to the project, as the applicant is not Lee County, and as such, is not responsible for the development or enforcement of regulations related to flood mitigation. The proposed project will, however, comply with all policies put in place by Lee County related to reducing flood mitigation.

Policy 59.1.7: This policy is not applicable to the project, as the applicant is not responsible for the delegation of public funds.

Policy 59.1.8: This policy is not applicable to the project, as the applicant is not Lee County, and as such, is not responsible for monitoring water quality in the Imperial River, New Pass, or Big Hickory Pass.

Policy 59.1.9: This project is considered consistent with this policy. As part of the design process, flood hazards and possible remedies were extensively analyzed, and will be employed through the project's development and construction to lessen the risk of structural flooding within the project area.

Policy 59.1.10: This policy is not applicable to the project, as the applicant is not Lee County, and has no control over NFIP ratings.

Policy 59.1.11: This project is considered consistent with this policy. As part of the project's development, all existing structures will be removed, and all proposed structures will comply with all regulatory requirements regarding minimization of flooding impacts.

**GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING  
ON A WATERSHED BASIS**

**OBJECTIVE 60.1: SURFACE WATER**

POLICY 60.1.1: The project is considered consistent with this policy since the proposed flow-ways are designed to be composed of an interconnected series of shallow depressional basins. The basins will be separated by weir structures that will regulate surface water flow between the flow-way's internal basins with the intent of restoring water levels to be more consistent with historic levels. The flow-way internal basins and weirs will provide additional surface water attenuation, while also providing increased potential for groundwater recharge to the Water Table Aquifer.

POLICY 60.1.2: The project is considered consistent with this policy since the proposed flow-ways are designed to cascade water from north to south while maintaining water

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elevations supportive of the proposed hydric pine and freshwater marsh vegetation communities.

**POLICY 60.1.3:** The project is considered consistent with this policy since the flow-way system is proposed to be recreated to the greatest extent practicable and will generally maintain the historic flow-way patterns. All existing wetlands are proposed to be hydraulically connected to the proposed flow-way system to ensure proper hydroperiods are maintained.

**POLICY 60.1.4:** This policy is not applicable to the project. The applicant is not responsible for updating the Surface Water Management Master Plan, however, the applicant will provide details and modeling analysis results to Lee County for inclusion in their plan as they deem fit.

**POLICY 60.1.5:** The project is considered consistent with this policy since all appropriate land development regulations will be followed and upheld throughout the design, permitting, and construction of the project.

**POLICY 60.1.6:** The project is not consistent with this policy, as the applicant is not Lee County, and is not responsible to update or maintain Lee County's CIP project list.

**POLICY 60.1.7:** This policy is directive to Lee County Staff for evaluating level of surface for stormwater management based on new basin studies. The applicant notes that the proposed improvements to the property and memorialized in the text amendment exceed the minimum standards and will help to maintain the current LOS.

**POLICY 60.1.8:** This policy is not applicable to this project, as the applicant is only proposing one water management project, and is not responsible for coordinating, ranking, or delegating funds to publicly funded projects.

**OBJECTIVE 60.2: BASIN PROGRAM**

**POLICY 60.2.1:** This project is considered consistent with this policy. As part of the concurrent zoning application (DCI2019-00018), the applicant was required to provide a Hydrologic Restoration Plan that accommodates historic flow-way and drainage patterns, existing development patterns, land ownership patterns, and development potential downstream of the project. The project proposes many features designed to enhance the natural landscape of the area, while incorporating surface water management components that will assist in flood mitigation for lands downstream of the project.

**POLICY 60.2.2:** This project is considered consistent with this policy, since a Community Development District (CDD) will be established in order to maintain the surface water management facilities located within the project boundary.

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**POLICY 60.2.3:** This policy is not applicable to the project, as the applicant is not a municipality with utility regulation authority, and is not responsible for generating regulatory criteria relating to water conservation.

**OBJECTIVE 60.3: CRITICAL AREAS**

**POLICY 60.3.1:** This policy is not applicable to the project, as it does not fall within the Six Mile Cypress Basin.

**POLICY 60.3.2:** The project is considered consistent with this policy. As part of the entitlement process, the development will need to go through the Lee County Zoning establishment, must receive approval from the Lee County Department of Natural Resources, Lee County Community Development, the South Florida Water Management District, and the Florida Department of Environmental Protection. These permitting processes will individually provide a thorough review of the project, and ensure that the exemptions granted for the project are minimal. These reviews will also help to guarantee that the project provides an acceptable analysis, compliant with all applicable codes for the respective agencies.

**OBJECTIVE 60.4: INCORPORATION OF NATURAL SYSTEMS INTO THE SURFACE WATER MANAGEMENT SYSTEM**

**POLICY 60.4.1:** The project is considered consistent with this policy. The development has been designed to include filter marches, grassed swales, littoral zones, wetlands and meandering flow-ways. During construction, Best Management Practices (BMPs) will also be employed to prevent turbid runoff into environmentally sensitive areas.

**POLICY 60.4.2:** The project is considered consistent with this policy. All existing indigenous wetlands will be restored to a natural, indigenous state, and will be hydraulically connected with the surrounding lands. These lands will increase hydroperiod and allow for higher stages, more consistent with what the individual wetlands were accustomed to seeing prior to the agricultural development of the project.

**POLICY 60.4.3:** The project is considered consistent with this policy. The decades-old agricultural land use changes completely eliminated the historical flow-way system, with only some of the onsite wetlands remaining. Therefore, the flow-way system is proposed to be recreated to the greatest extent practicable and will generally maintain the historic flow-way patterns.

**POLICY 60.4.4:** The project is considered consistent with this policy. The Surface Water Management Plan generally depicts the flow-ways in their historical locations, using historical aerials of the project area. The flow-way design is consistent with the trunk

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and major tributaries while providing large expansive marsh flow-ways in trunk location and hydraulic connections to the major tributary features.

**POLICY 60.4.5:** This policy is not applicable to this project, as the applicant is not the County. However, a full report of the flow-way system, its design approach, and results will be provided to the County via the concurrent rezoning DCI2019-00018, where it can be routed to other agencies as the County sees fit. This project is consistent in the fact that it addresses flood protection measures, water quality/environmental enhancement and water conservation within its various development plans.

**POLICY 60.4.6:** This policy is not applicable to the project, since the applicant does not develop Capital Improvement Programs. The responsibility for the development of potential Capital Improvement Projects is the responsibility of Lee County.

**GOAL 61: PROTECTION OF WATER RESOURCES**  
**OBJECTIVE 61.1: WATER SUPPLY PLANNING.**

**POLICY 61.1.1:** The project is considered consistent with this policy. The proposed development will utilize both groundwater and captured stormwater, i.e., the lowest quality water, for irrigation. When needed, groundwater quantities will be used to supplement surface water irrigation supplies within the project's lakes. Irrigation supplies will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies is anticipated to conserve quantities withdrawn from the Water Table Aquifer when adequate surface water supplies are available.

**POLICY 61.1.2:** The project is considered consistent with this policy. Surface water derived from stormwater runoff will be detained in the project's lakes and then beneficially used for irrigation to the greatest extent practicable. The proposed conjunctive use of both ground and surface water supplies for irrigation is anticipated to conserve groundwater quantities withdrawn from the Water Table Aquifer. The project's stormwater lakes will also provide necessary water quality treatment of runoff. However, additional water quality treatment is anticipated through the project's proposed flow-way system, whereby internal basins and weirs will provide additional surface water attenuation and water quality treatment, while also providing increased potential for groundwater recharge to the Water Table Aquifer.

**POLICY 61.1.3:** This policy is not applicable to the project, as the applicant is not Lee County, and is not utilizing any public funds to obtain any data related to wetlands, estuaries, or any other surface waters.

**POLICY 61.1.4:** This policy is not applicable to the project, as the applicant is not responsible to update the County's Surface Water Master Plan. All applicable reports

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and data will be provided to Lee County, which can be included in the County's Surface Water Master Plan as the County deems fit.

**POLICY 61.1.5:** This policy is not applicable, as the discharge from the project enters freshwater, and no mixing occurs in the immediate vicinity of the project.

**POLICY 61.1.6:** The project is considered consistent with this policy since the future irrigation Water Use Permit is anticipated to require that if reclaimed water becomes available, the Permittee will have to modify the permit to reflect that portion of the permitted irrigation allocation that will be offset with reclaimed water. Recent conversations with Lee County Utilities indicate that reclaimed water is not currently available to serve the project's irrigation needs. However, if reclaimed water becomes available at the time of the first Development Order, and supplies are sufficient to supply the project, the Applicant will incorporate the use of reclaimed water for irrigation. After the first Development Order is issued, all irrigation infrastructure will be finalized which will preclude the future use of reclaimed water.

#### **OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM**

**POLICY 61.2.1:** The project is considered consistent with this policy. The design of the project flow-ways included the analysis of soils, vegetation, hydrogeology, topography, and historic aerial photography to determine the most opportune flow-way locations. This analysis also includes the inclusion of flows onto and off of the site, allowing for area wide benefits.

**POLICY 61.2.2** The project is considered consistent with this policy since the proposed flow-ways are designed to be composed of an interconnected series of shallow depressional basins. The basins will be separated by weir structures that will regulate surface water flow between the flow-way's internal basins with the intent of restoring water levels to be more consistent with historic values. The flow-way internal basins and weirs will provide additional surface water attenuation, while also providing increased potential for groundwater recharge to the Water Table Aquifer.

**POLICY 61.2.3** The project is considered consistent with this policy. All of the existing agricultural drainage structures, ditches, furrows and canals will be removed, filled-in, and eliminated in all areas of the property.

**POLICY 61.2.4** The project is considered consistent with this policy. The project proposes a number of flow-ways that will envelope and bisect the development pods, mimicking both the function and location of historic flow-ways that existed within the project area, as determined by aerial photography. These flow-ways will provide a natural, spacious, and meandering area for surface water flows to pass through the project.

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**POLICY 61.2.5:** This policy is noted.

**POLICY 61.2.6** This policy is not applicable since the applicant is not Lee County, and the applicant is not responsible for developing reclamation standards.

**OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS**

**POLICY 61.3.1:** The project is considered consistent with this policy. As part of the zoning process, an extensive model was created to demonstrate and quantify the amount of flow the project generates, and the amount of flow that passes through. Special care was taken during the flow-way design process to reconnect historic pathways as well as accommodate onsite flows.

**POLICY 61.3.2:** The project is considered consistent with this policy. The design of the development includes an extensive model that demonstrates the various storm stage elevations for the project area. All structures within the residential development pods will be placed above the modeled 100-year, 3-day storm stage for the basin in which it falls.

**POLICY 61.3.3:** The project is considered consistent with this policy. As part of the Development's maintenance obligations, crews will be periodically assigned to maintain and remove exotic vegetation within the conservation/flow-way areas. The project's CDD engineer will also be responsible to inspect all aspects of the stormwater management system within the development and restoration areas to be sure all areas are maintained free of impediments. This maintenance will help to maintain conveyance capacity within the flow-way system.

**POLICY 61.3.4:** The project is considered consistent with this policy since the flow-way system is proposed to be recreated to the greatest extent practicable and will generally maintain the historic flow-way patterns. All existing wetlands are proposed to be hydraulically connected to the proposed flow-way system to ensure proper hydroperiods are maintained.

**POLICY 61.3.5:** This policy is not applicable since the applicant is not Lee County, and is not responsible for developing or maintaining State or Federal Regulations. That said, the design of the Project is consistent with and follows all applicable State and Federal regulations as it relates to water quality, quantity, and wildlife management. State certifications will be issued through the issuance and compliance of an Environmental Resource Permit issued through the South Florida Water Management District.

**POLICY 61.3.6:** This policy is not applicable since the applicant is not responsible for development of jurisdictional requirements. That said, the design of the proposed

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development will follow and uphold all Lee County requirements related to the surface water management system of the proposed development.

**POLICY 61.3.7:** This project is considered consistent with this policy. The flow-ways that surround and bisect the development are wide, have shallow slopes, and provide a meandering conveyance, resembling a natural flow-way system. At no point are the flows generated or received channelized into a canal within the project area.

**POLICY 61.3.8:** The project is considered consistent with this policy. The banks of all wet detention areas will be designed and graded in order to encourage the growth of vegetation and safeguarding against accidents, in accordance with SFWMD Applicant Handbook and Lee County LDC requirements.

**POLICY 61.3.9:** The project is considered consistent with this policy. In order to help protect downstream riparian systems, the residential development footprint was configured and condensed to provide as much separation as possible, with a flow-way separating existing downstream wetlands, and proposed development pods. This flow-way system will consist of a number of intermediate weirs, allowing water to cascade from one basin to the next, which increases detention time, additional reduction of nutrients, and provides more consistent hydroperiods for both onsite lands and those downstream.

**POLICY 61.3.10:** The project is considered consistent with this policy since it does not propose any discharge to natural waterbodies.

**POLICY 61.3.11:** The project is considered consistent with this policy since it proposes to discharge all stormwater to the proposed on-site flow-way system. This system will be graded with a number of shallow pools and wide conveyance areas, along with dense vegetation to reduce flow velocity, allow for additional percolation, and trap and remove additional solids and pollutants.

**POLICY 61.3.12:** The project is considered consistent with this policy, as it includes shorelines that are as sinuous as possible, rather than straight.

**POLICY 61.3.13:** The project is considered consistent with this policy. Prior to construction, a Surface Water Pollution Prevention Plan (SWPPP) will be created, which will detail the detention areas, construction limits, and measures that should be taken to reduce sediment transport, and will reduce turbidity to environmentally sensitive areas. All necessary NPDES permits and will be obtained from FDEP and maintained in compliance with FDEP.

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**OBJECTIVE 61.4**

**POLICY 61.4.1:** This policy is not applicable, as the applicant is not responsible for developing permitting measures. That said, the applicant will comply with all applicable measures developed to maintain County water bodies.

**POLICY 61.4.2:** The project is considered consistent with this policy since the proposed flow-ways are designed to cascade water from north to south while maintaining water elevations supportive of the proposed hydric pine and freshwater marsh vegetation communities. The proposed flow-way system will greatly enhance the storage of surface water onsite and is anticipated to improve water quality and increase recharge to the Water Table Aquifer.

**POLICY 61.4.3:** The project is considered consistent with this policy. As part of the design of the flow-way system, the stage-volume relationship for the project was evaluated to provide additional storage and ponding areas, above and beyond what exists today. These areas will enhance and support the indigenous plantings proposed for these areas, while providing significant storage for stormwater runoff.

**POLICY 61.4.4:** The project is considered consistent with this policy. As part of the permitting process, a Surface Water Pollution Prevention Plan (SWPPP) will be produced, which will detail the BMPs and other measures taken in order to lessen turbidity and transport runoff from impervious areas of the various sub-basins. All necessary NPDES permits and will be obtained from FDEP and maintained in compliance with FDEP.

**GOAL 63. GROUNDWATER**

**OBJECTIVE 63.1 WELLFIELD PROTECTION**

**Policy 63.1.1:** The project is considered consistent with this policy and will not only protect Lee County potable supply wells but offers to reduce the existing permitted impacts.

**Policy 63.1.2:** The project is considered consistent with this policy. The applicant has worked closely with Lee County staff to satisfy staff's concerns regarding wellfield protection. The applicant has proposed both surface and groundwater quality monitoring to safeguard the County's wells and resources. Details regarding wellfield protection are provided in the project's Enhanced Lake Management Plan (ELMP).

**Policy 63.1.3:** The project is considered consistent with this policy and the Applicant welcomes input from qualified Lee County staff, familiar with the hydrologic setting of the DR/GR.

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**OBJECTIVE 63.2 POTABLE GROUNDWATER**

**Policy 63.2.1:** This policy is not applicable to the project, since the applicant is not responsible for the planning, design, or construction of Lee County well system.

**Policy 63.2.2:** This policy is not applicable to the project, as the applicant is a private entity, and as such, only responsible for the pollutant detection and remediation within the project area.

**Policy 63.2.3:** This policy is not applicable to the project, as the applicant has no control or responsibility to project County wide population growth, and the corresponding groundwater resources necessary to support it.

**Policy 63.2.4:** This project is considered consistent with this policy. A portion of the project lies within wellfield protection zones, as identified by Lee County. The design of the project takes great care within these protection zones, and proposes dry pre-treatment, as well as restrictions on the chemicals that can be placed or stored within these areas.

**Policy 63.2.5:** The project is considered consistent with this policy and the applicant intends on plugging and abandoning all permitted wells, or other wells identified during construction, within the proposed project's footprint.

**GOAL 123: RESOURCE PROTECTION**

**OBJECTIVE 123.1: RESOURCE MANAGEMENT PLAN**

**POLICY 123.1.5:** The project is consistent with this policy since it proposes to restore large-scale natural habitats to support connectivity between public and private conservation lands. The proposed on-site restoration will provide connection to conservation lands located at The Place and Corkscrew Regional Mitigation Bank to the north and Panther Island Mitigation Bank (PIMB) to the south. From a regional perspective, this will facilitate the connection of significant public conservation lands from Lee County to Collier County; specifically, from Southwest Florida International Airport mitigation lands located north of The Place to Audubon's Corkscrew Swamp Sanctuary located south of PIMB. This is the final piece of the puzzle to connect this 3-4 mile stretch for hydrological and wildlife connections.

**POLICY 123.1.7:** The project is consistent with this policy since it proposes to restore large-scale natural habitats within the site and place them under conservation easement. This will facilitate the connection of adjacent conservation lands.

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**POLICY 123.1.8:** The project is consistent with this policy since it will provide a management plan that incorporates the use of prescribed fire as a tool for managing wildlife habitat.

**OBJECTIVE 123.2: PLANT COMMUNITIES**

**POLICY 123.2.4:** The project is consistent with this policy since it will preserve and enhance 100 percent of the existing indigenous vegetation and high-quality natural plant communities within the site.

**POLICY 123.2.6:** The project is consistent with this policy since it will preserve and enhance 100 percent of the existing upland indigenous habitat types within the site.

**POLICY 123.2.8:** The project is consistent with this policy since it proposes to preserve, enhance, and restore a minimum of 56 percent of the site and place these areas under conservation easement.

**POLICY 123.2.9:** The project site is consistent with this policy since a management plan will be prepared for the on-site conservation areas which will contain requirements for controlling invasive exotic plant species in perpetuity.

**POLICY 123.2.10:** The project site is consistent with this policy since it proposes a significant level of restoration which will buffer off-site preserve areas such as PIMB to the south.

**POLICY 123.2.14:** The project is consistent with this policy since management plans will be prepared and provided to future residents which will educate them on exotic vegetation eradication and preserve management techniques.

**OBJECTIVE 123.3: WILDLIFE**

**POLICY 123.3.1:** The project is consistent with this policy since it will preserve and enhance 100 percent of the existing upland indigenous habitat types within the site which provide buffers to adjacent wetland areas. In addition, large-scale restoration within the site will include wetland flow-ways buffered by adjacent uplands to create a mosaic of habitat types for the benefit of a variety of wildlife species.

**POLICY 123.3.2:** The project is consistent with this policy since management plans outlining the large-scale preservation, enhancement, and restoration requirements will be prepared for the site. The large-scale restoration efforts will facilitate the connection of significant public conservation lands from Lee County to Collier County; thus, directly benefitting large wildlife species such as Florida panther and Florida black bear.

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**POLICY 123.3.3:** The project is consistent with this policy since a protected species management plan, which will include a human-wildlife coexistence component, will be prepared for the site.

**POLICY 123.8.1:** A protected species management plan will be prepared for the project which will include protection for gopher tortoise (*Gopherus polyphemus*) burrows located within the site. Thus, the project site is consistent with this policy.

**POLICY 123.10.2:** A protected species management plan will be prepared for the project which will include management efforts and protection for wood storks (*Mycteria americana*). Thus, the project site is consistent with this policy.

**POLICY 123.10.3:** The project is consistent with this policy since it will preserve, enhance, and restore 100 percent of the existing wetlands within the site and restore large-scale wetland flow-ways which will provide direct benefits to the wood stork from a foraging habitat perspective.

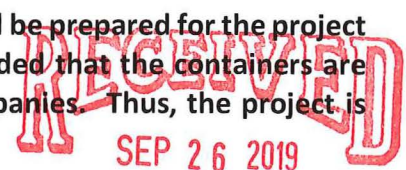
**POLICY 123.11.3:** The project will provide significant wildlife corridors that will provide connection to conservation lands located at The Place and Corkscrew Regional Mitigation Bank to the north and PIMB to the south; thus, directly benefitting large wildlife species such as Florida panther and Florida black bear. Therefore, the project is consistent with this policy.

**POLICY 123.11.5:** The large-scale restoration that is proposed for the project will include all native plantings that will benefit a variety of wildlife species include Florida panther and their prey (i.e., deer and hog). Thus, the project is consistent with this policy.

**POLICY 123.11.7:** A protected species management plan will be prepared for the project and provided to future residents. The management plan will include educational information on the Florida panther and a human-wildlife coexistence plan. Thus, the project is consistent with this policy.

**POLICY 123.12.1:** The project will provide significant wildlife corridors that will provide connection to conservation lands located at The Place and Corkscrew Regional Mitigation Bank to the north and PIMB to the south; thus, directly benefitting large wildlife species such as Florida panther and Florida black bear. Therefore, the project is consistent with this policy.

**POLICY 123.12.2:** A protected species management plan will be prepared for the project which will include the use of bear proof containers, provided that the containers are available and compatible with local waste collection companies. Thus, the project is consistent with this policy.



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**POLICY 123.12.3:** A protected species management plan will be prepared for the project and provided to future residents. The management plan will include educational information on the Florida black and a human-wildlife coexistence plan. Thus, the project is consistent with this policy.

**GOAL 124: WETLANDS**

**OBJECTIVE 124.1: PROTECT AND CONSERVE WETLANDS**

**POLICY 124.1.2:** No wetland impacts will occur as result of the proposed project. Therefore, the project is consistency with this policy.

**GOAL 125: WATER QUALITY**

**OBJECTIVE 125.1: MAINTAIN HIGH WATER QUALITY**

**POLICY 125.1.2:** The project will require a South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) and will therefore be required to comply with state water quality requirements. Thus, the project is consistent with this policy.

**POLICY 125.1.3:** The project will be required to adhere to the surface water management system design and construction requirements during the SFWMD ERP process. Thus, the project is consistent with this policy.

**GOAL 126: WATER RESOURCES**

**OBJECTIVE 126.1: WATER SUPPLIES**

**POLICY 126.1.3:** The project is consistent with this policy since 100 percent of the wetlands within the site will be preserved and enhanced. Thus, the project is consistent with this policy.

**POLICY 126.1.4:** The project will be required to adhere to the surface water management system design and construction requirements during the SFWMD ERP process. Thus, the project is consistent with this policy.

- Staff notes that the applicant repeatedly indicates a smaller footprint, but the open space of 60% requirement remains the same. Is the applicant proposing to revise the open space requirement as part of the proposed text amendments?

**Response:** Yes, the proposed text amendment is proposing a change to require 65% open space.

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5. Has the applicant considered additional requirements for the commercial uses that assure protection of wildlife and water resources? For example, language addressing commercial garbage, grease traps, and restaurant waste for wildlife coexistence.

**Response:** The applicant will require the use of bear resistant trash receptacles and dumpsters upon availability from Lee County's solid waste sub-contractor. All grease traps will be below ground with cast iron lids. Additionally, the proposed text amendment has been revised to require a human-wildlife coexistence plan that addresses any commercial area proposed at the time of planned development application.

### Natural Resources Review

1. Please clarify draft policy languages 33.3.4.2(i) and 33.3.4.3(b)(ii). Explain how the proposed languages address the following issues:
- a. What is the basis for choosing "two (2) sequential 100-year, 3-day storm events" to evaluate onsite storm water storage capacity criteria?

**Response:** The basis for the storm scenario chosen was in consideration of the previous storm events in 2017, when Invest 92L and Hurricane Irma both were 100yr 3-day events that occurred 15 days apart from each other. Our basis for choosing this design is an attempt to provide flood protection for the properties that were heavily flooded in the Imperial River watershed.

- b. Does sequential mean "back to back" in this case? Please clarify.

**Response:** For the purposes of the modeling done for Verdana Village, sequential mean two 100-year, 3-day storm events, occurring 15 days apart.

- c. What factors have been considered when determining the basin boundaries used for calculating the storage capacity? Justify the boundary conditions used in the model. What input data were used in the model? Provide the source of each input data set.

**Response:** With respect to the quantity of storage capacity, it is completely related to the proposed flow-way restoration system located within the Verdana Village property boundary. There will be perimeter berms surrounding the flow-way restoration areas designed to a prescribed height to contain and maintain the surface water storage. In the analysis of the proposed flow-way restoration system, which also considered the acceptance of offsite inflows coming from lands located to the north

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and east, data was collected through field reconnaissance, permits research, and data from the recently updated 2018 region-scale MIKESHE/MIKE 11 integrated surface water and groundwater model. The 2018 MIKESHE/MIKE 11 model represents the accepted model for the South Lee County Watershed Master Plan and was recently updated based upon the significant storm events in August and September 2017, Invest 92L and Hurricane Irma and specifically for the lands located within and adjacent to the Village of Estero jurisdiction. To establish the downstream boundary conditions for the flow-way system outfall to the south (Panther Island Mitigation Bank, PIMB), the available monitoring well data for wells located within the PIMB lands were used. In addition, the region-scale MIKESHE/MIKE 11 model was utilized to further establish the downstream time/stage conditions for the proposed flow-way system's outfall.

The Verdana Village project includes a hydraulic connection from lands located on the east side of Carter Road to the proposed flow-way system, pending the approval of the CPA application. To estimate the amount of potential flow coming from the east side of Carter Road into the Verdana Village flow-way system, the recently updated 2018 regional-scale MIKESHE/MIKE 11 model was referenced. Based on additional field reconnaissance and review of historic aerials, the location for the off-site flow connection was selected based upon evidence of concentrated flow paths/patterns. For the flow estimates per design storm/simulation, the regional-scale MIKESHE model was executed for each simulation. The off-site intake structure was set to accept a certain amount of the available flow. Consideration to maintain some north to south flows from the east side of Carter Road to the PIMB lands at the end of Carter Road was incorporated into the analysis.

The Verdana Village project also includes a hydraulic connection from The Place's flow-way system to the onsite flow-way system with the approval of the pending CPA application. The Place at Corkscrew (The Place) is a master planned residential development located north of Corkscrew Road. The plan for The Place included a series of connected flow-way areas which provided storage and conveyance of surface water flows from north to south, with an ultimate controlled discharge to Corkscrew Road. The western flow-way system within Verdana Village lines up with the eastern flow-way system within The Pace. Therefore, to provide the intended historic flow-way connection, a dedicated hydraulic connection from the Place to the Verdana Village west flow-way is proposed. The hydraulic connection will be achieved with an intake structure located in The Place's eastern flow-way and connected to Verdana Village's western flow-way by a culvert connection under Corkscrew Road. For the

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estimation of flows for this connection, a time-flow hydrograph was developed for each simulation.

The third hydraulic connection offered with the approval of the pending CPA application is located in the northeast corner of the Verdana Village flow-way restoration area. For the northeast Corkscrew Road (south side) connection, an estimation of potential flows was utilized for the model scenarios. The County is working on a separate region-wide model effort and plans to provide more specific flow values at a later time.

- d. Would on-site storage of "two (2) 100-year 3-day storms" exceed allowable discharge rates and therefore create an inconsistency with current regulations? Please explain.

**Response:** Currently, the only regulation for discharge is during/following a 25-year, 3-day storm event. Generally, outflow from a project is unmodeled and unrestricted for any event in excess of the 25-year, 3-day storm event. For all modeled storm scenarios, the post development discharge is less than the pre-development discharge from the project's outfall.

2. Please clarify draft policy language 33.3.4.2(p) and how the proposed language addresses the following issue:
- a. How does the applicant plan to limit the storage of regulated hazardous/toxic substances or sanitary hazards as required in the Wellfield Protection Ordinance? Has the applicant considered proposing Lee Plan text that would limit uses within commercial and amenity areas to reduce potential impacts (such as spills or containments) to the wellfield zone?

**Response:** Policy 33.3.4 requires compliance with the Well Field Protection Ordinance already. Additional language is proposed to ensure compliance. Additionally, specific uses are specified and limited in the companion rezoning, DCI2019-00018 demonstrating compliance with the Well Field Protection Ordinance.

3. Lee Plan Policies 1.4.5 and 33.2.7 require that site-specific modeling is submitted for any change of use or land disturbance that requires a rezoning. This requirement was deemed necessary based on uses typically allowed in Southeast Lee County and the DR/GR future land use categories, which does not include commercial uses. The requested text amendments would allow commercial uses, some of which have the potential to create adverse impacts on surface and groundwater resources near Lee County's wellfields. Additional precautions should be addressed with additional text amendments to protect these resources. Staff suggests the

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applicant work with Lee County staff to identify appropriate protections of water resources.

**Response: Policy 33.3.4 already requires compliance with the Well Field Protection Ordinance. Additional language is proposed to ensure compliance. Additionally, specific uses are specified and limited in the companion rezoning, DCI2019-00008 demonstrating compliance with the Well Field Protection Ordinance**

**Transportation Review**

1. The text amendment request to allow for a maximum of 100,000 square feet of Neighborhood Commercial uses, as well as add an incentive to increase density by 15% for properties over 2,000 acres requires a traffic analysis for the CPA application is provided.

**Response: As required, a traffic analysis has been provided by David Plummer & Associates.** We believe that the responses provided appropriately address the above questions. Should Lee County Staff determine that additional information is necessary, the applicant requests that phone calls and/or meetings be coordinated during the review process rather than the publication of another comment letter.

Sincerely,  
**MORRIS-DEPEW ASSOCIATES, INC.**



Tina M. Ekblad MPA, AICP, LEED AP  
Partner – Planning Director

Cc: Ray Blacksmith, Cameratta Companies  
Tony Cameratta, Cameratta Companies  
Neale Montgomery, Pavese Law  
David Brown, Progressive Water Resources  
Stephen Leung, David Plummer & Associates  
Brandon Frey, JR Evans  
Elizabeth Fountain, JR Evans  
Shane Johnson, Passarella & Associates

Enclosures: Project Narrative  
Lee Plan Consistency

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Letter of Availability Pending Requests  
Letter of Availability from Estero Fire  
Letter of Availability from Sheriff  
Letter of Availability from LCU  
DRMP Hydraulic Analysis  
Master Site File Letter  
Project Benefits Summary  
Density/Intensity Spreadsheet  
Traffic Analysis

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**Verdana Village****Commercial Uses & Residential in the EEPKO**

## Project Narrative &amp; Impact Analysis (Exhibit – T5)

**I. Introduction**

On August 5, 2015 the Lee County Board of County Commissioners adopted Ordinance 15-13, allowing for the creation of Policy 33.3.4 of the Lee Plan which describes the Environmental Enhancement and Preservation Communities Overlay (EEPCO) within the Density Reduction/Groundwater Resource Overlay (DR/GR). The EEPKO identifies properties which have the potential to restore important hydrological functions and wildlife connections. There are four (4) properties within the EEPKO which have zoning approvals; WildBlue, The Place, Pepperland Ranch, and Verdana. WildBlue is not a tiered property within the County's Priority Restoration Overlay, however, The Place, Pepperland Ranch and Verdana represent the three (3) remaining Tier 1 properties within the EEPKO, which individually are all under 2,000 acres and would not be eligible for the proposed text amendment.

The DR/GR is a future land use designation that was assigned to an area spanning approximately 82,560 acres in the southeast portion of Lee County. The adoption of this land use category was the result of direction from the Department of Economic Opportunity (at the time, Department of Community Affairs) to direct growth to areas where development and infrastructure were already in place as well as to implement a water management strategy in Lee County. The DR/GR future land use category limits residential development to one (1) unit per 10 acres and the Wetlands future land use category, which permeates throughout the DR/GR, limits residential development to one (1) unit per 20 acres. These two categories are the underlying FLU categories for the properties within the Tier 1 Priority Restoration Overlay. The EEPKO establishes additional densities available to properties with development criteria that promotes environmental preservation and restoration consistent with underlying goals of the DR/GR and Wetlands FLU.

A text amendment to Policy 33.3.4 of the Lee Plan is being proposed to allow for a maximum of 100,000 square feet of Neighborhood Commercial uses, as well as add an incentive to increase density by 15% for properties over 2,000 acres, designated as Tier 1 in Lee Plan Map 1 Page 4 of 7, and within the EEPKO. Additional design criteria related to vehicular access and enhanced surface water storage capacity are proposed for large acre properties that request neighborhood commercial and the density increase via the required planned development process. The existing criteria regarding clustered development and the preservation/restoration of natural resources are not proposed to be amended by this application.

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**II. Affected Areas**

The EEPKO, east of Alico Road, is only available to Tier 1 properties within the Southeast Lee County Planning Community. The proposed text amendment would retain this restriction and

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incorporate additional criteria that **only** properties over 2,000 acres are eligible for the additional benefits proposed. The EEPCO requires a planned development to establish the additional density and the proposed text amendment would continue to utilize this entitlement strategy. Currently all of the Tier 1 properties (The Place, Verdana and Pepperland Ranch) within the EEPCO have been rezoned to a planned development zoning district. However, none of the existing planned developments are eligible for the proposed Neighborhood Commercial uses or additional 15% residential density as they do not have the required 2,000 acres.

A map amendment is proposed and was recently transmitted to the state, CPA2019-00005 known as the CAM40 parcel, it expanded the EEPCO to include a 40 acre parcel between Pepperland Ranch and Verdana. This parcel individually is not eligible for the additional density or neighborhood commercial proposed as part of the text amendment. This parcel also has not been previously zoned to a planned development district.

The proposed text amendment has established a large acreage requirement specifically to necessitate the combination of 2 existing planned developments, Pepperland Ranch and Verdana, and the CAM40 parcel into a single planned development. The Verdana Village MPD is consistent with the proposed text amendment and was filed with Lee County in July of 2019.

It should be noted that while the existing planned developments are not eligible for the proposed neighborhood commercial, the approved units do contribute to the need for Neighborhood Commercial in this area of Lee County. Additional minor text amendments are proposed to other policies and the definitions to promote consistency with the intent of the amendment to policy 33.3.4. The following projects are currently approved by Planned Development within the EEPCO as Tier 1 properties.

**a. The Place**

The Place consists of **1,361 acres** and is zoned Residential Planned Development (RPD) per Z-15-025. The zoning approval allows for 1,325 dwelling units and 50,000 square feet of total building floor area in the Clubhouse/Amenity/Mail Kiosk area. The density in The Place is approximately .97 units per acre. The Schedule of Uses allows for an assortment of commercial uses as accessories to the clubhouse/amenity areas such as offices, food stores, health clubs/spas, restaurants, and specialty retail.

**b. Pepperland Ranch**

Pepperland Ranch consists of **637.5 acres** and is zoned Residential Planned Development (RPD) per Z-17-013. The zoning approval allows for 700 dwelling units and a 50,000 square foot amenity site, of which a maximum of 17,500 square feet can be utilized as accessory commercial floor area, consistent with LDC 34-935(2). The density in Pepperland Ranch is approximately 1.1 units per acre. The Schedule of Uses allows for an assortment of commercial uses within the Amenity Center Tract including offices, banks, dry cleaning, specialty retail, restaurants.

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**c. Verdana**

Verdana consists of **1,460 acres** and is zoned Mixed Use Planned Development (MPD) per Z-18-010. The zoning approval allows for 1,460 dwelling units and 30,000 square feet of accessory commercial uses as well as 22 acres of amenity areas. The density in Verdana is 1 unit per acre. The Schedule of Uses allows for an assortment of commercial uses within the two (2) Recreational Facility/Clubhouse parcels. The Commercial parcel allows for commercial uses that are accessory to residential uses such as banks, day cares, restaurants, pharmacies, and specialty retail.

The three (3) properties allow for a total of 3,485 dwelling units along Corkscrew Road within the Southeast Lee Planning Community. Per 2018 US Census data, the average American household is expected to have an average of 2.53 people per household.<sup>1</sup> At this rate, the population within the Tier 1 EEPKO properties would be approximately 8,817 people at build out of the approved communities. This does not include the other estate residential neighborhoods along Corkscrew Road developed consistent with the underlying DR/GR FLU category. To service a residential corridor of that magnitude, the corridor's long-range resiliency should be considered. Smart growth practices would allow for commercial uses to service that population without adding significant vehicle miles traveled to the already constrained Corkscrew Road, ultimately "internalizing" movement within the corridor. A modest request for Neighborhood Commercial uses to service a population that is similar in size to the City of Sanibel and in a proximity of 3.2 miles will have a positive impact on the surrounding residential properties and Corkscrew Road. The proposed text amendment has been developed to require Neighborhood Commercial uses to share access from Corkscrew Road with residential uses. This connects the two (2) uses spatially and lessens any impacts external to the development, specifically it reduces the number of trips being taken on Corkscrew Road from the residential communities to the proposed commercial uses. Currently, the closest area featuring Neighborhood Commercial uses which may service residents of The Place, Pepperland Ranch, and Verdana is at the Corkscrew Road/I-75 Interchange which is approximately seven (7) miles away from the entrance of the closest development, The Place. Residents of this area have to travel 7 miles or more to purchase basic commercial goods and services, increasing the negative impacts to Corkscrew Road.

The proposed text amendment does not affect the existing approvals of The Place, Pepperland Ranch, or Verdana. Any new Neighborhood Commercial uses proposed in these areas would need to undergo the public hearing planned development process. It should be noted that the applicant for this text amendment is the developer of the Place. The applicant has closed on the Pepperland Ranch parcel and is under contract for Verdana; therefore, the proposed text amendment will only impact their own properties. Additionally, concurrent to this proposed text amendment, an application for a Mixed Use Planned Development (DCI2019-00018) has been submitted for the ±2,138-acre Verdana Village project that is being reviewed by Lee County Staff.

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<sup>1</sup> US Census Bureau, America's Families and Living Arrangements: 2018, Table AVG1  
<https://www.census.gov/data/tables/2018/demo/families/cps-2018.html>

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Located within southeastern Lee County, the MPD has been designed to provide significant regional environmental benefits within the Imperial River Watershed and the Density Reduction/Groundwater Resource (DR/GR) Future Land Use area. Utilizing the proposed text amendment, the MPD proposes 2,400 single-family dwelling units as well as amenity features and 100,000 SF of neighborhood commercial uses. The commercial component of the development is proposed to include a grocery store that the companion ZTIS describes as generating a total of 500 trips. Of these, 320 trips are diverted trips, captured from those who would otherwise have to travel to the closest shopping plaza, The Shoppes at Grand Oak.

The proposed Master Concept Plan addresses the extensive list of requirements necessary for development within the EEPKO as described in Lee Plan Policy 33.3.4, as well as enhancements that exceed the requirements of previous zoning approvals and the current regulations of policy 33.3.4. Specifically, the site plan demonstrates the required 100-foot buffer along Corkscrew Road, 56% conservation easement, and 65% open space, excluding the open space that will be required on the amenity or commercial tracts, consistent with the proposed amendment to existing Policy 33.3.4. Additionally, the Master Concept Plan included with the MPD application proposes to preserve, enhance, and restore 1,195 acres of indigenous habitat as on-site flowways to integrate and restore two (2) historic regional flowways through the subject property.

The property is located in an area that historically has a large flowway conveying surface water flows from northeast to southwest. In the existing condition, the over 2,100-acre Verdana Village property that will be utilizing the proposed text amendment has active agriculture activities, with a network of farm ditches and berms. Surface water from the western portion of the property (Pepperland Ranch) currently leaves the property and enters the Six L's Farm Road roadside ditch, and the surface water collected on the eastern portion of the property (Verdana) leaves the property and enters the Audubon property adjacent to southern border. The small 40 acre centrally located parcel (CAM40) is currently vacant, heavily wooded, and discharges to the farm ditches on the eastern portion of the larger surrounding property.

In keeping with the intent of the existing EEPKO policy to restore regional hydrological and wildlife connections, the proposed development design, maintains the existing indigenous upland and wetland areas within Verdana Village and proposes to restore the surrounding areas to hydraulically re-connect and incorporate existing indigenous habitat into the proposed flowways. The project also proposes to construct 2 physical hydrological connections that would interconnect the proposed flowways on the subject property with surrounding properties and a third connection would be available for a future connection by Lee County.

1. An interconnection is proposed within the northwest corner of Verdana Village and aligns with the existing community, The Place. In this location at The Place is an eastern flowway, the applicant as part of the MPD application is proposing to construct flowway culverts under Corkscrew Road. This physical improvement will interconnect the existing flowway at The Place with the proposed flowway on Verdana Village.
2. An interconnection is proposed along the central portion of the eastern boundary of Verdana Village and aligns with the existing conditions along Carter Road. Physical

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infrastructure is proposed under Carter Road to intercept surface water from a historical flowway and route it into the Verdana Village property instead of flooding roadside ditches along Carter Road.

3. Infrastructure supporting a future third interconnection has been offered along the northeast corner of the property boundary and can be made after Lee County constructs the appropriate water quality treatment infrastructure.

These interconnections and improvements are proposed by the applicant despite being included in the existing proportionate share calculation for the improvement of Corkscrew Road. The applicant will not seek reimbursement credit for providing these improvements. The interconnections to route off-site surface water into the Verdana Village flowways promote the restoration of regional flowways providing a regional benefit to the Imperial River Watershed. Additionally, the restoration of historic flowways with off-site connections promotes the appropriate direction and path for surface water rather than continuing to rely on the existing roadside ditches along Corkscrew and Carter Roads. It should also be noted that the existing outfall to Six L's Farm Road is proposed to be removed by the Verdana Village project also improving the existing conditions of the roadside ditches in this location.

The proposed flowways within the Verdana Village project travel down the eastern and western sides of the property around the development footprint, allowing surface water to be stored in the southern portion of the property, and ultimately discharge via a control structure to the public conservation lands to the south. While traveling through the property, surface water is proposed to be stored in a series of interconnected sub-basins which will increase the storage capacity of the subject property to be equal to two (2) 100 year, 3-day, sequential storm events occurring 15 days apart, well above the required 25-year, 3-day storm event criteria by Lee County and the South Florida Water Management District. It is expected that approximately 150,000,000 gallons of stormwater will be stored on the property above the standard design criteria. After a period of time the stored surface water will be discharged to the south into Panther Island Mitigation Bank via an electronically controlled weir rather than manual flashboards.

These enhancements improve conditions for upstream and downstream property when compared to the current berm and ditch systems adjacent to the surrounding roadway network. To fund these regional enhancements, the applicant is proposing a text amendment that will permit an increase of 15% residential density and the previously discussed 100,000 square feet of neighborhood commercial within the MPD. The proposed text amendment also requires projects seeking these additional development opportunities provide:

- A project consisting of 2,000 or more acres
- A minimum of 65% Open Space and 56% placed into Conservation Easement
- A site specific hydrological restoration plan identifying the off-site flowways connections and the additional surface water storage capacity equal to two (2) 100 year, 3-day sequential storm events occurring 15 days apart
- A Human Wildlife Coexistence Plan addressing the proposed commercial uses

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- A development design demonstrating shared vehicular access for the residential and commercial uses
- A schedule of uses for the commercial development consistent with the Lee County Wellfield Protection Ordinance
- Lot restrictions requiring single-family (unattached) lots to be a minimum of 150ft deep with a 40-foot front yard setback

In addition to these design characteristics, as a result of the proposed development the following ancillary benefits will also be provided.

- Elimination of all farming activities and corresponding fertilizer applications
- Ground and Surface Water Monitoring
- Professional Abandonment of more than 35 existing wells on-site for the existing agricultural irrigation
- Elimination and removal of more than 25 diesel tanks on-site for the existing agricultural activities

### III. Public Facilities Analysis

The analysis below provides existing and future conditions for public facilities as related to the proposed text amendment to allow 100,000 square feet of Neighborhood Commercial uses, as well as add an incentive to increase density by 15% for Tier 1 properties within the EEPCO and over 2,000 acres that provide enhanced surface water storage to meet two (2) 100 year, 3-day, sequential storm events occurring 15 days apart.

#### a. Sanitary Sewer

The affected areas are located within the Lee County Utilities Future Sewer Service Areas as demonstrated on Lee Plan Map 7. Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) is required. The 2018 Lee County Concurrency Report indicates that Sanitary Sewer available at a capacity of 328 gallons average per day per ERC. Per Lee County Utilities, sewer capacity is available at the prescribed LOS rate.

The 100,000 SF of Neighborhood Commercial uses and up to 2,459 single-family homes are supported by Lee County Utilities per the attached letter dated 06/20/2019.

#### b. Potable Water

The affected areas are located within the Lee County Utilities Future Water Service Areas as demonstrated on Lee Plan Map 6. Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 250 gallons per day per Equivalent Residential Connection (ERC) is required. The 2018 Lee County Concurrency Report indicates that Potable Water is available at a capacity of 289 gallons average per day per ERC. Per Lee County Utilities, sewer capacity is available at the prescribed LOS rate.

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The 100,000 SF of Neighborhood Commercial uses and up to 2,459 single-family homes proposed by the Verdana Village MPD are supported by Lee County Utilities per the attached letter dated 06/20/2019.

**c. Surface Water/Drainage Basins**

The regulatory standards described in Policy 95.1.3(4)(c) require new development to be designed to South Florida Water Management District (SFWMD) standards to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event. The proposed text amendment requires projects over 2,000 acres requesting Neighborhood Commercial uses and the 15% density increase to demonstrate surface water storage for two (2) 100 year, 3-day, sequential storm events occurring 15 days apart – well in excess of Policy 95.1.3.

**d. Parks, Recreation, and Open Space**

The non-regulatory standards described in Policy 95.1.3(6)(a & b) require six (6) acres of developed regional park land open for public use per 1000 total seasonal county population for all of Lee County and .8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population. The 2018 Lee County Concurrency Report indicates that there are a total required 4,944 acres of regional parks and 280 acres of community parks and that the available capacity lists 7,081 acres of regional parks and 743 acres of community parks therefore there is available capacity to meet the adopted LOS standard.

**e. Public Schools**

The affected areas are located within the Lee County School District's South Zone, S3. The 2018 Lee County Concurrency Report indicates that the total available capacity for elementary schools was 901 and that the total available capacity for middle schools was 329. There was a deficit of 440 seats for high schools however, this inventory list did not take into account the 500 seats programmed at Bonita Springs High School which opened for the 2018-2019 school year. This results in 60 seats of available high school capacity for the south zone in the 2018-2019 school year.

A letter from the Lee County School District dated June 25, 2019 confirms that the additional units generated by the proposed text amendment do not cause a deficit in school capacity. Additionally, the letter includes a Concurrency Analysis demonstrating capacity for elementary, middle, and high schools.

**f. Fire**

A Letter of Availability dated August 21, 2019 from the Estero Fire Rescue, located at 21500 Three Oaks Parkway Estero, FL 33928 confirms that the station is available to provide fire suppression and non-transport ALS emergency medical services to the areas affected by the text amendment given the proposed increase in density and intensity. It should be noted, that a fire station is planned in proximity to the Property during the next 3-5 years.

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**g. Sheriff**

A Letter of Availability dated June 18, 2019 from the Lee County Sheriff's Office confirms that law enforcement services are available, primarily from the South District Office in Bonita Springs, at the density/intensity described in the proposed request. The letter assures that the increase in units and commercial development does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

**h. EMS**

A Letter of Availability was requested from Lee County's Division of Emergency Medical Services however, the response letter dated June 17, 2019 indicates that EMS service availability is not adequate at this time. The primary ambulance for the location is Medic 21 which is located 10 miles west, this distance triggers the level of EMS service to fall below the existing service standard as described in County Ordinance 08-16. However, a fire station is planned in proximity to the Property in the next 3-5 years and EMS services are expected to be co-located at this location.

**i. Solid Waste**

Lee County utilizes third party contractors to collect solid waste from residential developments and bring the material to the Lee County Resource Recovery Facility. If needed, material can also be brought to the Lee-Hendry Landfill. Service is available to the subject property as demonstrated in a Letter of Availability from the Lee County Solid Waste Division dated June 6, 2019.

**IV. Conclusion**

The proposed text amendment to Policy 33.3.4 of the Lee Plan will allow for a maximum of 100,000 square feet of Neighborhood Commercial uses as well as a 15% density increase, for projects over 2,000 acres for properties designated as Tier 1 in Lee Plan Map 1 Page 4 of 7 and within the EEPKO. The proposed text amendment would service the residential population contained within the boundaries of the currently approved residential planned developments of The Place, Pepperland Ranch, and Verdana, (and the CAM40 parcel pending CPA2019-00005) and has the capacity to service the additional 15% increase in units incentivized at projects over 2,000 acres through the proposed text amendment, as well as the surrounding estate residential units located within Southeast Lee County. The proposed incentive would allow 2,459 units to be located within the Verdana Village project, however, the companion Mixed Use Planned Development (MPD) would limit development to 2,400 units. These areas will see a positive impact as the need to travel west to the Corkscrew Road/I-75 Interchange will be reduced by the provision of neighborhood commercial within the EEPKO.

Greater regional benefits will be provided for in the proposed text amendment which would allow a 15% increase in the allowable density and 100,000 square feet of neighborhood commercial uses for properties over 2,000 acres that provide surface water storage for two (2) 100 year, 3-day, sequential storm events. The incentives promote regional benefits for surface

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water storage that exceed current approvals at the prescribed location. The criteria of Policy 33.3.4 continues to promote the rural character of the area by requiring a 100-foot buffer along Corkscrew Road, 55% indigenous preservation, 60% open space, and a clear intent to promote the environmental health of the area by properly accommodating the cohabitation between people and wildlife.

The proposed text amendment also includes language to protect the existing character of Corkscrew Road by requiring the Neighborhood Commercial uses to share a point of access on the roadway with the residential uses it services. Additionally, the procedures and requirements by which to obtain residential density incentives in the EEPKO as described in Policy 33.3.4 have not been removed therefore no negative impacts to water resources or the environment are anticipated or proposed through this amendment. The proposed text amendment will benefit the communities of the southwestern DR/GR without negatively impacting public health, safety, and welfare.

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## EEPCO Amendment

### Lee Plan Analysis (Exhibit – T6)

The requested text amendments will permit neighborhood commercial and a percentage density increase if the development provides enhanced surface water storage area to support a large residential development within the Environmental Enhancement Preservation Conservation Overlay. Minor text amendments are proposed to Policies 1.4.5 and 6.1.2 to ensure consistency with the substantive text amendment to Policy 33.3.4. A justification is included for each proposed amendment with the strike thru and underlined version of the text amendment. For purposes of this analysis, it is assumed that the text amendment is supported and implemented.

### FUTURE LAND USE ELEMENT

Properties within Southeast Lee County subject to the Environmental Enhancement Preservation Conservation Overlay (EEPCO) retain the underlying Density Reduction Groundwater Resource and Wetland Future Land Use. As a result, the pattern for future development implemented by the Future Land Use Map, Planning Communities Map and Table 1(b) remain in place. Specifically, Table 1(b) currently allocates ±68 acres of commercial and 4,015 acres of residential within the Southeast Lee Planning Community consistent with Policies 1.1.1 and 1.7.6 which requires a demonstration of compliance with the provided acreages at the time of Development Order for any permitted uses. The requested text amendment will utilize this existing acreage for the proposed commercial and residential uses consistent with Policy 1.1.1. An amendment to Policy 1.4.5 is proposed to permit neighborhood commercial uses within the DR/GR only when associated with the EEPCO and a Planned Development with over 2,000 acres which will ensure that any future development is consistent with Policy 1.4.5 and Policy 33.3.4.

The amendment to include neighborhood commercial and an additional 15% residential density within properties over 2,000 acres included in the EEPCO will not negatively impact wetlands or the Wetland FLU, as all requirements of the EEPCO will continue to be achieved or exceeded. As part of the Planned Development required by Policy 33.3.4, a FLUCCS map and associated Protected Species Survey and Indigenous Habitat Management Plan must be submitted identifying the wetlands and other indigenous habitat on-site. The FLUCCS map can be utilized to update the FLU Map and ensures the preservation of high quality wetlands.

In addition, enabling supporting neighborhood commercial uses within EEPCO developments over 2,000 acres and requiring a shared access point with the residential use, promotes a compact growth pattern and a mix of uses that minimizes traffic impacts and vehicle miles traveled consistent with objective 2.1 and its implementing policies. The requirements of Policy 33.3.4 that the development be adjacent to Corkscrew Road, provide central utilities, and secure

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letters of availability from public service providers ensures that necessary public facilities are available to support the residential and commercial uses consistent with objective 2.2 and the implementing policies as well as Standard 4.1.1 and 4.1.2.

The requested 15% increase in residential density for projects over 2,000 acres that provide surface water storage for two (2) 100 year, 3-day, sequential storm events occurring 15 days apart is consistent with Goal 5 and the implementing policies for residential land uses. Policy 1.7.13 establishes the Southeast Lee County Planning Community has various overlays for different development opportunities, including the Environmental Enhancement and Preservation Communities Overlay (EEPCO). Policy 33.3.4 outlines the EEPCO and establishes that additional residential densities are available to properties included within the overlay if it is demonstrated that regional hydrological and wildlife connections can be supported. The densities awarded are “linked” to the Tiers of the Priority Restoration Lands, which also has the effect of directing residential densities to specific locations consistent with the Priority Restoration Tier. By virtue of these various elements working together, Tier 1 Priority Restoration Lands within the EEPCO have been identified as appropriate locations for residential development. It is important to note that all existing Tier 1 properties have been placed into the EEPCO already and are not of an adequate size (2,000 acres) to be eligible for the proposed additional 15% residential density. Only the proposed Verdana Village MPD meets the size criteria, over 2,000 acres, to be eligible for the additional density and commercial intensity proposed in the text amendment. The proposed amendment does not alter this direction and continues to support the clustering of residential development on the Tier 1 lands consistent with Goal 5 and the supporting objectives and policies as well as.

*Goal 5: Residential Land Uses. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.*

The proposed amendment will allow additional densities for Tier 1 properties within the EEPCO that are over 2,000 acres and which provide surface water storage capacity for two (2) 100 year, 3-day, sequential storm events, occurring 15 days apart through the preservation, enhancement and restoration of on-site flowways ensuring consistency is maintained with policy 5.1.5. Consistent with policy 5.1.1, a planned development is required to develop properties within the EEPCO and the zoning process will enable the evaluation of the specific development plan to maintain consistency with policy 5.1.2.

The proposed amendment will also allow 100,000 square feet of neighborhood commercial for Tier 1 properties within the EEPCO that are over 2,000 acres and provide surface water storage capacity for two (2) 100 year, 3-day, sequential storm events occurring 15 days apart through the preservation, enhancement and restoration of on-site flowways. The Corkscrew Road corridor, generally east of Ben Hill Griffin Parkway to Wildcat Farms within a 5 mile radius of the Verdana Village MPD, has or will have over 8,700 residential dwelling units. Commercial goods and

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services are not available within a 5-mile radius of these residences requiring longer trip lengths on Corkscrew Road to the intersection of Ben Hill Griffin Parkway and Corkscrew Road or farther. The addition of Neighborhood Commercial on a Tier 1 property within the EEPCO directs supporting growth to the residential to a specific location consistent with policy 6.1.7 and is an appropriate addition to meet the commercial policies of the Lee Plan.

*POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

By including the potential for neighborhood commercial as part of policy 33.3.4, the use will be co-located with residential development. To secure approval for both uses within the EEPCO, planned development zoning is still required ensuring an evaluation of the commercial uses consistency with policy 6.1.3 will occur. **None of the properties currently approved as Planned Developments within the EEPCO would be eligible for the neighborhood commercial due to the size of the existing projects.** All of the existing Tier 1 properties have been placed into the EEPCO and the Verdana Village MPD is the only project that can meet the proposed size criteria, over 2,000 acres, to be eligible for the proposed Neighborhood Commercial Uses included in the text amendment.

*POLICY 6.1.3: Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:*

- *provide visual harmony and screening;*
- *reduce dependence on the automobile;*
- *promote pedestrian movement within the development;*
- *utilize joint parking, access and loading facilities;*
- *avoid negative impacts on surrounding land uses and traffic circulation;*
- *protect natural resources; and*
- *provide necessary services and facilities where they are inadequate to serve the proposed use.*

The design requirements of policy 33.3.4 will remain in effect which includes the 100-foot buffer for properties adjacent to Corkscrew Road, east of Alico, and the text amendment proposes additional provisions for projects requesting additional residential density and neighborhood commercial uses to provide 56% of the project area in conservation easement, and 65% open space. These requirements are in excess of the current EEPCO requirements and will ensure the continuance of visual harmony and screening as well as the protection of natural resources as originally intended by the EEPCO and promoted by policy 6.1.6. These design characteristics will also ensure the residential and commercial development is clustered in a manner that promotes compatibility with the varying adjacent land uses as required by policy 6.1.4.

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*POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

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

Policy 33.3.4 requires letters of availability to be provided that demonstrate the availability of public services to support the development at the time of zoning. Additionally, connection to central water and sewer service is required. These requirements are not proposed to be amended and ensure future development of neighborhood commercial uses and the supporting residential are consistent with policy 6.1.4.

In addition to requiring the proposed neighborhood commercial to be located on large acreage property, the requested amendment also requires the neighborhood commercial to be located on an access shared by the residential development, spatially connecting the two uses. Together these requirements promote internal capture and protect the carrying capacity of streets consistent with policy 6.1.5.

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

- *frontage roads;*
- *clustering of activities;*
- *limiting access;*
- *sharing access;*
- *setbacks from existing rights-of-way;*
- *acceleration, deceleration and right-turn-only lanes; and*
- *signalization and intersection improvements*

The requested text amendment to increase residential density and promote neighborhood commercial uses within Tier 1 Properties included in the Environmental Enhancement Protection Communities Overlay does not diminish the existing requirements but rather enhances the original intent of the overlay. Currently, the surface water management criteria for a planned development to be approved within the EEPCO states that a hydrological restoration plan and water quality meeting state and federal standards is required. The proposed text amendment would enhance these elements by requiring:

- A project location within the Tier 1 Priority Restoration & a project area over 2,000 acres
- 65% Open Space and 56% placed into Conservation Easement



- Site Specific Hydrological Restoration Plan
  - Identifying connections with off-site flowways
  - Demonstrating additional surface water storage for two (2) 100 year, 3-day, sequential storm events occurring 15 days apart (as occurred in 2017 with Invest 92L and Hurricane Irma)
- Human Wildlife Coexistence Plan addressing the requested commercial uses
- Shared vehicular access for the commercial and residential uses
- Commercial uses consistent with the Lee County Wellfield Protection Ordinance
- Promote the rural character of the DR/GR with single-family (unattached) lot regulations of a minimum average lot depth of 150ft and minimum front yard setback of 40ft.

Crafting the criteria in this manner ensures the project seeking neighborhood commercial uses and additional residential has adequate land area to address the required enhanced surface water storage and appropriately addresses the requested commercial uses as it related to wildlife and water resources consistent with Objective 63.1 and its supporting policies. Two (2) 100 year, 3-day, sequential storm events, occurring 15 days apart promotes larger amounts of water quality treatment and storage volume to be provided as compared to the required 25 year 3-day storm event. Requiring the storage to be incorporated into the on-site flowways and demonstrated in the hydrological restoration plan ensures the developed surface water system mimics a natural system while providing the water quality and storage benefits of two (2) 100 year 3-Day, sequential storm events occurring 15 days apart. Additionally, it is expected that the water quality treatment provided by the on-site flowway restoration is in addition to the water quality treatment provided within the residential and commercial portions of the surface water management system.

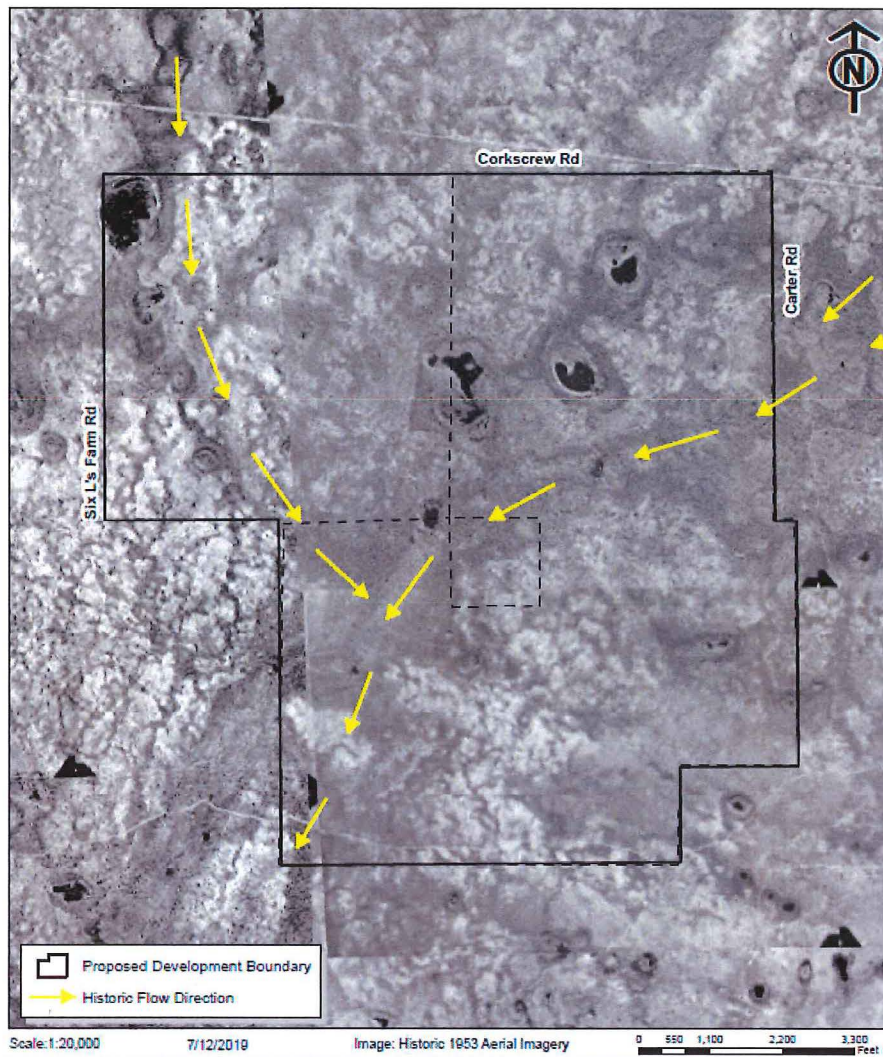
#### Flowway Restoration

The proposed text amendment will be utilized by a concurrent rezoning application, DCI2019-00018, for an over 2,000 acre mixed use planned development. The property is located in area that historically had a large flowway conveying surface water flows from northeast to southwest. This historical flowway was intersected by a smaller, less defined north/south flowway. Collectively these flows establish a flowway system that historically drained and provided stormwater flows to the on-site wetlands and lands located north and east of Verdana Village.

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**Figure 1. Historical Flow**

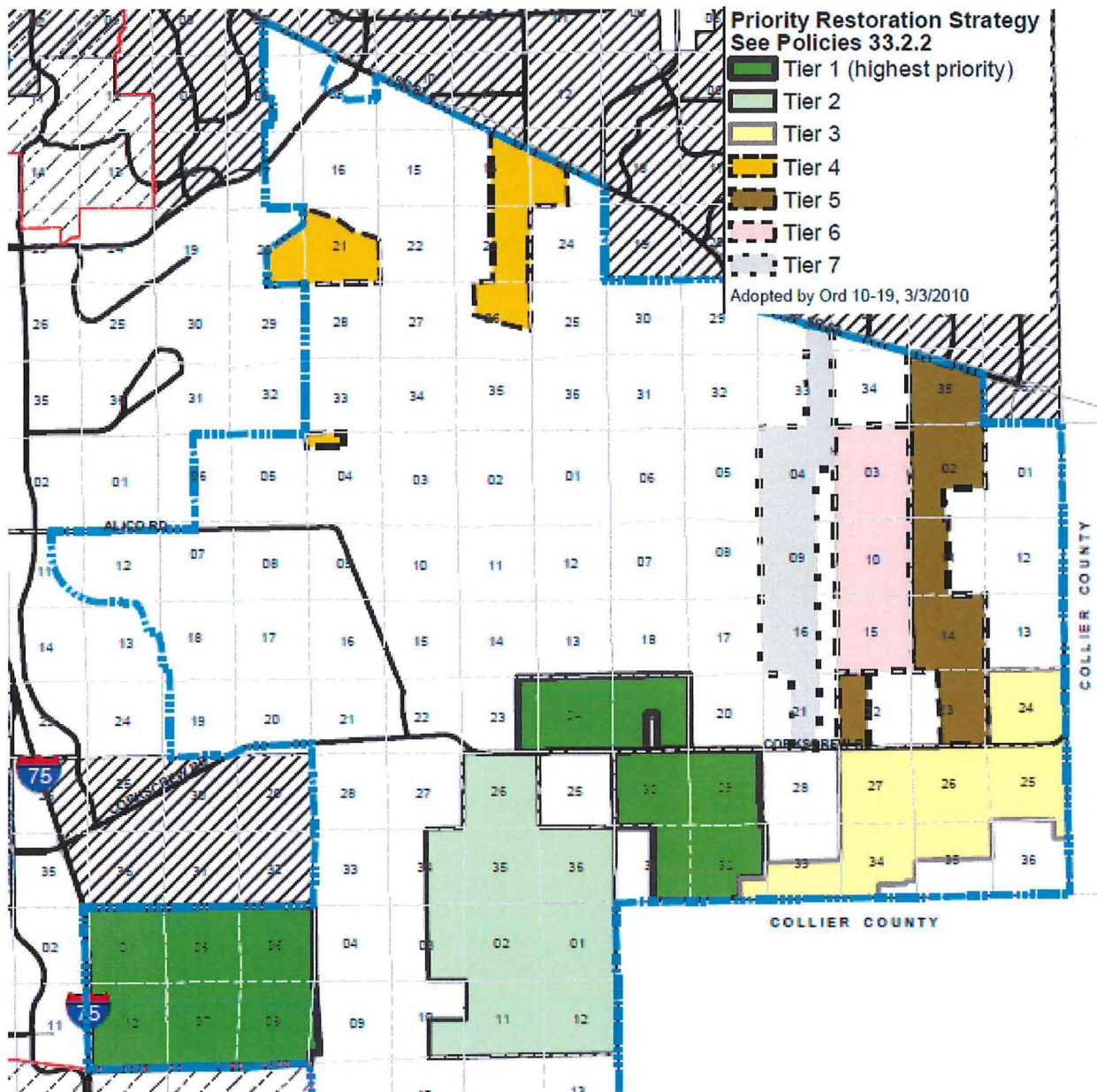
In the existing condition, the over 2,100-acre Verdana Village property that will be utilizing this text amendment has active agriculture activities, with a network of farm ditches and berms. Surface water from the western portion of the property (Pepperland Ranch) currently leaves the property and enters the Six L's Farm Road roadside ditch, and the surface water collected on the eastern portion of the property (Verdana) leaves the property and enters the Audubon property adjacent to southern border. There is small 40 acre centrally located parcel (CAM40) which is currently vacant, heavily wooded, and discharges to the ditches on the eastern portion of the larger surrounding property.

Due to the historical flowway pattern across the property and the existing active agricultural use, the property was identified as a Tier 1 Priority Restoration area in March 2010. At that time, the concept was for public and nonprofit agencies to prioritize the purchase and restoration of properties identified as Tier 1.

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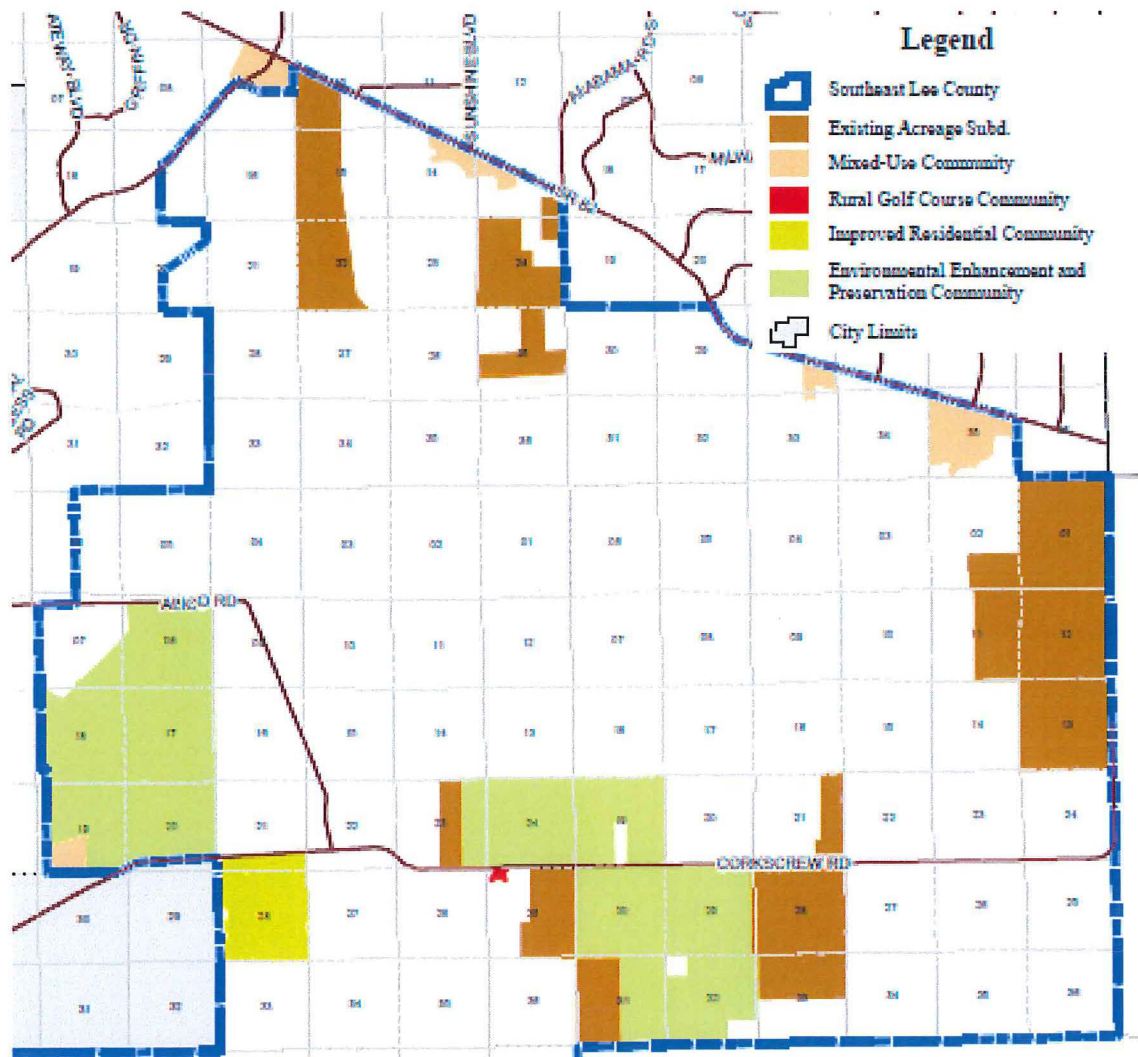


**Figure 2. Priority Restoration Tiers**

However, all of the Tier 1 Properties were owned by private entities and by 2012 no restoration had occurred. As a result of private landowners of Tier 1 properties seeking development entitlements, the Environmental Enhancement Preservation Communities Overlay was adopted into the Lee Plan in 2015. The Overlay and its supporting objectives and policies capitalizes on the original intent of the Tier 1 Priority designation to establish an incentive program for the private landowners to restore these large tracts of land in exchange for residential density. Since that time, a majority of the Tier 1 Properties have been included within the EEPC Overlay via privately initiated Map Amendments to the Lee Plan. The final 40-acre (CAM40) piece was transmitted for state review on September 18<sup>th</sup> 2019.

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**Figure 3. Southeast DR/GR Residential Overlay**

In keeping with the intent of the EEPKO to restore regional hydrological and wildlife connections, the proposed development design for DCI2019-00018, maintains the existing indigenous upland and wetland areas within Verdana Village and proposes to restore the surrounding areas to hydrologically re-connect and incorporate existing indigenous habitat into the proposed flowways consistent with Policies 54.1.2., 60.4.2., 61.2.4., 123.2.6 and Objective 61.2. The project also proposes to construct 2 physical hydraulic connections that would interconnect the proposed flowways on the subject property with surrounding properties consistent with policy 123.1.5. A third interconnect will be available for future connections by the County.

1. An interconnection is proposed within the northwest corner of Verdana Village and aligns with the existing community, The Place. In this location at The Place is an eastern flowway, the applicant as part of the MPD application is proposing to construct flowway culverts under Corkscrew Road. This physical improvement will interconnect the existing flowway at The Place with the proposed flowway on Verdana Village.

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2. An interconnection is proposed along the central portion of the eastern boundary of Verdana Village and aligns with the existing conditions along Carter Road. Physical infrastructure is proposed under Carter Road to intercept surface water from a historical flowway and route it into the Verdana Village property instead of flooding roadside ditches along Carter Road.
3. Infrastructure supporting a future third interconnection has been offered along the northeast property boundary and can be made after Lee County constructs the appropriate water quality treatment infrastructure.

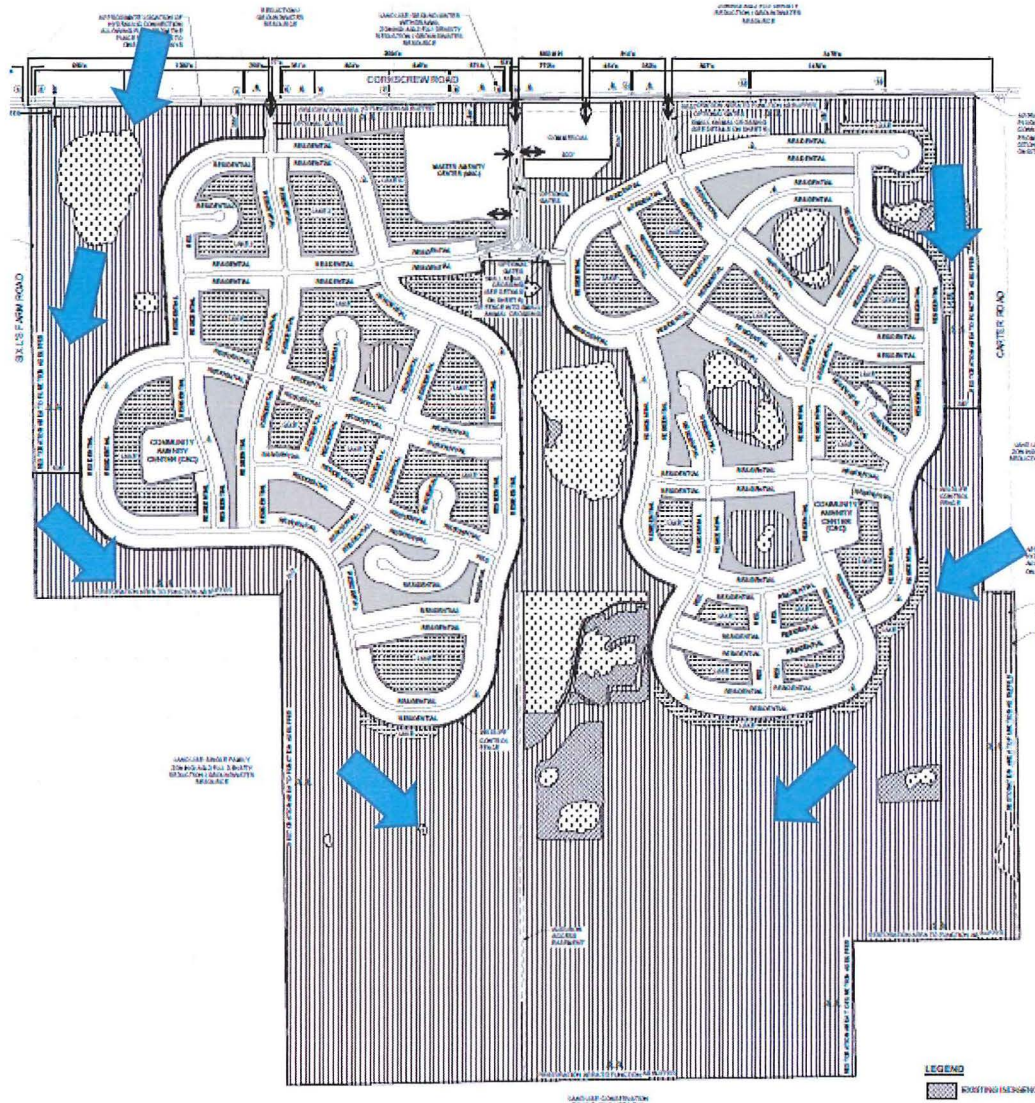
These interconnections and improvements are consistent with policy 123.1.5 and are proposed by the applicant despite being included in the existing proportionate share calculation for the improvement of Corkscrew Road. The applicant will not seek reimbursement credit for providing these improvements. The interconnections to route off-site surface water into the Verdana Village flowways promote the restoration of regional flowways providing a regional benefit to the Imperial River Watershed. Additionally, the restoration of historic flowways with off-site connections promotes the appropriate direction and path for surface water rather than continuing to rely on the existing roadside ditches along Corkscrew and Carter Roads. It should also be noted that the existing outfall to Six L's Farm Road is proposed to be removed by the Verdana Village project also improving the existing conditions of the roadside ditches in this location.

The proposed flowways within the Verdana Village project travel down the eastern and western sides of the property around the development footprint, and propose surface water to be stored in the southern portion of the property, and ultimately discharge via a control structure to the public conservation lands to the south consistent with 123.1.5.

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**Figure 4. Verdana Village Master Concept Plan – Proposed Flowways**

The proposed residential and commercial development areas will have a surface water management system comprised of swales, lakes, and dry detention areas. These features will collect, store, treat, and control discharge of the runoff generated within the development pods to the proposed flowways. Surrounding the overall residential and commercial development pods is a flowway restoration area comprised of the existing preserved indigenous habitat and multiple basins designed to further treat, detain, and convey water consistent with polies 60.1.3, 60.4.1., and 123.1.1

After surface water is stored within the southern portion of the Verdana Village project, it will be discharged south into the Panther Island Mitigation Bank. At this point, an electronic wier and stormwater control mechanism is proposed to control the release of water to acceptable levels. Maintenance of the electronic wier and control mechanism will be assigned to the Verdana

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Village CDD allowing Lee County to control the weir operation and stormwater discharge – also a regional benefit to the Imperial River Watershed.

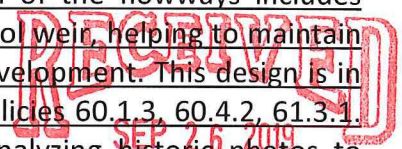
Increased Benefits

The proposed flowway design utilizes the existing EEPKO policies and standards as a baseline and enhances these requirements by providing additional storage of surface water for longer periods of time before leaving the property.



**Figure 5. Verdana Village Indigenous Habitat Management Plan**

As demonstrated by the Indigenous Habitat Management Plan submitted with DCI2019-00018 the existing indigenous areas are preserved and included within the proposed flowways consistent with policies 123.3.1 and 123.3.1. The physical design of the flowways includes multiple individual basins which are separated by a berm and control weir, helping to maintain water levels consistent with those seen prior to the agricultural development. This design is in excess of the current EEPKO policies and supports the intent of policies 60.1.3, 60.4.2, 61.3.1, and 61.3.6. Locations for the flowways were determined by analyzing historic photos to



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determine the locations of flow corridors prior to the primarily agricultural development in the area consistent with policy 60.1.2., 60.4.3 These flow-ways have been designed to mimic the historic flow patterns of the region, reconnect flow paths that were altered during the previous agricultural development of the properties, and increase water levels back to estimated historic levels. It is expected that these flow-ways will also be utilized as wildlife corridors, providing interconnections from the north and east, through the subject property and the Panther Island Mitigation Bank to the south. Restoring the flowways with indigenous plantings to promote wildlife habitat is consistent with the intent of the EEPKO as well as policy 123.12.1

The flow-way basins are designed to accommodate 2, 100-year, 3-day sequential storm events occurring 15 days apart. This design emulates the rainfall seen in 2017 with the occurrence of INVEST 92L, followed shortly thereafter by Hurricane Irma. The vision of Goal 59 is promoted by this design concept by allowing significant volumes of water to be held on-site above and beyond what is typically required, protecting life and property within the watershed as well as increasing groundwater recharge consistent with policy 60.1.1. Approximately 150,000,000 gallons of stormwater are expected to be stored on-site, well in excess of standard design criteria. As a result, surface water will be held longer on-site by controlling discharges between flow-way basins, and off-site from the project providing flood control for downstream properties during severe storm events which is a regional benefit.

In comparison, the existing projects within the EEPKO that are not seeking to qualify for additional residential density or neighborhood commercial are only required to:

1. Identify historic flow pattern
2. Establish the volume of surface water entering the property based on existing conditions
3. Design a path of flow for on-site surface water
4. Calculate the volume of surface water leaving the property
5. Seek approval from Lee County to discharge water into the MS4 System

This process ensures water leaving the property does not flood downstream properties or have negative effects to upstream properties. However, it does not require additional storage of stormwater over longer periods of time to positively benefit wetland hydroperiods, floodplain management, and treatment of stormwater.

#### Utility Service

A majority of the subject property is located within the Lee County Utilities Service Area as depicted on Lee Plan Maps 6 and 7 consistent with Policies 53.1.1 and 56.1.1. The 40 acre CAM40 parcel, is not within the service area; however this parcel is being environmentally restored to support the proposed flowways and utility service is not needed. A letter of availability has been received from Lee County Utilities indicating capacity is available to provide service to the project consistent with Policies 53.1.2 and 56.1.2. Maintaining the provision of central water and sewer also ensures consistency with Goal 63 by ensuring groundwater levels are not reduced in close proximity to the existing county wellfields. The applicant has agreed to connect to reuse service if available at the time of the first development order consistent with the intent of the EEPKO Overlay as well as Policies 54.1.6 and 54.1.11.

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To reduce the consumption of potable water and generation of wastewater, the applicant has proposed a project design and conditions that prioritize native habitat consistent with the intent of the EEPCO. The residential areas are clustered in a smaller footprint and generally small lot size to reduce irrigation area and water usage. Additionally, a central irrigation system is proposed to be controlled by the future HOA to eliminate overuse of water resources consistent with Goal 57. Over 1,000 acres of restoration are provided via the on-site flowways as described by DCI2019-00018. These areas will be restored through grading and indigenous plantings, which will not require irrigation. Additionally, the applicant has proposed conditions which ensures a minimum 75% native plantings are utilized in all required planting areas. These design features are consistent with Goal 57 to conserve water resources as well as policy 54.1.3.

After the restoration of the flowways, a conservation easement will be recorded protecting the area in perpetuity and maintenance will be assigned to the property association or CDD ensuring the long term management of exotic vegetation consistent with policy 123.2.9. While the proposed grading and indigenous plantings promote 2 flowways on the subject property, these areas are also expected to be used as wildlife habitat consistent with policies 123.4.1., 124.4.4., 123.10.3 and 123.11.5 To appropriately address wildlife expected to utilize the property, a human wildlife coexistence plan has been prepared for the indigenous preserve areas and includes compatibility with the neighborhood commercial uses consistent with policies 123.3.3., 123.11.7, and 123.12.2. A protected species management plan has also been provided for gopher tortoise and wood stork demonstrating consistency with policies 123.8.1 and 123.10.2.

The proposed text amendment interlinks the residential units of the EEPCO and the neighborhood commercial to ensure an appropriate number of roof tops are available to support the commercial. The Lee Plan Glossary defines neighborhood commercial as uses that provide for the sale of convenience goods and personal services with a maximum of 100,000 SF. Including this text in this location of the policy, requires the neighborhood commercial and the residential units to be permitted together, presumably through a Mixed Use Planned Development due to the number of residential units required and the SF range for neighborhood commercial. As a result, at the time of the planned development, staff will be able to review the location of the commercial uses and determine the appropriate orientation to Corkscrew Road and the proposed residential. Finally, the requirements for a 100 ft buffer adjacent to Corkscrew and 65% open space in the overall project, along with the restoration requirements, will remain in effect for the overall MPD. The companion MPD, DCI2019-00018, demonstrates that portions of the northern development areas are within Lee County's wellfield protection zones. Consistent with Objective 63.1, the proposed text amendment includes language to clarify that commercial uses must be consistent with the Lee County Wellfield Ordinance. Additionally, the MPD application clarifies that pretreatment will be provided for residential lakes 1, 2 and 3, as shown on the Master Concept Plan, to maintain consistency with the Lee County Wellfield Protection Ordinance. Additionally a detailed proposed water quality monitoring program has been included in the companion zoning case to ensure the proposed development maintains consistency with Goal 63 and its supporting objectives and policies.

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COMMUNITY DEVELOPMENT

CPA 2019-00008

Neighborhood Commercial

To support the requested text amendment, a Needs Analysis for the Neighborhood Commercial proposed by the text amendment was prepared by Maxwell, Hendry & Simmons and is included in the supporting data and analysis. The analysis evaluated a maximum of 100,000 square feet consistent with the proposed text amendment as well as an additional 100,000 square feet that is pending a concurrent comprehensive plan and planned development rezoning in a separate application. The analysis utilizes a regional methodology to evaluate the number of units (at build out) and the anticipated population within the 5-mile radius. The report describes the number of units of the permitted residential planned developments and surrounding estate residential communities as approximately 8,700 dwelling units. Demographic data from the current development pattern in this area is provided to support the conclusion that the primary residents of the area are anticipated to be families, not retirees. Utilizing a household size of 2.75 persons per household, which reflects a family with children, the expected population of the East Corkscrew area is approximately 24,000 people at build-out. Without the proposed text amendment this population will drive a minimum of 7 miles to obtain neighborhood commercial goods and services, putting additional trips on Corkscrew Road into the heart of the Village of Estero.

As described by the Maxwell, Hendry & Simmons analysis, the population is sufficient to support a ratio of 450 square feet of commercial space per household or 3.9 million square feet of commercial for the 5,600 dwelling units. Therefore, the potential 200,000 square feet of neighborhood commercial can be supported by the expected residential in the area. Consistent with Goal 158 and its supporting objectives and policies, the proposed text amendment would be fiscally beneficial to the area which has a demonstrated need for more commercial space. The proposed text amendment would also support a positive business climate by increasing the number of employment opportunities available in Southeast Lee County.

The permitting of the neighborhood commercial uses with the residential density promotes the co-location of uses that support each other and promotes a 25% internal capture rate. The neighborhood commercial uses will improve existing and future traffic on Corkscrew Road by providing an alternative for commercial trips. The neighborhood commercial would reduce the traffic to the existing commercial plaza at Ben Hill Griffin Parkway and Corkscrew Road through the diversion of trips to less congested segments. Additionally, the traffic light installed at Bella Terra and WildBlue will further improve traffic on Corkscrew Road by allowing Bella Terra residents to safely exit their community and requiring safer speeds on the Corkscrew corridor. The mix of uses and intensity that will be established by the proposed text amendment is consistent with objective 33.2 and its supporting Lee Plan policies.

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COMMUNITY DEVELOPMENT

CPA 2019-00008



LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY

DATE: SEPTEMBER 24, 2019

TO: MARY MCCORMIC  
Technician Senior

FROM: CINDY C. LEAL BRIZUELA

FIRM: MORRIS-DEPEW ASSOCIATES, INC.

ADDRESS: 2914 CLEVELAND AVE

ADDRESS: FORT MYERS, FL 33901 -

PHONE#: (239)337-3993 FAX: (239)337-3994

E-MAIL ADDRESS: CBRIZUELA@M-DA.COM

PROJECT NAME: EPCO COMMERCIAL TEXT AMENDMENT/VERDANA VILLAGE MPD

PREVIOUS PROJECT NAME(S): PEPPERLAND RANCH RPD AND VERDANA MPD

STRAP NUMBER(S): APPLICABLE TO ALL TIER 1 PROPERTIES OF EEPC OVERLAY\*

PRIOR STRAP NUMBER(S) (IF ANY): \*MPD STRAPS: 30-46-27-00-00001.0000, 29-46-27-00-00001.0000, 32-46-27-00-00001.1000, 31-46-27-00-00001.1000, AND 32-46-27-00-00001.0000

LOCATION/SITE ADDRESS: SOUTHEAST LEE COUNTY PLANNING COMMUNITY

PURPOSE OF LETTER:

- DEVELOPMENT ORDER SUBMITTAL
- FINANCING
- EFFLUENT REUSE
- PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
- OTHER: (PLEASE SPECIFY) COMPREHENSIVE PLAN TEXT AMENDMENT & MIXED USE PLANNED

DEVELOPMENT

PLANNED USE:

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL - ( SINGLE-FAMILY  MULTI-FAMILY)
- OTHER: (PLEASE SPECIFY) \_\_\_\_\_

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: 1 TOTAL SQUARE FOOTAGE: 100,000

RESIDENTIAL UNITS: SINGLE-FAMILY: 2,459 MULTI-FAMILY: N/A

AVERAGE ESTIMATED DAILY FLOW (GPD): SEE BELOW ( WATER  WASTE-WATER) (GPD): \_\_\_\_\_

REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: CALCULATION PROVIDED BY LCU VIA EMAIL FOR 2,400 UNITS AND 100,000 SF OF COMMERCIAL IS 610,000 GPD.

Please e-mail the completed form at [mmccormic@leegov.com](mailto:mmccormic@leegov.com).



COMMUNITY DEVELOPMENT

CPA 2019-00008

August 21, 2019

Dominic Gemelli  
 Project Manager – Budget Department  
 School District of Lee County  
 2855 Colonial Boulevard  
 Fort Myers, FL 33966  
[DominicTG@LeeSchools.net](mailto:DominicTG@LeeSchools.net)

RE: Letter of Availability Request

Mr. Gemelli,

We are requesting a Letter of Availability for a proposed text amendment (CPA2019-00008) that would allow for 100,000 SF of commercial to be located within the Tier 1 properties of the Environmental Enhancement and Preservation Communities Overlay (EEPCO), as well as provide a 15% density increase for properties that are greater than 2,000 acres and provide additional surface water storage for two (2) sequential 3-day 100 year storm events. This would allow for a maximum development of up to 2,459 units to occur as demonstrated in the table below. The units are being limited to 2,400 units via DCI2019-00018.

Project	Approved Dwelling Units	Maximum Dwelling Units	Notes
Pepperland	638	2098	Approved per Z-17-013
Verdana	1,460		Approved per Z-18-010
CAM40		40	Pending Map Amendment (CPA2019-00005)
<b>Subtotal</b>	<b>2,098</b>	<b>2,138</b>	
15% Density Increase		320.7	Proposed Text Amendment (CPA2019-00008)
<b>TOTAL</b>		<b>2,458.7</b>	<b>Limited to 2,400 per Verdana Village MPD (DCI2019-00018)</b>

The STRAPs for the Verdana Village MPD are follows; 30-46-27-00-00001.0000, 29-46-27-00-00001.0000, 32-46-27-00-00001.1000, 31-46-27-00-00001.1000, and 32-46-27-00-00001.0000



An exhibit delineating the subject parcels as well as Lee Plan Maps 1 (page 4 of 7) and 17 have been included to facilitate your review.

If any additional information is needed please let me know.

Thank you,

A handwritten signature in blue ink that reads "Cindy Leal Brizuela". The signature is written in a cursive style with a large initial "C" and a stylized "B".

Cindy Leal Brizuela  
Assistant Planner

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SEP 26 2019

COMMUNITY DEVELOPMENT

CPA 2019-00008

August 21, 2019

Mr. Benjamin Abes  
 Chief  
 Lee County Emergency Medical Services  
 14752 Six Mile Cypress Parkway  
 Fort Myers, FL 33912

RE: Letter of Availability

Chief Abes,

We are requesting a Letter of Availability for a proposed text amendment (CPA2019-00008) that would allow for 100,000 SF of commercial to be located within the Tier 1 properties of the Environmental Enhancement and Preservation Communities Overlay (EEPCO), as well as provide a 15% density increase for properties that are greater than 2,000 acres and provide additional surface water storage for two (2) sequential 3-day 100 year storm events. This would allow for a maximum development of up to 2,459 units to occur as demonstrated in the table below. The units are being limited to 2,400 units via DCI2019-00018.

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Fort Myers | Tallahassee | Destin

LC26000330

**CPA 2019-00008**

An exhibit delineating the subject parcels as well as Lee Plan Maps 1 (page 4 of 7) and 17 have been included to facilitate your review.

If any additional information is needed please let me know.

Thank you,

A handwritten signature in blue ink that reads "Cindy Leal Brizuela". The signature is written in a cursive style with a large initial "C" and a stylized "Z" at the end.

Cindy Leal Brizuela  
Assistant Planner

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COMMUNITY DEVELOPMENT  
CPA 2019-00008

August 21, 2019

Ms. Brigitte Kantor  
 Public Utilities Manager  
 Lee County Solid Waste Division  
 P.O. Box 398  
 Fort Myers, FL 33902  
[BKantor@leegov.com](mailto:BKantor@leegov.com)

RE: Letter of Availability

Ms. Kantor,

We are requesting a Letter of Availability for a proposed text amendment (CPA2019-00008) that would allow for 100,000 SF of commercial to be located within the Tier 1 properties of the Environmental Enhancement and Preservation Communities Overlay (EEPCO), as well as provide a 15% density increase for properties that are greater than 2,000 acres and provide additional surface water storage for two (2) sequential 3-day 100 year storm events. This would allow for a maximum development of up to 2,459 units to occur as demonstrated in the table below. The units are being limited to 2,400 units via DCI2019-00018.

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Thank you,

A handwritten signature in blue ink that reads "Cindy Leal Brizuela". The signature is written in a cursive, flowing style.

Cindy Leal Brizuela  
Assistant Planner

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**CPA 2019-00008**

**MORRIS**

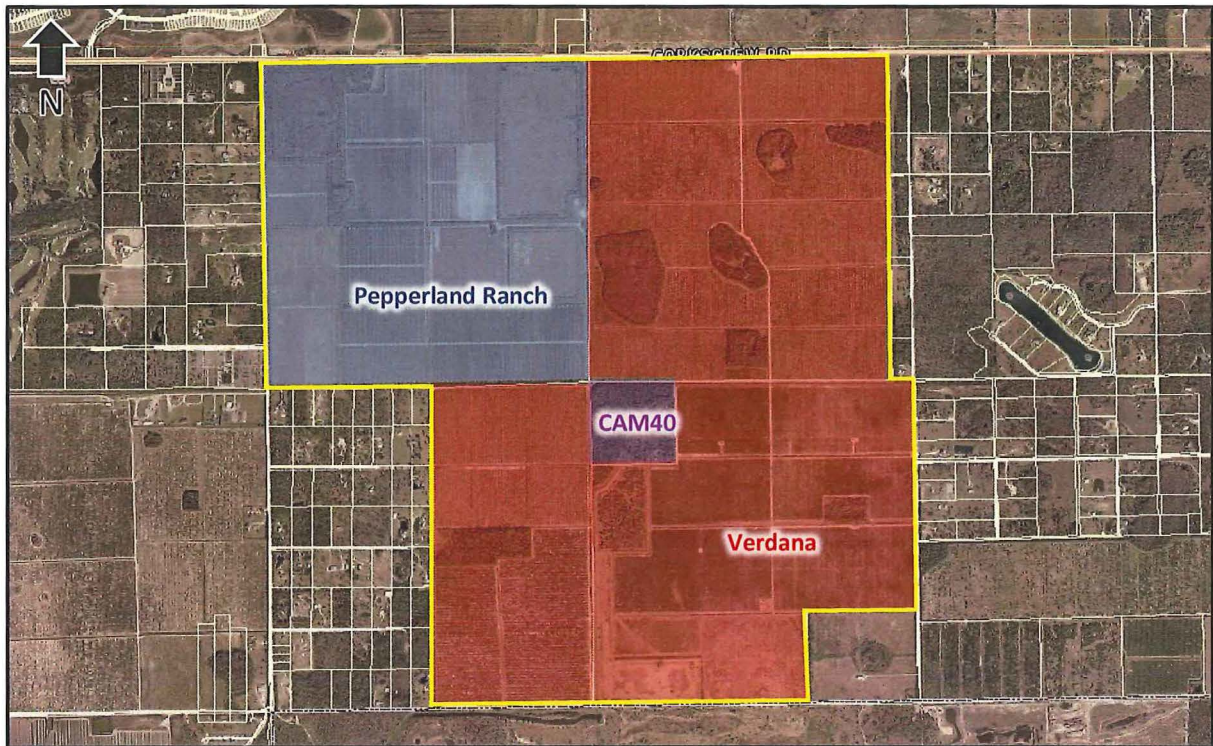
**DEPEW**

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**Verdana Village**  
**Mixed Use Planned Development**  
Property Map



**Pepperland Ranch**

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

**CAM40**

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

**Verdana**

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

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SEP 26 2019

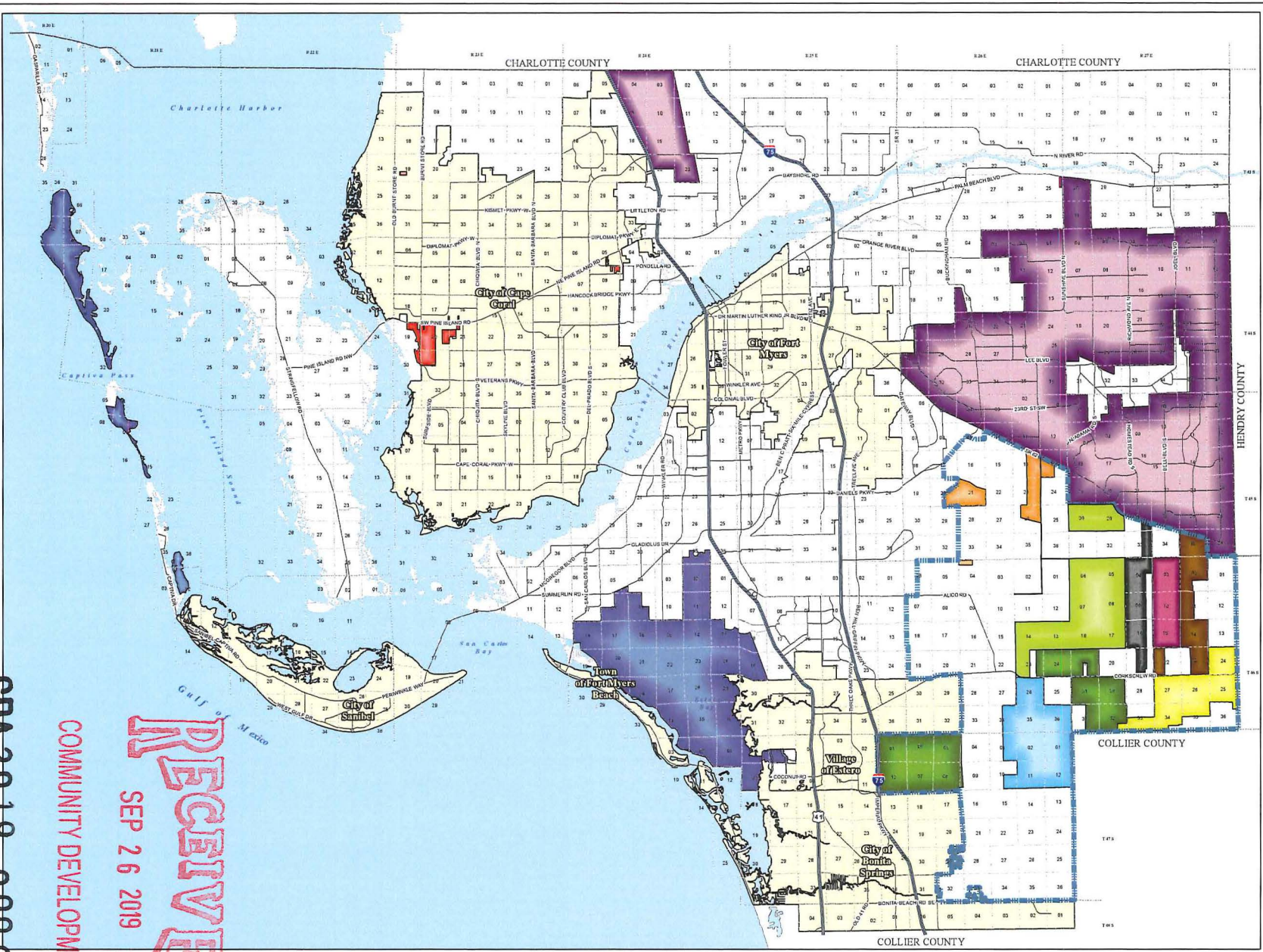
COMMUNITY DEVELOPMENT

# SPECIAL TREATMENT AREAS

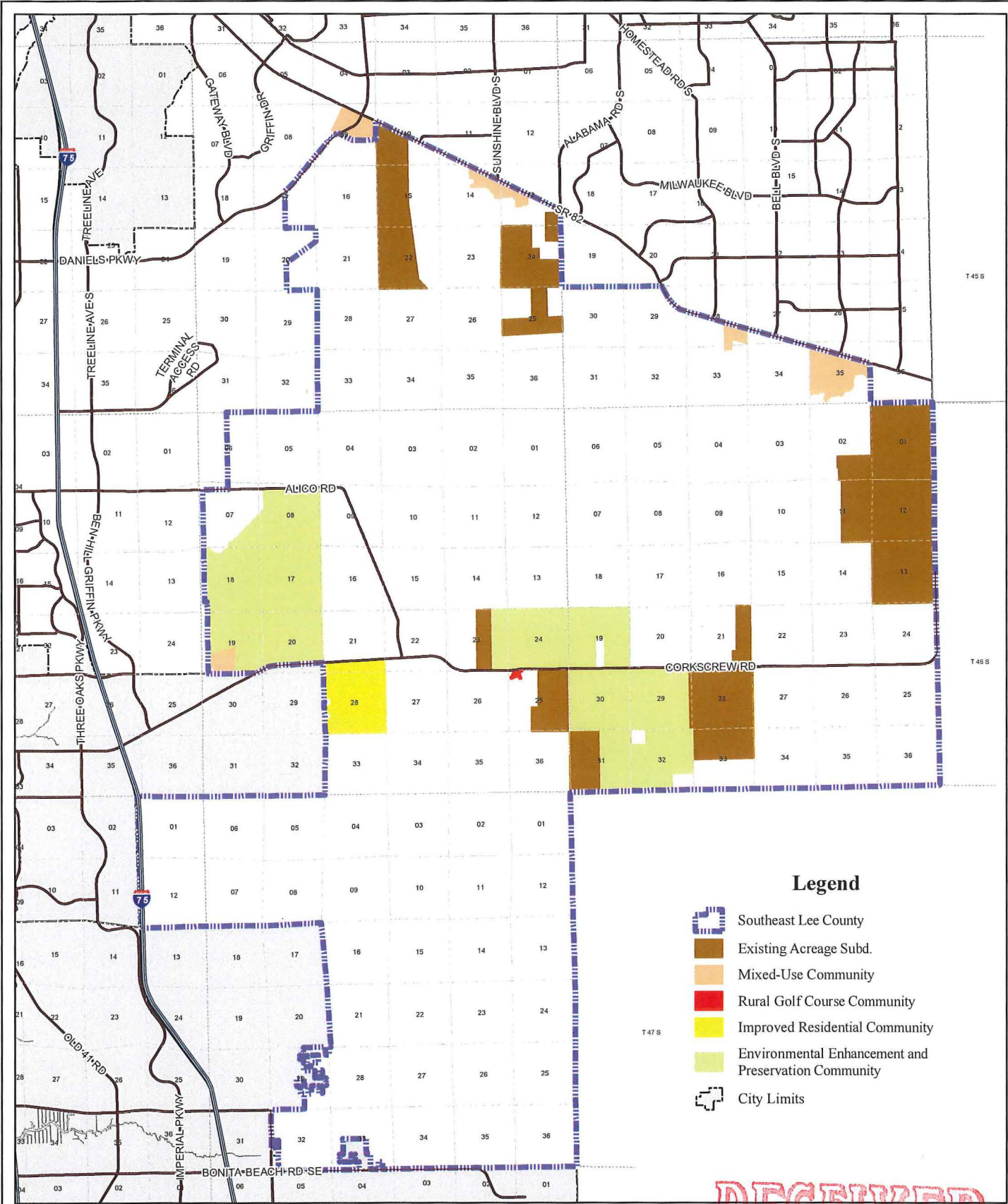
- Urban Reserve**  
Ordinance No. 89-02, 93-25, 18-18
- Privately Funded Infrastructure**  
Ordinance No. 89-02, 92-35, 18-18
- Public Acquisition\***  
Ordinance No. 91-19, 10-19, 18-18
- Airport Mitigation Overlay**  
Ordinance No. 04-16, 19-02
- Priority Restoration Strategy**  
See Policy 33.2.2
- Tier 1 (highest priority)
- Tier 2
- Tier 3
- Tier 4
- Tier 5
- Tier 6
- Tier 7
- Ordinance No. 10-19
- Southeast Lee County
- County Line
- City Limits










Map Generated: May 2019  
 City limits current to date of map generation  
 \*Because of the dynamic nature of land acquisition, portions of the land shown are publically owned at the time of printing.



CPA 2019-00008  
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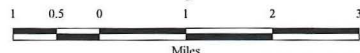
**Legend**

-  Southeast Lee County
-  Existing Acreage Subd.
-  Mixed-Use Community
-  Rural Golf Course Community
-  Improved Residential Community
-  Environmental Enhancement and Preservation Community
-  City Limits



Map Generated: April 2018  
 City Limits current to date of map generation

Adopted by Ords 10-19, 10-21 (3/3/10), & 10-43 (11/1/10)  
 Amended By: 12-24, 14-21, 15-13, 15-14, 17-06, 17-23, 17-24



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**SOUTHEAST DR/GR**  
**RESIDENTIAL OVERLAY**

COMMUNITY DEVELOPMENT  
 Lee Plan Map 17

**CPA 2019-00008**

***Carmine Marceno***  
**Sheriff**



***"Proud to Serve"***

**State of Florida**  
**County of Lee**

August 27, 2019

Cindy Leal Brizuela  
Morris-Depew Associates  
2914 Cleveland Ave.  
Fort Myers, FL 33901

Ms. Leal Brizuela,

A proposal text amendment to the Lee Plan that would 1) allow for 100,000 square feet of commercial development to be located within the Tier 1 properties of the Environmental Enhancement and Preservation Communities Overlay, 2) provide a 15% density increase for properties that are greater than 2,000 acres and 3) provide additional surface water storage for two sequential 3-day 100 year storm events does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

This change would allow for a maximum development of up to 2,459 units at the Pepperland Ranch and Verdana sites currently located within the boundaries of the Tier 1 EEPKO properties, as well as the CAM40 parcel pending CPA2019-00005.

The STRAPs for Verdana are 29-46-27-00-00001.0000, 32-46-27-00-00001.1000 and 31-46-27-00-00001.1000; the STRAP for Pepperland Ranch is 30-46-27-00-00001.0000; and the STRAP for CAM40 is 32-46-27-00-00001.0000.

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 that reads "Rich Snyder".

Rich Snyder  
Major, Patrol Bureau

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**COMMUNITY DEVELOPMENT**



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**CPA 2019-00008**



**Estero Fire Rescue**  
21500 Three Oaks Parkway  
Estero, Florida 33928  
(239) 390.8000  
(239) 390.8020 (Fax)  
[www.esterofire.org](http://www.esterofire.org)

August 21, 2019

Cindy Leal Brizuela  
Assistant Planner  
Morris/Depew  
2914 Cleveland Avenue  
Fort Myers, Florida 33901

Re: CPA2019-00008

Ms. Brizuela,

This correspondence will serve as notice of service availability for the above listed text amendment. This includes the proposed 100,000 square feet of commercial and 2,459 dwelling units. Estero Fire Rescue will provide fire suppression and non-transport advanced life support EMS service for the following strap numbers Pepperland Ranch 30-46-27-00-00001.0000, CAM40 32-46-27-00-00001.0000, Verdana 29-46-27-00-00001.0000, 32-46-27-00-00001.1000, 31-46-27-00-00001.1000.

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

Respectfully,

Phillip Green  
Fire Marshal

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*"DEDICATED AND DRIVEN FOR THOSE WE SERVE"*

**CPA 2019-00008**



**BOARD OF COUNTY COMMISSIONERS**

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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 18, 2019

Mr. Joseph Cameratta  
TPL-Land-Sub, LLC  
c/o Cameratta Companies, LLC  
4954 Royal Gulf Circle  
Fort Myers, FL 33966

RE: Verdana Village

Dear Mr. Cameratta:

It is my understanding that you have pending comprehensive plan and zoning applications that would result in the merger of the Pepperland Ranch property approved in Zoning Resolution Z-17-013 and the Verdana property approved in Zoning Resolution Z-18-010 with an additional 40 acres that was an enclave in the midst of Verdana and Pepperland. It is also understood that the 40 acres will not be included in the water and sewer franchise area because no units will be built on the 40 acres and there is no need for utilities.

As you have described, the total number of units proposed for the combined projects, now known as Verdana Village, will be a maximum of 2,400 units. The Rezoning Application will also include a request for approximately 100,000 square feet of Neighborhood Commercial along with master and neighborhood amenity tracts.

To assist the County in review of its existing infrastructure capacity in anticipation of the intensity of the proposed Project, County staff has worked with their consultants and your consultant, Patrick Day of DRMP, Inc, to model the capacity in the existing system. The design criteria and methodology was provided by Lee County to perform the hydraulic analysis of the Verdana Village project and the Corkscrew Road force main to the Pinewoods Master Pump Station, see attached report dated September 10, 2019. The County accepts the attached report analysis, findings and conclusions confirming the LCU existing wastewater system has sufficient capacity, including flows and velocity, to service the Verdana Village development downstream from the Project.

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111  
Internet address <http://www.leegov.com>  
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COMMUNITY DEVELOPMENT

CPA 2019-00008

You have requested the County to confirm there is sufficient force main sewer and Three Oaks WWTP capacity to service the Verdana Village development and to identify the required offsite wastewater system upgrades or improvements that must be funded by the Developer for the project. Based on the proposed Project and the agreed upon analysis, the required offsite wastewater system upgrades or improvements funded by the Developer will only consist of the utility extensions shown on the previously approved LDO2018-00310 for the Verdana property.

If the Project is approved at the proposed intensity, the County will not delay or deny Verdana Village construction or cap the future issuance of Verdana Village building permits due to any future Lee County wastewater system upgrades or improvements. However, in situations resulting from natural or manmade disasters, temporary holds on new services within the service area, not limited to Verdana Village, may be required. The County will have sufficient capacity in the system or has plans for future capacity improvements that will make the necessary modifications to the system to be able to provide service to Verdana Village.

Sincerely,



Pamela Keyes, P.E.  
Lee County Public Utilities Director

c: Neale Montgomery, Pavese Law  
Ray Blacksmith, Cameratta Companies  
Patrick Day, DRMP  
Michael Jacob, County Attorney's Office  
Glen Salyer, County Manager's Office  
Mark Sunyak, P.E., LCU  
Nathan Beals, LCU

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**PRINCIPALS**

Wayne D. Chalifoux  
 Donaldson K. Barton, Jr.  
 Glenn J. Lusink  
 Jon S. Meadows  
 Mark D. Prochak  
 Mark E. Puckett  
 Lawrence L. Smith, Jr.



September 10, 2019

**DRMP Job #:**

Nathan Beals  
 Lee County Utilities  
 1500 Monroe Street  
 Fort Myers, FL 33901

**Subject: Hydraulic Analysis Verdana Village and The Corkscrew Road Force Main to the Pinewoods Master Pump Station**

Dear Mr. Beals:

This Report is to provide the results of the hydraulic model that DRMP prepared to determine the effects of the proposed sewer flow from Verdana Village through the force main system on Corkscrew Road and emptying into the Pinewoods Master Pump Station (MPS). We performed the modeling using Water CAD Version 8. Lee County Utilities (LCU) provided the following guidelines some of which were revised from those guidelines that were used to design the Pinewoods MPS. These guidelines include the following:

- Use a peaking Factor of 2.5 (per the Utilities Design Manual). This is a revision to the Pinewoods MPS modeling.
- Use a C-Factor on the 10" and 12" force mains of 130 (due to the material and age). This is a revision to the Pinewoods MPS modeling.
- Create a model with the 60% flow condition and not with the additional caveat of 60% pump stations operating.
- Assume a 10-inch force main to extend from Verdana Village to the existing 10-inch main at the entrance to The Place. The remainder of the force main system is existing and would not be altered for the modeling.
- Do not address the effects of the Verdana Village flows on the pump stations downstream of the Pinewoods MPS.

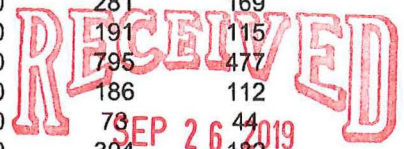
We were provided instructions to evaluate the system with the following scenarios:

1. 100% of Verdana Peak Flows only.
2. Sufficient number of pump stations running to the Pinewoods MPS to pump at least 60% of the total peak flow.

The following chart was used establish the 100% and 60% flows and is based on the requirements for establishing flow found in the Lee County Design Manual. The Design Manual states that the number of residents per multi-family units is 2.0, the number of residents per single family units is 2.5, and the flow per resident is 100 GPD.

Table 1 – Design Flows

Name of Development	Multi Family Units #	Single Family Units #	Population	ADF (GPD)	Peak Hour Factor	100% Peak Hour Flow (GPM)	60% PHF (GPM)
Verdana Village*		2400	6000	610000	2.50	1059	635
The Place		1325	3312.5	331250	2.50	575	345
Corkscrew Shores		647	1617.5	161750	2.50	281	169
Corkscrew Preserve		441	1102.5	110250	2.50	191	115
Bella Terra	336	1563	4579.5	457950	2.50	795	477
Wildcat Run	98	351	1073.5	107350	2.50	186	112
Grandezza		169	422.5	42250	2.50	78	44
WildBlue		700	1750	175000	2.50	304	182
<b>Total Projected Flow</b>			<b>12108</b>	<b>1210800</b>		<b>3465</b>	<b>2079</b>



COMMUNITY DEVELOPMENT

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\*Includes 10,000 GPD from 100,000 SF of Retail. F.A.C. requires 0.1 gpd/sf.

LCU requires scenarios where a minimum of 60% of the flow be maintained in the Corkscrew Sewer System. From the table above, the 60% flow is required is 2079 GPM.

#### Background

Verdana Village is a proposed development on Corkscrew Road approximately 11,000 linear feet east of the existing development called The Place. At buildout Verdana Village will have 2400 single family units and 100,000 SF of retail space. A 10-inch force main has already been approved to be constructed in the Corkscrew Road ROW to connect from Verdana Village to the existing 10-inch force main that serves The Place. At this point, the flow from The Place is transmitted through a combination of 10-inch and 12-inch force mains to the newly constructed Pinewoods Master Pump Station (MPS). For purposes of this analysis, LCU did not require any modeling on the effects of the additional flow from Verdana Village on the Pinewoods MPS nor any of the downstream force main system. It is our understanding that any issues caused by the additional flow from Verdana Village affecting the Pinewoods MPS or the transmission system downstream of the MPS would be the responsibility of LCU to identify and correct. We are also aware that LCU is proposing a new Wastewater Facility (WWTF) in the area, most likely on Alico Road, and that ultimately the wastewater will end up being transmitted to this new WWTF. This future scenario is not part of this report.

#### Analysis

The model created depicts the force main system in Corkscrew Road from Verdana Village to the Pinewoods MPS as well as a master pump station for each of the seven developments along the way. Five different scenarios were created in this modeling effort to depict various pump station interfaces and they are described below. Also, in each section we provide the results of the modeling scenario and call out any adverse situations. The modeling is based on the following assumptions:

- We are treating the flow out of the Verdana Village Development as a single Master Pump Station. There may be two MPSs at Verdana Village.
- VFD drives will be installed in the Verdana Village MPS to reflect the varying pressures to overcome and flows to be delivered.
- The 60% flow condition was determined to be met by showing that 60% of the overall flow was being delivered to the Pinewoods MPS and not necessarily 60% flow from each of applicable developments. For instance, the 60% flow condition for Wildcat Run is 112 GPM, but in effect when the Wildcat Run MPS is operational, it pumps over 600 GPM. This is because the pumps were designed to pump all the way to the Three Oaks WWTF and with the addition of the Pinewoods MPS, the pumping distance and the dynamic head have been dramatically decreased.
- The Verdana Village MPS was modeled using an elevated reservoir. The MPS has not been designed nor the pumps selected. Modeling it with a reservoir provides the design parameters necessary for modeling purposes. Raising and lowering the reservoir reflects a pump with a VFD.
- The LCU maximum acceptable velocity in a pipe is 8.0 ft/s.
- The design capacity at the Pinewoods MPS is 2500 GPM with two pumps operating at full speed.

The results of the modeling are provided in the descriptions below and in the Exhibits attached. As stated above, the pump stations near the Pinewoods MPS pump much more flow than originally designed because they were designed to pump all the way to the Three Oaks Wastewater Treatment Facility and now they have a much shorter distance to pump. However, at some point, these pump stations will have to pump to the proposed new East Wastewater Facility and the operating points for these pumps may be closer to their original design points.

#### Scenario 1

Scenario 1 is a single Verdana Village MPS delivering 100% flow with no other pump stations operating. While there may eventually be two pump stations at Verdana Village, the concern of this modeling exercise is the pipe sizes on Corkscrew Road so for simplicities sake, only one MPS was included for Verdana Village delivering all the flow. To deliver 100% of the Peak Hour Flow of 1059 GPM, it will be necessary to have a pump that while operating at full speed can operate at a Total Dynamic Head (TDH) of 247 feet. At this flow and head the velocity in all pipes are within acceptable limits.



**Scenario 2**

Scenario 2 is a 60% flow scenario with the following pump stations operating: Wildcat Run, Bella Terra, and Corkscrew Preserve Pump Stations 1 and 2. All other Pump Stations are off. The required 60% flow from Verdana Village is 635 GPM and the head that the VFD drives will be pumping against to achieve this flow is 171 feet. In this scenario the total flow from the four operating pump stations and the flow from Verdana Village is 2390 GPM. Here are the results:

Table 2  
Scenario - 60% Run 1

ID	Label	60%	60% Run 1		
		Design Flow (gpm)	Status (Initial)	Flow (gpm)	Pump Head (ft)
2009	Corkscrew Shores MPS	169	Off	0	0
1006	Grandeza East	44	Off	0	0
939	Wildcat Run	112	On	624	46.6
1000	Bella Terra	477	On	527	96.47
2085	Wild Blue 1	182	Off	0	0
2092	Wild Blue 2		Off	0	0
1082	Cork Preserve 1	115	On	304	124.28
1081	Cork Preserve 2		On	300	101.59
2045	The Place MPS	345	Off	0	0
	Verdana Village	625		635	171
	<b>Total</b>			<b>2390</b>	

The results meet the LCU requirements of 60% flow with Verdana Village operating at 60%. No pipes exceeded 8 ft/s.

**Scenario 3**

Scenario 3 is a 60% flow scenario with the following pump stations operating: Corkscrew Shores, Bella Terra, WildBlue #2, and Corkscrew Preserve 1. All other Pump Stations are off. The required 60% flow from Verdana Village is 635 GPM and the head that the VFD drives will be pumping against to achieve this flow is 207 feet. In this scenario the total flow from the three operating pump stations with the flow from Verdana Village is 2484 GPM. Here are the results:

Table 3  
Scenario 3 - 60% Run 2

ID	Label	60%	60% Run 1		
		Design Flow (gpm)	Status (Initial)	Flow (gpm)	Pump Head (ft)
2009	Corkscrew Shores MPS	169	On	746	132.4
1006	Grandeza East	44	Off	0	0
939	Wildcat Run	112	Off	0	0
1000	Bella Terra	477	On	399	123.91
2085	Wild Blue 1	182	Off	0	0
2092	Wild Blue 2		On	416	172.87
1082	Cork Preserve 1	115	On	288	127.67
1081	Cork Preserve 2		Off	0	0
2045	The Place MPS	345	Off	0	0
	Verdana Village	625		635	207
	<b>Total</b>			<b>2484</b>	

The results meet the LCU requirements of 60% flow with Verdana Village operating at 60%. No pipes exceeded 8 ft/s. The flow approaches the maximum capacity of the Pinewoods MP of 2500 GPM.

**Scenario 4**



Scenario 4 is a 60% flow scenario with the following pump stations operating: Grandezza East, Wildcat Run, and Bella Terra. All other Pump Stations are off. The required 60% flow from Verdana Village is 635 GPM and the head that the VFD drives will be pumping against to achieve this flow is 145 feet. In this scenario the total flow from the three operating pump stations and the flow from Verdana Village is 2559 GPM. The reason we ran this scenario was to show that if certain Pump Stations operate at the same time, the two-pump operating capacity of the pumps in the Pinewoods MPS might be exceeded. There is a third pump in the Pinewoods MPS for extreme flows. Also, please note that the pump stations that are on are all operating well above their design flow and this will only be a short-term operating condition. The following are the results:

Table 4  
Scenario 4- 60% Run 3

ID	Label	60%	60% Run 1		
		Design Flow (gpm)	Status (Initial)	Flow (gpm)	Pump Head (ft)
2009	Corkscrew Shores MPS	169	Off	0	0
1006	Grandezza East	44	On	668	53.15
939	Wildcat Run	112	On	613	47.13
1000	Bella Terra	477	On	643	72.12
2085	Wild Blue 1	182	Off	0	0
2092	Wild Blue 2		Off	0	0
1082	Cork Preserve 1	115	Off	0	0
1081	Cork Preserve 2		Off	0	0
2045	The Place MPS	345	Off	0	0
	Verdana Village			635	145.00
	<b>Total</b>			<b>2559</b>	

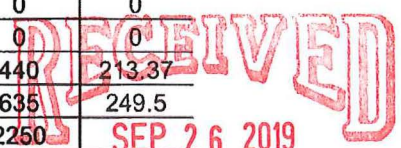
Although the Pinewoods design flow was slightly exceeded, the results for the upstream system meet the LCU requirements of 60% flow with Verdana Village operating at 60%. No pipes exceeded 8 ft/s.

**Scenario 5**

Scenario 5 is a 60% flow scenario with the following pump stations operating: Wildcat Run, Bella Terra, and The Place. We wanted to see what happens with the MPS at the Place when it is in operation and to see what happens to the velocity in 10-inch main to the west of The Place when we modeled the both the MPS of The Place and Verdana Village MPS both in operation. To achieve the 60% flow of 635 GPM at Veranda Village which a peak TDH of 249.5-feet is required under this scenario. In this scenario the total flow from the three operating pump stations and from Verdana Village is 2250 GPM. Here are the results:

Table 5  
Scenario 5- 60% Run 4

ID	Label	60%	60% Run 4		
		Design Flow (gpm)	Status (Initial)	Flow (gpm)	Pump Head (ft)
2009	Corkscrew Shores MPS	169	Off	0	0
1006	Grandezza East	44	Off	0	0
939	Wildcat Run	112	On	632	46.19
1000	Bella Terra	477	On	543	93.06
2085	Wild Blue 1	182	Off	0	0
2092	Wild Blue 2		Off	0	0
1082	Cork Preserve 1	115	Off	0	0
1081	Cork Preserve 2		Off	0	0
2045	The Place MPS	345	On	440	213.37
	Verdana Village			635	249.5
	<b>Total</b>			<b>2250</b>	





In this scenario the MPS at The Place will pump 440 GPM @ 213.37' of head. This is more than the required 60% flow of 345 GPM. The Verdana Village MPS operating at a head of 249.5 feet will deliver 635 GPM is the required 60% of the peak design flow. The velocity in the 10-inch force main in front of The Place is 4.49 ft/s which is very acceptable.

By using the following LCU approved modeling inputs:

- Reduction of the peak factor from the variable "10 States Standards" to a fixed 2.5,
- Increasing the C factor to 130 from previous models, and
- Modifying the design criteria from 60% of the downstream lift stations being on to 60% of the downstream peak flow being considered

we believe that the 10-inch and 12-inch force main system from Verdana Village to the Pinewoods MPS meet the LCU design standards as provided in the LCU Design Manual. However, it is apparent that in the scenarios above some of the pump stations are pumping well above the required design flow. This is due to the fact that the Pinewoods MPS is much closer than the Three Oaks WWTF to which they were originally designed to pump. However, when the new Alico Road WWTF is constructed, these pumps may return to functioning as intended.

If you have any questions, please feel free to call at 239 206-5093.

Sincerely,  
DRMP, Inc.

A handwritten signature in blue ink that reads "Patrick J. Day".

Patrick Day, P.E. # 56709, BCEE  
Senior Engineer

CC: Ray Blacksmith, Cameratta Companies, LLC

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Upstream Flow Development for Pinewoods MPS

Name of Development	Commercial* sf	Multi Family Units #	Single Family Units #	Population #	ADF (GPD)	Peak Hour Factor	Peak Hour (GPM)	60% PHF (GPM)	Accum. Pop. #	Accum Flow GPD	Accum PHF	Peak Hour Flow (GPM)
Verdana Village	100,000		2400	6000	610000	2.50	1059	635	6000	610000	2.50	1059
The Place			1325	3312.5	331250	2.50	575	345	3312.5	941250	2.50	1634
Corkscrew Shores			647	1617.5	161750	2.50	281	168	4930	1103000	2.50	1915
Corkscrew Preserve			441	1102.5	110250	2.50	191	115	6032.5	1213250	2.50	2106
Bella Terra		336	1563	4579.5	457950	2.50	795	477	10612	1671200	2.50	2901
Wildcat Run		98	351	1073.5	107350	2.50	186	112	11685.5	1778550	2.50	3088
Grandeza			169	422.5	42250	2.50	73	44	12108	1820800	2.50	3161
WildBlue			700	1750	175000	2.50	304	182	13858	1995800	2.50	3465
<b>Total Projected Flow</b>				<b>12108</b>	<b>1210800</b>		<b>3465</b>	<b>2079</b>				<b>3465</b>

\*Florida Administrative Code Requires 0.1 GPD/SF of retail space

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Verdana Village Model Results for Sewer Flow to Pinewoods MPS

ID	Label	60% Design Flow (gpm)	Verdana Only			60% Run 1			60% Run 2		
			Status (Initial)	Flow (gpm)	Pump Head (ft)	Status (Initial)	Flow (gpm)	Pump Head (ft)	Status (Initial)	Flow (gpm)	Pump Head (ft)
2009	Corkscrew Shores MPS	169	Off	0	0	Off	0	0	On	746	132.4
1006	Grand East	44	Off	0	0	Off	0	0	Off	0	0
939	Wildcat Run	112	Off	0	0	On	624	46.6	Off	0	0
1000	Bella Terra	477	Off	0	0	On	527	96.47	On	399	123.91
2085	Wild Blue 1		Off	0	0	Off	0	0	Off	0	0
2092	Wild Blue 2	182	Off	0	0	Off	0	0	On	416	172.87
1082	Cork Preserve 1		Off	0	0	On	304	124.28	On	288	127.67
1081	Cork Preserve 2	115	Off	0	0	On	300	101.59	Off	0	0
2045	The Place MPS	345	Off	0	0	Off	0	0	Off	0	0
	Verdana Village	635		1058	247		635	171		635	207
	Totals	2079		1058			2390			2484	

ID	Label	60% Design Flow (gpm)	60% Run 3			60% Run 4		
			Status (Initial)	Flow (gpm)	Pump Head (ft)	Status (Initial)	Flow (gpm)	Pump Head (ft)
2009	Corkscrew Shores MPS	169	Off	0	0	Off	0	0
1006	Grand East	44	On	668	53.15	Off	0	0
939	Wildcat Run	112	On	613	47.13	On	632	46.19
1000	Bella Terra	477	On	643	72.12	On	543	93.06
2085	Wild Blue 1		Off	0	0	Off	0	0
2092	Wild Blue 2	182	Off	0	0	Off	0	0
1082	Cork Preserve 1		Off	0	0	Off	0	0
1081	Cork Preserve 2	115	Off	0	0	Off	0	0
2045	The Place MPS	345	Off	0	0	On	440	213.37
	Verdana Village	635		635	145		635	249.5
	Total	2079		2559			2250	

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Pipe Velocity Verdana Only  
Crokscrew Road Force Main System

ID	Label	Length (Scaled)	Diameter (in)	Flow (gpm)	Velocity (ft/s)
1305	DP-7720	103.9	8	0	0
1560	DP-7800	92.83	6	0	0
1565	DP-7823	98.56	9.9	0	0
1932	DP-7843	149.34	6	0	0
1931	DP-7844	163.96	6	0	0
1375	DP-PIN	42.75	8	0	0
1210	FP-7720	56.93	99	0	0
1559	FP-7800	83.01	99	0	0
1537	FP-7823	94.17	99	0	0
1930	FP-7843	122.43	99	0	0
1927	FP-7844	128.02	99	0	0
1376	FP-PIN	121.99	99	0	0
1972	P-8	3,327.65	11.7	1,058	3.16
1995	P-17	3,642.59	9.9	-1,058	4.42
1997	P-18	2,178.16	11.7	-1,058	3.16
1928	P-23	2,461.37	8	0	0
2010	P-24	207.12	8	0	0
2012	P-25	68.01	99	0	0
1933	P-26	2,504.63	6	0	0
2044	P-37	37.05	99	0	0
2047	P-38	54.84	9.9	0	0
2048	P-39	301.79	9.9	0	0
2051	P-40	59.87	9.9	0	0
2053	P-41	39.23	99	0	0
2058	P-42	33.9	10.3	-1,058	4.08
2059	P-43	12,593.62	9.9	-1,058	4.42
2062	P-44	34.72	16	1,058	1.69
2073	P-46	5,872.08	6.1	0	0
2075	P-47	1,780.05	6.1	0	0
2086	P-49	42.25	4	0	0
2088	P-50	55.27	99	0	0
2093	P-52	81.39	3.9	0	0
2095	P-53	63.01	99	0	0
2113	P-58	11,024.25	9.9	1,058	4.41
2116	P-60	5,584.39	6.1	0	0
2117	P-61	14.13	6	0	0
1304	P-7720a	3,993.56	8	0	0
1373	P-7720b	990.65	11.7	1,058	3.16
1561	P-7800a	446.08	6	0	0
1566	P-7823a	1,277.35	9.9	0	0
1463	P-7823b	1,867.57	11.7	1,058	3.16
1753	P-7823c	696.42	11.7	1,058	3.16
1759	P-7823i	3,174.33	11.7	1,058	3.16
1929	P-7843a	64.19	6	0	0
1374	P-PINa	533.12	11.7	0	0

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Pipe Velocity Run 1  
Crokscrew Road Force Main System

ID	Label	Length (Sc	Diameter (i	Flow (gpm)	Velocity (ft/	Headloss Gradient (ft/ft)
1305	DP-7720	103.9	8	-624	3.98	0.043
1560	DP-7800	92.83	6	0	0	0
1565	DP-7823	98.56	9.9	527	2.2	0.014
1932	DP-7843	149.34	6	300	3.41	0.037
1931	DP-7844	163.96	6	304	3.45	0.038
1375	DP-PIN	42.75	8	0	0	0
1210	FP-7720	56.93	99	-624	0.03	0
1559	FP-7800	83.01	99	0	0	0
1537	FP-7823	94.17	99	527	0.02	0
1930	FP-7843	122.43	99	300	0.01	0
1927	FP-7844	128.02	99	304	0.01	0
1376	FP-PIN	121.99	99	0	0	0
1972	P-8	3,327.65	11.7	1,765	5.27	0.008
1995	P-17	3,642.59	9.9	-634	2.65	0.003
1997	P-18	2,178.16	11.7	-634	1.89	0.001
1928	P-23	2,461.37	8	605	3.86	0.007
2010	P-24	207.12	8	0	0	0
2012	P-25	68.01	99	0	0	0
1933	P-26	2,504.63	6	304	3.45	0.008
2044	P-37	37.05	99	0	0	0
2047	P-38	54.84	9.9	0	0	0
2048	P-39	301.79	9.9	0	0	0
2051	P-40	59.87	9.9	0	0	0
2053	P-41	39.23	99	0	0	0
2058	P-42	33.9	10.3	-634	2.44	0.011
2059	P-43	12,593.62	9.9	-634	2.65	0.003
2062	P-44	34.72	16	2,389	3.81	0.143
2073	P-46	5,872.08	6.1	0	0	0
2075	P-47	1,780.05	6.1	0	0	0
2086	P-49	42.25	4	0	0	0
2088	P-50	55.27	99	0	0	0
2093	P-52	81.39	3.9	0	0	0
2095	P-53	63.01	99	0	0	0
2113	P-58	11,024.25	9.9	634	2.64	0.003
2116	P-60	5,584.39	6.1	0	0	0
2117	P-61	14.13	6	0	0	0
1304	P-7720a	3,993.56	8	-624	3.98	0.008
1373	P-7720b	990.65	11.7	2,389	7.13	0.015
1561	P-7800a	446.08	6	0	0	0
1566	P-7823a	1,277.35	9.9	527	2.2	0.002
1463	P-7823b	1,867.57	11.7	1,161	3.46	0.004
1753	P-7823c	696.42	11.7	1,765	5.27	0.009
1759	P-7823i	3,174.33	11.7	1,765	5.27	0.009
1929	P-7843a	64.19	6	300	3.41	0.016
1374	P-PINa	533.12	11.7	0	0	0

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Pipe Velocity Run 2  
Crokscrew Road Force Main System

ID	Label	Length (Sc	Diameter (i	Hazen-Will	Flow (gpm)	Velocity (ft)	Headloss	Gradient (ft/ft)
1305	DP-7720	103.9	8	130	0	0	0	
1560	DP-7800	92.83	6	130	0	0	0	
1565	DP-7823	98.56	9.9	130	399	1.66	0.008	
1932	DP-7843	149.34	6	130	0	0	0	
1931	DP-7844	163.96	6	130	288	3.27	0.034	
1375	DP-PIN	42.75	8	130	0	0	0	
1210	FP-7720	56.93	99	130	0	0	0	
1559	FP-7800	83.01	99	130	0	0	0	
1537	FP-7823	94.17	99	130	399	0.02	0	
1930	FP-7843	122.43	99	130	0	0	0	
1927	FP-7844	128.02	99	130	288	0.01	0	
1376	FP-PIN	121.99	99	130	0	0	0	
1972	P-8	3,327.65	11.70	130	2,057	6.14	0.011	Bend in Crokscrew
1995	P-17	3,642.59	9.90	130	-624	2.61	0.003	
1997	P-18	2,178.16	11.70	130	-1,370	4.09	0.005	
1928	P-23	2,461.37	8.00	130	288	1.84	0.002	
2010	P-24	207.12	8	130	746	4.76	0.016	
2012	P-25	68.01	99	130	-746	0.03	0	
1933	P-26	2,504.63	6.00	130	288	3.27	0.007	
2044	P-37	37.05	99	130	0	0	0	
2047	P-38	54.84	9.9	130	0	0	0	
2048	P-39	301.79	9.9	130	0	0	0	
2051	P-40	59.87	9.9	130	0	0	0	
2053	P-41	39.23	99	130	0	0	0	
2058	P-42	33.9	10.3	130	-624	2.4	0.011	
2059	P-43	12,593.62	9.90	130	-624	2.61	0.003	
2062	P-44	34.72	16	130	2,473	3.95	0.153	
2073	P-46	5,872.08	6.10	130	416	4.57	0.014	
2075	P-47	1,780.05	6.10	130	0	0	0	
2086	P-49	42.25	4	130	0	0	0	WildBlue header
2088	P-50	55.27	99	130	0	0	0	
2093	P-52	81.39	3.9	130	416	11.19	0.368	
2095	P-53	63.01	99	130	-416	0.02	0	
2113	P-58	11,024.25	9.90	130	624	2.6	0.003	
2116	P-60	5,584.39	6.10	130	-416	4.51	0.013	
2117	P-61	14.13	6	130	416	4.73	0.092	
1304	P-7720a	3,993.56	8.00	130	0	0	0	
1373	P-7720b	990.65	11.7	130	2,057	6.14	0.011	Crokscrew Road prior
1561	P-7800a	446.08	6	130	0	0	0	
1566	P-7823a	1,277.35	9.90	130	399	1.66	0.001	
1463	P-7823b	1,867.57	11.70	130	1,769	5.28	0.008	
1753	P-7823c	696.42	11.7	150	2,057	6.14	0.012	Crokscrew prior to ben
1759	P-7823i	3,174.33	11.70	130	2,057	6.14	0.012	Crokscrew after bend
1929	P-7843a	64.19	6	130	0	0	0	
1374	P-PINa	533.12	11.7	130	0	0	0	

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Pipe Velocity Run 3  
Corkscrew Road Force Main System

ID	Label	Length (Scaled)	Hazen-Williams	Flow (gpm)	Velocity (ft/s)	Notes
1305	DP-7720	103.9	130	-613	3.91	
1560	DP-7800	92.83	130	668	7.57	
1565	DP-7823	98.56	130	643	2.68	
1932	DP-7843	149.34	130	0	0	
1931	DP-7844	163.96	130	0	0	
1375	DP-PIN	42.75	130	0	0	
1210	FP-7720	56.93	130	-613	0.03	
1559	FP-7800	83.01	130	668	0.03	
1537	FP-7823	94.17	130	643	0.03	
1930	FP-7843	122.43	130	0	0	
1927	FP-7844	128.02	130	0	0	
1376	FP-PIN	121.99	130	0	0	
1972	P-8	3,327.65	130	1,278	3.81	Bend in Corkscrew
1995	P-17	3,642.59	130	-635	2.65	
1997	P-18	2,178.16	130	-635	1.9	
1928	P-23	2,461.37	130	0	0	
2010	P-24	207.12	130	0	0	
2012	P-25	68.01	130	0	0	
1933	P-26	2,504.63	130	0	0	
2044	P-37	37.05	130	0	0	
2047	P-38	54.84	130	0	0	
2048	P-39	301.79	130	0	0	
2051	P-40	59.87	130	0	0	
2053	P-41	39.23	130	0	0	
2058	P-42	33.9	130	-635	2.45	
2059	P-43	12,593.62	130	-635	2.65	
2062	P-44	34.72	130	2,559	4.08	
2073	P-46	5,872.08	130	0	0	
2075	P-47	1,780.05	130	0	0	
2086	P-49	42.25	130	0	0	WildBlue header
2088	P-50	55.27	130	0	0	
2093	P-52	81.39	130	0	0	
2095	P-53	63.01	130	0	0	
2113	P-58	11,024.25	130	635	2.65	
2116	P-60	5,584.39	130	0	0	
2117	P-61	14.13	130	0	0	
1304	P-7720a	3,993.56	130	-613	3.91	
1373	P-7720b	990.65	130	2,559	7.64	Corkscrew Road prior to M
1561	P-7800a	446.08	130	668	7.57	
1566	P-7823a	1,277.35	130	643	2.68	
1463	P-7823b	1,867.57	130	1,278	3.81	
1753	P-7823c	696.42	150	1,278	3.81	Corkscrew prior to bend
1759	P-7823i	3,174.33	130	1,278	3.81	Corkscrew after bend
1929	P-7843a	64.19	130	0	0	
1374	P-PINa	533.12	130	0	0	

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Pipe Velocity Run 4  
Corkscrew Road Force Main System

ID	Label	Length (Scaled)	Diameter (in)	Flow (gpm)	Velocity (ft/s)	Notes
1305	DP-7720	103.9	8	-632	4.03	
1560	DP-7800	92.83	6	0	0	
1565	DP-7823	98.56	9.9	543	2.26	
1932	DP-7843	149.34	6	0	0	
1931	DP-7844	163.96	6	0	0	
1375	DP-PIN	42.75	8	0	0	
1210	FP-7720	56.93	99	-632	0.03	
1559	FP-7800	83.01	99	0	0	
1537	FP-7823	94.17	99	543	0.02	
1930	FP-7843	122.43	99	0	0	
1927	FP-7844	128.02	99	0	0	
1376	FP-PIN	121.99	99	0	0	
1972	P-8	3,327.65	11.7	1,618	4.83	Bend in Corkscrew
1995	P-17	3,642.59	9.9	-1,075	4.49	
1997	P-18	2,178.16	11.7	-1,075	3.21	
1928	P-23	2,461.37	8	0	0	
2010	P-24	207.12	8	0	0	
2012	P-25	68.01	99	0	0	
1933	P-26	2,504.63	6	0	0	
2044	P-37	37.05	99	-440	0.02	
2047	P-38	54.84	9.9	440	1.84	
2048	P-39	301.79	9.9	440	1.84	
2051	P-40	59.87	9.9	0	0	
2053	P-41	39.23	99	0	0	
2058	P-42	33.9	10.3	-1,075	4.14	
2059	P-43	12,593.62	9.9	-1,075	4.49	
2062	P-44	34.72	16	2,250	3.59	
2073	P-46	5,872.08	6.1	0	0	
2075	P-47	1,780.05	6.1	0	0	
2086	P-49	42.25	4	0	0	WildBlue header
2088	P-50	55.27	99	0	0	
2093	P-52	81.39	3.9	0	0	
2095	P-53	63.01	99	0	0	
2113	P-58	11,024.25	9.9	635	2.65	
2116	P-60	5,584.39	6.1	0	0	
2117	P-61	14.13	6	0	0	
1304	P-7720a	3,993.56	8	-632	4.03	
1373	P-7720b	990.65	11.7	2,250	6.71	Corkscrew Road prior to A
1561	P-7800a	446.08	6	0	0	
1566	P-7823a	1,277.35	9.9	543	2.26	
1463	P-7823b	1,867.57	11.7	1,618	4.83	
1753	P-7823c	696.42	11.7	1,618	4.83	Corkscrew prior to bend
1759	P-7823i	3,174.33	11.7	1,618	4.83	Corkscrew after bend
1929	P-7843a	64.19	6	0	0	
1374	P-PINa	533.12	11.7	0	0	

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**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.**

September 6, 2019



**Cindy Leal Brizuela**  
Morris-Depew  
2914 Cleveland Ave.  
Fort Myers, FL 33901  
Phone: 239.337.3993  
Email: cbrizuela@M-DA.com

In response to your inquiry of September 6, 2019, the Florida Master Site File lists no previously recorded cultural or historical resources found in the following section of Lee County:

**Area outlined by provided shapefile with a 500 foot buffer as shown on the corresponding map.**

When interpreting the results of our 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.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- 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.

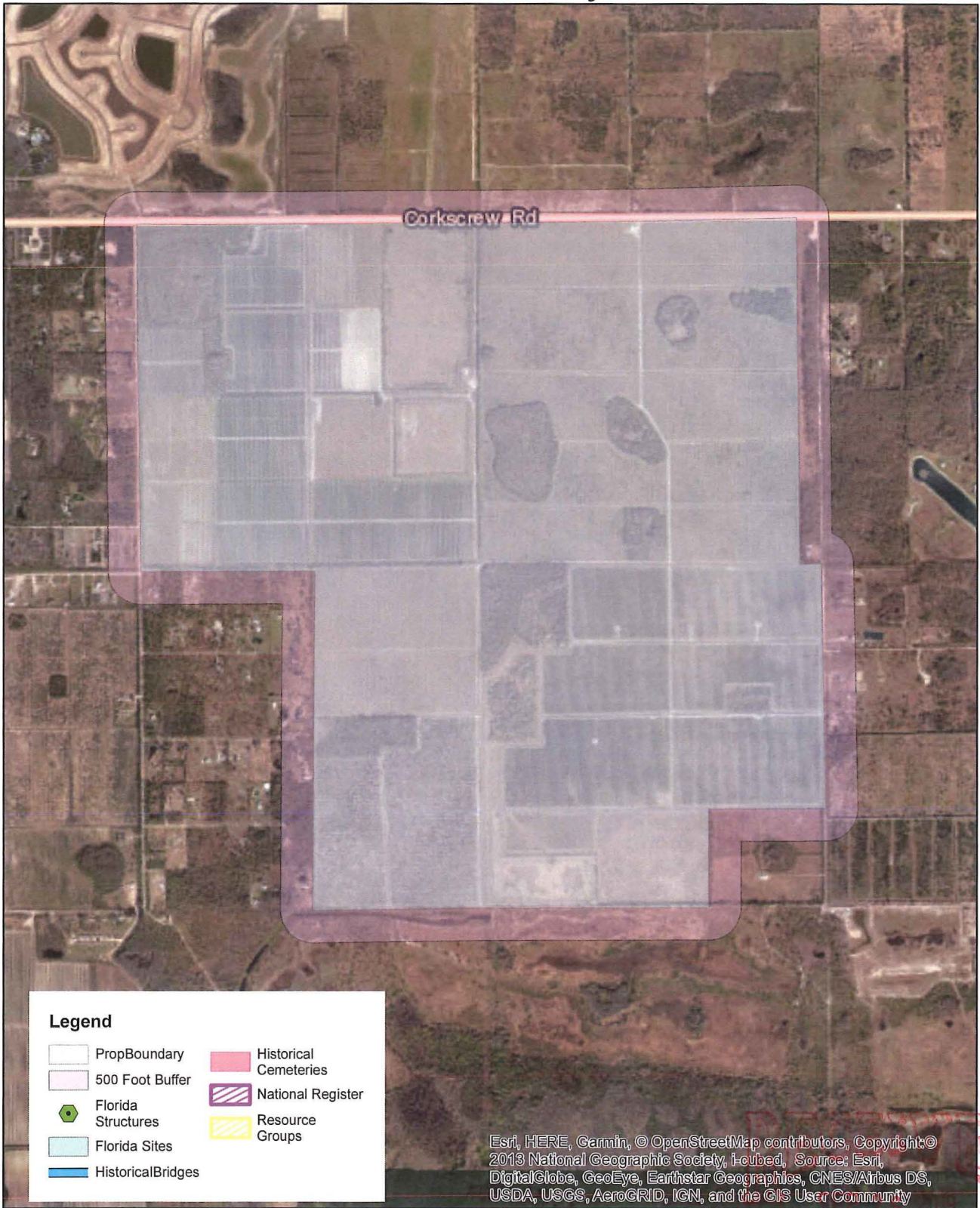
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Cody VanderPloeg  
Archaeological Data Analyst  
Florida Master Site File  
Cody.VanderPloeg@dos.myflorida.com



# Cultural Resource Search 500 Foot Buffer Lee County



0 0.15 0.3 0.6 0.9 1.2 Miles

September 2019

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CPA 2019-00008

**Verdana Village****Text Amendment**

## Commercial Uses &amp; Residential in the EEPKO (Exhibit – T4)

**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 or Tier 1 Properties within the EEPKO to the extent specifically provided in those policies.

***Justification: The proposed text is to support the proposed amendment to permit neighborhood commercial within the Tier 1 Properties that have been included in the EEPKO per Policy 33.3.4. Additional language (below) will appropriately limit the locations of neighborhood commercial to specific Tier 1 Properties.***

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.

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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.

3. Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 13. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate planned development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 13 of the Lee Plan.

**POLICY 6.1.2:** Commercial development in non-urban future land use categories is limited to Minor Commercial except that Neighborhood Commercial uses serving the Lee County Civic Center are permitted within one quarter mile of SR31 between North River Road and the Caloosahatchee River in the North Olga Community Planning Area and are permitted in Southeast Lee County Planning Community per Policy 33.3.4. Neighborhood Commercial may be expanded to Community Commercial when approved as part of a planned development that is located at the intersection of two arterial roadways and has direct access to, or the ability to extend, existing water and sanitary sewer utilities. Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs, and commercial marinas. Minor Commercial development must be located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads. Direct access may be achieved with an internal access road to either intersecting roads. On islands, without an intersecting network of collector and arterial roads, commercial development may be located at the intersection of local and collector, or local and arterial, or collector and collector roads.

**Justification:** *This text amendment is proposed to exempt neighborhood commercial uses within Tier 1 Properties included in the EEPC Overlay per Policy 33.3.4 from the non-urban FLU limitation. It is expected that the remaining commercial policies of Goal 6 would apply to property within the EEPCO as discussed in the Lee Plan Consistency Analysis. Additional language (below) limits the location of neighborhood commercial to specific Tier 1 Properties.*

**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 neighborhood or accessory commercial uses will be granted if the project is found consistent with and demonstrates through a planned development rezoning the following

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***Justification: The addition of Neighborhood Commercial would enable the current glossary definitions in the Lee Plan to be implemented and establish a consistent interpretation regarding the type of commercial permitted. Additional text revisions later in the Policy identify the locations where neighborhood commercial could be located within the EEPCO. For projects that do not meet the locational criteria for neighborhood commercial, accessory commercial uses can still be permitted within the residential development to ensure existing approvals are still consistent with this policy.***

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.

2. The property is rezoned to a planned development that meets the following:

a. Planned development must include a minimum of 60 percent open space, not including previously mined lakes, which will be used to accommodate the following:

1. Restore and accommodate existing and historic regional flowways where they currently or previously existed;
2. Restore and accommodate existing and historic groundwater levels;
3. Restore and preserve wetlands;
4. Restore and preserve indigenous upland habitats;
5. Provide critical wildlife connections to adjacent conservation areas; and
6. Provide 100’ foot buffer along Corkscrew Road East of Alico Road.

b. Includes an enhanced lake management plan, that:

1. Applies best management practices for fertilizers and pesticides;
2. Provides erosion control and bank stabilization; and
3. Establishes lake maintenance requirements.

c. Develop a site specific ecological and hydrological restoration plan which includes at a minimum the following: preliminary excavation and grading plans, analysis of hydrological improvements and water budget narrative, replanting plan, habitat restoration plan, success criteria, long term monitoring and maintenance.

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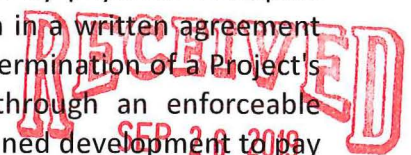
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- d. Preservation areas must be platted in separate tracts and dedicated to an appropriate maintenance entity. For projects larger than 1,000 acres a Community Development District (CDD) or a master home owners association must be created that will accept responsibility for perpetually maintaining the preservation requirements identified in the planned development, prior to issuance of certificate of compliance (CC) for first local development order.
- e. Record a Conservation Easement for a minimum of 55 percent of the planned development, not including previously mined lakes, to be dedicated to the appropriate maintenance entity that provides Lee County, or some other public agency acceptable to Lee County, with third party enforcement rights.
- f. Indigenous management plans must address human-wildlife coexistence.
- g. Uses Florida Friendly Plantings with low irrigation requirements in Common Elements.
- h. The stormwater management system must demonstrate through design or other means that water leaving the development meets state and federal water quality standards. The developer must obtain authorization from the Division of Natural Resources prior to discharge of stormwater from the development into the county's MS4 system directly or indirectly.
- i. Elimination of ~~any~~ cultivated agricultural ~~uses~~ groves/crops, including the use of irrigation and fertilizers (or other chemicals) for agricultural purposes, must be entirely eliminated at time of first development order approval for row crops and no later than 5 years from first development order approval for citrus groves. If cessation of citrus groves is to be phased, a phasing plan provided at the time of zoning must demonstrate regional environmental benefits, including but not limited to regional or historic surface water and wildlife connections, occurring with the first phase of development.

***Justification: The amendment is proposed to clarify groves and row crops and the associated irrigation and fertilizers need to cease at the time of first DO or within 5 years if a phasing plan is provided.***

***The applicant has provided a phasing plan as part of the Indigenous Habitat Management Plan included in the MPD zoning, DCI2019-0018 to demonstrate consistency with this policy.***

- j. Protects public wells through compliance with the requirements of the Well Field Protection Ordinance.
- k. Each planned development within the Overlay will be required to mitigate the traffic impacts of the planned development and provide its proportionate share of the needed roadway improvements in accordance with Administrative Code 13-16. The proportionate share amount can be offset, in accordance with AC13-16, by the dedication of needed right of way or the construction of improvements that would measurably lessen the need for roadway improvements, or by payment of impact fees, or use of impact fee credits, or as otherwise set forth in a written agreement between Lee County and the Developer. Prior to a final determination of a Project's proportionate share amount, compliance may be met through an enforceable instrument that obligates the property owners within a planned development to pay



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the Project's proportionate share, with said instrument being recorded prior to the issuance of any development order. For the developments known as WildBlue (CPA2014-00004) and Corkscrew Farms (CPA2015-01) if the instrument is recorded prior to the final determination of the proportionate share amount, the proportionate share payment may not exceed \$1,600 per unit above the road impact fee amount.

- l. Connect to public water and sewer service. Connect to reuse water if available at time of development order approval.
- m. Obtain written verification as to adequate public services for the planned development, from the sheriff, EMS, fire district, and Lee County School District.
- n. Demonstrate that the planned development will not result in significant detrimental impacts on present or future water resources.

3. In recognition of the preservation, enhancement, and protection of regional flowways and natural habitat corridors, the interconnection with existing off-site conservation areas, and the significant enhancement, preservation and protection of these lands, additional density and commercial intensity may be approved through planned developments meeting the criteria and requirements outlined above as follows:

- a. Tier 1 lands within the Priority Restoration Strategy will be permitted a maximum density of 1 unit per acre.
- b. Tier 2 lands within the Priority Restoration Strategy will be permitted a maximum density of 1 unit per 2 acres.
- c. Other lands within the Environmental Enhancement and Preservation Overlay, outside of Tier 1 and Tier 2, meeting the requirements above will be permitted a maximum density of 1 unit per 3 acres.
- d. Density in the Environmental Enhancement and Preservation Overlay will be based upon the acreage of the entire planned development (i.e. all areas within the boundary of the planned development whether uplands, wetlands, or lakes).
- e. Additional dwelling units may be approved in the planned development meeting the requirements in subsection 2 of this Policy if transferred from other Southeast Lee County lands located outside of the planned development at the standard density of 1 unit per 10 acres for DR/GR lands and 1 unit per 20 acres for Wetlands future land use category if density rights are extinguished through an instrument acceptable to the County Attorney's Office. Dwelling units transferred from other Southeast Lee County lands will be counted against the 2,000 dwelling unit limitation for Southeast Lee County receiving parcels identified in the Southeast Lee County TDR program.

4. Properties over 2,000 acres and within the Tier 1 Priority Restoration Overlay may be eligible for up to an additional 15% residential density and, if a "Needs Analysis" provides justification, up to 100,000SF of neighborhood commercial provided a Mixed Use Planned Development application is submitted demonstrating the above in addition to the following criteria.

- a. A minimum of 65 percent open space with 56 percent placed under conservation easement.



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- b. A site specific ecological and hydrological restoration plan identifying surface water connections with off-site flowways and demonstrating additional surface water storage on-site to accommodate two (2) 100 year, 3 day sequential storm events, occurring 15 days apart as occurred in 2017 with Invest 92L and hurricane Irma.
- c. A human wildlife coexistence plan addressing the requested commercial uses
- d. Shared vehicular access for the requested commercial and residential uses.
- e. Commercial uses consistent with the Lee County Wellfield Protection Ordinance
- f. Promote the rural character of the DR/GR with single-family (unattached) lot regulations of a minimum average lot depth of 150ft and minimum front yard setback of 40ft.

***Justification: This proposed additional text would require all of the elements of item #2 above to be provided in addition to additional information for large projects that desire additional density and/or commercial intensity.***

***The proposed text begins by establishing 3 criteria that must be met:***

- 1. Project Acreage above 2,000 AC***
- 2. Project Location within the Tier 1 Priority Restoration Overlay***
- 3. Zoning request submitted as part of a Mixed Use Planned Development***

***The existing Tier 1 parcels within the EEPCO (The Place, Pepperland Ranch, and Verdana) do not meet the above criteria individually. Only the Verdana Village property as included in DCI 2019-00018 would have the necessary project acreage as a Tier 1 property to meet the above criteria. Establishing the 2,000-acre baseline ensures the project has adequate land area to support the proposed uses as well as the additional enhancements.***

***The proposed text then establishes additional information that must be provided to support a request for additional residential density and neighborhood commercial uses.***

- ***Open Space & Area of Conservation – must provide additional open space and area under conservation easement***
- ***Restoration Plan – must provide the general location of interconnections between off-site conservation areas and proposed on-site flowways thereby ensuring interconnectivity is maintained. The plan must also demonstrate the design of the restored flowways can accommodate the volume of water associated with two (2) 100 year, 3 day sequential storm events occurring 15 days apart and increase the length of time surface water is retained within the flowways. The proposed design is well above what would be provided under the existing EEPCO. Constructing the language in this manner ensures that the additional storage is incorporated into the on-site flowways, a natural system promoting consistency with other policies of the Lee Plan.***
- ***Human Wildlife Coexistence Plan – additional details must be included in the required human wildlife coexistence plan to address neighborhood commercial***



*uses if requested. This includes the disposal of commercial trash, grease traps, etc. promoting consistency with other policies of the Lee Plan.*

- *Shared Vehicular Access – the site design must demonstrate a shared access between the proposed residential and commercial uses improving access on Corkscrew Road by reducing conflict points*
- *Commercial Uses – the schedule of uses provided for the commercial development area must demonstrate consistency with the Wellfield Protection Ordinance.*
- *Increasing the single-family (unattached) lot depth and front yard setback promotes the rural character of the DR/GR*

*This text amendment is proposed to support the Verdana Village MPD, which combines the existing Pepperland Ranch and Verdana Planned Developments with the pending CAM40 Comprehensive Plan Amendment with a combined acreage of 2,138 acres. The 15% additional density would permit an additional 320 dwelling units on the property for a total maximum of 2,458, however the MPD application will limit the total density to 2,400 dwelling units. The Neighborhood Commercial would permit a maximum of 100,000 square feet of commercial uses*

	Approved	Proposed	
Project	Dwelling Units	Dwelling Units	Notes
Pepperland	638		Approved per Z-17-013
Verdana	1,460		Approved per Z-18-010
CAM40		40	Pending CPA Amendment
<b>SubTotal</b>	<b>2,098</b>	<b>2,138</b>	
15% Density		320.7	Proposed Text Amendment
<b>TOTAL</b>		<b>2,458.7</b>	Limited to 2,400 per Verdana Village MPD

**Future Non-Urban Areas** – Those categories on the Future Land Use Map that are designated primarily for single use development with a density equal to or less than 1 unit per acres: Rural, Rural Community Preserve, Coastal Rural, Outer Island, Open Lands, Wetlands, Conservation Lands (upland and wetland), New Community within the North Olga Planning Community and Density Reduction/Groundwater Resource. Special Treatment Areas are exempt from this density limitation to be governed by the specific Policies related to each treatment area for potential density.

**Justification:** *The proposed text amendment is specifically included to enable the 15% density increase for Tier 1 projects within the EEPCO that exceed 2,000 acres and can provide an on-site flowway restoration plan that meets two (2) 100 year, 3-day, sequential storm events*



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*occurring 15-days apart for surface water storage. However, Special Treatment Areas in general have specific criteria that must be met for density to be achieved, which should be evaluated in addition to the underlying Future Land Use category.*

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## VERDANA VILLAGE

1. Please clarify/quantify the additional benefits (or requirements) being proposed by the applicant and justify how these how these benefits (or requirements) will help to mitigate additional impacts from increased density and intensity.

### **Response:**

Lee County approved the Pepperland Ranch development under Resolution Z-17-013 which zoning utilized the EEPKO incentives AND the Southeast Lee TDR program to exceed the standard 1dwelling unit to 1 acre. No additional indigenous restoration to support the transferred units was committed at the time of zoning. This additional density was conditioned as follows:

*\*The maximum number of dwelling units is limited to 638 unless up to a maximum of 62 additional units are transferred to the property in accordance with Lee Plan Policy 33.3.4.3.e. The source of the TDR units must be identified at the time of development order approval for dwelling units exceeding 638 dwelling units.*

In lieu of acquiring TDR's to achieve additional density for the Verdana Village project as detailed in the attached "DENSITY / INTENSITY" spreadsheet, the applicant would rather invest the funds needed to buy TDR's and perform the following actual regional project enhancements:

1. Provide a hydraulic connection to the eastern flow-way at The Place at Corkscrew development located on the north side of Corkscrew Road to the northwest corner of the Verdana Village property. This work is a regional benefit that reconnects a historic flow-way pattern and will involve the construction of flow-way culverts under Corkscrew Road which cost is included in the existing proportionate share obligation, but the applicant will perform the work and not seek reimbursement credit.
2. Provide a hydraulic connection from the east side of Carter Road to intercept a historical flow-way and route it into the Verdana Village property. This work is a regional benefit that reconnects a historic flow-way pattern and will involve the construction of flow-way culverts under Carter Road and flow-way re-establishment into the project.
3. Provide a plugged hydraulic connection in the northeast corner of Verdana Village to allow the County the future ability to hydraulically connect properly treated stormwater from the south side of Corkscrew Road. This is a regional benefit as it will divert water from continuing west into areas prone to flooding.

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4. Provide an electronic weir and stormwater control mechanism in lieu of manually installed splash boards to accommodate the additional flood enhancements and provide restoration maintenance in perpetuity through the Verdana Village CDD allowing Lee County to control the weir operation and storm water discharge which is a regional benefit.
5. Increase the size and elevation of the project storm water management berms as necessary to accommodate the flood control measures which work provides a regional benefit.
6. Provide flow-way/restoration areas to store approximately 150,000,000 gallons of storm water over and above normal design criteria to assist in downstream flood control during severe storm events which is a regional benefit.
7. Provide an enhanced flow-way/restoration area storm water management design criterion for severe storm events to control storm water during 2, 100 year, 3-day sequential storm events occurring 15 days apart instead of the standard design criteria of 1 – 100 year, 3-day event, which is a regional benefit.
8. Provide 65% open space within Verdana Village which is 5% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments which is equivalent to approximately 106 acres, which is a regional benefit.
9. Provide 56% conservation lands with an easement within Verdana Village which is 1% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments which is equivalent to approximately 21 acres, which is a regional benefit.
10. Forfeit approximately 10-15 Panther Habitat Units by creating more marsh lands instead of upland pine to accommodate the proposed flood storage within the flow-way/restoration lands, which storage area is a regional benefit.
11. Provide significant residential pod setbacks to the project boundaries, wider than what was provided in the original Verdana approval, which the proposed Verdana Village will enhance onsite wildlife corridors from the airport mitigation lands to the north to Collier County and the Panther Island Mitigation Bank to the south, which is a regional benefit.
12. Provide residential pod clustering by combining the previously approved Pepperland Ranch and Verdana developments into the proposed Verdana Village, as suggested by the Dover Kohl study and required by the Tier 1 property mapping.

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The rear yard setback from the project residential pod to the Panther Island Mitigation Bank to the south was 500' in the original Verdana approval but now exceeds 3,000'.

13. Provide an approximate 18-acre parcel of land within the Verdana Village project to accommodate up to a maximum of 100,000sf of commercial retail space so the existing and future residents within the market area stay within the proximity of the project instead of traveling westerly to shop which will reduce the traffic congestion at Ben Hill Griffin and Corkscrew Road, which is a regional benefit.
14. Verdana Village will require all single-family lots (not including attached units) within the development to provide a minimum average of 150' deep lots with a minimum 40' front yard setback. This results in a reduction of development area within a residential pod and promotes a more rural setting which is a regional benefit.

**ADDITIONAL PROJECT BENEFITS –**

1. After meeting with the Audubon Society, the applicant relocated the Verdana Village residential development pod 2,500' further north to provide additional buffer from the Panther Island Mitigation Bank property.
2. Upon completion of the Verdana Village development, all farming activities will be eliminated which will stop the use of chemicals used for farming which fertilizers contribute to the formation of downstream red tide.
3. Verdana Village will provide ground water and surface water monitoring which is not a current requirement of farming.
4. Verdana Village will professionally cap, plug, and abandon more than 35 existing ground water wells currently being used for farming irrigation.
5. The Verdana Village project will eliminate and remove more than 25 diesel tanks currently existing on the property.

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**VERDANA VILLAGE - DENSITY / INTENSITY ENHANCEMENT BENEFITS**

	In lieu of acquiring TDR's to achieve additional density for the Verdana Village project, the applicant would rather invest the funds needed to buy TDR's and perform the following actual regional project enhancements that far exceed normal development requirements which provide regional benefits:	Equivalent Dwelling Units per Acre	Acres	Cost / Contribution (Estimated)	\$15,000 per TDR	Units
1	Provide a hydraulic connection to the eastern flow-way at The Place at Corkscrew development located on the north side of Corkscrew Road to the northwest corner of the Verdana Village property. This work is a regional benefit that reconnects a historic flow-way pattern and will involve the construction of flow-way culverts under Corkscrew Road which cost is included in the existing proportionate share obligation, but the applicant will perform the work and not seek reimbursement credit.	N/A	N/A	\$ 200,000	\$ 15,000.00	13
2	Provide a hydraulic connection from the east side of Carter Road to intercept a historical flow-way and route it into the Verdana Village property. This work is a regional benefit that reconnects a historic flow-way pattern and will involve the construction of flow-way culverts under Carter Road and flow-way re-establishment into the project.	N/A	N/A	\$ 150,000	\$ 15,000.00	10
3	Provide a plugged hydraulic connection in the northeast corner of Verdana Village to allow the County the future ability to hydraulically connect properly treated stormwater from the south side of Corkscrew Road. This is a regional benefit as it will divert water from continuing west into areas prone to flooding.	N/A	N/A	\$ 60,000	\$ 15,000.00	4
4	Provide an electronic weir and stormwater control mechanism in lieu of manually installed splash boards to accommodate the additional flood enhancements and provide restoration maintenance in perpetuity through the Verdana Village CDD allowing Lee County to control the weir operation and storm water discharge which is a regional benefit.	N/A	N/A	\$ 250,000	\$ 15,000.00	17
5	Increase the size and elevation of the project storm water management berms as necessary to accommodate the flood control measures which work provides a regional benefit.	N/A	N/A	\$ 90,000	\$ 15,000.00	6
6	Provide flow-way/restoration areas to store approximately 150,000,000 gallons of storm water over and above normal design criteria to assist in downstream flood control during severe storm events which is a regional benefit.	N/A	N/A	\$ 3,000,000	\$ 15,000.00	200
7	Provide an enhanced flow-way/restoration area storm water management design criterion for severe storm events to control storm water during 2, 100 year, 3-day sequential storm events occurring 15 days apart. Standard design is 1-100year, 3-day event. This is a regional benefit.	N/A	N/A	Incl. in #6	Incl. in #6	0
8	Provide 65% open space within Verdana Village which is 5% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments which is equivalent to approximately 106 acres, which is a regional benefit.	1DU / Acre *	106	N/A	N/A	106
9	Provide 56% conservation lands with an easement within Verdana Village which is 1% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments which is equivalent to approximately 21 acres, which is a regional benefit.	1.5DU / Acre *	21	N/A	N/A	31
10	Forfeit approximately 10-20 Panther Habitat Units by creating more marsh lands instead of upland pine to accommodate the proposed flood storage within the flow-way/restoration lands, which storage area is a regional benefit.	N/A	N/A	\$ 15,000	\$ 15,000.00	1
11	Provide significant residential pod setbacks to the project boundaries, wider than what was provided in the original Verdana approval, which the proposed Verdana Village will enhance onsite wildlife corridors which come from the airport mitigation lands to the north and continue south through the project to Collier County and the Panther Island Mitigation Bank, which is a regional benefit.	Incl. in #8 and #9	Incl. in #8 and #9	N/A	N/A	0
12	Provide residential pod clustering by combining the previously approved Pepperland Ranch and Verdana developments into the proposed Verdana Village, as suggested by the Dover Kohl study and required by the EPCO. The rear yard setback from the project residential pod to the Panther Island Mitigation Bank to the south was 500' in the original Verdana approval but now exceeds 3,000'.	Incl. in #8 and #9	Incl. in #8 and #9	N/A	N/A	0
13	Provide an approximate 18-acre parcel of land within the Verdana Village project to accommodate up to a maximum of 100,000sf of commercial retail space so the existing and future residents within the market area stay within the proximity of the project instead of traveling westerly to shop which will reduce the traffic congestion at Ben Hill Griffin and Corkscrew Road, which is a regional benefit.	N/A	N/A	N/A	N/A	0
14	Verdana Village will require all single-family lots (not including attached units) within the development to provide a minimum average of 150' deep lots with a minimum 40' front yard setback. This results in a reduction of development area within a residential pod and promotes a more rural setting which is a regional benefit.	N/A	N/A	N/A	N/A	0

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\* NOTE: EQUIVILANT DENSITY UNIT VALUE ESTABLISHED USING THE PREVIOUSLY APPROVED CORKSCREW SHORES ZONING (Z-12-021) AS A TEMPLATE.

Additional Density Based on Regional Project Enhancements =	263
Existing Allowable Density =	2,138
<b>Total Density Achievable With Regional Project Enhancements =</b>	<b>2,401</b>
<b>Commercial space TDR's provided =</b>	<b>125</b>
<b>TOTAL VERDANA VILLAGE DENSITY REQUESTED =</b>	<b>2,400</b>
<b>TOTAL VERDANA VILLAGE COMMERCIAL S.F. REQUESTED =</b>	<b>100,000</b>
RESIDENTIAL - 2,400 Units (Proposed) - 2,138 Units (Currently Approved) =	262
COMMERCIAL - 100,000 SF (Proposed) / 800 SF (Per DU) =	125
<b>TOTAL =</b>	<b>387</b>

**VERDANA VILLAGE - DENSITY / INTENSITY ENHANCEMENT BENEFITS**

	In lieu of acquiring TDR's to achieve additional density for the Verdana Village project, the applicant would rather invest the funds needed to buy TDR's and perform the following actual regional project enhancements that far exceed normal development requirements which provide regional benefits:	Equivilant Dwelling Units per Acre	Acres	Cost / Contribution (Estimated)	\$15,000 per TDR	Units
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2	Provide a hydraulic connection from the east side of Carter Road to intercept a historical flow-way and route it into the Verdana Village property. This work is a regional benefit that reconnects a historic flow-way pattern and will involve the construction of flow-way culverts under Carter Road and flow-way re-establishment into the project.	N/A	N/A	\$ 150,000	\$ 15,000.00	10
3	Provide a plugged hydraulic connection in the northeast corner of Verdana Village to allow the County the future ability to hydraulically connect properly treated stormwater from the south side of Corkscrew Road. This is a regional benefit as it will divert water from continuing west into areas prone to flooding.	N/A	N/A	\$ 60,000	\$ 15,000.00	4
4	Provide an electronic weir and stormwater control mechanism in lieu of manually installed splash boards to accommodate the additional flood enhancements and provide restoration maintenance in perpetuity through the Verdana Village CDD allowing Lee County to control the weir operation and storm water discharge which is a regional benefit.	N/A	N/A	\$ 250,000	\$ 15,000.00	17
5	Increase the size and elevation of the project storm water management berms as necessary to accommodate the flood control measures which work provides a regional benefit.	N/A	N/A	\$ 90,000	\$ 15,000.00	6
6	Provide flow-way/restoration areas to store approximately 150,000,000 gallons of storm water over and above normal design criteria to assist in downstream flood control during severe storm events which is a regional benefit.	N/A	N/A	\$ 3,000,000	\$ 15,000.00	200
7	Provide an enhanced flow-way/restoration area storm water management design criterion for severe storm events to control storm water during 2, 100 year, 3-day sequential storm events occurring 15 days apart. Standard design is 1-100year, 3-day event. This is a regional benefit.	N/A	N/A	Incl. in #6	Incl. in #6	0
8	Provide 65% open space within Verdana Village which is 5% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments which is equivalent to approximately 106 acres, which is a regional benefit.	1DU / Acre *	106	N/A	N/A	106
9	Provide 56% conservation lands with an easement within Verdana Village which is 1% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments which is equivalent to approximately 21 acres, which is a regional benefit.	1.5DU / Acre *	21	N/A	N/A	31
10	Forfeit approximately 10-20 Panther Habitat Units by creating more marsh lands instead of upland pine to accommodate the proposed flood storage within the flow-way/restoration lands, which storage area is a regional benefit.	N/A	N/A	\$ 15,000	\$ 15,000.00	1
11	Provide significant residential pod setbacks to the project boundaries, wider than what was provided in the original Verdana approval, which the proposed Verdana Village will enhance onsite wildlife corridors which come from the airport mitigation lands to the north and continue south through the project to Collier County and the Panther Island Mitigation Bank, which is a regional benefit.	Incl. in #8 and #9	Incl. in #8 and #9	N/A	N/A	0
12	Provide residential pod clustering by combining the previously approved Pepperland Ranch and Verdana developments into the proposed Verdana Village, as suggested by the Dover Kohl study and required by the EEPKO. The rear yard setback from the project residential pod to the Panther Island Mitigation Bank to the south was 500' in the original Verdana approval but now exceeds 3,000'.	Incl. in #8 and #9	Incl. in #8 and #9	N/A	N/A	0
13	Provide an approximate 18-acre parcel of land within the Verdana Village project to accommodate up to a maximum of 100,000sf of commercial retail space so the existing and future residents within the market area stay within the proximity of the project instead of traveling westerly to shop which will reduce the traffic congestion at Ben Hill Griffin and Corkscrew Road, which is a regional benefit.	N/A	N/A	N/A	N/A	0
14	Verdana Village will require all single-family lots (not including attached units) within the development to provide a minimum average of 150' deep lots with a minimum 40' front yard setback. This results in a reduction of development area within a residential pod and promotes a more rural setting which is a regional benefit.	N/A	N/A	N/A	N/A	0

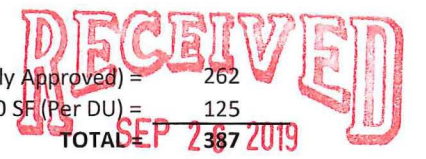
\* NOTE: EQUIVILANT DENSITY UNIT VALUE ESTABLISHED USING THE PREVIOUSLY APPROVED CORKSCREW SHORES ZONING (Z-12-021) AS A TEMPLATE.

Additional Density Based on Regional Project Enhancements = 263  
 Existing Allowable Density = 2,138  
**Total Density Achievable With Regional Project Enhancements = 2,401**

Commercial space TDR's provided = 125

**TOTAL VERDANA VILLAGE DENSITY REQUESTED = 2,400**  
**TOTAL VERDANA VILLAGE COMMERCIAL S.F. REQUESTED = 100,000**

RESIDENTIAL - 2,400 Units (Proposed) - 2,138 Units (Currently Approved) = 262  
 COMMERCIAL - 100,000 SF (Proposed) / 800 SF (Per DU) = 125



COMMUNITY DEVELOPMENT  
**CPA 2019-00008**

**VERDANA VILLAGE - EEPKO TEXT AMENDMENT**  
**COMPREHENSIVE PLAN AMENDMENT**  
**TRAFFIC STUDY**

**Project #19524**

**September 12, 2019**

**Prepared by:**  
**DAVID PLUMMER & ASSOCIATES, INC.**  
**2149 McGregor Boulevard**  
**Fort Myers, Florida 33901**

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**VERDANA VILLAGE - EEPKO TEXT AMENDMENT**  
**COMPREHENSIVE PLAN AMENDMENT**  
**TRAFFIC STUDY**

**Introduction**

The Verdana Village – EEPKO Text Amendment (the Project) is located on Corkscrew Road, east of Alico Road in Lee County, Florida. The Project includes the Pepperland, Verdana, and CAM40 properties, Exhibit 1.

The applicant is requesting a comprehensive plan amendment (CPA) to allow a maximum residential density of 2,520 single-family residential units, and 100,000 square feet of commercial uses. The purpose of this report is to provide a traffic analysis in support of the proposed CPA application.

**Executive Summary**

The results of this 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.

### **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 MPO 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 MPO 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.

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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 maximum allowable development to a total of 2,520 single-family residential units, and 100,000 square feet of commercial uses. Accessory/ancillary commercial uses (amenities located behind community gated entrances) are not considered for this transportation assessment and are conservatively assumed to have no effect on the Project’s net new external trip generation (i.e. reduced internal capture).

For the Long Range – 20-year horizon analysis, full build-out of the Project was assumed. Traffic Analysis Zone #3345 was used to represent this development in the FDOT District 1 Regional Planning Model (DIRPM). This new zone connects with Corkscrew Road about four miles east of Alico Road.

Development Parameters

<u>Land Use</u>	<u>Without CPA</u>	<u>With CPA</u>	<u>Net Change</u>
Single Family (d.u.)	2,200	2,520	+320
Commercial (sq. ft.)	0	100,000	+100,000

In regards to the CPA Short Range – 5-year CIP horizon analysis, the Project is not anticipated to be developed within the next 5-year period. 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/19531\\_VerdanaVillageEEPKOTextAmendment](ftp://ftpfm.dplummer.com/Public/19531_VerdanaVillageEEPKOTextAmendment)

**Year 2040 Traffic Conditions Without the 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.

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## **Year 2040 Traffic Conditions With the CPA**

The proposed CPA build-out parameters were converted to socioeconomic data for TAZ #3345 that represents the Project in the travel model, Appendix B. Based on the travel model, the proposed CPA generates 18,348 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 3 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.

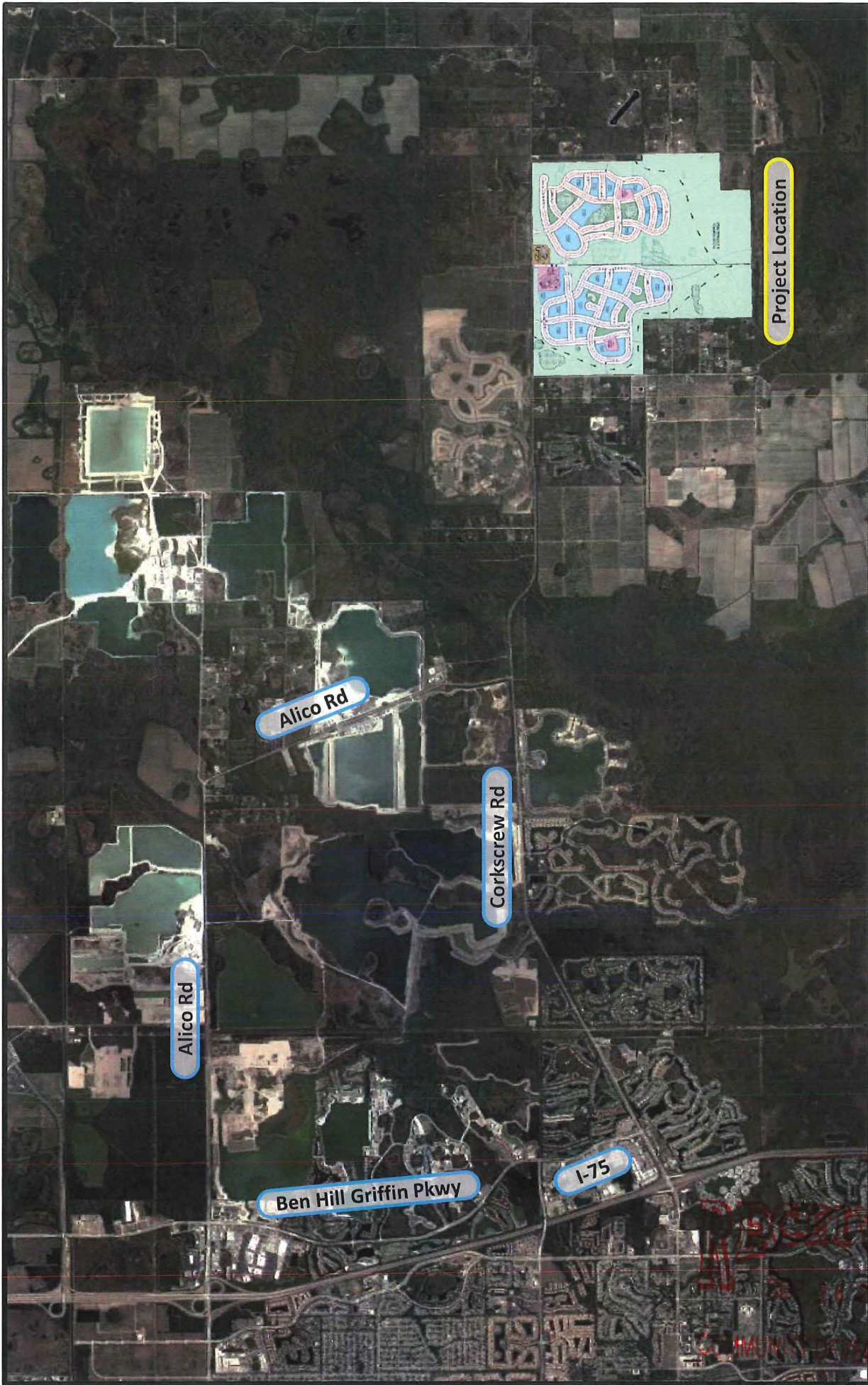
## **Conclusions**

The results of this 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.

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Project Location

EPCO TEXT AMENDMENT



EXHIBIT 2

EEPCO TEXT AMENDMENT  
 FUTURE (2040) TRAFFIC CONDITIONS WITHOUT CPA  
 DIRECTIONAL PEAK HOUR, PEAK SEASON

ROADWAY	FROM	TO	# of Lanes <sup>1</sup>	LOS Facility Type	LOS Std. <sup>2</sup>	LC PCS <sup>3</sup>	2040 PSWADT Traffic <sup>4</sup>	MOCF <sup>5</sup>	AADT	K Factor <sup>5</sup>	Two-way Peak Hour Volume	D Factor <sup>6</sup>				Directional Service Volumes <sup>6</sup>					LOS 2040				Directional Service Volumes <sup>6</sup>				Additional Lanes Needed			
												Dir		Dir		LOS A	LOS B	LOS C	LOS D	LOS E	Std.	Dir1	Dir2	Dir1	Dir2	Lane 1	Lane 2	Lane 3	Lane 4	Lanes Needed	Lanes Needed	
												NB/EB	SB/WB	NB/EB	SB/WB							NB/EB	SB/WB	NB/EB	SB/WB							
Corkscrew Rd	Alice Rd	Corkscrew Farms	2LU	LC_UFH_2L	E	PCS 70	22,623	0.867	19,600	0.093	1,820	0.56	0.44	1,020	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	LC_UFH_2L	E	PCS 70	16,975	0.867	14,700	0.093	1,370	0.56	0.44	770	600	130	420	850	1,210	1,640	1,640	0.47	0.37	C	C	1,640	3,590	5,380	7,173	2	Add	0 L
Corkscrew Rd	Project	TPI Rd	2LU	LC_UFH_2L	E	PCS 70	7,444	0.867	6,500	0.093	600	0.56	0.44	340	260	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_UFH_2L	E	PCS 70	2,167	0.867	1,900	0.093	180	0.56	0.44	100	80	130	420	850	1,210	1,640	1,640	0.06	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 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.

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**EXHIBIT 3**

**EEPSCO TEXT AMENDMENT  
FUTURE (2040) TRAFFIC CONDITIONS WITH CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON**

ROADWAY	FROM	TO	# of Lanes <sup>1</sup>	LOS Facility Type	LOS Std. <sup>2</sup>	LC PCS <sup>3</sup>	2040		AADT	K Factor <sup>5</sup>	Two-way Peak Hour Volume	D Factor <sup>3</sup>		Directional Peak Hr. Vol.		Directional Service Volumes <sup>6</sup>					LOS 2040				Directional Service Volumes <sup>6</sup>				Lanes Needed	Additional Lanes Needed		
							PSWADT <sup>4</sup>	MOCP <sup>5</sup>				Dir1	Dir2	LOS	V/C	LOS	1	2	3	4	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2						
																											Nbr/HR	Sr/WH			Nbr/HR	Sr/WH
Corkscrew Rd	Alico Rd	Corkscrew Farms	2LU	LC_UFH_2L	E	PCS 70	23,106	0.867	20,000	0.093	1,860	0.56	0.44	1,040	820	130	420	850	1,210	1,640	1,640	0.63	0.50	D	C	1,640	3,590	5,380	7,173	2	Add	0 L
Corkscrew Rd	Corkscrew Farms	Project	2LU	LC_UFH_2L	E	PCS 70	17,891	0.867	15,500	0.093	1,440	0.56	0.44	810	630	130	420	850	1,210	1,640	1,640	0.49	0.38	C	C	1,640	3,590	5,380	7,173	2	Add	0 L
Corkscrew Rd	Project	TPI Rd	2LU	LC_UFH_2L	E	PCS 70	8,642	0.867	7,500	0.093	700	0.56	0.44	390	310	130	420	850	1,210	1,640	1,640	0.24	0.19	B	B	1,640	3,590	5,380	7,173	2	Add	0 L
Corkscrew Rd	TPI Rd	East	2LU	LC_UFH_2L	E	PCS 70	2,906	0.867	2,500	0.093	230	0.56	0.44	130	100	130	420	850	1,210	1,640	1,640	0.08	0.06	B	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.

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APPENDIX A

LEE COUNTY CPA APPLICATION  
(TRAFFIC CIRCULATION ANALYSIS)

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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.

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B. Public Facilities Impacts

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

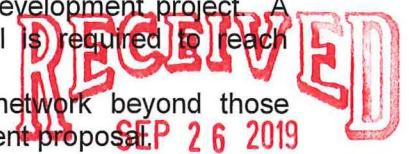
1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

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]

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**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)

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APPENDIX B

CORKSCREW AREA DEVELOPMENT – TRAFFIC ANALYSIS ZONES

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CPA 2019-00008 <sup>B-1</sup>

**APPENDIX**  
**CORKSCREW ROAD CORRIDOR**  
**AREA TRAFFIC ANALYSIS ZONES**

	TAZ	Approved	LC Aerial Rooftops	MPO Zonal Data			ised Zonal
				2010	2026	2040	2040
<b>Stoneybrook 3651</b>							
SF		NA	634	979	1,057	1,126	903
<u>MF</u>		<u>NA</u>	<u>382</u>	<u>248</u>	<u>314</u>	<u>372</u>	<u>382</u>
Total		1,285	1,016	1,227	1,371	1,498	1,285
Industrial Employees							284
Commercial Employees		1,126	NA	130	84	44	1,126
Service Employees		360	NA	409	556	685	360
Total Employees							1,770
School Enrollments		1,200	NA	909	958	1,000	1,200
Hotel		125	0	0	0	0	125
<b>Wildcat Run 3654</b>							
SF		358	297	249	288	323	358
<u>MF</u>		<u>292</u>	<u>108</u>	<u>63</u>	<u>72</u>	<u>79</u>	<u>292</u>
Total		650	405	312	360	402	650
Industrial Employees							0
Commercial Employees		0	0	8	12	15	0
Service Employees		0	0	194	212	228	0
Total Employees							0
<b>Corkscrew Crossing 3655</b>							
SF		563	0				
<u>MF</u>		<u>62</u>	<u>0</u>				
Total		625	0				
<b>The Preserve at Corkscrew 3655</b>							
SF		441	252				
<u>MF</u>		<u>0</u>	<u>0</u>				
Total		441	252				
Commercial Employees <sup>(1)</sup>		75 <sup>(1)</sup>	0				
Service Employees <sup>(1)</sup>		40 <sup>(1)</sup>	0				
<b>Bella Terra 3655</b>							
SF		1,054	1,076				
<u>MF</u>		<u>0</u>	<u>816</u>				
Total		1,054	1,892				
Commercial Employees <sup>(2)</sup>		225 <sup>(2)</sup>	0				
Service Employees <sup>(2)</sup>		120 <sup>(2)</sup>	0				
<b>Corkscrew Shores (Woods) 3655</b>							
SF		550 <sup>(3)</sup>	0				
<u>MF</u>		<u>0</u>	<u>0</u>				
Total		550	0				
Commercial Employees <sup>(4)</sup>		44	0				
Service Employees <sup>(4)</sup>		0	0				
<b>Aggregated totals for 4 developments 3655</b>							
SF		2,583	1,328	1,109	1,257	1,386	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>
Total		3,723	2,144	1,372	1,578	1,740	3,723
Industrial Employees							73
Commercial Employees		344	NA	58	36	11	344
Service Employees		160	NA	159	216	265	160
Total Employees							577

**Footnotes:**

- <sup>(1)</sup> 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
- <sup>(2)</sup> 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.
- <sup>(3)</sup> News-Press, July 13, 2014 -- just opened for sales; when completed, 648 homes.
- <sup>(4)</sup> 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 ce
- <sup>(5)</sup> Lee County EEPKO Study - Table A-1: 2026 EEPKO Model Lane Use Data.

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**APPENDIX**  
**CORKSCREW ROAD CORRIDOR**  
**EEPCO TRAFFIC ANALYSIS ZONES**

	TAZ	Approved	LC Aerial Rooftops	MPO Zonal Data			ised Zonal 2040
				2010	2026	2040	
<b>WildBlue 3340</b>							
SF		1,096	0	0	0	0	1,000
MF		0	0	0	0	0	0
Total		1,096	0	0	0	0	1,000
Industrial Employees		0					0
Commercial Employees <sup>(1)</sup>		100	0	0	0	0	100
Service Employees		0	0	0	0	0	0
Total Employees							100
School Enrollments		0	0	0	0	0	0
<b>Corkscrew Farms 3350</b>							
SF		1,325	400	0	0	0	1,325
MF		0	0	0	0	0	0
Total		1,325	0	0	0	0	1,325
Industrial Employees							
Commercial Employees		0	0	0	0	0	0
Service Employees		0	0	0	0	0	0
Total Employees							0
School Enrollments		0	0	0	0	0	0
<b>Pepperland 3331</b>							
SF		700	0	0	0	0	700
MF		0	0	0	0	0	0
Total		700	0	0	0	0	700
Industrial Employees							0
Commercial Employees <sup>(2)</sup>		0	0	0	0	0	0
Service Employees		0	0	0	0	0	0
Total Employees							0
School Enrollments		0	0	0	0	0	0
<b>Verdana (Corkscrew Groves) 3345</b>							
SF		1,460	0	0	0	0	1,460
MF		0	0	0	0	0	0
Total		1,460	0	0	0	0	1,460
Industrial Employees							0
Commercial Employees <sup>(2)</sup>		0	0	0	0	0	0
Service Employees		0	0	0	0	0	0
Total Employees							0
School Enrollments		0	0	0	0	0	0
<sup>(2)</sup> 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.							
<b>CAM40 3354</b>							
SF		40	0	0	0	0	40
MF		0	0	0	0	0	0
Total		40	0	0	0	0	40
Industrial Employees							
Commercial Employees		0	0	0	0	0	0
Service Employees		0	0	0	0	0	0
Total Employees							
School Enrollments		0	0	0	0	0	0

<sup>(4)</sup> Lee County EEPCO Study - Table A-1: 2026 EEPCO Model Lane Use Data.

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B-3  
 CPA 2019-00008

**VERDANA VILLAGE - EEPKO TEXT AMENDMENT  
DEVELOPMENT PROGRAM**

**MASTER DEVELOPMENT SUMMARY (2032)**

#19531

Unit		TRACT > TAZ >	TAZ 3345	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	Total
<b>Residential</b>												
SF	d.u.	SF DU	2,400	0	0	0	0	0	0	0	0	2,400
MF	d.u.	MF DU	0	0	0	0	0	0	0	0	0	0
Senior Adult (Det)	d.u.	SA DU	0	0	0	0	0	0	0	0	0	0
SubTotal			2,400	0	0	0	0	0	0	0	0	2,400
Hotel	rooms	HOTEL RM	0	0	0	0	0	0	0	0	0	0
Industrial	sq. ft.		0	0	0	0	0	0	0	0	0	0
Retail	sq. ft.		100,000	0	0	0	0	0	0	0	0	100,000
<b>Office</b>												
General	sq. ft.		0	0	0	0	0	0	0	0	0	0
Medical	sq. ft.		0	0	0	0	0	0	0	0	0	0
SubTotal			0	0	0	0	0	0	0	0	0	0
<b>Recreation</b>												
Golf	holes		0	0	0	0	0	0	0	0	0	0
Community Park	acres		0	0	0	0	0	0	0	0	0	0
Regional Park	acres		0	0	0	0	0	0	0	0	0	0
Recreation Center	sq. ft.		0	0	0	0	0	0	0	0	0	0
Library	sq. ft.		0	0	0	0	0	0	0	0	0	0
<b>Community</b>												
Hospital	beds		0	0	0	0	0	0	0	0	0	0
ALF	units		0	0	0	0	0	0	0	0	0	0
Churches	sq. ft.		0	0	0	0	0	0	0	0	0	0
Elementary School	students		0	0	0	0	0	0	0	0	0	0
Middle School	students		0	0	0	0	0	0	0	0	0	0
High School	students		0	0	0	0	0	0	0	0	0	0
Government/Civic	sq. ft.		0	0	0	0	0	0	0	0	0	0

**ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE**

**ZDATA - POPULATION / OCCUPANCY**

Unit		TRACT > TAZ >	TAZ 3345	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	Total
<b>SF</b>												
per/d.u.	2.00	Tot. Pop.	4,800	0	0	0	0	0	0	0	0	4,800
26%		PCTVNP										
5%		PCTVAC										
1.48		Perm. Pop.	3,550	0	0	0	0	0	0	0	0	3,550
<b>MF</b>												
per/d.u.	1.50	Tot. Pop.	0	0	0	0	0	0	0	0	0	0
0%		PCTVNP										
0%		PCTVAC										
1.50		Perm. Pop.	0	0	0	0	0	0	0	0	0	0
<b>Senior Adult</b>												
per/d.u.	1.50	Tot. Pop.	0	0	0	0	0	0	0	0	0	0
0%		PCTVNP										
0%		PCTVAC										
1.50		Perm. Pop.	0	0	0	0	0	0	0	0	0	0
<b>Hotel</b>												
occip/m	2.00	Occupants	0	0	0	0	0	0	0	0	0	0

**ZDATA - EMPLOYMENT**

Unit		TRACT > TAZ >	TAZ 3345	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	IAZ x	Total
<b>Industrial</b>												
emp/1k	0.50	IND Emp	0	0	0	0	0	0	0	0	0	0
<b>Commercial</b>												
emp/1k	2.50	General Retail	250	0	0	0	0	0	0	0	0	250
emp/hole	1.74	Golf	0	0	0	0	0	0	0	0	0	0
SubTotal		COM Emp	250	0	0	0	0	0	0	0	0	250
<b>Service</b>												
emp/rm	0.90	Hotel	0	0	0	0	0	0	0	0	0	0
emp/1k	4.50	General Office	0	0	0	0	0	0	0	0	0	0
emp/1k	4.05	Medical Office	0	0	0	0	0	0	0	0	0	0
emp/acre	0.27	Community Park	0	0	0	0	0	0	0	0	0	0
emp/acre	0.27	Regional Park	0	0	0	0	0	0	0	0	0	0
emp/1k	0.50	Recreation Center	0	0	0	0	0	0	0	0	0	0
emp/1k	0.20	Library	0	0	0	0	0	0	0	0	0	0
emp/bed	1.00	Hospital	0	0	0	0	0	0	0	0	0	0
emp/unit	0.65	ALF	0	0	0	0	0	0	0	0	0	0
emp/1k	0.50	Church	0	0	0	0	0	0	0	0	0	0
emp/studnt	0.08	Elementary School	0	0	0	0	0	0	0	0	0	0
emp/studnt	0.19	Middle School	0	0	0	0	0	0	0	0	0	0
emp/studnt	0.22	High School	0	0	0	0	0	0	0	0	0	0
emp/1k	3.00	Government/Civic	0	0	0	0	0	0	0	0	0	0
Sub Total		SER Emp	0	0	0	0	0	0	0	0	0	0
<b>Total Employment</b>		TOT Emp	250	0	0	0	0	0	0	0	0	250

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APPENDIX C  
TRAFFIC DATA

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CONVERSION FACTORS

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# 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%

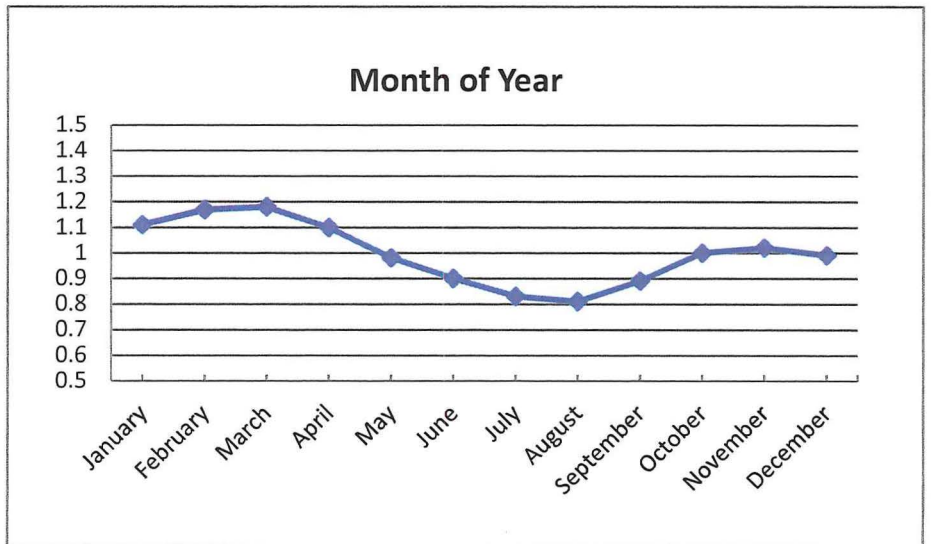
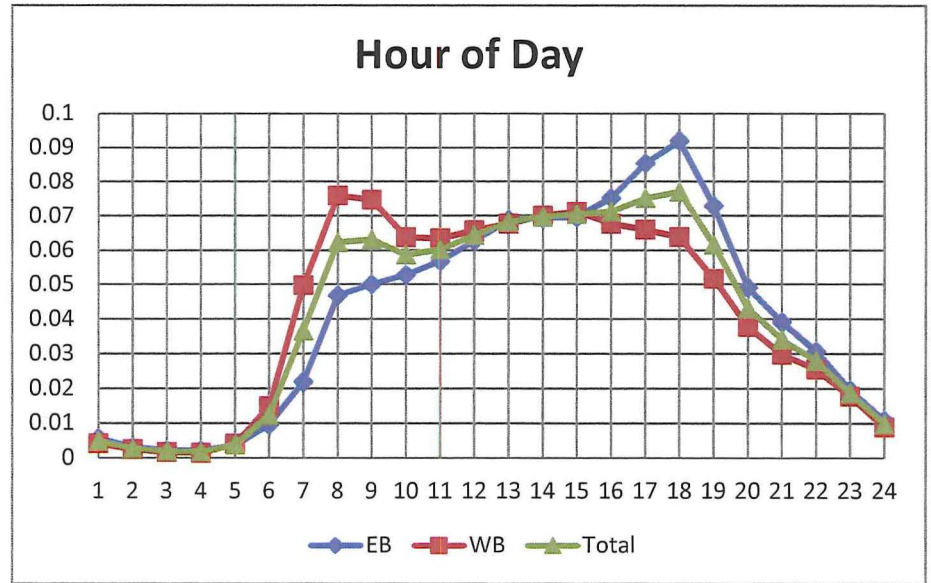
Month of Year	Fraction
January	1.11
February	1.17
March	1.18
April	1.1
May	0.98
June	0.9
July	0.83
August	0.81
September	0.89
October	1
November	1.02
December	0.99

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

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GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

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

April 2016

c:\input5

<b>Uninterrupted Flow Highway</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
<b>Arterials</b>						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
<b>Controlled Access Facilities</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
<b>Collectors</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
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.						

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