

# EEPCO TEXT AMENDMENT

LOCAL PLANNING AGENCY

DECEMBER 9, 2019

# INTRODUCTION

TINA M. EKBLAD

# PROJECT TEAM

## Owner

- TPL-Land-Sub, LLC (Cameratta Companies)

## Engineering – J.R. Evans

- Josh Evans, PE

## Environmental – Passarella

- Shane Johnson

## Hydrogeologist– Progressive Water Resources

- David Brown

## Legal – Pavese

- Neale Montgomery

## Planning – Morris-Depew Associates

- Tina M. Ekblad, MPA, AICP, LEED® AP

## Traffic – David Plummer & Associates

- Deven Long

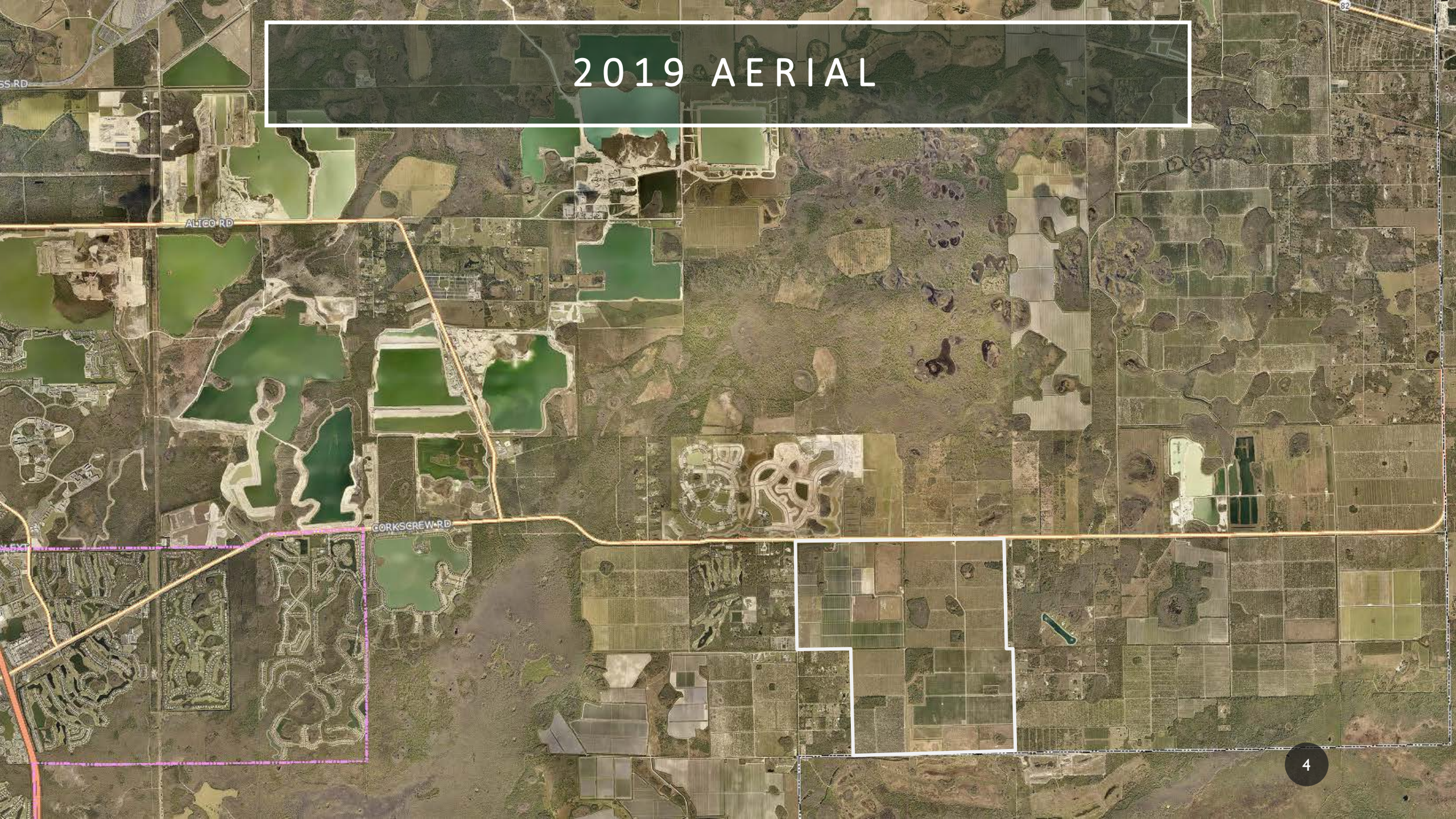
## Commercial Need – Maxwell, Hendry, & Simmons

- Matt Caldwell





2019 AERIAL



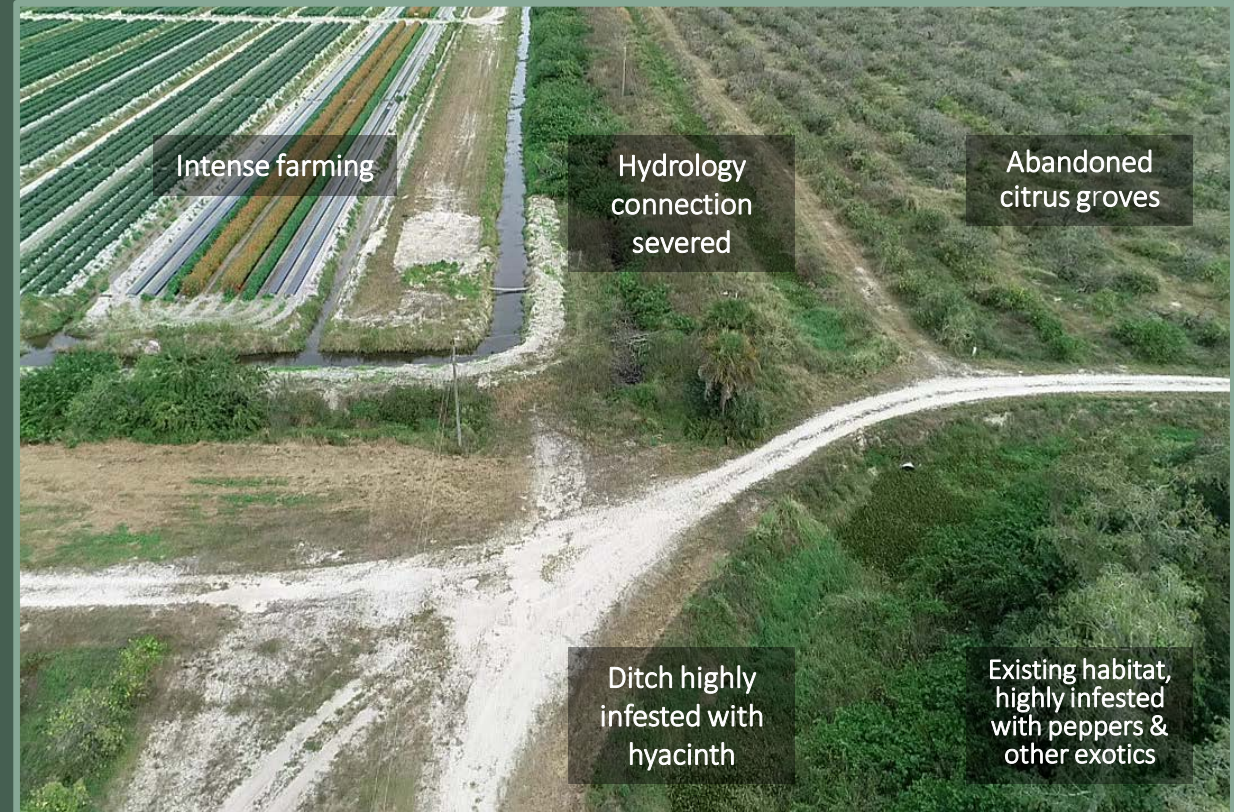


# EXISTING CONDITIONS 2019





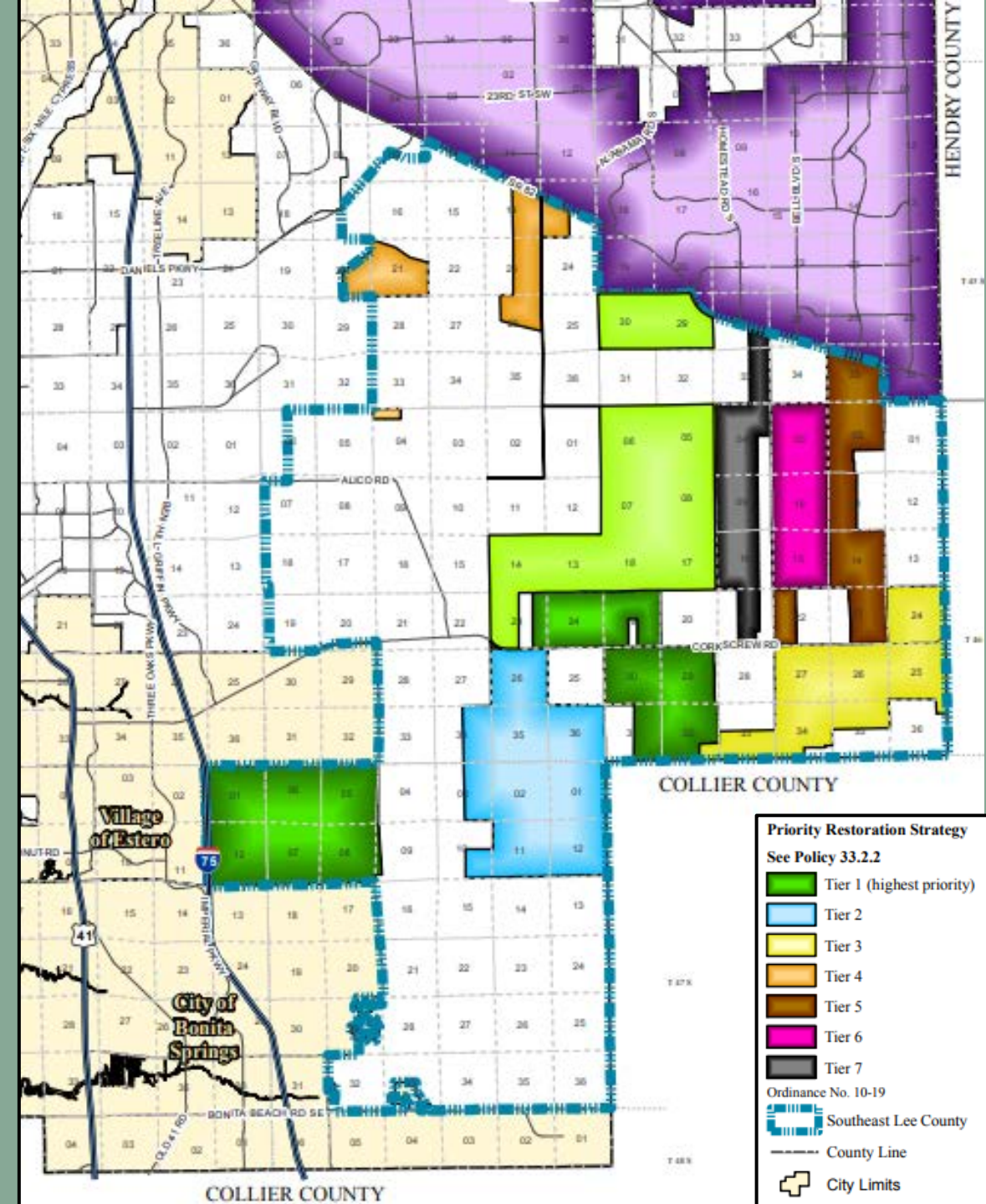
# EXISTING CONDITIONS 2019





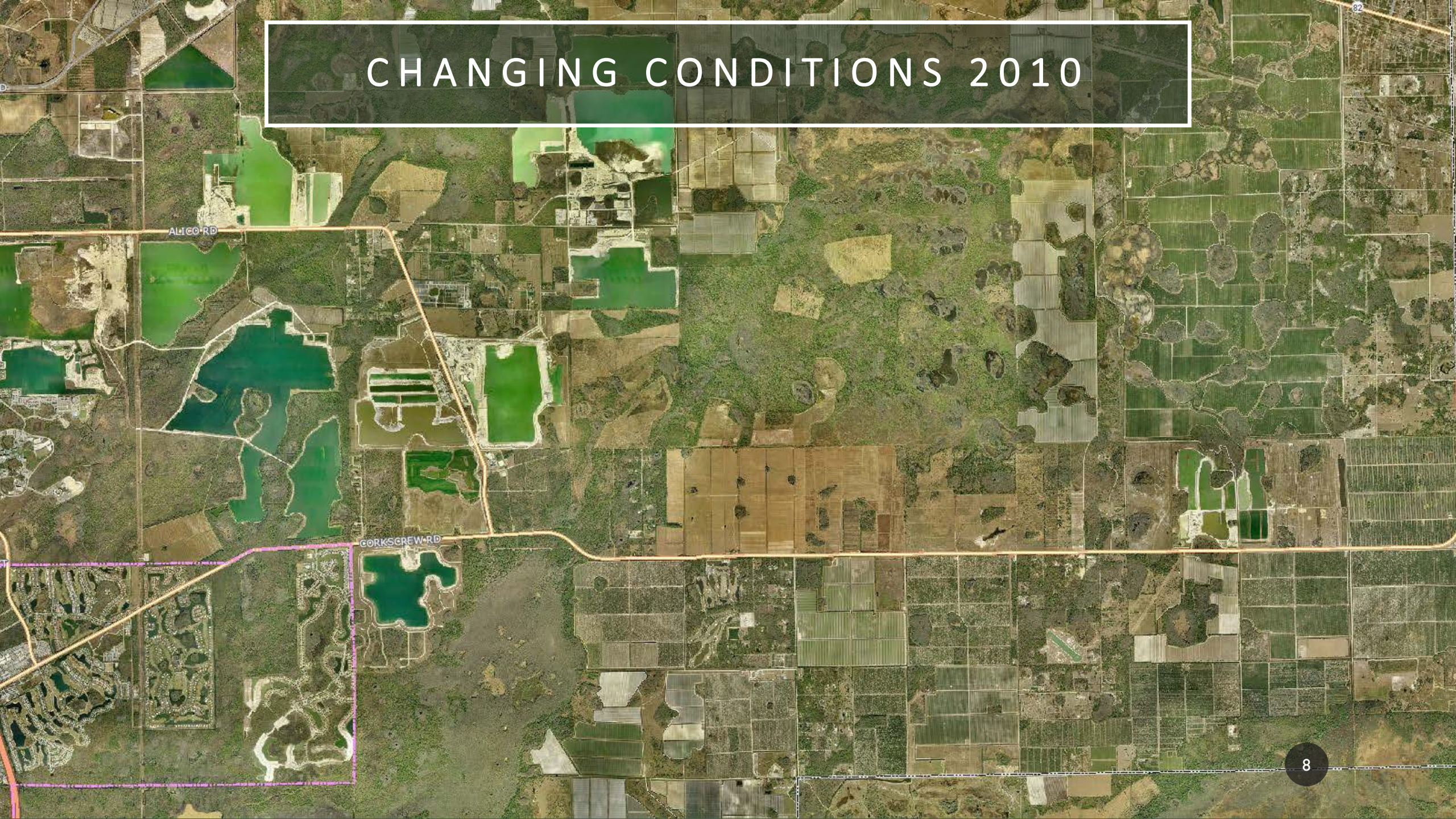
# PRIORITY RESTORATION STRATEGY

- Ordinance 10-19 adopted the Priority Restoration Strategy
- 7 tiers of land potentially eligible for protection and restoration
- Tier 1 is the highest priority for protection from irreversible land-use changes
- Sought to promote acquisition and restoration of lands identified





# CHANGING CONDITIONS 2010





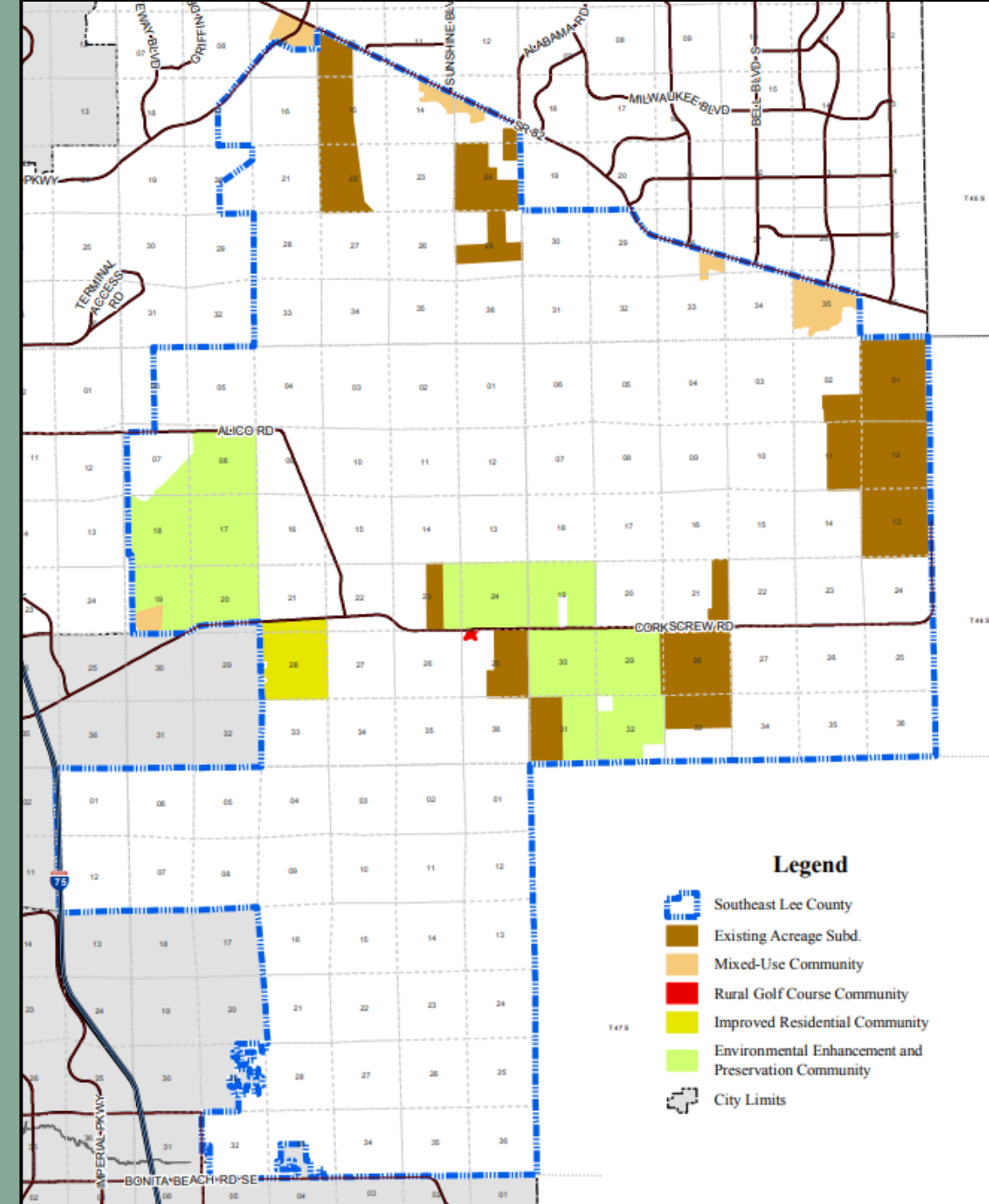
An aerial photograph of a rural landscape. The terrain is a patchwork of green fields, brown agricultural land, and several bodies of water, including a large blue lake on the left and several smaller green ponds. A network of roads is visible, with some highlighted in orange and others in pink. The text "CHANGING CONDITIONS 2015" is overlaid in a white box at the top. Road labels include "ESS RD" at the top left, "ALICO RD" in the upper middle, and "CORKSCREW RD" in the lower middle. A pink dashed line outlines a specific area in the bottom left. The number "82" is visible in the top right corner.

# CHANGING CONDITIONS 2015



# ENVIRONMENTAL ENHANCEMENT AND PRESERVATION COMMUNITIES OVERLAY

- Ordinance 15-13 established the EEPKO for a limited area within the Density Reduction/Groundwater Recharge
- The Overlay encompasses properties that were deemed critical to providing regional benefits such as re-establishing:
  - Wetlands
  - Flowways
  - Hydrology
  - Wildlife corridors
- EEPKO properties must also be located:
  - west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract)
  - within one mile north or south of Corkscrew Road
  - west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road



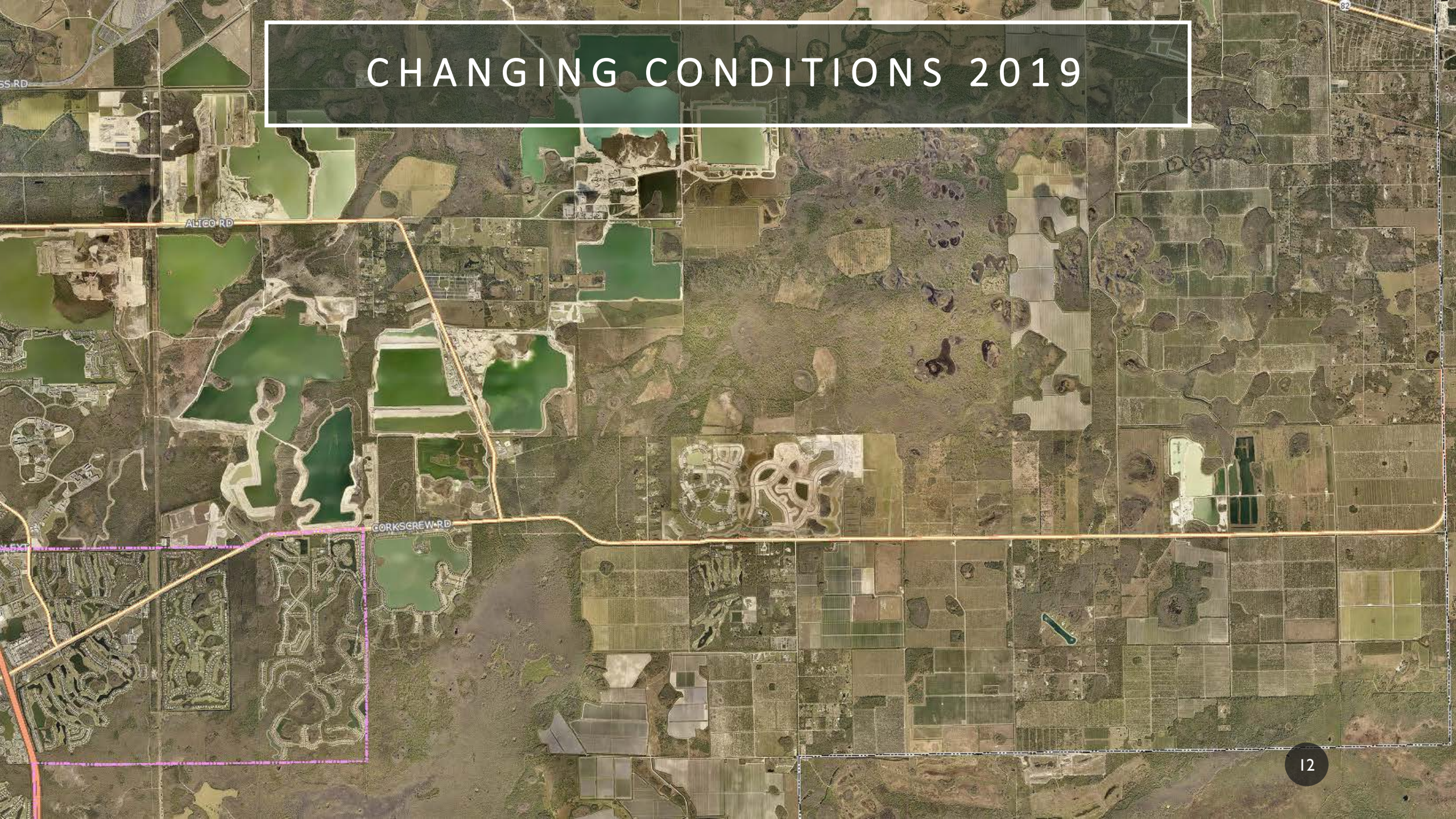


An aerial photograph of a landscape featuring a mix of green fields, brown patches, and several bodies of water. A network of roads is visible, with some labeled. A white rectangular box is superimposed at the top, containing the title. A purple dashed line outlines a specific area in the lower-left. A small black circle with the number 11 is in the bottom right corner.

# CHANGING CONDITIONS 2017



# CHANGING CONDITIONS 2019





# APPROVED EEP CO PLANNED DEVELOPMENTS

Project	Approved Dwelling Units	Notes
Pepperland Ranch	700*	Approved per Z-17-013
Verdana	1,460	Approved per Z-18-010
The Place	1,325	Approved per Z-15-025
WildBlue	1,100	Approved per Z-15-021
Subtotal	4,585	
Notes: *with TDRs		



# REQUEST

To amend Policy 33.3.4 to permit neighborhood commercial and a 15% density increase if the development is within the Environmental Enhancement Preservation Conservation Overlay, is over 2,000 acres and provides enhanced surface water storage area.

- Minor text amendments to Policies 1.4.5, 6.1.2, 33.4.2 and the glossary, as well as the addition of Policy 33.3.5, are also proposed to maintain consistency throughout the Lee Plan.



## PROPOSED TEXT AMENDMENT TO POLICY 33.3.4 [RESIDENTIAL]

e. Additional dwelling units may be approved in the planned development by using any combination of the following: ~~meeting the requirements in subsection 2 of this Policy if transferred~~

1. Utilize the Southeast Lee County TDR program to transfer dwelling units from other Southeast Lee County lands located outside of the planned development pursuant to Policy 33.4.2. ~~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.~~



## PROPOSED TEXT AMENDMENT TO POLICY 33.3.4 [RESIDENTIAL]

2. Provide all of the following as part of the planned development for a density increase of up to 15 percent:

- i. A minimum of 65 percent open space, not including previously mined lakes;
- ii. Significant regional hydrological connections that further Lee County's flood mitigation and flowway restoration efforts by providing:
  - a. Physical surface water connections to allow current available surface water to flow to and from adjacent properties and off-site flowways (to be considered site-related improvements) to handle additional surface water flow when needed; and
  - b. Enhanced on-site surface water storage and flood attenuation



# APPROVED EEP CO PLANNED DEVELOPMENTS

Project	Approved Dwelling Units	Proposed Dwelling Units	Notes
Pepperland Ranch	700*	-	Approved per Z-17-013
Verdana	1,460	-	Approved per Z-18-010
CAM40	40		Adopted CPA Amendment
<b>Subtotal</b>	<b>2,200</b>		
+15% Density	-	330	Proposed Text Amendment
<b>Total</b>	<b>-</b>	<b>2,530</b>	Limited to 2,400 per Verdana Village MPD

Notes: \*700 units with TDRs

- Concurrent Development Planned combines property
- Promotes an adequate size to design required surface water improvements.



## PROPOSED TEXT AMENDMENT POLICY 33.3.4 [COMMERCIAL]

### Policy 1.4.5

- Language added to permit limited commercial within:
  - Mixed Use Communities
  - Environmental Enhancement and Preservation Communities
  - Rural Golf Course Communities

### Policy 6.1.2

- Language added to permit Neighborhood Commercial in the Southeast Planning Community

### Policy 33.2.5

- Language added to establish a Commercial SF Maximum of 300,000 for Southeast Lee County
- Commercial is limited to Communities identified in Policy 1.4.5

- 300,000 SF of Commercial is currently permitted within Southeast Lee per 33.2.2
- Amendments clarify commercial may be permitted within 3 Overlay Communities in Southeast Lee
- Amendments require accounting to ensure 300,000 SF Maximum is not exceeded
- Specific Criteria is established for Commercial within the Environmental Enhancement Preservation



## PROPOSED TEXT AMENDMENT TO POLICY 33.3.4[COMMERCIAL]

4. Commercial uses may be approved as part of a mixed use planned development if the project is found consistent with all of the following:
- a. The project is a minimum of 2,000 acres;
  - b. The project consists of both residential and commercial development and meets the minimum requirements of this policy;
  - c. Wetlands may not be impacted by the commercial development area;
  - d. The project will be consistent with Policy 33.3.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County;
  - e. Commercial uses and maximum floor area is limited to Neighborhood Commercial, as defined, and must not include any of the following uses: auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (on-site), or any other use that is not compatible with protecting Southeast Lee County's environment.
  - f. Commercial development within the 6-month, 1-year, 5-year, or 10-year travel zones of the Wellfield Protection Ordinance must provide a total of 1.5" of treatment, ½ -inch of which must be completed via dry pretreatment, at a minimum. The entire commercial portion of the project will be considered to be within the most restrictive wellfield protection zone as provided in the Wellfield Protection Ordinance. Ground water quality monitoring well(s) for the unconfined Surficial Aquifer System (aka Water Table Aquifer) must be provided and located between Lee County's nearest production well(s) and the commercial development.
  - g. The human wildlife coexistence plan required by subsection 2.f. of this policy must include a commercial component that at a minimum provides for bear-proof refuse containers, below ground grease traps, and prevents light spillage onto adjacent preserve areas.



PROPOSED TEXT  
AMENDMENT TO  
POLICY 33.3.5

**Policy 33.3.5:** Commercial uses may only be permitted if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 17. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet.

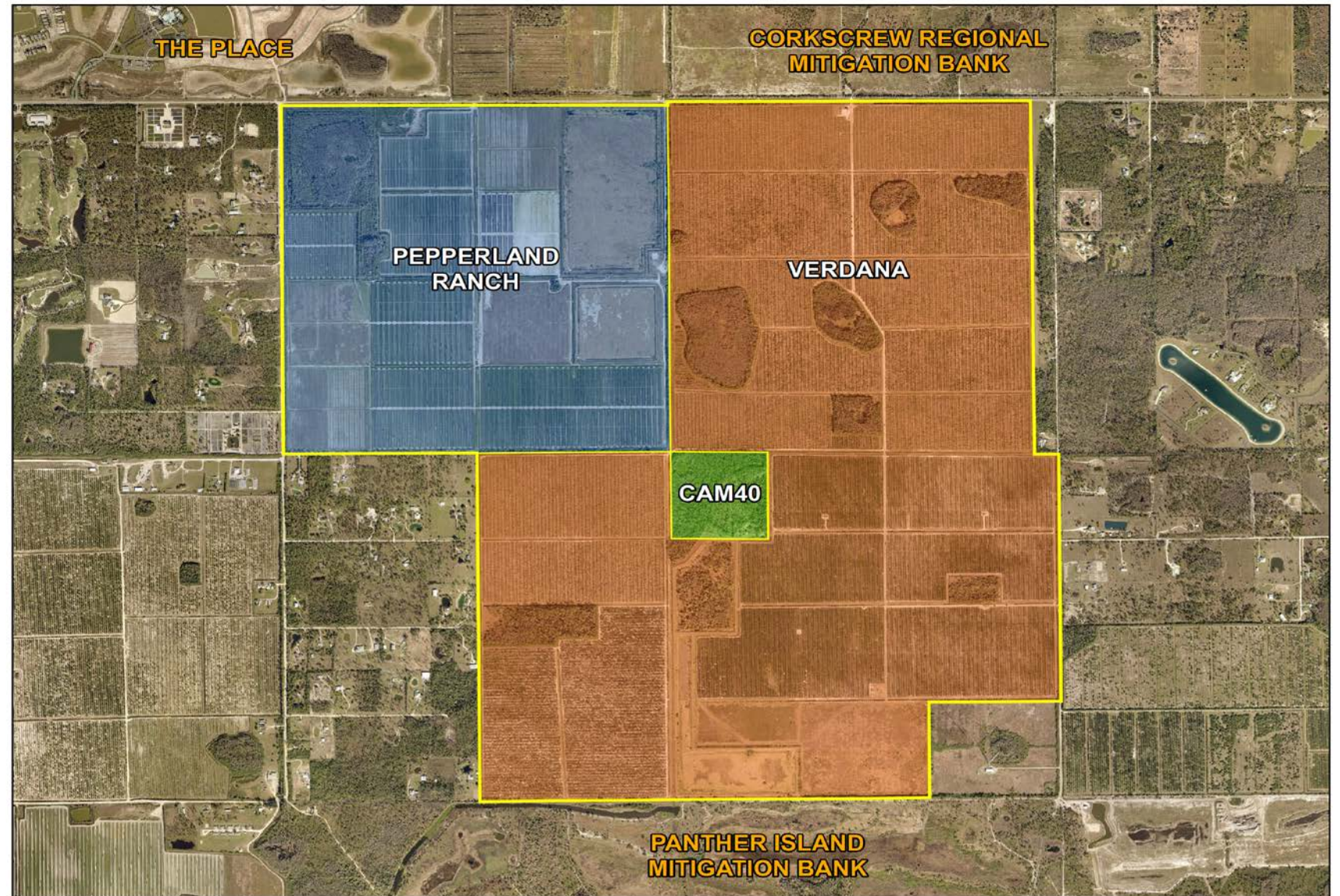


# ENVIRONMENTAL

Shane Johnson



# LOCATION MAP

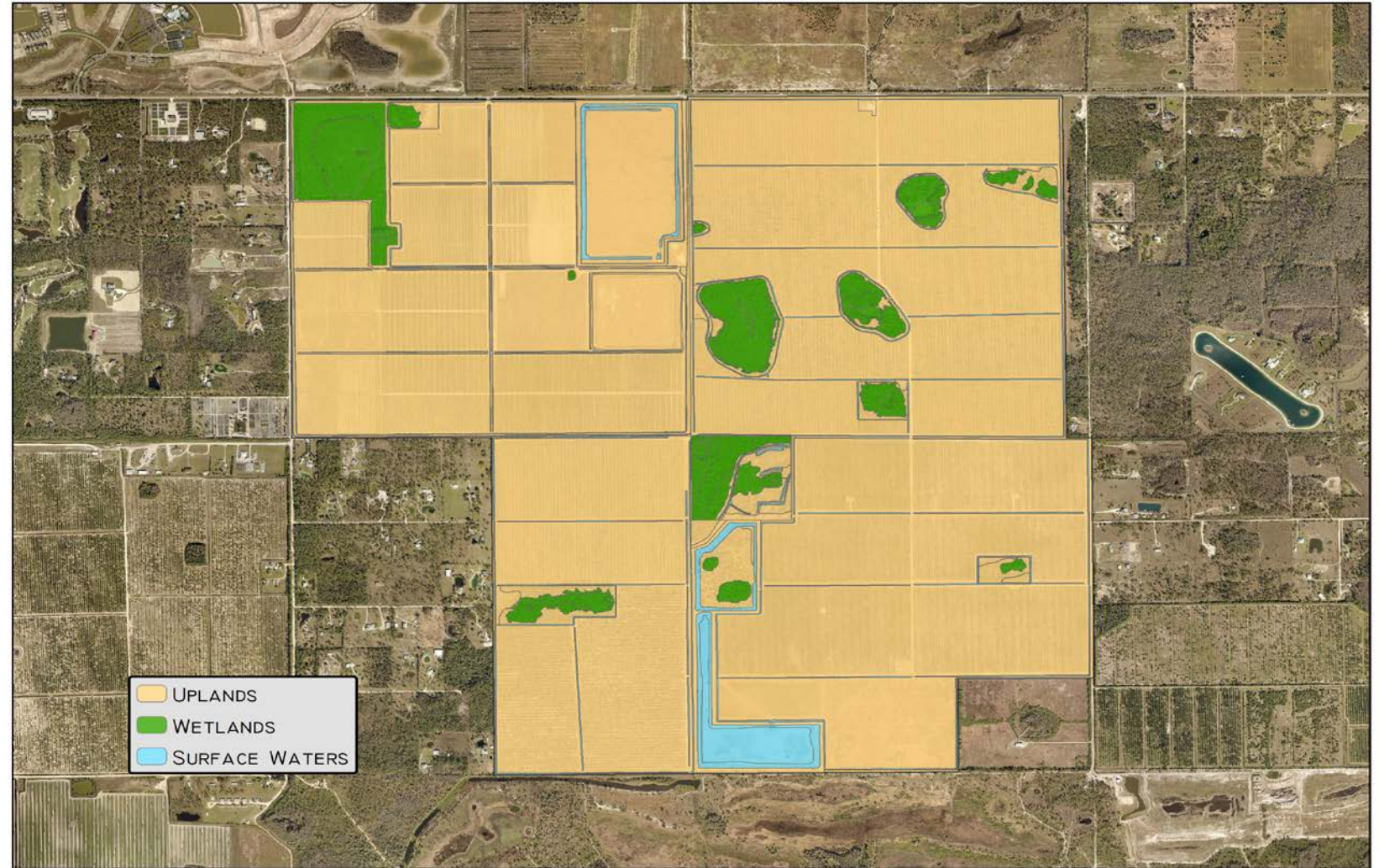




# WETLANDS

100% of existing wetlands will be preserved

- Project contains 143± acres of existing wetlands, 1,894± acres of uplands, and 101± acres of surface waters
- Preservation consistent with Policy 124.1.2 and proposed 33.3.4.





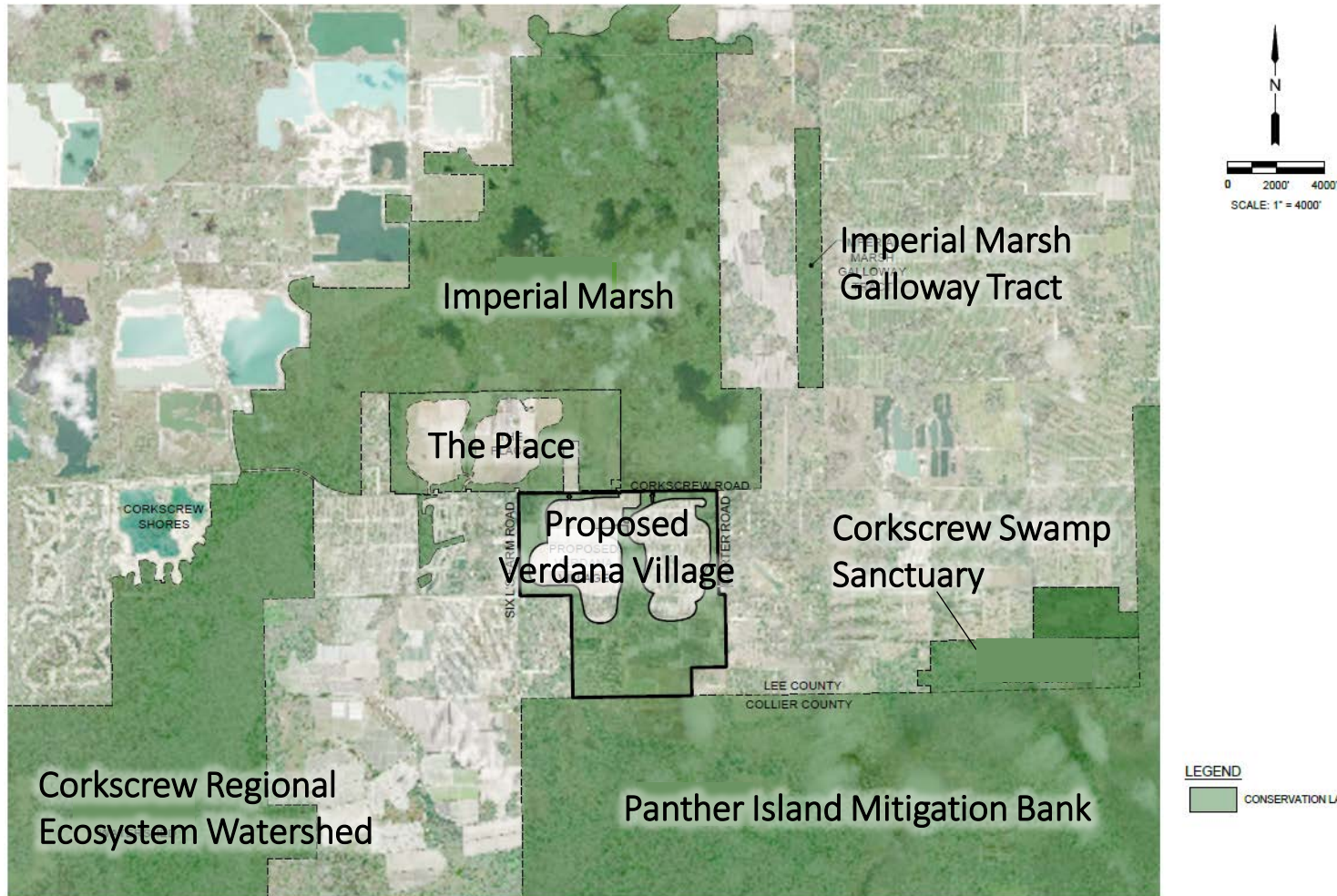
# PRESERVE AREA & WILDLIFE CORRIDORS



- A minimum of 56% of project area will be preserved, enhanced, and restored and placed under CE consistent with **Policy 123.2.8** and existing **33.3.4**
- Project will restore large-scale natural habitats to support connectivity between public and private conservation lands consistent with **Policy 123.1.5** and proposed **33.3.4**
- Promotes large-scale ecosystem integrity through protection and/or restoration of lands that connect existing wildlife corridors and conservation areas consistent with **Policies 33.2.1** and existing **33.3.4**



# MANAGEMENT PLANS



Management Plans will be prepared to address indigenous preserve restoration and protected species management which will include:

- Methods of restoration and controlling exotic vegetation consistent with **Policies 123.2.9 and 123.2.14**
- The use of prescribed fire for managing wildlife habitat consistent with **Policy 123.1.8**
- A Human-wildlife coexistence plan consistent with **Policies 123.3.3 and 123.12.3** and proposed **33.3.4**.
- Protection measures for the gopher tortoise, eastern indigo snake, wood stork, Florida panther, and Florida black bear consistent with **Policies 123.8.1, 123.10.2, 123.10.3, 123.11.3, 123.11.5, 123.11.7, 123.12.1, 123.12.2**



# HYDROGEOLOGIST

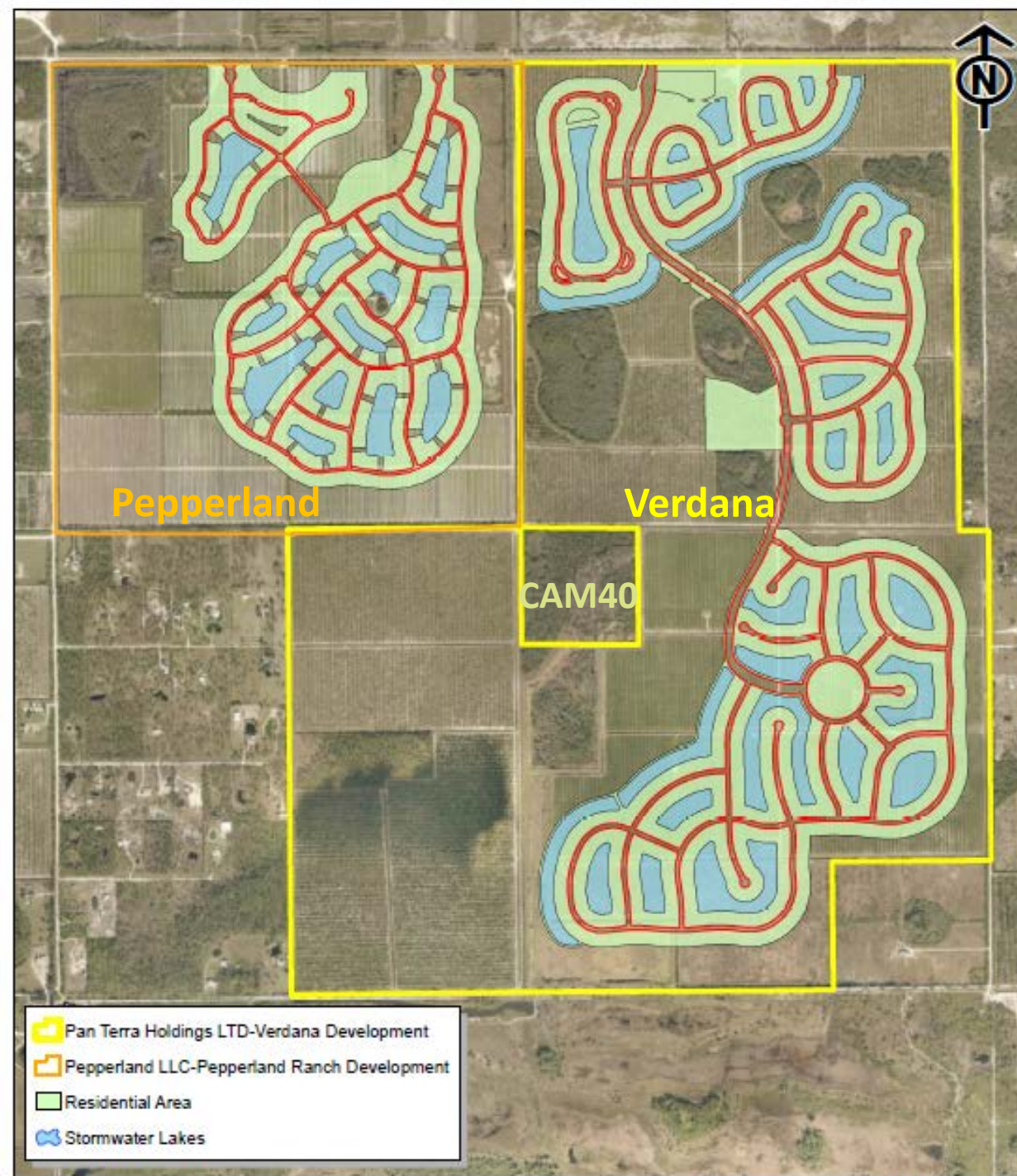
David Brown



## BACKGROUND

Verdana Village is distinct from other residential developments in Lee County's Density Reduction/Groundwater Resource (DR/GR) area in that it is comprised of two (2) adjacent and previously approved residential developments (Verdana and Pepperland Ranch) as well as the 40-acre CAM40 (a.k.a. Monahan) Parcel.

The property encompasses approximately 2,138.26 acres, of which approximately 1,134 acres are currently permitted for citrus and approximately 482 acres are currently used for the cultivation of row crops (peppers).



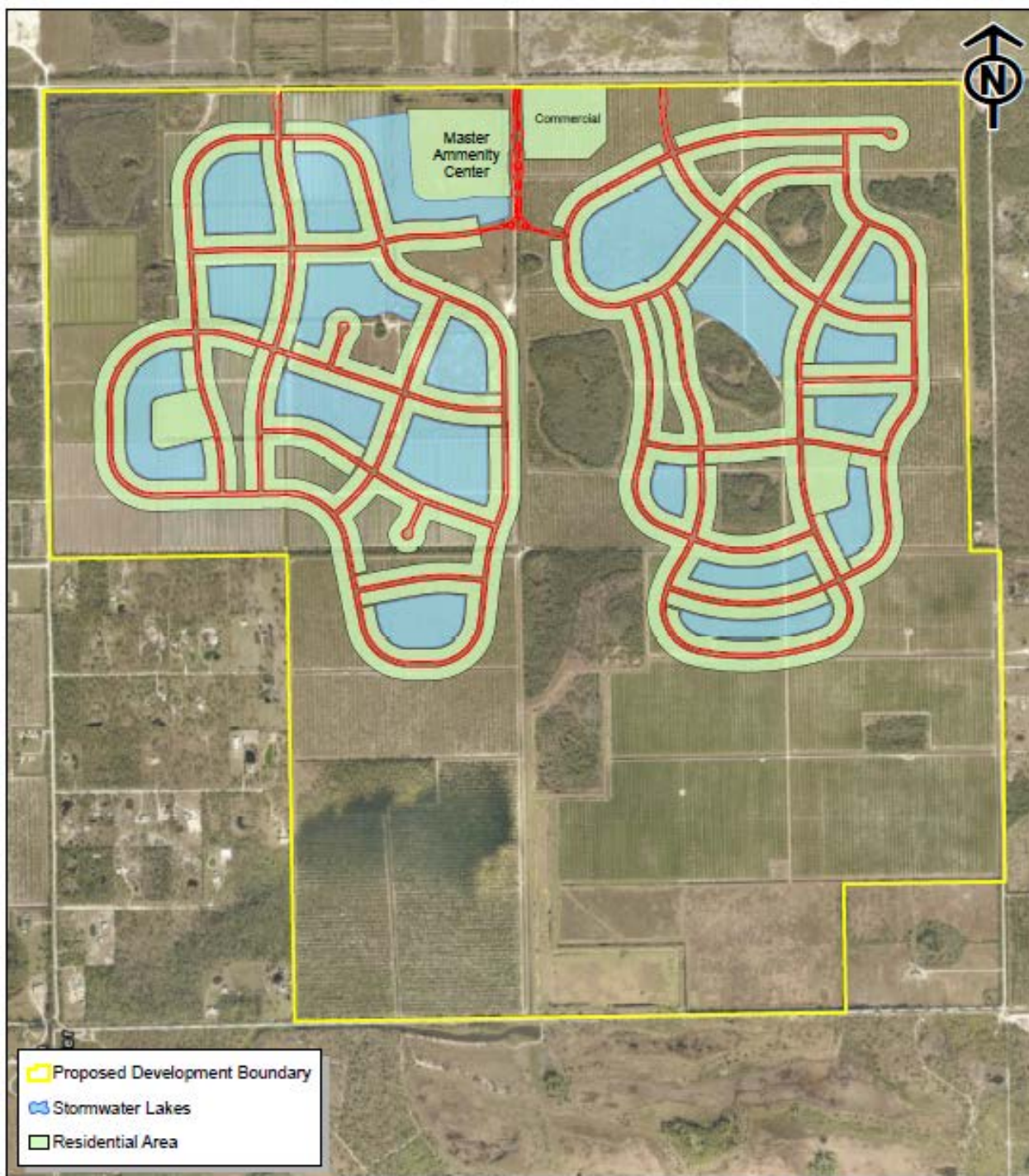


# PROPOSED

Verdana Village's aggregation of the two (2) proposed developments offers a unique opportunity to further enhance the water resource benefits beyond what was proposed in the earlier approvals. Allowing for a substantial net benefit to the water resources within the DR/GR, while also providing increased protection to onsite aquifers and to Lee County's Corkscrew Wellfield.

The total lawn and landscape irrigated areas within the proposed Vermana Village development represent a decrease from the sum of irrigated areas for the two (2) previously approved development plans.

The smaller footprint of the Vermana Village project will result in a reduction in lawn care, chemical applications, and maintenance activities for the turf and landscaped areas.

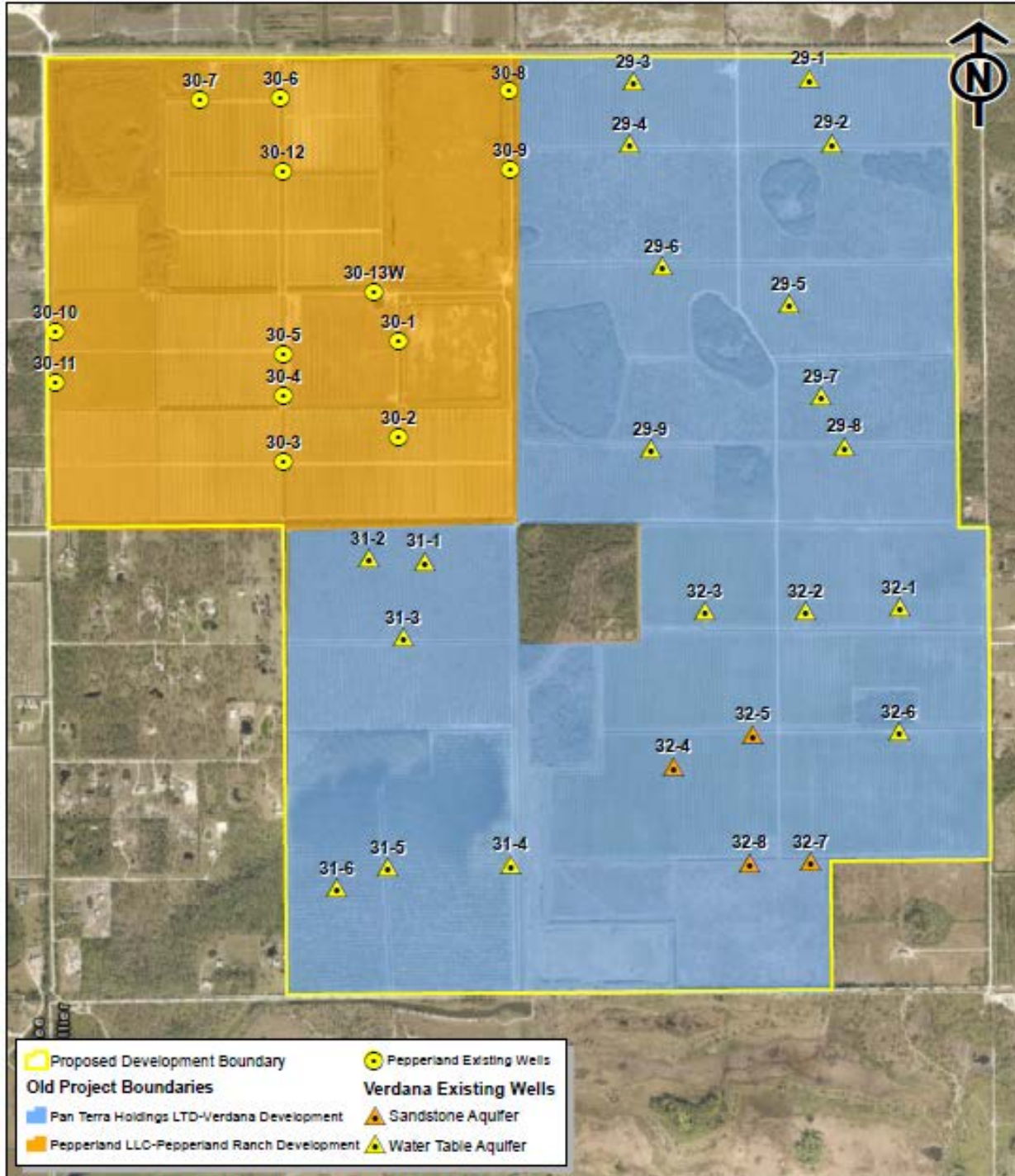




# EXISTING IRRIGATION WELLS

Currently, there are a total of thirty-six (36) documented agricultural wells on the property, thirty-two (32) of which withdraw from the shallow Water Table Aquifer.

Verdana Village proposes to use only four (4) newly constructed Water Table Aquifer wells for lawn and landscape irrigation.



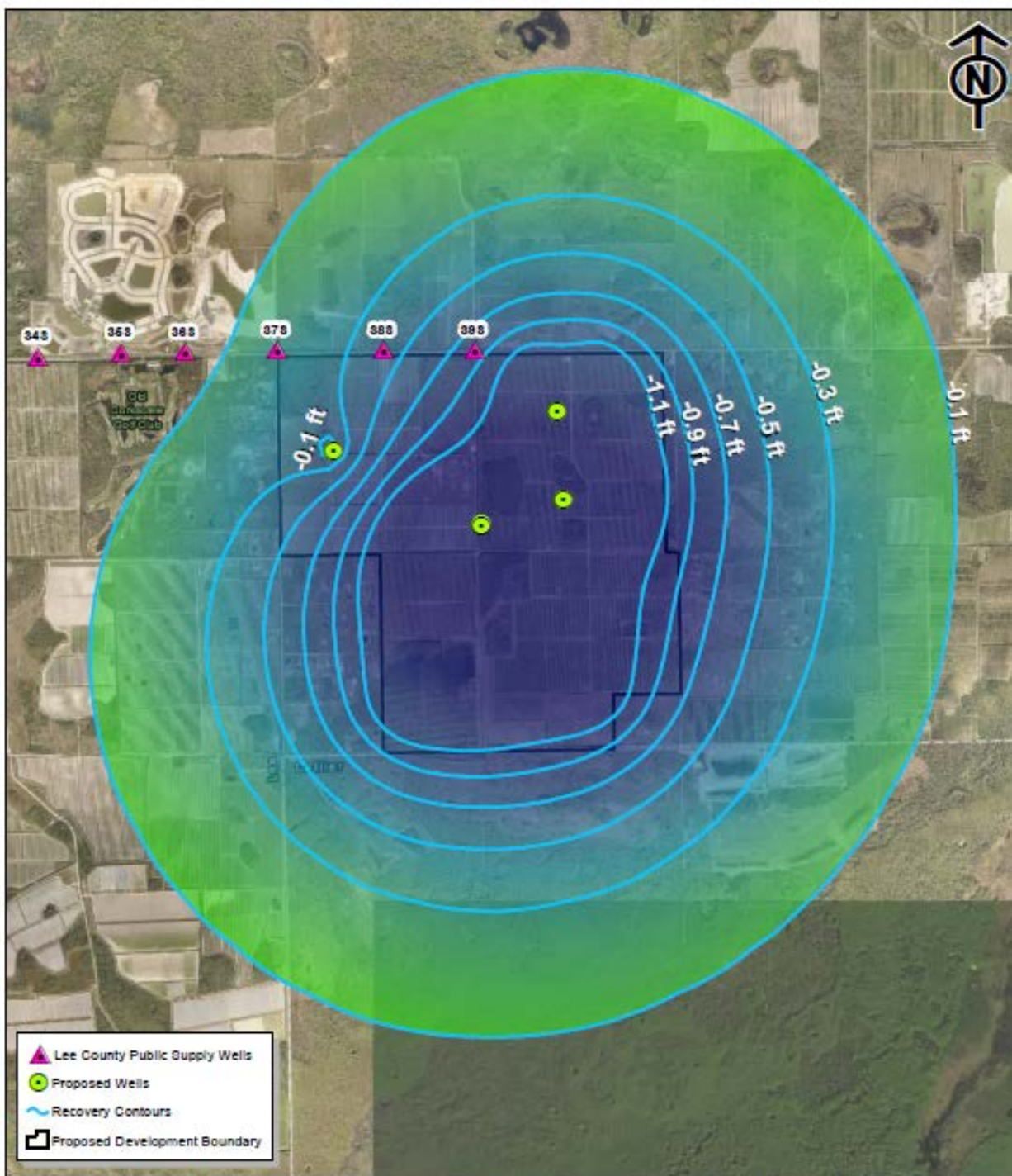


# WATER RESOURCE RECOVERY

To illustrate the recovery in groundwater levels of the Water Table Aquifer as a result of the proposed residential development plan, PWR developed numerical modeling scenarios representative of the existing permitted and proposed conditions, using a USGS MODFLOW groundwater flow model.

As a result of the reduction in maximum month quantities associated with the Verdana Village development plan groundwater levels are predicted to increase (i.e. recover).

Increases in groundwater levels in the Water Table Aquifer are predicted in the immediate vicinity of the proposed residential irrigation wells, including Lee County's adjacent Public Supply Wells.

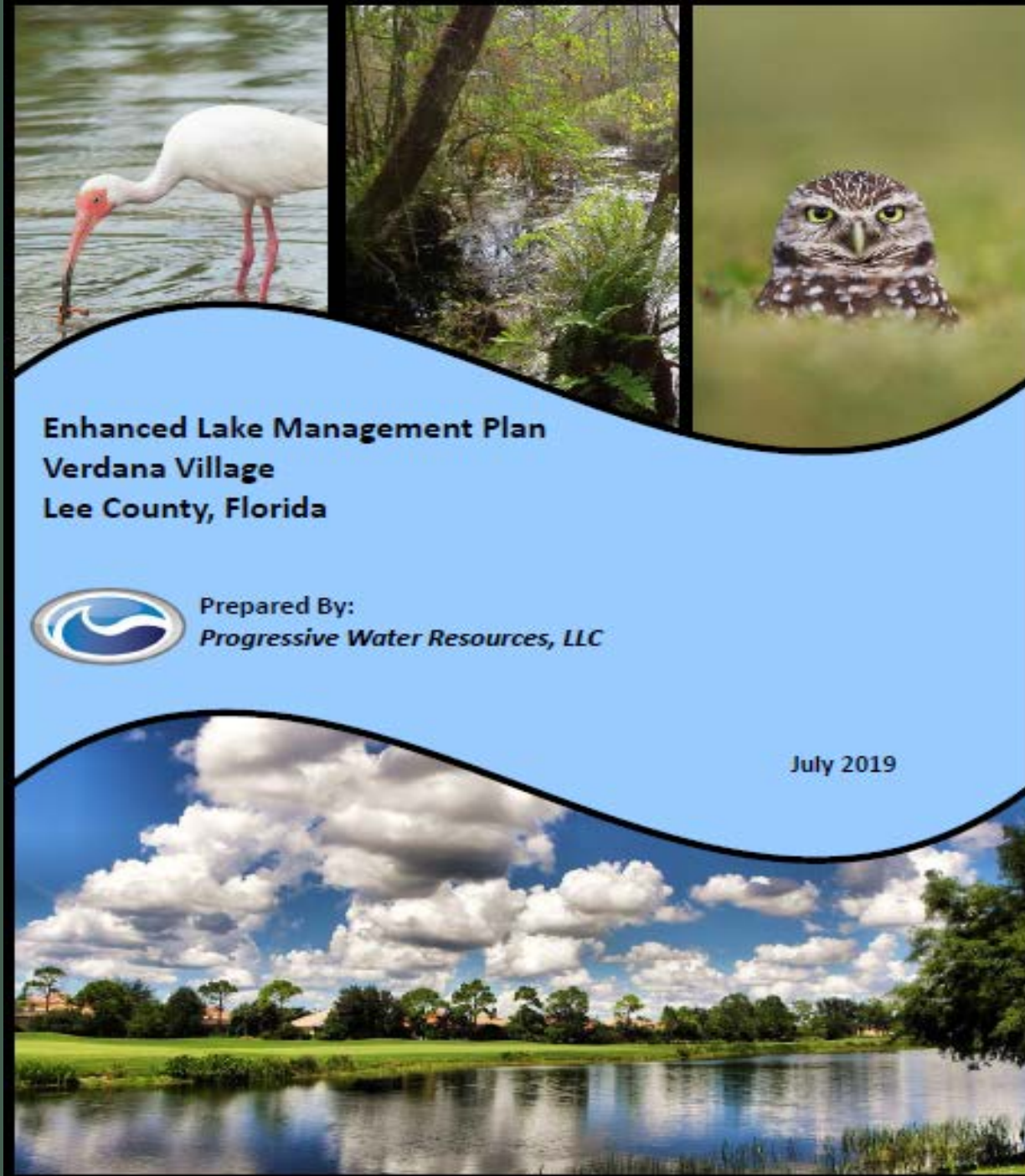




# WELLFIELD PROTECTION

To safeguard the County's public supply wells, an Enhanced Lake Management Plan (ELMP) was developed that includes detailed water quality monitoring of two (2) dedicated Water Table Aquifer monitor wells as well as one (1) of the nearest stormwater management system lakes.

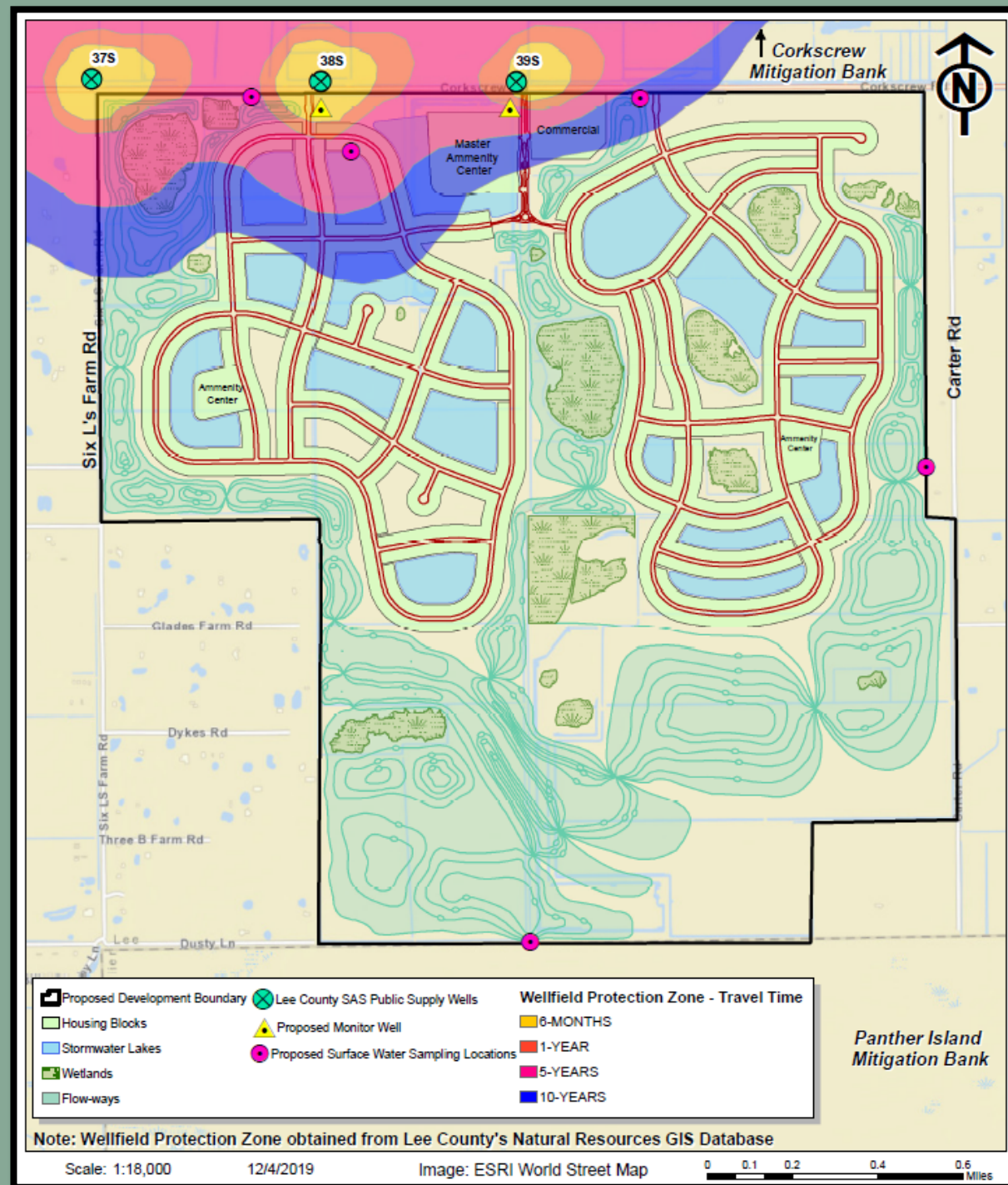
In addition, four (4) surface water quality monitoring locations are also proposed for stormwater inflows coming onto the Verdana Village project from the north and east, and at the southerly final outfall near the Panther Island Mitigation Bank Property.





# HYDROLOGIC ENHANCEMENTS

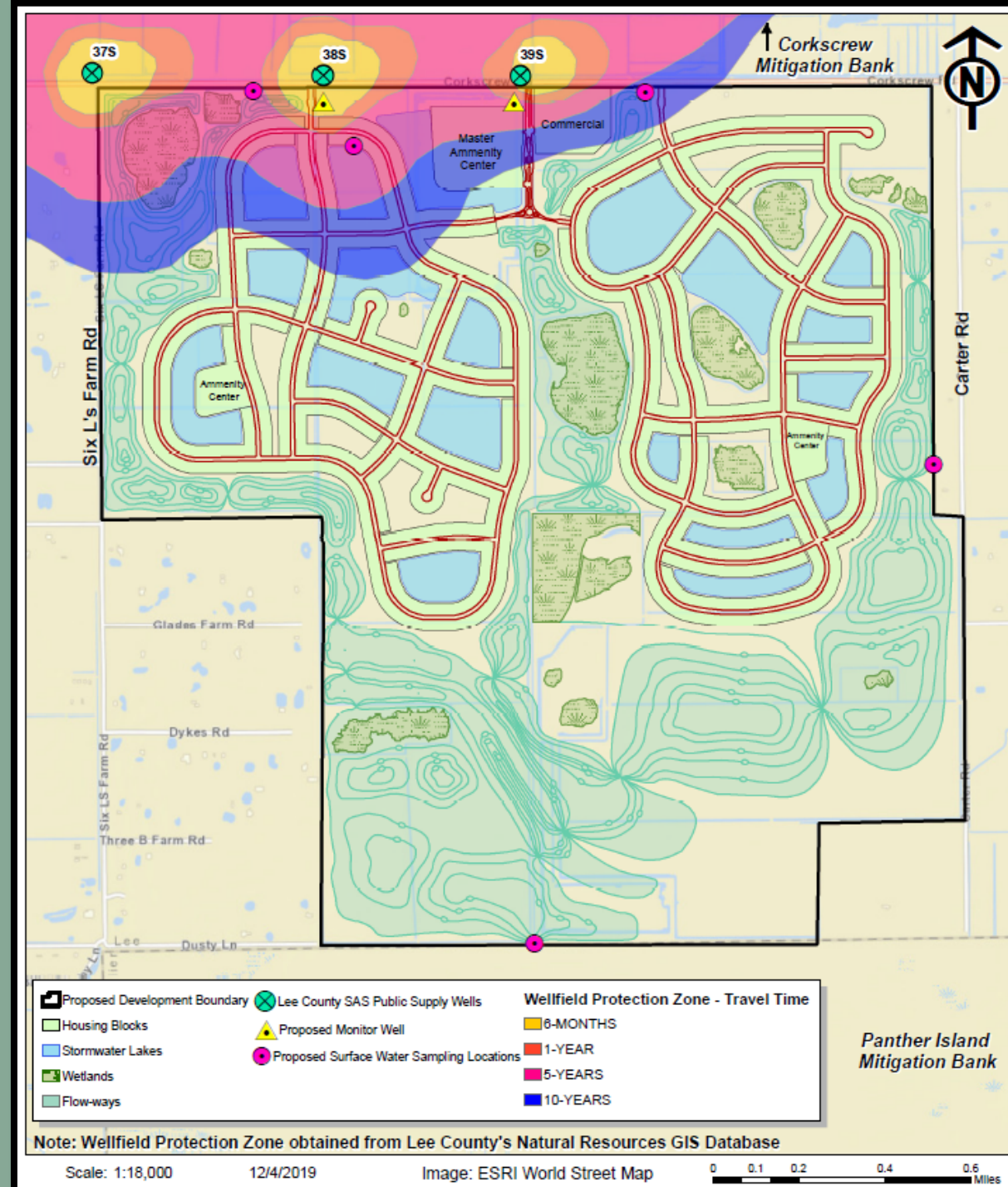
- Elimination of all farming activities and the replanting of native vegetation in areas outside the development.
- Infill the existing farm drainage network surrounding onsite wetlands. A majority of the existing onsite wetlands will be incorporated into the integrated flow-way system.
- Unique flow-way system that stair-steps stormwater and provides additional water quality treatment.
- Significantly reduces permitted groundwater withdrawals, thereby reducing permitted impacts to Lee County's potable supply wells.
- Promotes increased recharge to the Water Table Aquifer.
- Flow-ways will provide enhanced floodwater storage, to help reduce historic stormwater flooding





# PROPOSED TEXT AMENDMENT

- e. Commercial uses and maximum floor area is limited to Neighborhood Commercial, as defined, and must not include any of the following uses: auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (onsite), or any other use that is not compatible with protecting Southeast Lee County's environment.
- f. Commercial development within the 6-month, 1-year, 5-year, or 10-year travel zones of the Wellfield Protection Ordinance must provide a total of 1.5" of treatment, ½ -inch of which must be completed via dry pretreatment, at a minimum. The entire commercial portion of the project will be considered to be within the most restrictive wellfield protection zone as provided in the Wellfield Protection Ordinance. Ground water quality monitoring well(s) for the Surficial Aquifer System must be provided and located between Lee County's nearest production well(s) and the commercial development.





# COMMERCIAL NEEDS ANALYSIS

Matt Caldwell



# EAST CORKSCREW

- One of the few remaining locations with large, open tracts available for development
- All of the properties are located outside of the municipal limits of the Village of Estero
- Most of the remaining vacant parcels have been acquired by either Lee County or South Florida Water Management District for conservation purposes
- Current development in East Corkscrew is geographically distinct from Village of Estero



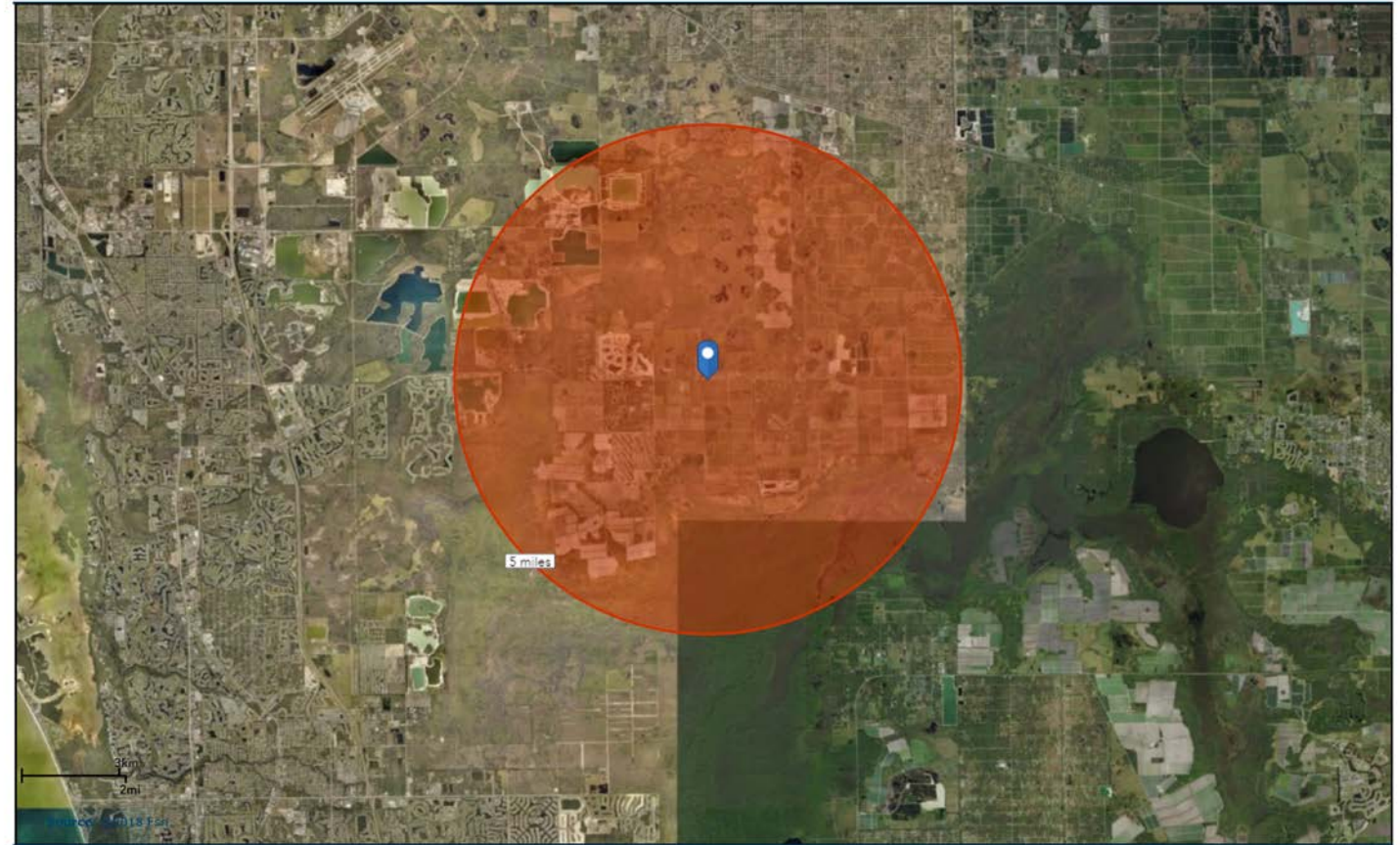
## 0-5 MILE RADIUS

- Traditional market expectation to review demand and supply in 1-, 3-, and 5-mile radii
- The subject property lies nearly at the center of the neighborhood. A 5-mile radius captures nearly all existing residential development and is bounded by the incorporated limits of the Village of Estero on the west and by publicly owned conservation lands.
- Typical travel distance for grocery shopping in America. Middle- and upper-income families which are not transportation challenged travel an average of 3.79 miles from home to their grocery of preference



18500/19500 Corkscrew Road

0-5 mile Radius



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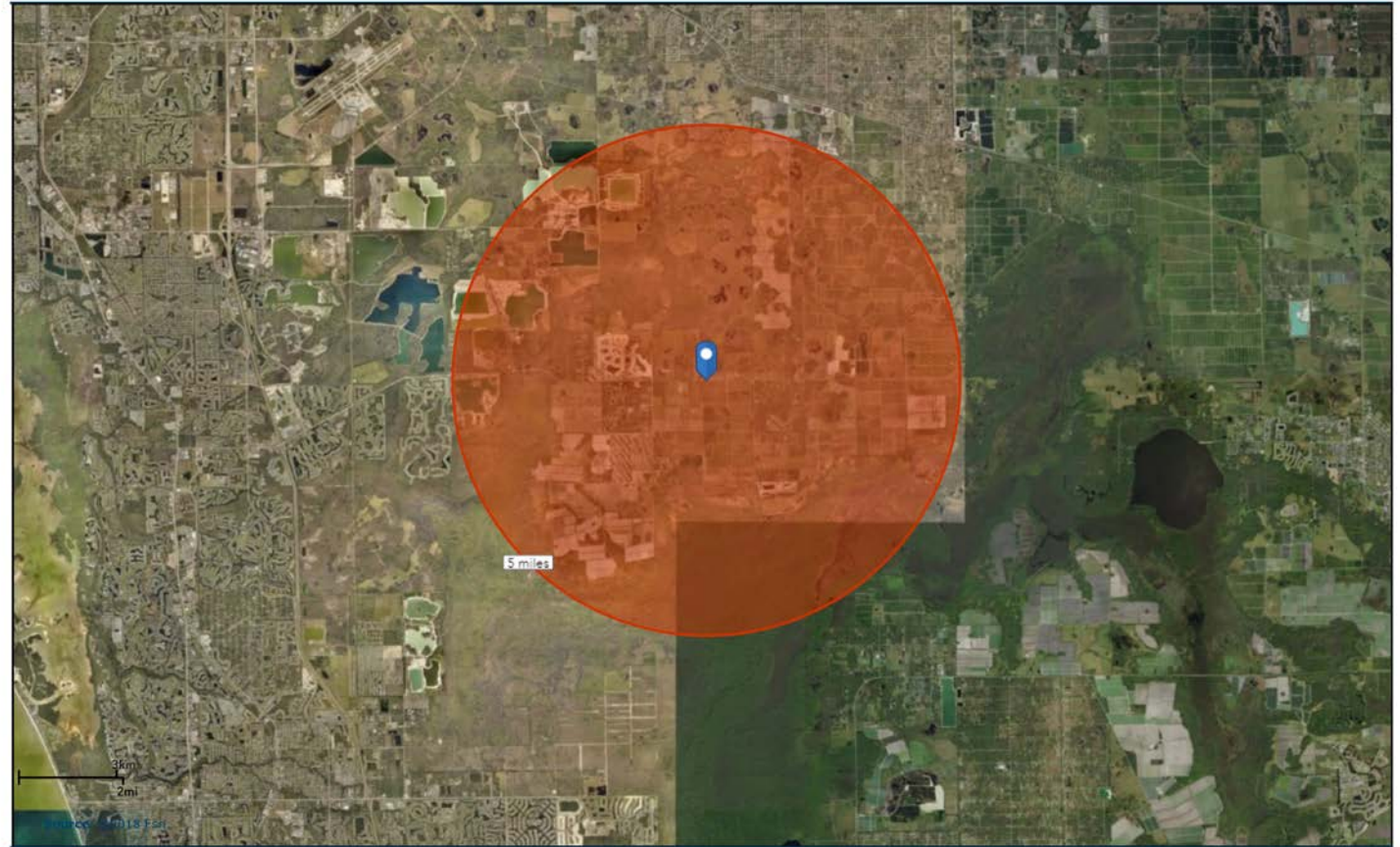
## 0-5 MILE RADIUS

- Only two modern developments are The Place and Corkscrew Shores. Corkscrew Shores will build out at 648 units. The Place will build-out at 1,325 units.
- The subject is proposed for 2,400 units. Adding to this estimate of older/existing rural households of 400 units, this results in a total build-out within the 5-mile radius of 4,773 units.
- This radius also captures the eastern edge of Bella Terra/Preserve and WildBlue. WildBlue will be another 1,100 units. Bella Terra (1,960 units) and Preserve at Corkscrew (fka Cypress Shadows; 441 units) are both built-out.



18500/19500 Corkscrew Road

0-5 mile Radius



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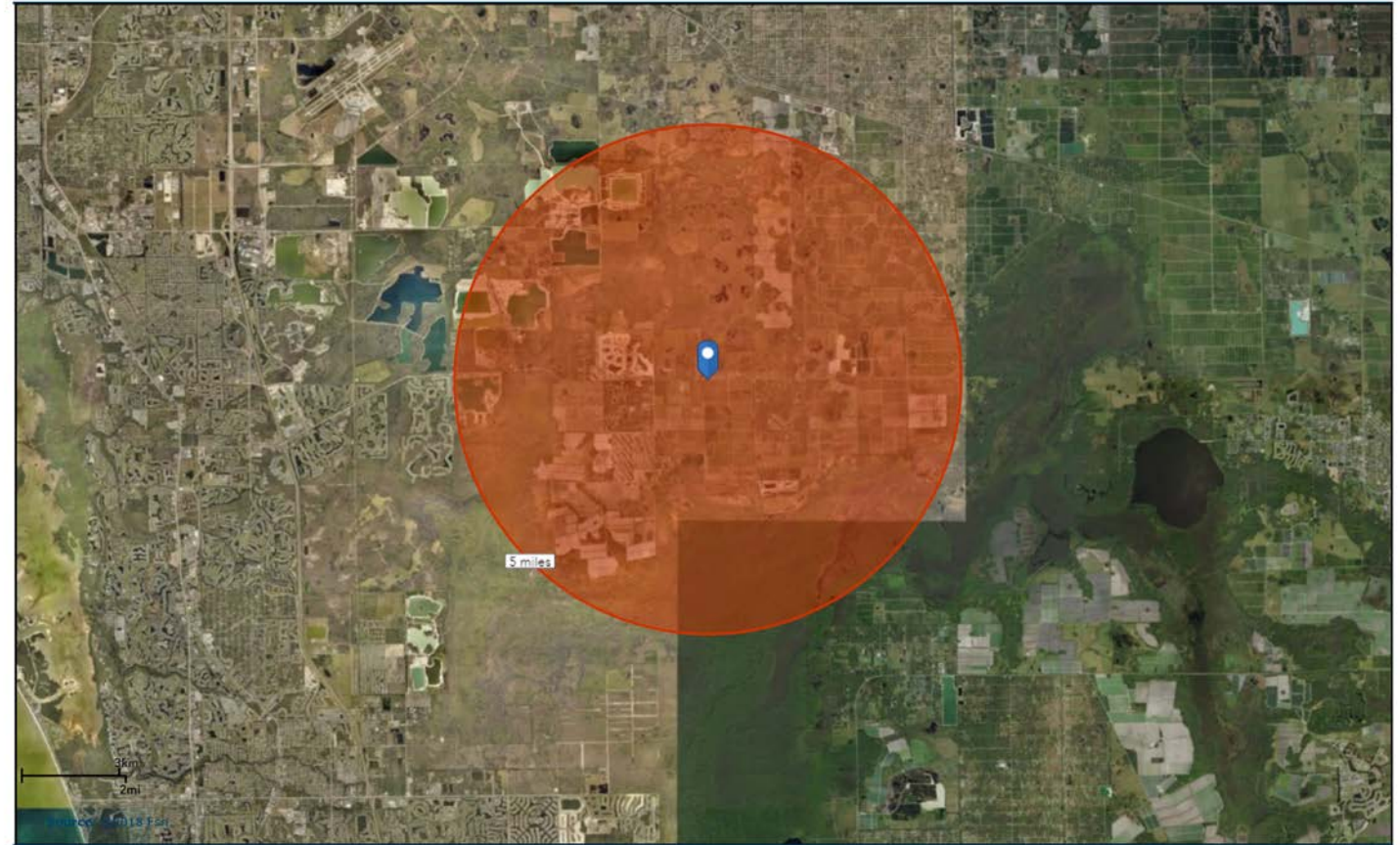
## 0-5 MILE RADIUS

- There are also the rural communities of Wildcat Farms and Corkscrew (the original rural settlement) located at the far eastern end of Corkscrew Road. The nearest grocery centers for these residents are either located in Downtown Lehigh Acres (15 miles) or Immokalee (13 miles). The subject property will be a roughly 6.5-mile travel distance for these residents.
- The 2017 statistics for this additional area was 233 households with an average size of 3.19 persons and a population of 748 persons. In our opinion, this area will build out at around 400 households/units.
- *Taken altogether this commercial location could serve a total of 8,700± units with a current existing unit count, as of the end of 2018, of roughly 4,000±.*



18500/19500 Corkscrew Road

0-5 mile Radius



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# EXISTING GROCERY CENTERS

## 1. Corkscrew Road & Ben Hill Griffin Parkway

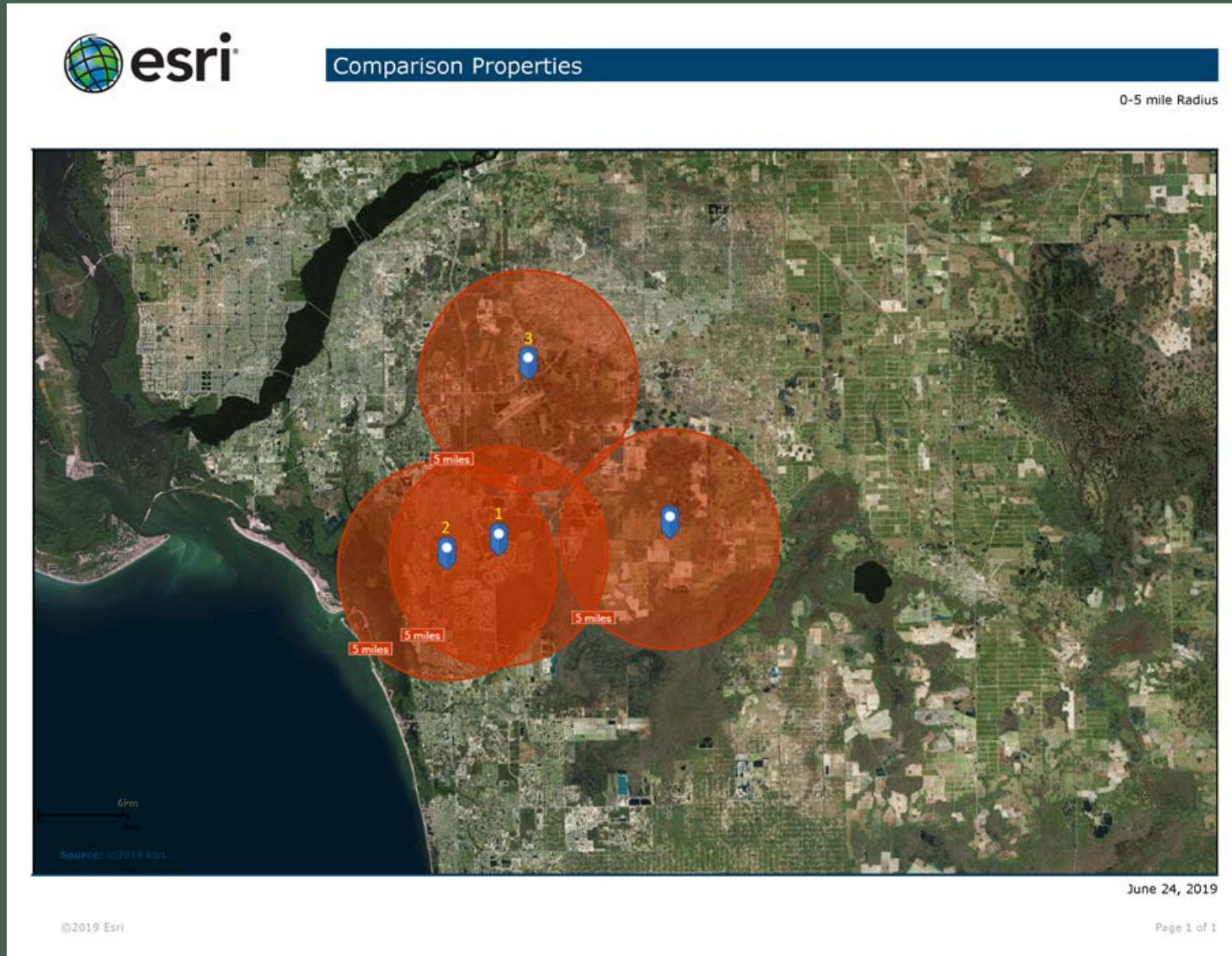
- 20311 Grande Oak Shoppes Boulevard, Estero
- 2002-built, 84,000± square feet (Gross Building Area)

## 2. Corkscrew Road & US 41

- 21301 S Tamiami Trail, Estero
- 1997-built, 82,000± square feet (Gross Building Area)

## 3. Daniels Parkway & Gateway Boulevard

- 13111 Paul J Doherty Parkway, Fort Myers
- 2017-built, 66,000± square feet (Gross Building Area)



# EXISTING GROCERY CENTERS

## 1. Corkscrew Road & Ben Hill Griffin Parkway

Households:	27,807
Population:	67,623
Household Size:	2.34
Median Age:	50.3

## 2. Corkscrew Road & US 41

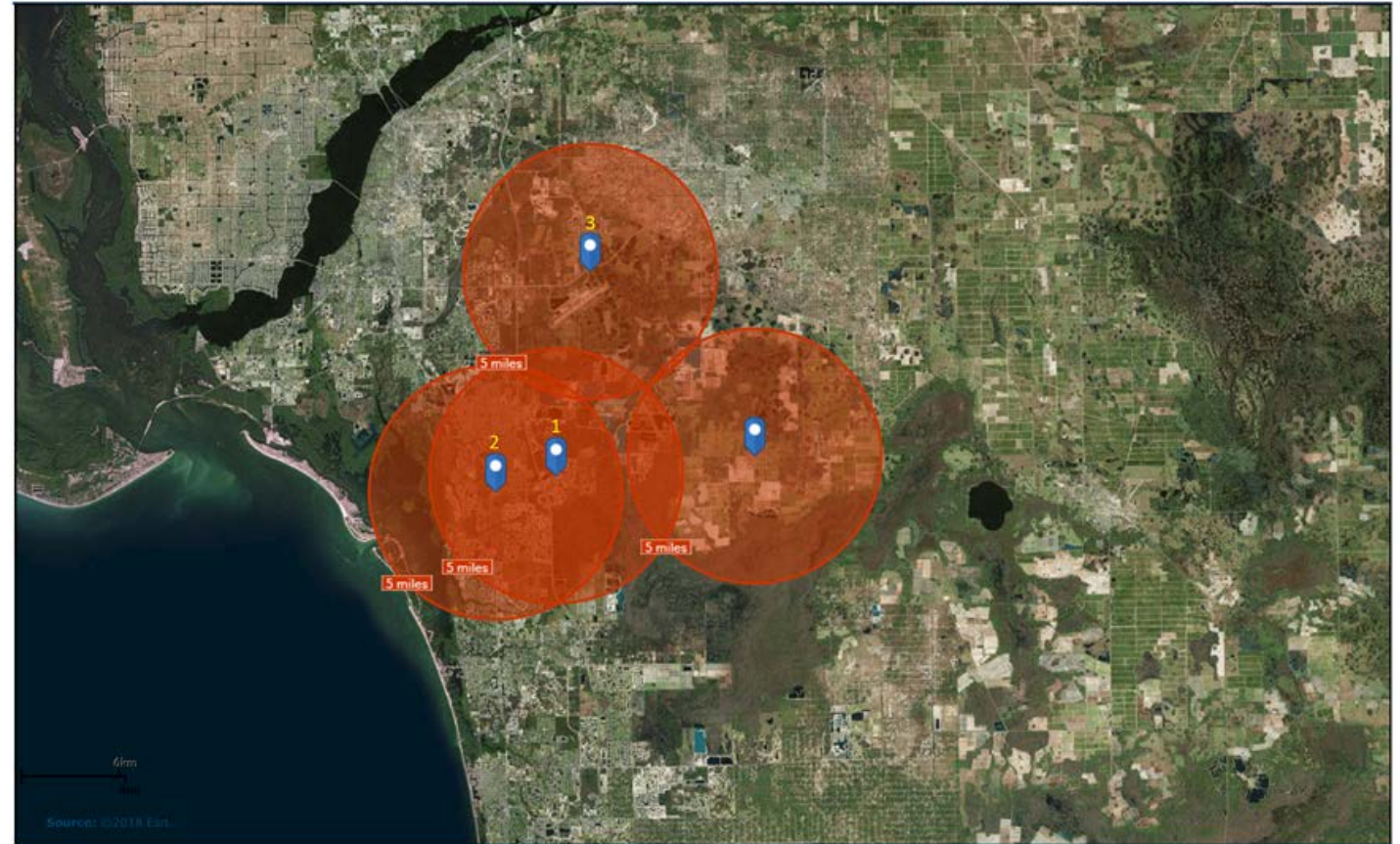
Households:	31,770
Population:	75,576
Household Size:	2.29
Median Age:	52.5

- Taken together, we estimate that each serves 15,000-20,000 households.
- Comparison 1 does not reflect the additional future growth of WildBlue, CenterPlace, and Corkscrew Shores within that 5-mile radius.
- Growth will push this location beyond the ability to meet demand for grocery and related retail services, if it has not already been exceeded.



### Comparison Properties

0-5 mile Radius



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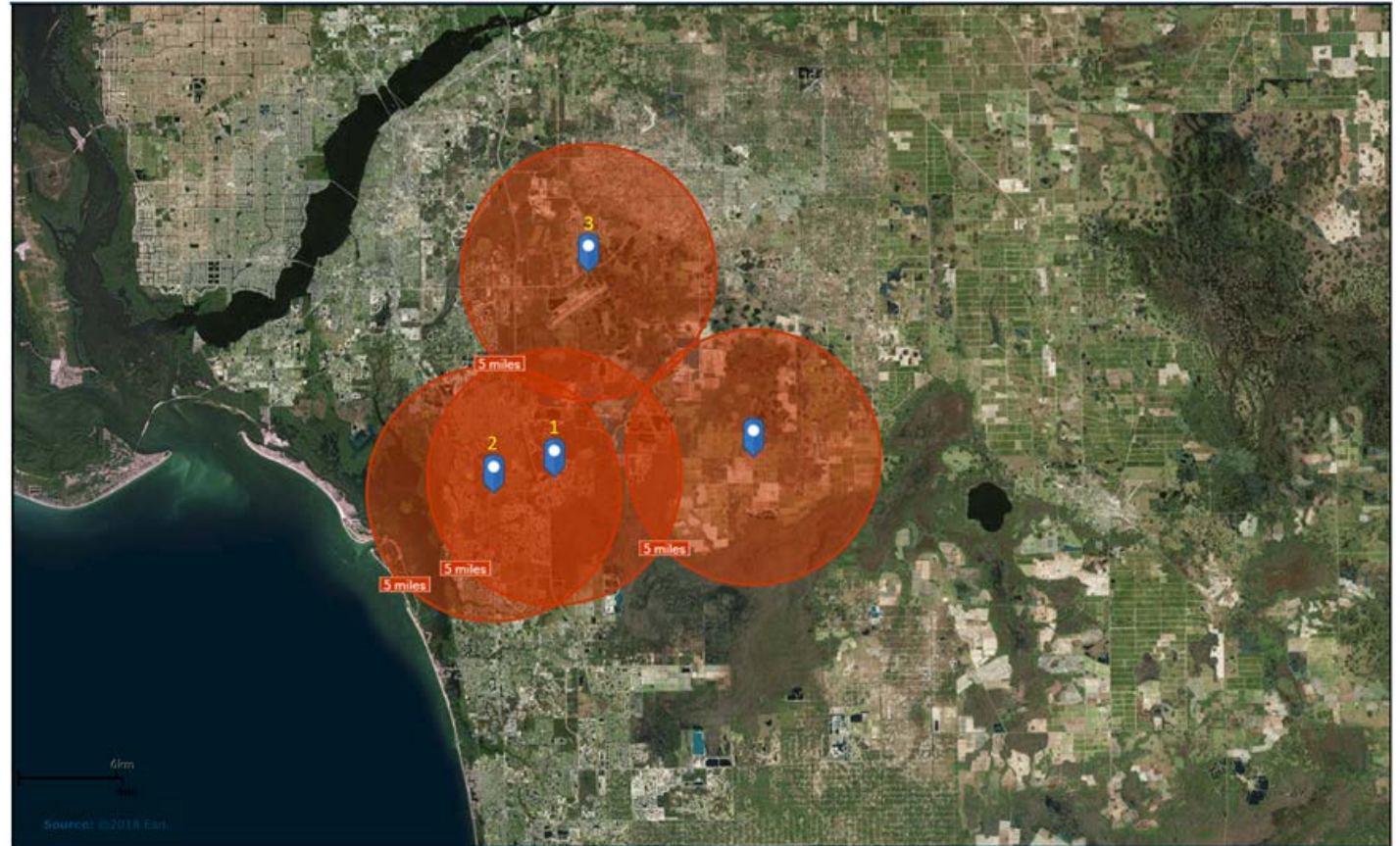
# EXISTING GROCERY CENTERS

At the time the centers in Comparisons 1 and 2 were built, (2002 and 1997, respectively), the population of the entire Estero CDP (Census Designated Place) was roughly 12,100± and 7,600± respectively (based on 2000 Census population of 9,503). Each center was designed to serve roughly 6,000± from the immediate neighborhood.



## Comparison Properties

0-5 mile Radius



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# EXISTING GROCERY CENTERS

## 3. Daniels Parkway & Gateway Boulevard

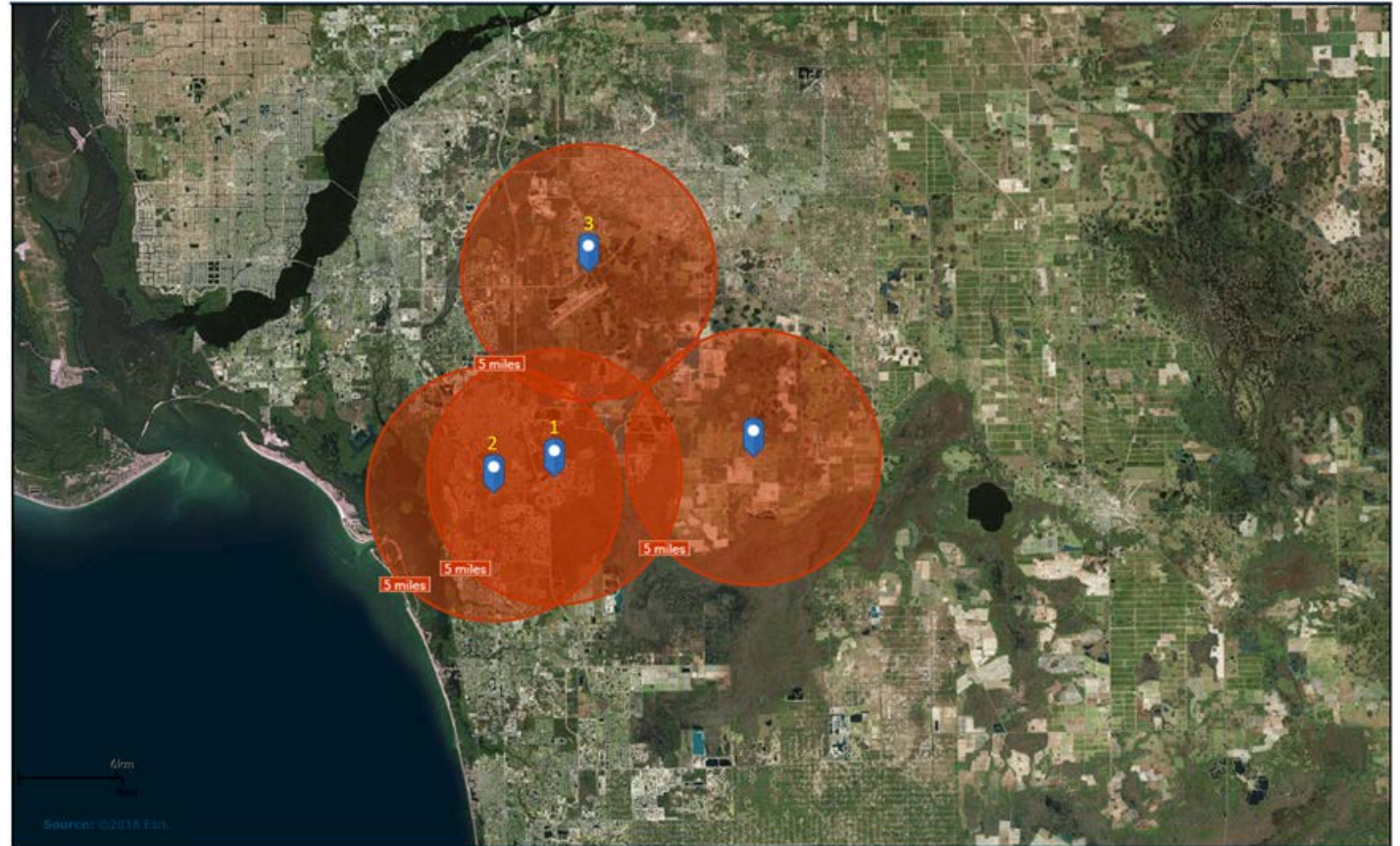
Households:	21,477
Population:	58,157
Household Size:	2.70
Median Age:	39.1

Comparison 3 successfully serves 21,500± households, however the southern and eastern sides of the radius are totally vacant lands. And on the northern side, this radius overlaps with that of the grocery center located at the intersection of Colonial Boulevard and State Road 82, creating a similar dynamic as that between Comparisons 1 and 2. This leaves Comparison 3 likely serving less than 15,000± households.



### Comparison Properties

0-5 mile Radius



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# SUBJECT AREA

## Subject (Current Conditions)

Household Size: 2.96

Median Age: 37.2

## Wildcat Farms/Corkscrew

Household Size: 23.19

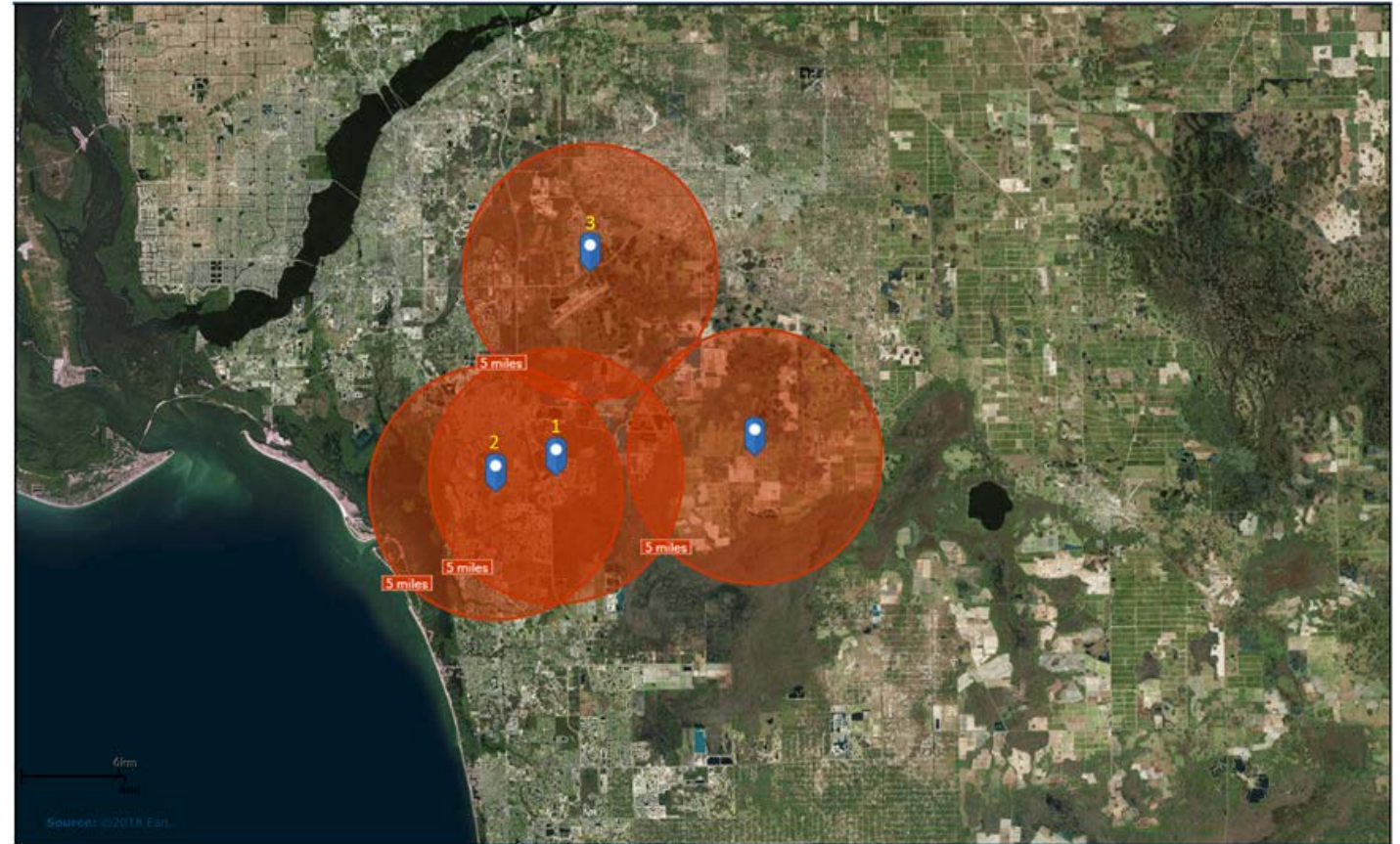
Median Age: 32.3

These are both similar to Comparison 3, with 2.70 persons and 39.1 median age, respectively. All three neighborhoods reflect families with children in the home. Whereas, Comparisons 1 and 2 are far more reflective of retirees in both household size (2.34 & 2.29) and median age (50.3 & 52.5).



## Comparison Properties

0-5 mile Radius



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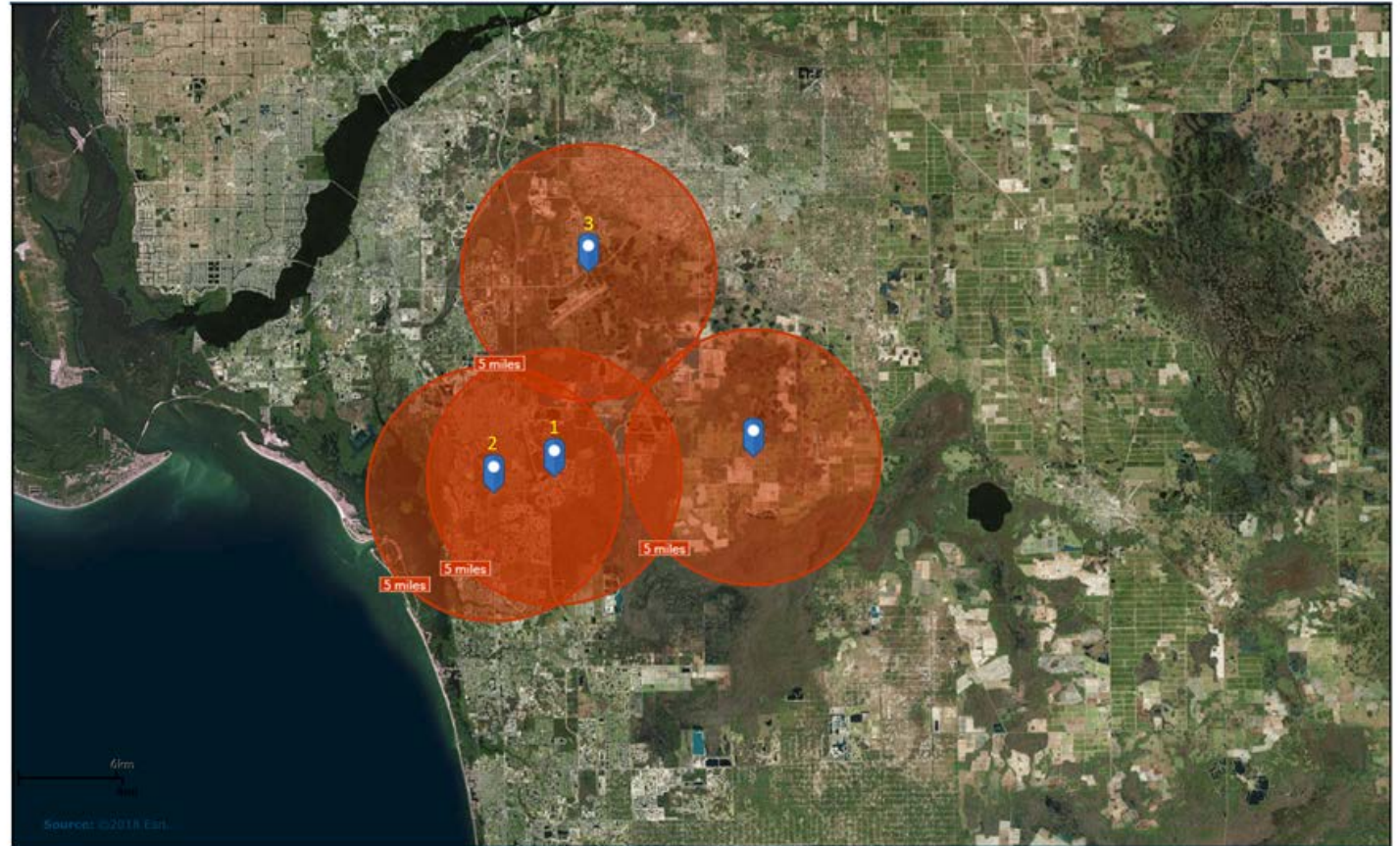
# SUBJECT AREA

- In our opinion, the subject market area will continue to be a more affordable option as compared with the center of Estero (Comparisons 1 and 2). This has been the geographical trend over the last three decades and we expect that this will continue.
- This is likely to then reflect a household size of around 2.75 persons, favoring the family user over the retiree. Applying this to the build-out of 8,700± units results in a build-out population of 23,925.
- Considering this, it is reasonable to expect that, at the least, commercial services similar to that provided in the three comparison markets would need to be provided in the East Corkscrew market upon build-out.



## Comparison Properties

0-5 mile Radius



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## RATE OF GROWTH/BUILD-OUT

	1990	Annual %	2000	Annual %	2010	Annual %	2018
Estero CDP	3,177	19.91%	9,503	13.79%	22,612		
Village of Estero					27,991	2.45%	33,474

- In order to gauge the rate at which these proposed units might be able to be absorbed, we have considered the rate of growth in Estero over the previous 29 years, since the 1990 Census.
- Prior to the incorporation of the Village of Estero (2014), the US Census identified a CDP (Census Designated Place) for the 1990 and 2000 Census. The boundaries of the CDP and the current Village are not identical, but as the 2010 estimates reflect, they are very similar.
- Prior to the founding of Florida Gulf Coast University, all of Estero, from Estero Bay in the west out along Corkscrew Road to the subject market area, was rural, with very limited development along US 41, primarily consisting of mobile home parks and small retail uses.
- The subject neighborhood of East Corkscrew not only shares the same physical characteristics as 1990's-era Estero but is essentially the only remaining location of large-scale vacant tracts in southern Lee County. Note that this period (1990-2010) includes the major recession of the mid-2000's, meaning that this 20-year period only reflected 15± years of robust growth.

## RATE OF GROWTH/BUILD-OUT

	2018	2019	2020	2021	2022	2023
17% Annual Growth	4,000	4,680	5,476	6,406	7,496	8,770
2.75/persons per HH	11,000	12,870	15,058	17,618	20,613	24,117

- Estimating that East Corkscrew and those neighborhoods directly adjacent had 4,000± existing units and a current proposed build-out of 8,700± units, that leaves 4,700± units to be absorbed. Applying an average annual growth rate of 17%, based on the 1990-2010 conditions in Estero, the East Corkscrew neighborhood would build-out in 2023.



## RATE OF GROWTH/BUILD-OUT

- In order to test this estimate of the rate of growth, we have analyzed the latest absorption figures from Corkscrew Shores and The Place, the two communities with measurable recent sales data.

	2014 (2 mo)	2015	2016	2017	2018	2019 (5 mo)
Sales	8	110	153	119	114	50
Absorp (mo)	6	9	13	10	10	10
Annual Rate	11.11%	16.98%	23.61%	18.36%	17.59%	18.52%

	2018	2019 (5 mo)
Sales	277	114
Absorp (mo)	23	23
Annual Rate	20.91%	17.59%

- The first chart reflect Corkscrew Shores. The second reflects The Place.
- Both of these communities have shown a fairly consistent rate of absorption and, notably, they did not appear to cannibalize from each other during their overlapping periods. Considering the relatively rapid rate of growth historically demonstrated in the Village of Estero and the even faster rate of growth demonstrated by these two communities within the immediate neighborhood, it is not unreasonable to expect that the existing and proposed units for the East Corkscrew neighborhood will be absorbed in less than a decade.
- *The demand for commercial uses to serve this neighborhood is not a distant proposition but will rather become a pressing need within a short-term timeframe.*

# COMMERCIAL SPACE ANALYSIS

- In making this comparison, we have taken Comparisons 1 and 3 and analyzed the total square footage of commercial space within their respective 5-mile radii. We have excluded Comparison 2 from this analysis due to the heavy overlap with Comparison 1. In this context “commercial” is non-residential space, which includes industrial buildings.
- Under Comparison 1, there is a total of 19.7M± square feet of commercial space. With 27,807 households, that’s a ratio of 708 square feet per household/unit.
- Under Comparison 3, there is a total of 10.1M± square feet of commercial space. With 21,477 households, that’s a ratio of 470 square feet per household/unit.
- This is a substantial difference in range, but easily explained as a reflection of the retail supply gap in the area of Comparison 1. Retail centers such as Miromar Outlets and Gulf Coast Town Center serve the entire Southwest Florida region, not just the population within the 5-mile radius.
- In our opinion, the subject neighborhood is likely to maintain a positive retail demand gap, with a need for residents to leave the area to meet the totality of their needs, such as vehicle and furniture purchases, for example. The likelihood that the subject neighborhood would become the location of another regional shopping destination is very remote, in our opinion. The subject is clearly much more like Comparison 3.



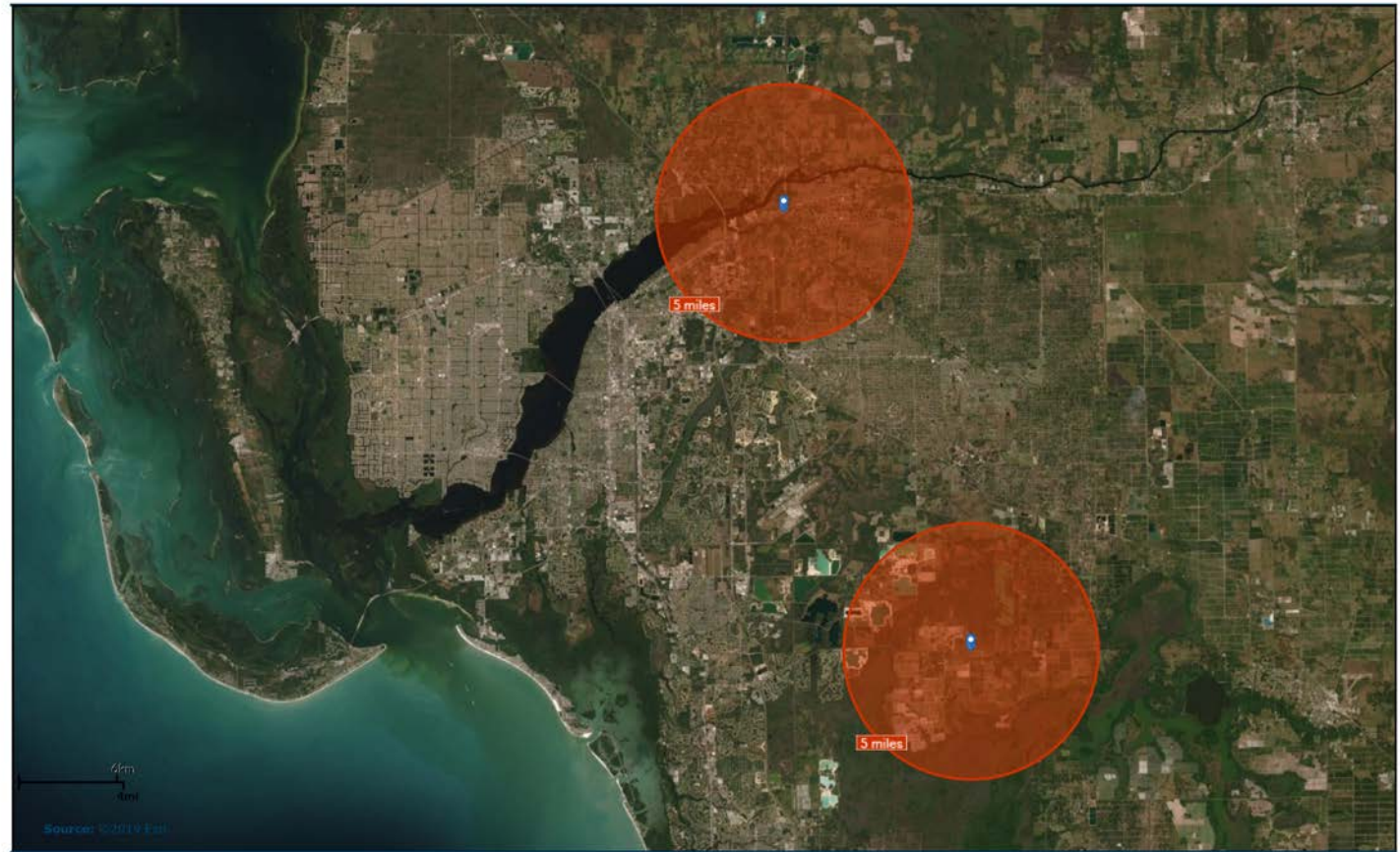
# COMMERCIAL SPACE ANALYSIS

- In order to test this ratio, we have considered an additional comparison. Comparison 4 is the 5-mile radius surrounding the grocery-anchored shopping center at the intersection of State Road 31 and State Road 80. This area does not include a major regional shopping center and, in our opinion, more accurately reflects the mix of non-residential uses that will be achievable in the subject neighborhood as compared to Comparison 1.
- 4. State Road 31 & State Road 80
  - Households: 15,590
  - Population: 43,150
  - Household Size: 2.76
  - Median Age: 40.9



## Comparison 4

0-5 mile radius



July 08, 2019

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Page 1 of 1



# COMMERCIAL SPACE ANALYSIS

- This comparison has 2.76 persons per household, very similar to the 2.75 persons we have assumed for the subject neighborhood and this area has a median age of 40.9, reflective of the similar family-oriented nature that we expect for the subject neighborhood.
- Under Comparison 4 there is a total of 6.9M± square feet of commercial space. With 15,590 households, that's a ratio of 443 square feet per household/unit.

	Population	HH Size (Avg)	Median Age	Households/Units	Comm SF	HH/Com SF	Vacancy
Comparison 1	67,623	2.34	50.3	27,807	19,700,000	708	8.7%
Comparison 3	58,157	2.70	39.1	21,477	10,100,000	470	5.0%
Comparison 4	43,150	2.76	40.9	15,590	6,900,000	443	3.1%

- Considering the ratios demonstrated in Comparisons 3-4, it is our opinion that the subject neighborhood could support a ratio of 450 square feet of commercial space per household.
- *With 8,700± households, this would equate to 3.9M± of commercial space.*
- Note that within the subject 5-mile radius there is already 57,000± square feet of non-residential space, which includes the Old Corkscrew Golf Club clubhouse, a concrete plant, and the Corkscrew Country Store, but neither this, nor the comparison statistics, include private amenity centers within specific communities.



# SUMMARY

- Growth is pushing existing commercial in the Village of Estero beyond the ability to meet demand for grocery and related retail services, if it has not already been exceeded.
- Commercial services similar to that provided in the comparison markets needs to be provided in the East Corkscrew market upon build-out.
- With 8,700± household build-out and comparable 450 sf of commercial per household, this would equate to 3.9M± of commercial space.
- The demand for commercial uses to serve this neighborhood is not a distant proposition but is now a pressing need within a short-term timeframe.

# TRANSPORTATION

Deven Long



# CPA TRAFFIC STUDY CONCLUSIONS

## Verdana Village – EEPCO Text Amendment Traffic Study (September 12, 2019)

### Long-range, 2040 analysis (Includes EEPCO improvements)

- No road segments projected to fall below LOS standard without or with CPA
- No changes needed in County's 2040 Cost Feasible Plan

### Short-range, 5-year analysis

- The short term analysis was not applicable due to the term when the requested residential units are projected to be absorbed later than 5 years.

# CPA TRANSPORTATION-RELATED POLICIES

- EEPKO Transportation Study – Policy 38.1.7
  - Cumulative analysis
    - Conducted by Lee County (Revised - August 31, 2018)
    - Input from property owners
  - Improvements
  - Financing strategy
- Planned Development – Policy 33.3.4.2.k
  - PD pays proportionate share of needed improvements



# LEE PLAN CONSISTENCY

## Transportation

- Policy 36.1.1 MPO long range maps incorporated by reference
- Policy 36.1.4 Protect capacity of County Roads
- Goal 37 Maintain LOS standards
- Policy 39.2.3 Vehicular Transportation



- Corkscrew LOS maintained
- No amendment to LRTP necessary
- MPD proposes interconnected internal roadways

## CONCLUSIONS - TRANSPORTATION

- Proposed development to be integrated into the approved Pepperland Ranch + Verdana + CAM40
- Traffic study prepared consistent with County guidelines
- No new road improvements needed as a result of CPA
- Verdana Village will mitigate its traffic impacts
  - Road impact fees or proportionate share, whichever is higher



# RESTORATION & FLOOD CONTROL

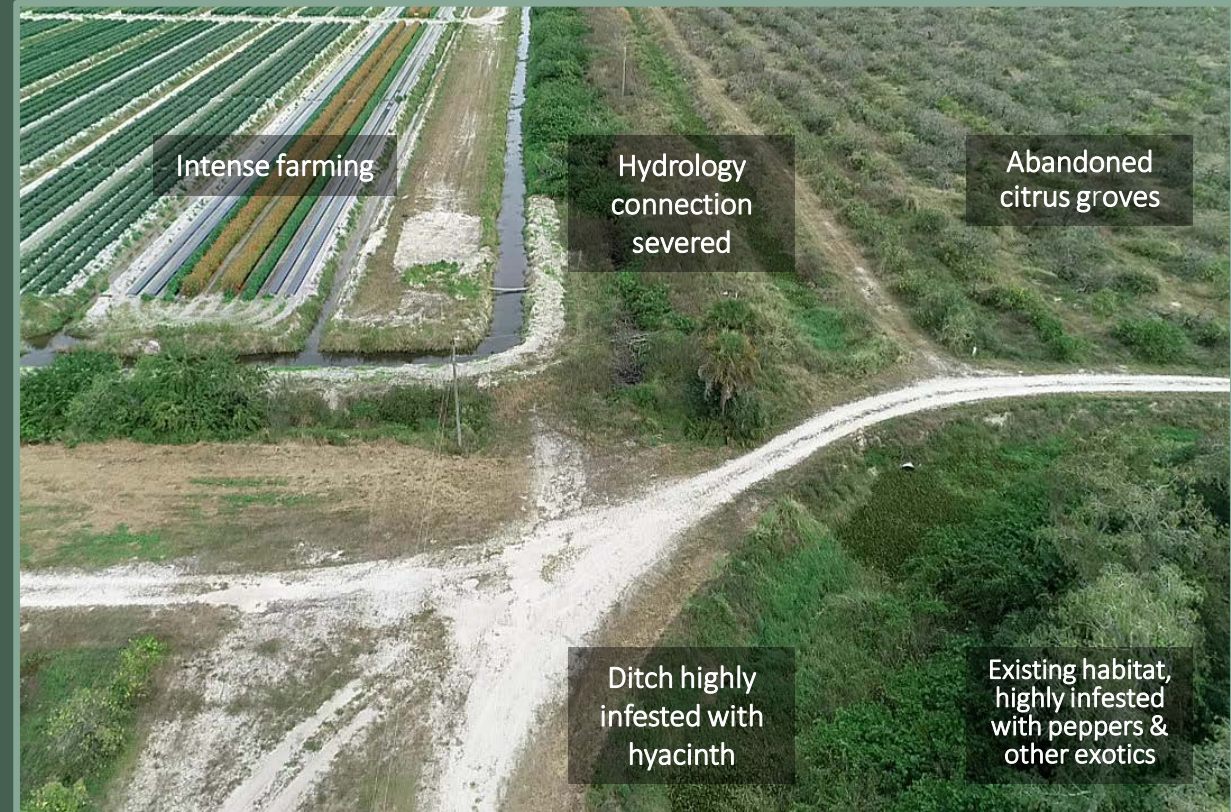
Josh Evans, PE

# EXISTING CONDITIONS 2019



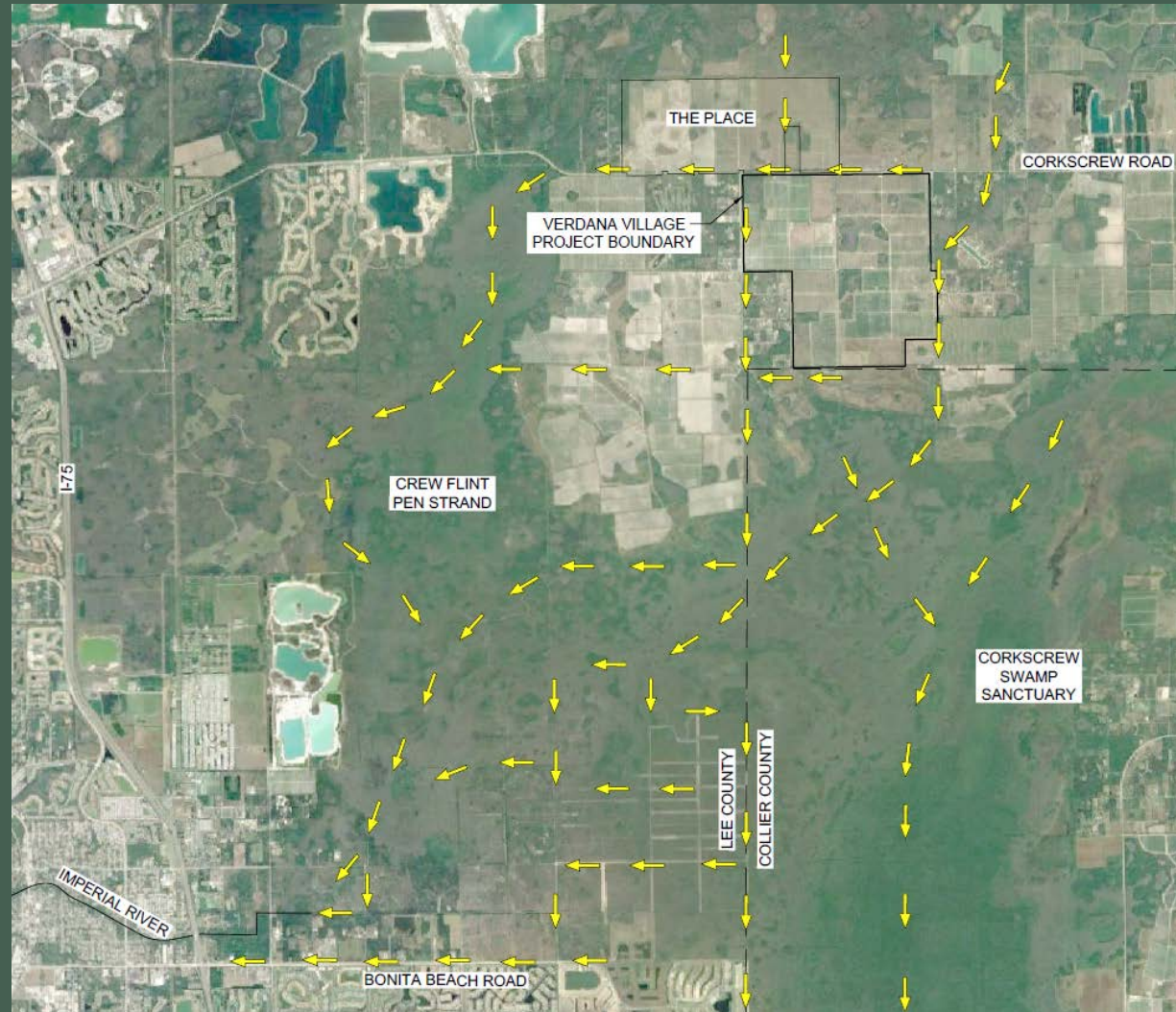


# EXISTING CONDITIONS 2019





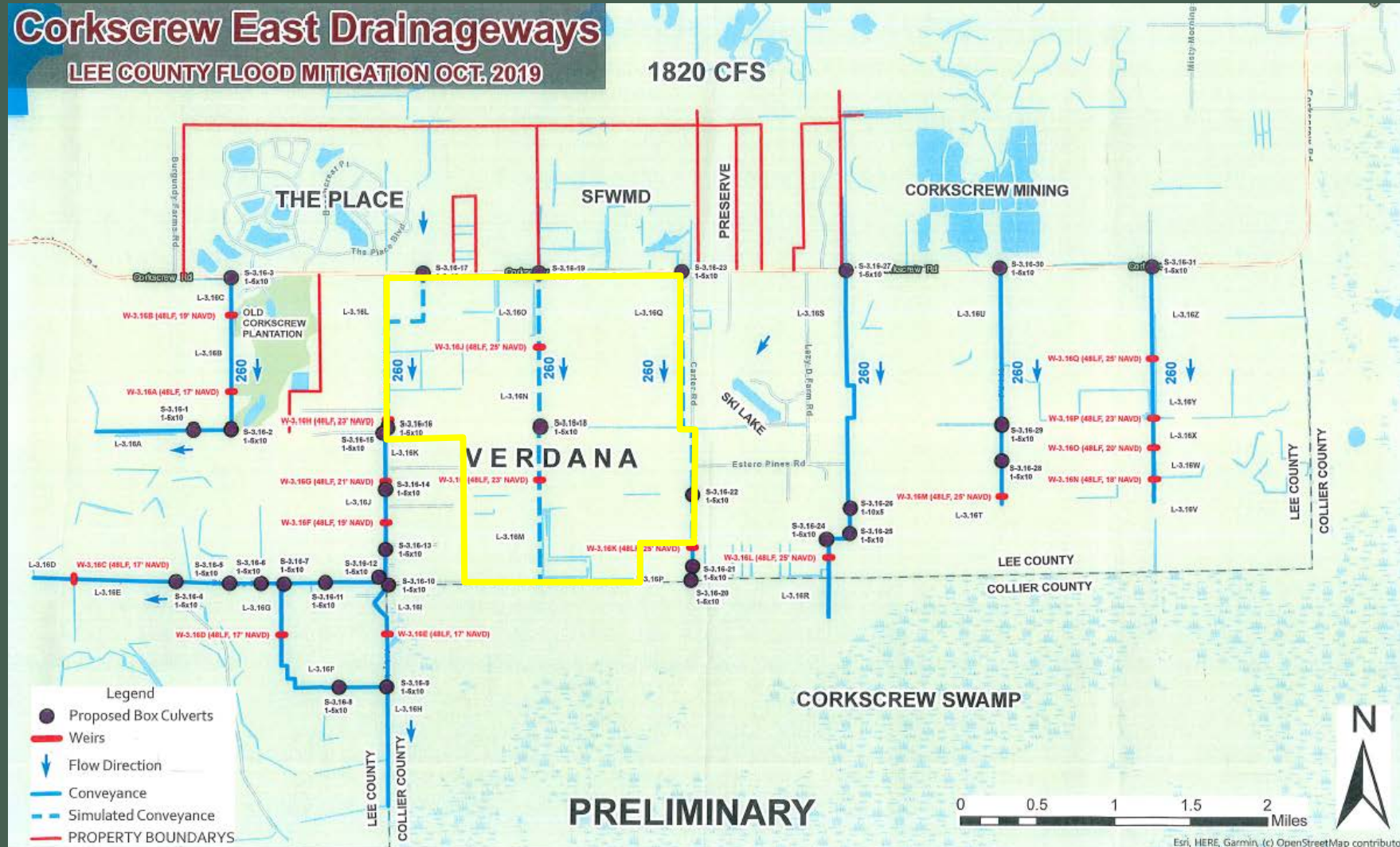
# VERDANA VILLAGE REGIONAL FLOOD STUDY



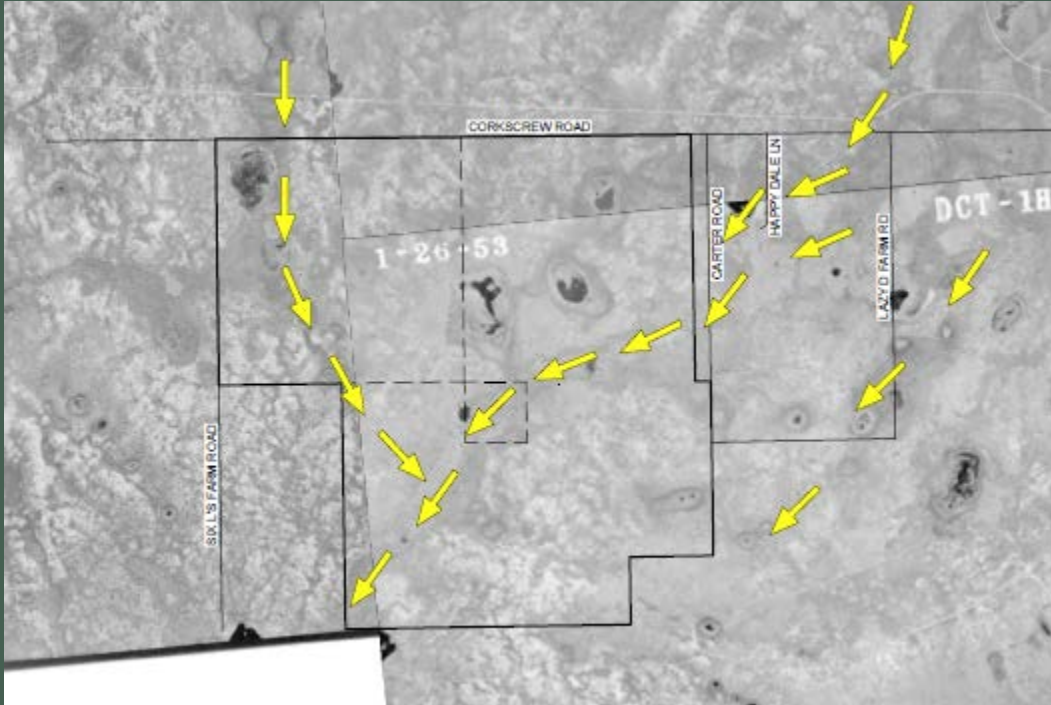
Flood Study Flow Paths



# VERDANA VILLAGE REGIONAL FLOOD STUDY



# VERDANA VILLAGE FLOWWAY COMPARISON



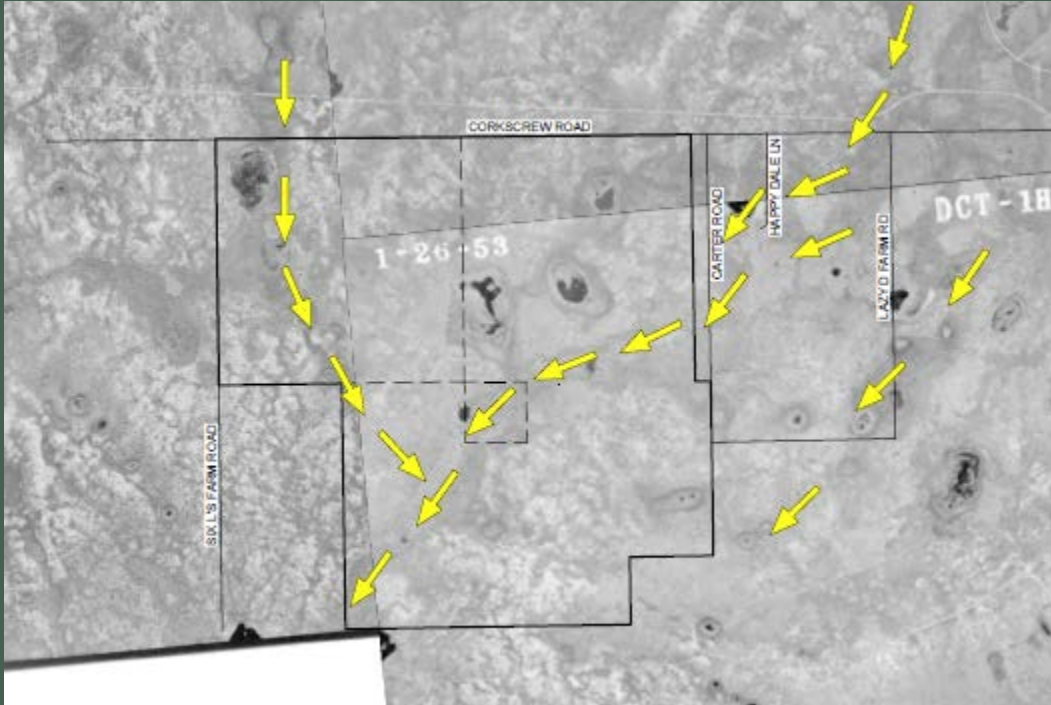
1953 Aerial



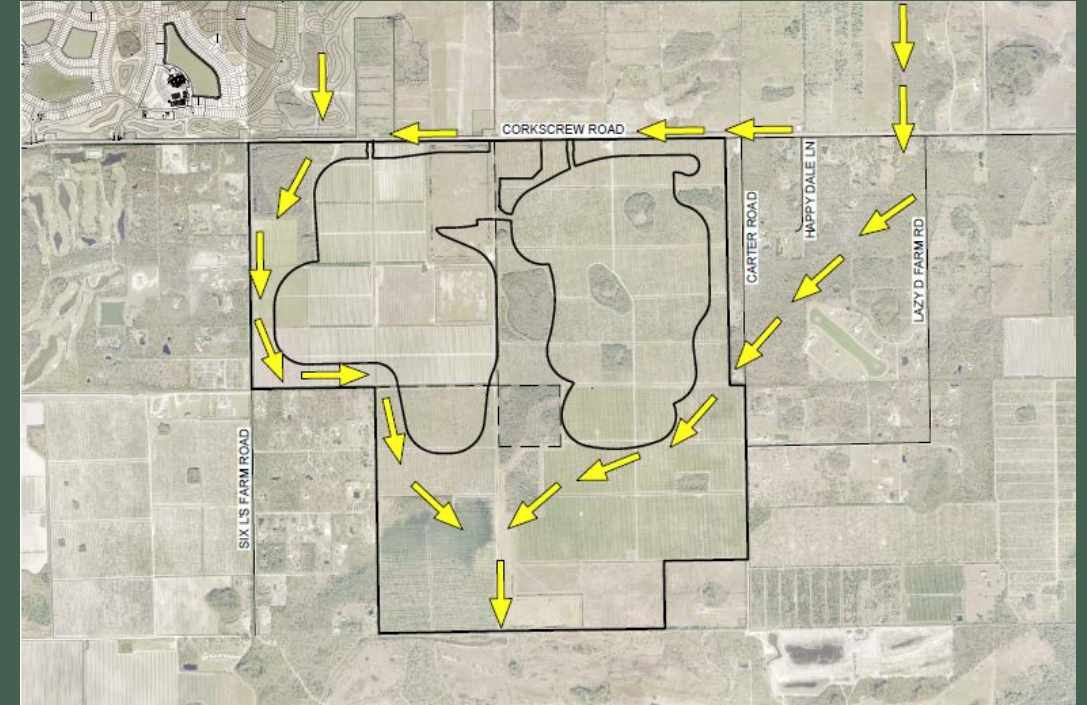
2018 Aerial



# VERDANA VILLAGE FLOWWAY COMPARISON



1953 Aerial



Site Plan

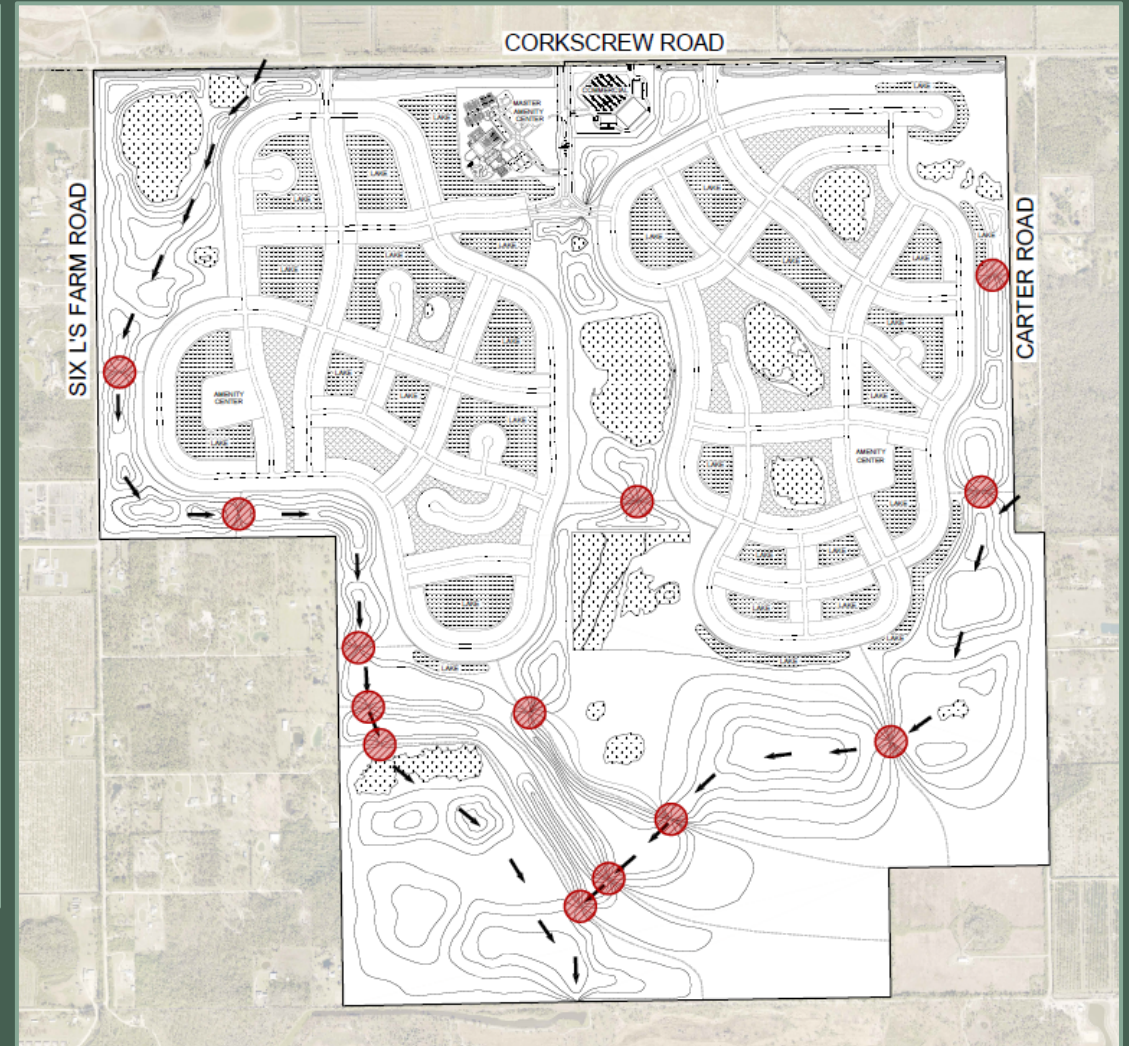
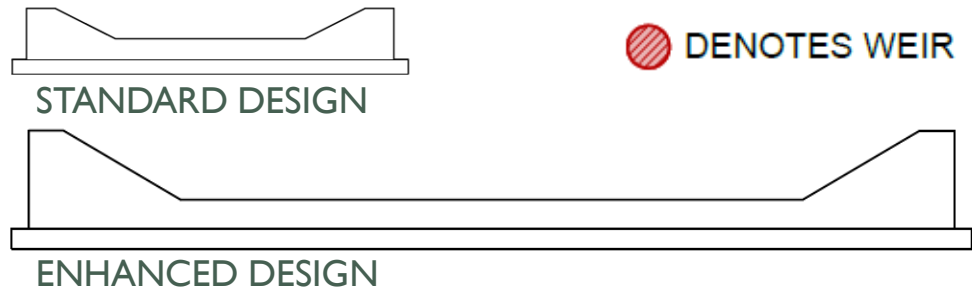
# VERDANA VILLAGE LEE PLAN CONSISTENCY

- **Policy 60.1.2, 60.4.3** – Project restores natural surface water flow and habitats in on site flow-ways via recreation of historic flow-ways.
- **Policy 61.2.1** – Project incorporates flows and characteristics coordinated with Lee County to allow pass-through of area-wide flows consistent with a 2019 Lee County flood mitigation study.
- **Policy 61.2.3, 61.2.4** – Project includes expansive flow-way system rather than channels to mimic natural systems.
- **Policy 61.3.7, 61.3.8, 61.3.11** – Project includes flow-ways designed to provide maximum vegetative growth benefit and allow significant treatment of flows passing through the system.




# VERDANA VILLAGE ENHANCEMENT

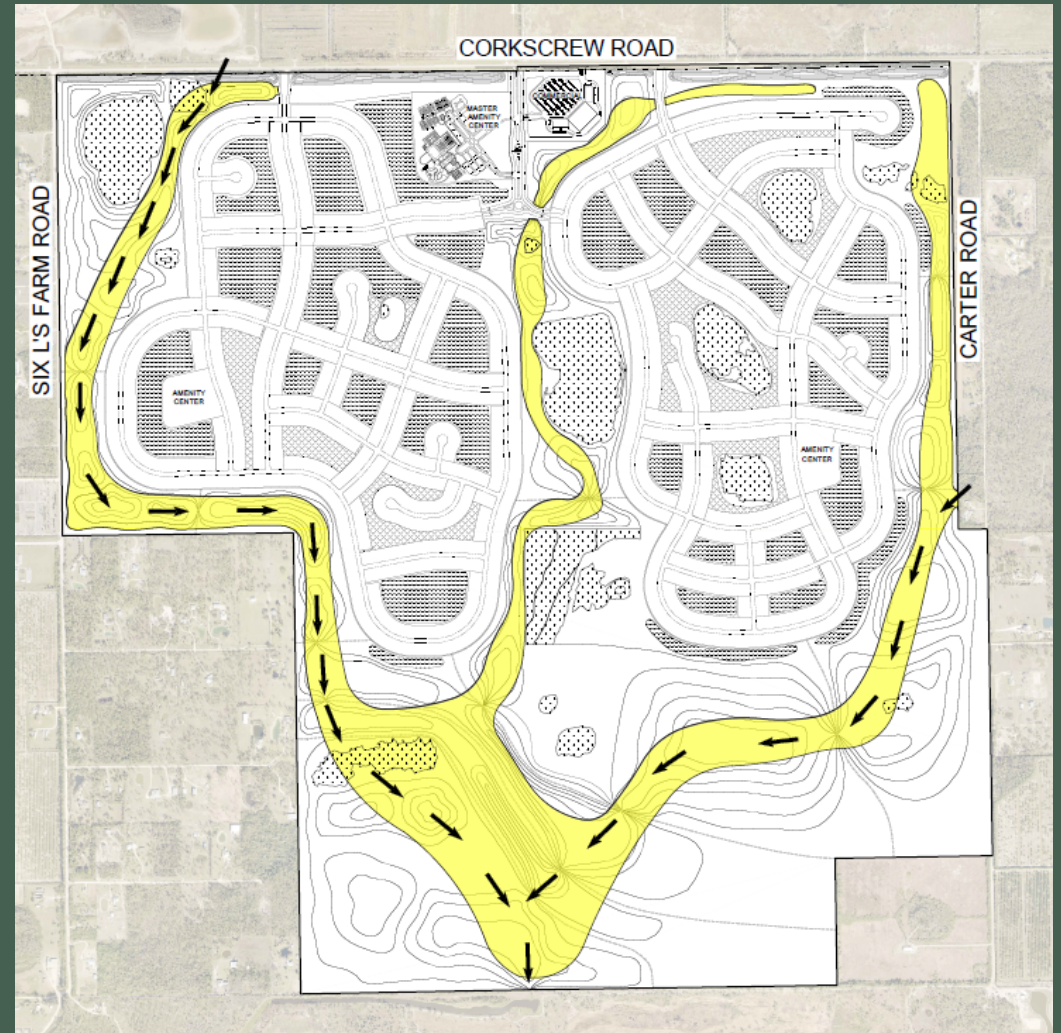
A flood mitigation study was initiated by Lee County following Hurricane Irma to lessen flood stages upstream of Corkscrew Road. The preliminary results increased the project's intended flow capacity from 100cfs to 650cfs and increased weir width by up to 30', and is a regional benefit.



# VERDANA VILLAGE ENHANCEMENT

Onsite flow-way designed to accommodate off-site flows anticipated from a Lee County regional flood mitigation study, consistent with Policy 61.2.3.

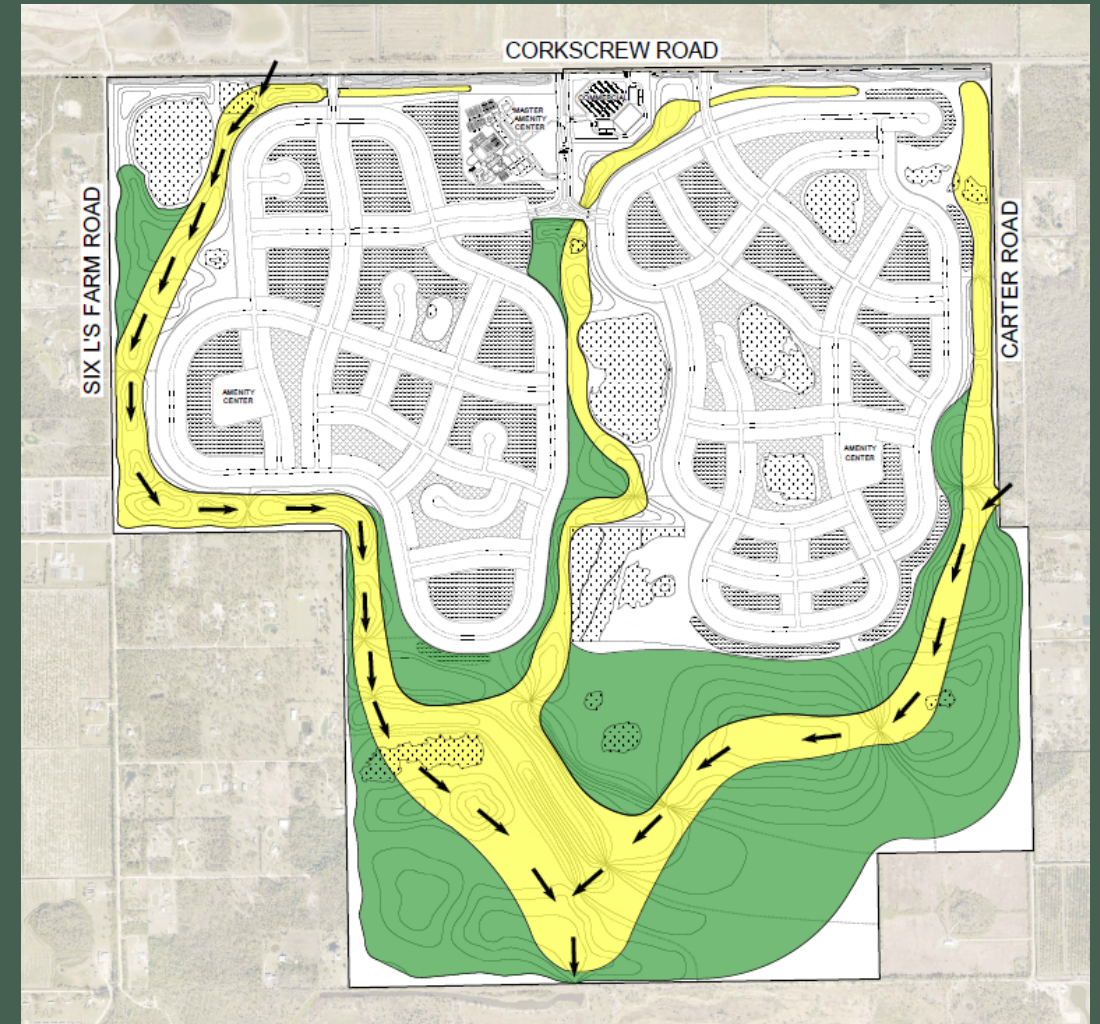
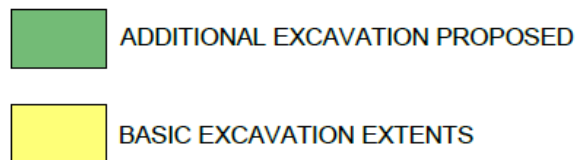
 BASIC EXCAVATION EXTENTS






# VERDANA VILLAGE ENHANCEMENT

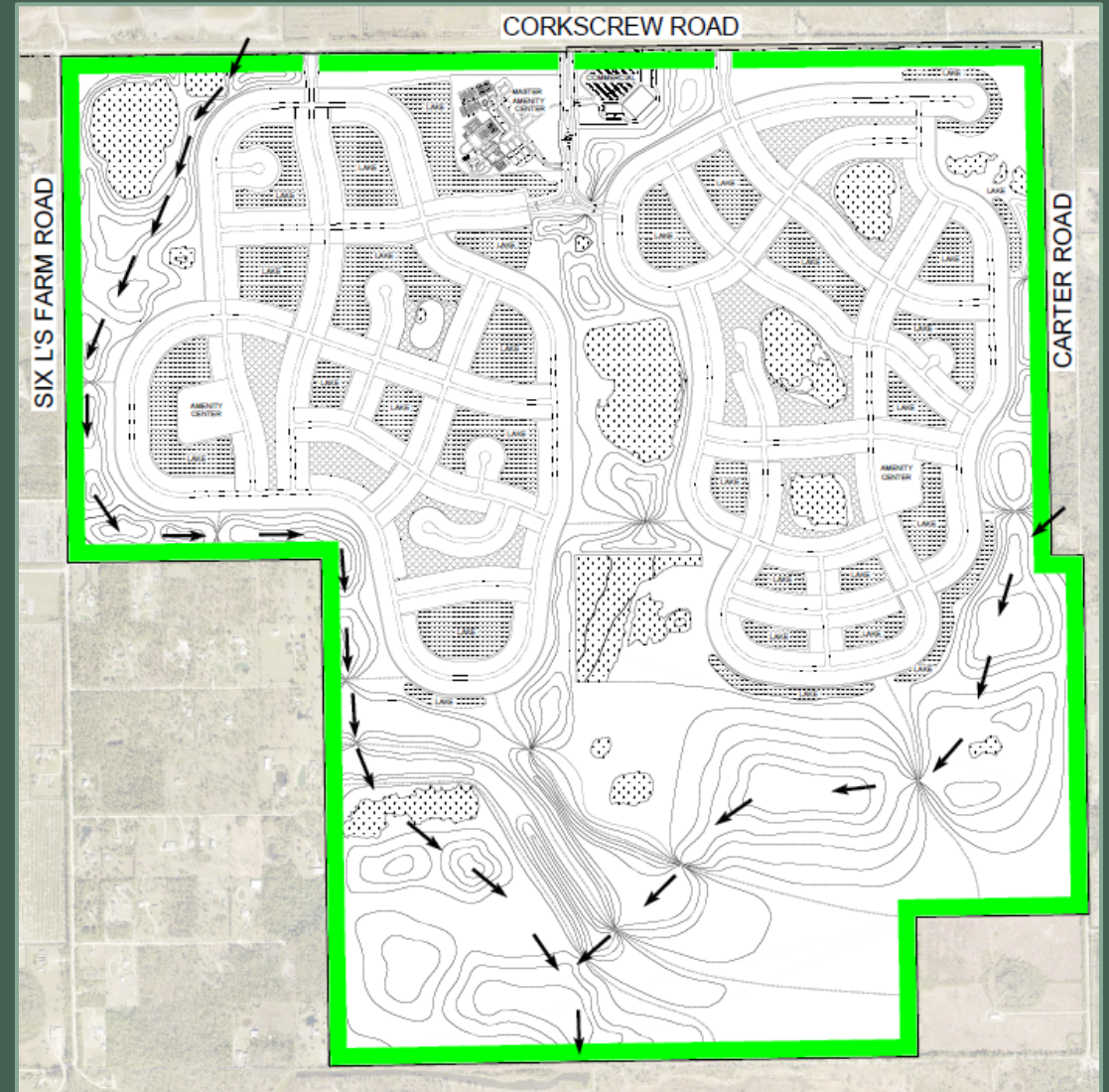
Enlarged onsite flow-ways and created additional water storage areas to create over 600 Acre-Feet (195M Gallons) of regional flood storage from the expanded areas to assist in accommodating future off-site flows anticipated from a master Lee County regional flood mitigation study, consistent with proposed Policy 33.3.4.2.ii.b, and is a regional benefit.



# VERDANA VILLAGE ENHANCEMENT

Increase the design height of the project (including flow-way areas) perimeter berms from an approximate 1.5'-3' average height to 2.5'-5' high to assist in accommodating future off-site flows anticipated from a master Lee County regional flood mitigation study, and is a regional benefit.

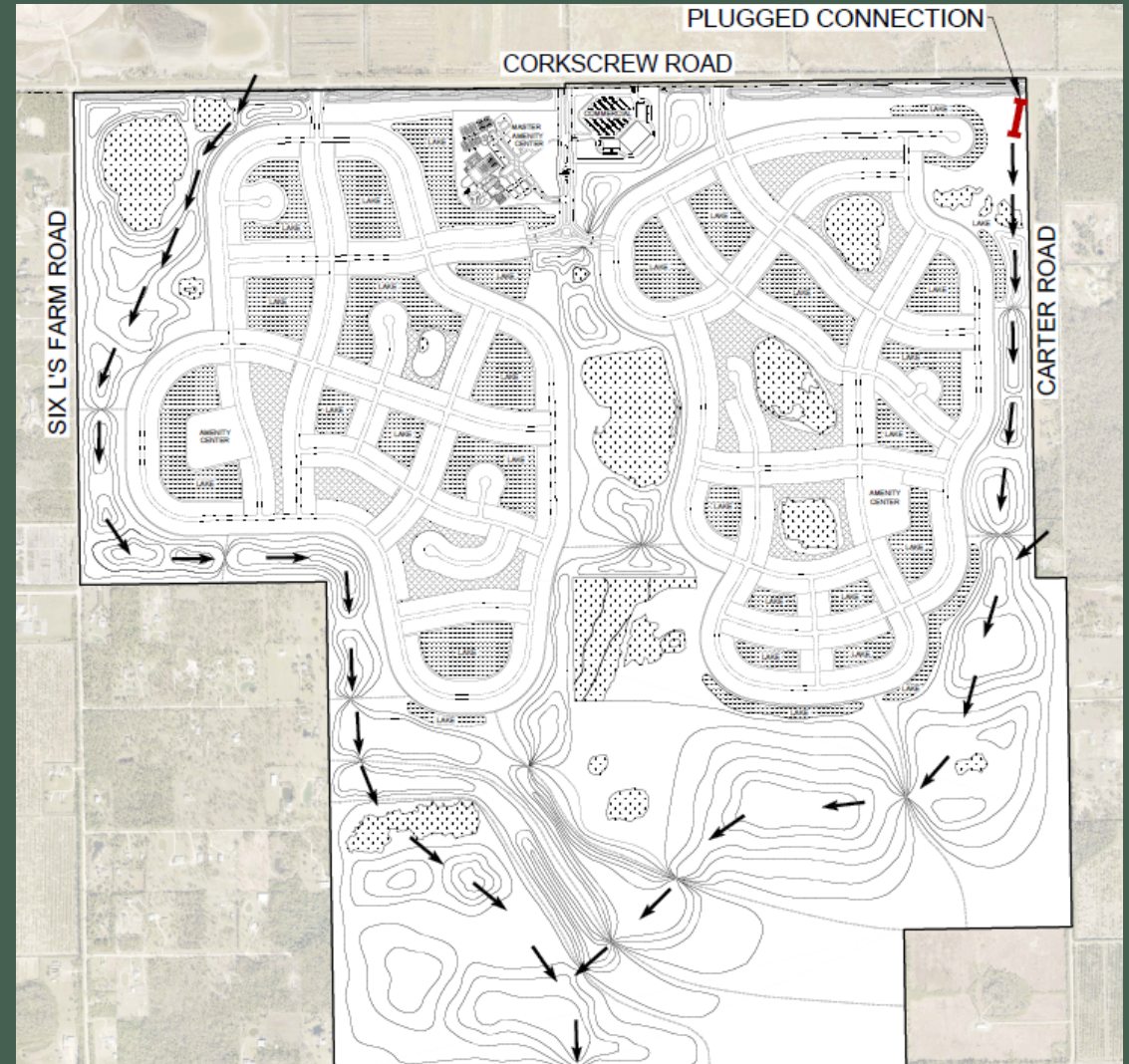
 STORM WATER MANAGEMENT BERM





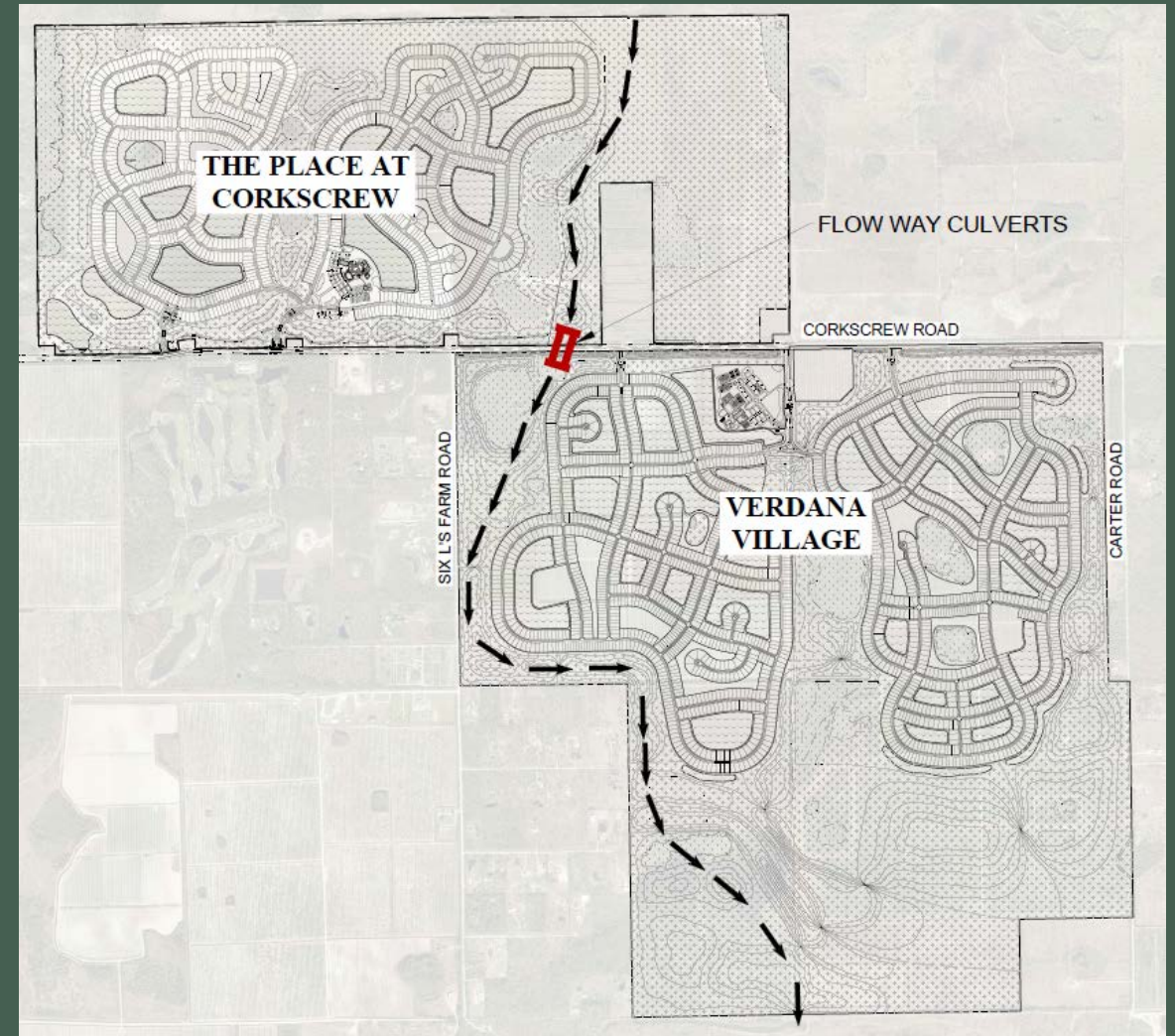
# VERDANA VILLAGE ENHANCEMENT

Provide a plugged hydraulic connection in the northeast corner of Verdana Village to allow the County the future ability to hydraulically connect stormwater from the south side of Corkscrew Road compliant with proposed Policy 33.3.4.2.ii.a. This is a regional benefit as it will divert water from continuing west into areas prone to flooding.



# VERDANA VILLAGE ENHANCEMENT

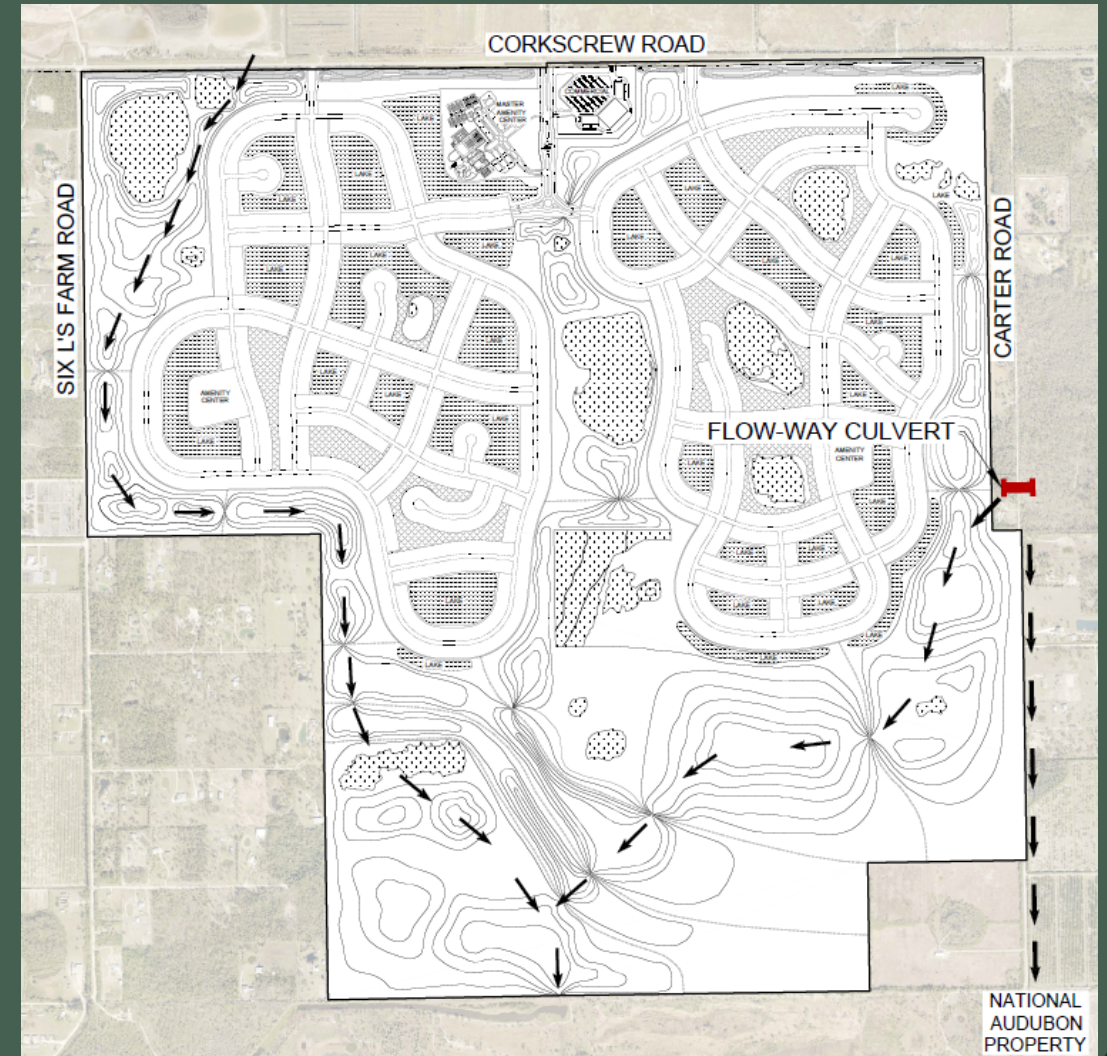
Provide a hydraulic connection from the flow-way at The Place at Corkscrew to the Verdana Village flow-way. This work is a regional benefit that reconnects a regional historic flow-way pattern, consistent with Policy 60.4.3 and proposed Policy 33.3.4.2.ii.a and includes the construction of flow-way culverts under Corkscrew Road and was not required in the original project approval.





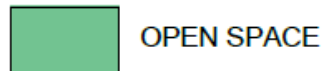
# VERDANA VILLAGE ENHANCEMENT

Provide a hydraulic connection from the east side of Carter Road to reconnect a historical flow-way and route a portion of the flows down Carter Road into the Verdana Village project consistent with Policy 60.4.3 and proposed Policy 33.3.4.2.ii.a. This is a regional benefit and was not required in the original project approval.



# VERDANA VILLAGE ENHANCEMENT

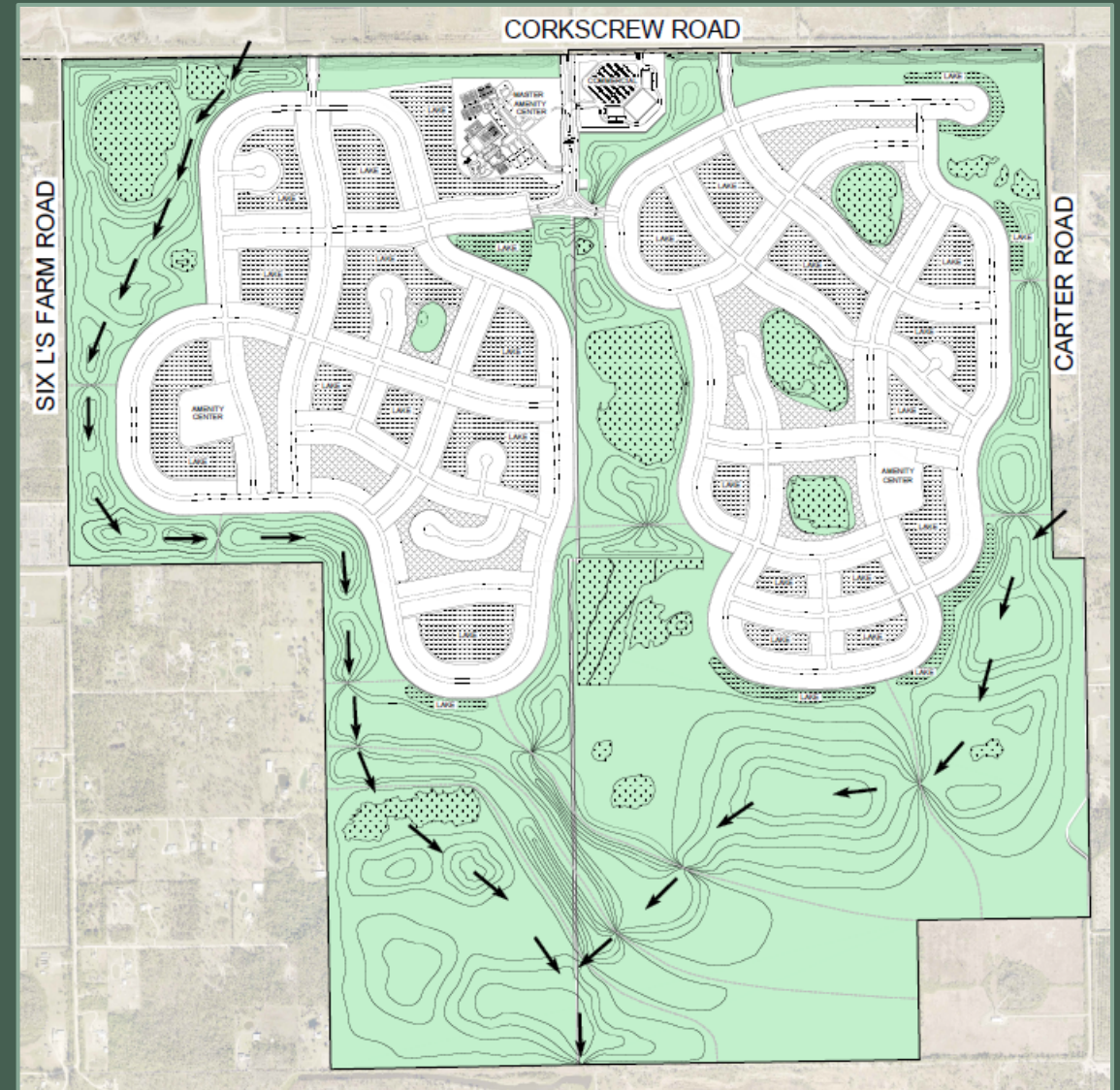
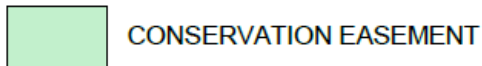
Provide 65% open space within Verdana Village which is 5% more than the existing Lee County requirement and previously approved Pepperland Ranch and Verdana developments. This is equivalent to approximately 106 additional acres, is consistent with proposed Policy 33.3.4.2.i, and is a regional benefit.



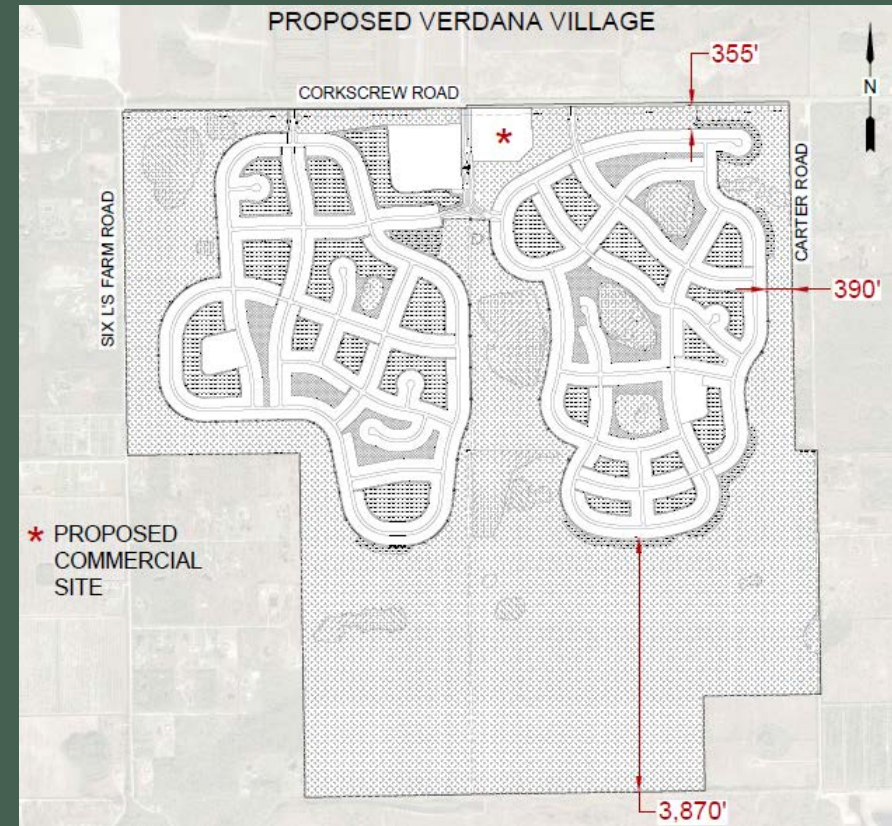
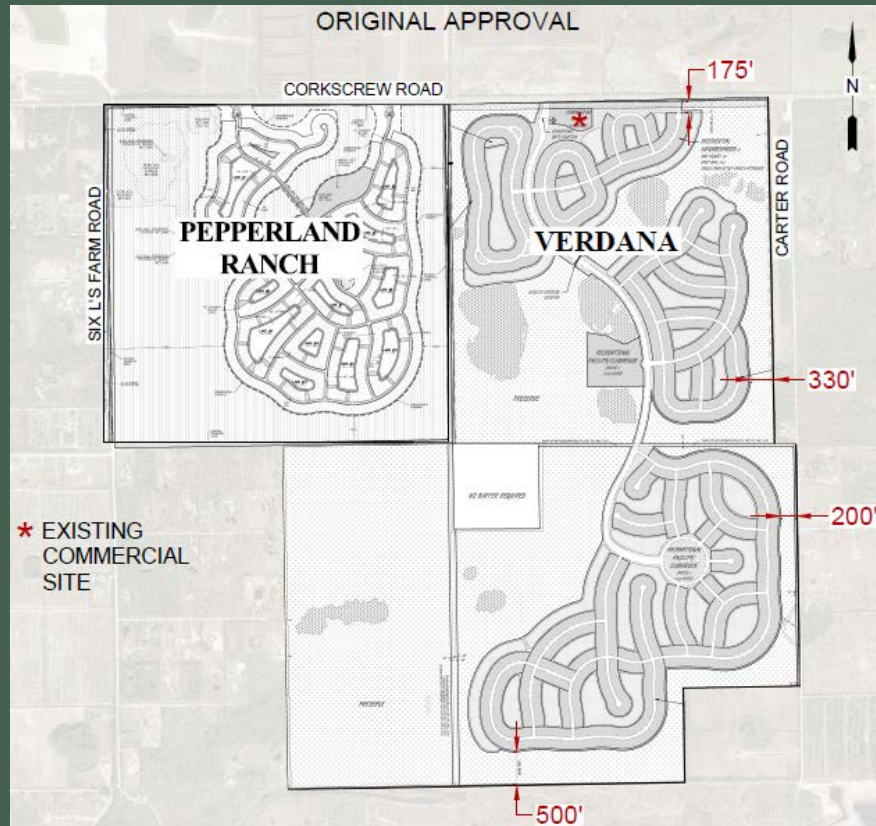


# VERDANA VILLAGE ENHANCEMENT

Provide 56% conservation 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 additional acres.



# VERDANA VILLAGE ENHANCEMENT

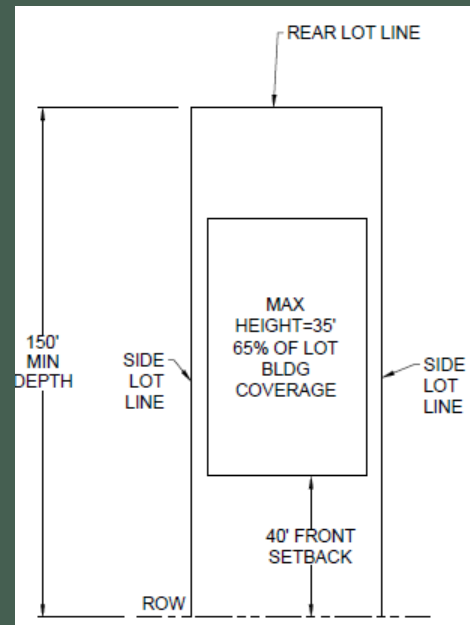
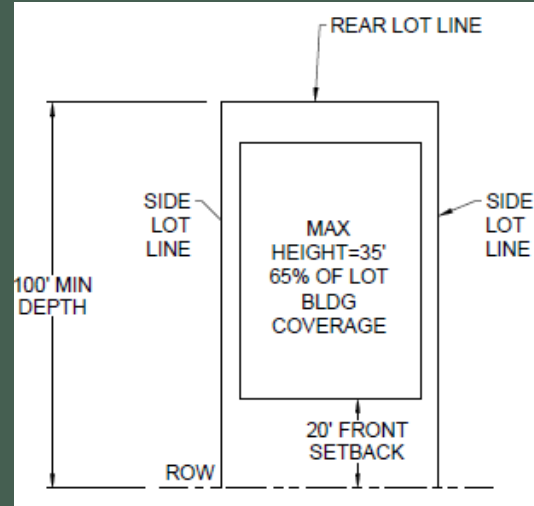


Provide residential pod clustering by combining the previously approved Pepperland Ranch and Verdana developments into the proposed Verdana Village. The setback from the project residential pod to the Panther Island Mitigation Bank to the south was 500' in the original Verdana approval but now exceeds 3,800'.



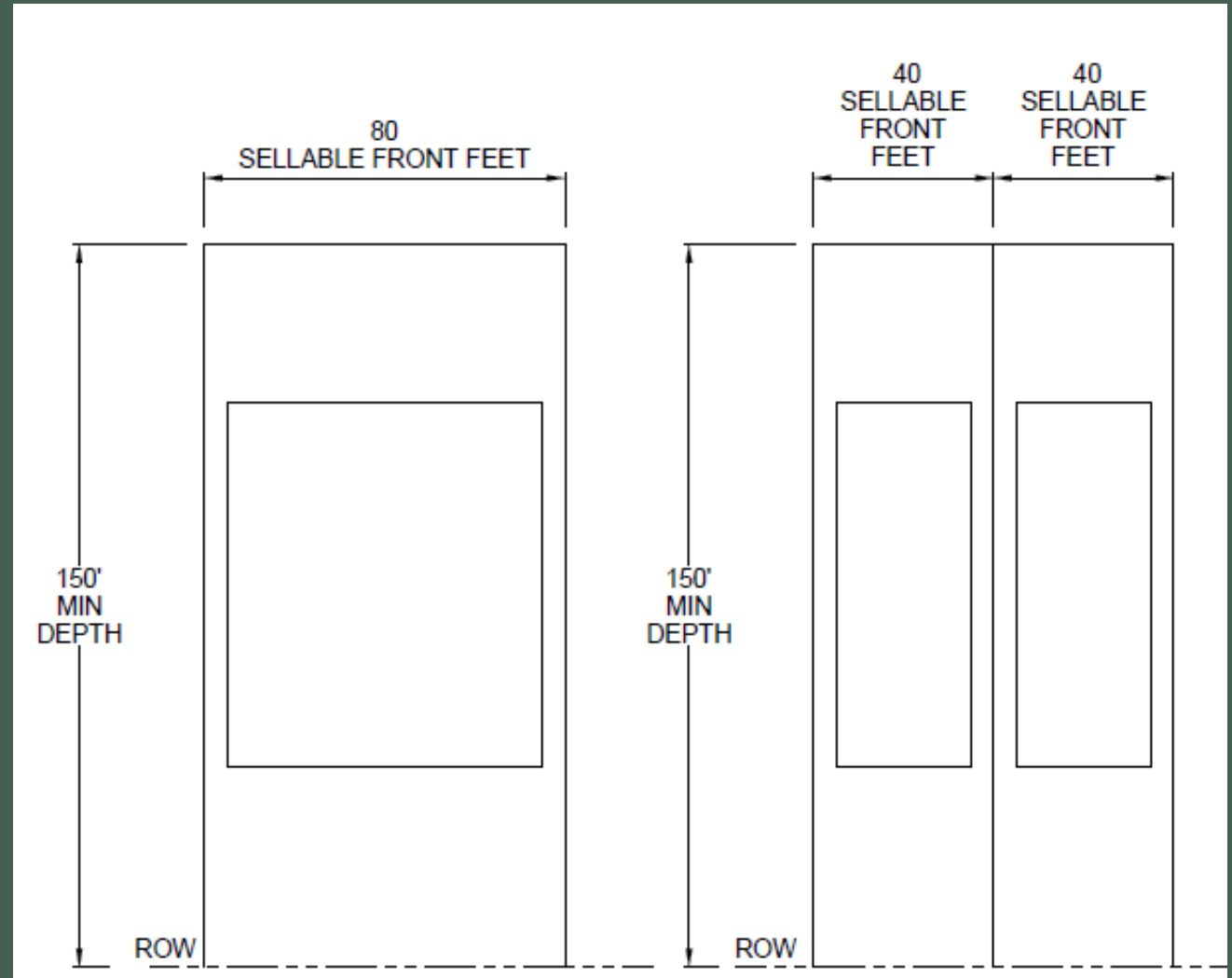
# VERDANA VILLAGE ENHANCEMENT

Verdana Village will require all single-family detached lots to provide a minimum 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.



# VERDANA VILLAGE ENHANCEMENT

The additional increase in development density does not change the residential pod footprint. Smaller home products will be offered for diversity and to provide affordability.





# LEE PLAN CONSISTENCY

Tina Ekblad, MPA, AICP LEED AP

## GOAL 2: GROWTH MANAGEMENT

### Objective 2.1: Development Location

- Promotes contiguous and compact growth patterns.
- Prevent development patterns that by pass lands more distant from services & existing communities.

### Objective 2.2: Development Timing

- Direct new growth to future urban areas where urban services are available.
- Create compact and contiguous development patterns.

EEPCO Properties must be identified as a Tier 1, Priority Restoration Strategy Overlay.

Residential development in EEPCO requires

- Planned Development
- Central Utilities
- Clustered Development Pattern

Proposed Text Amendment supports Objectives 2.1 and 2.2 and applicable sub-policies, by continuing to maintain Tier 1 and EEPCO designations

Commercial Criteria require project acreage over 2,000 to ensure location and timing is supported by adequate residential units

Additional Density requires increase in Open Space to 65%



## GOAL 4: DEVELOPMENT STANDARDS

### Water & Sewer Standards

The text amendment does not propose any changes to the language of Policy 33.3.4 pertaining to water and sewer connections which are required in the EEPCO:

- 1. Connect to public water and sewer service. Connect to reuse water if available at time of development order approval.*

The request is consistent with Standards 4.1.1 and 4.1.2 and applicable sub-policies

### Environmental

The text amendment does not propose any deletions to the language of Policy 33.3.4 pertaining to the protection and restoration of environmental resources in the EEPCO.

The text amendment proposes additions for:

- Flowway Restoration that provides enhanced surface water storage and flood attenuation
- Human Wildlife Coexistence & Commercial Uses
- No Wetland Impacts from Commercial Siting
- Limited Commercial Uses consistent with Wellfield Protection

Consistent with Standard 4.1.1 and 4.1.2 along with their applicable sub-policies.

## GOAL 5: RESIDENTIAL

Goal 5: Residential Land Uses *provide sufficient land in appropriate locations to accommodate the projected population in attractive and safe neighborhoods with a variety of price ranges and housing types.*

*POLICY 5.1.1: Residential developments requiring rezoning and of a certain size must be developed as planned developments.*

*POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly.*

*POLICY 5.1.5: Protect existing and future residential areas from encroachment of uses potentially destructive to the character and integrity of the residential environment.*

Tier 1 Properties were identified for Residential Development by the EEPCO in 2015

Criteria established by Text Amendment maintain appropriate locations, to accommodate the projected population

Proposed additional density must be supported by regional surface water connections & enhanced surface water storage



## GOAL 6: COMMERCIAL

Goal 6: Commercial Land Uses *permit orderly and well planned locations for commercial throughout Lee County.*

*POLICY 6.1.3: Commercial developments requiring rezoning and meeting specific thresholds must be developed as planned developments and arrange uses in an integrated and cohesive unit.*

*POLICY 6.1.4: Commercial development must be compatible with adjacent existing and proposed land uses and public services and facilities.*

*POLICY 6.1.7: Prohibit commercial developments from locating in a way to open new areas to premature, scattered development.*

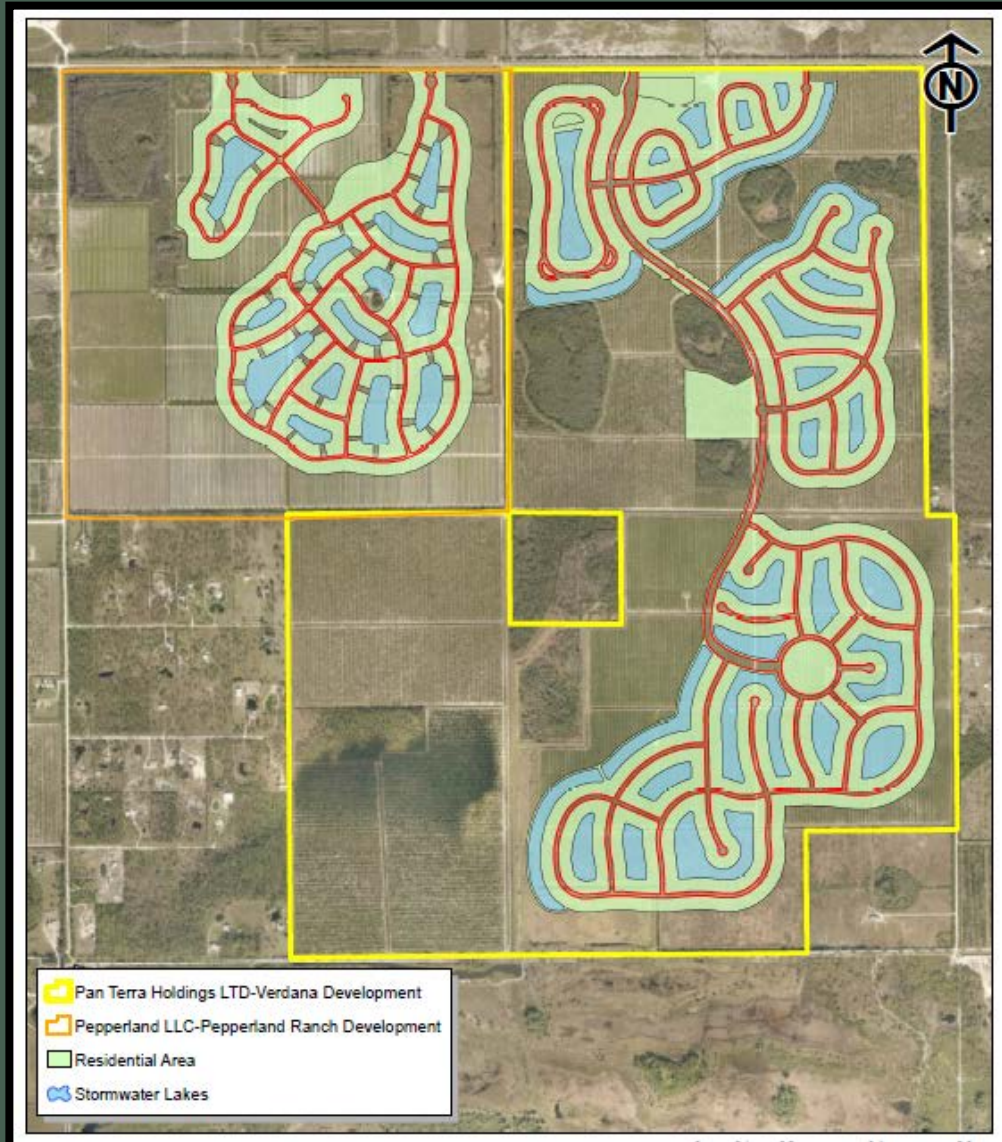
Tier 1 Properties were identified for Residential Development by the EEPKO in 2015

Criteria established by Text Amendment permits commercial development in a location identified to accommodate the projected population

Commercial Type is limited to Neighborhood Commercial, maximum of 100,000 SF

Site Design Criteria require Planned Development with large project acreage, no wetland impacts, design addressing wellfield protection and uses consistent with DR/GR FLU

# PROPOSED TEXT AMENDMENT



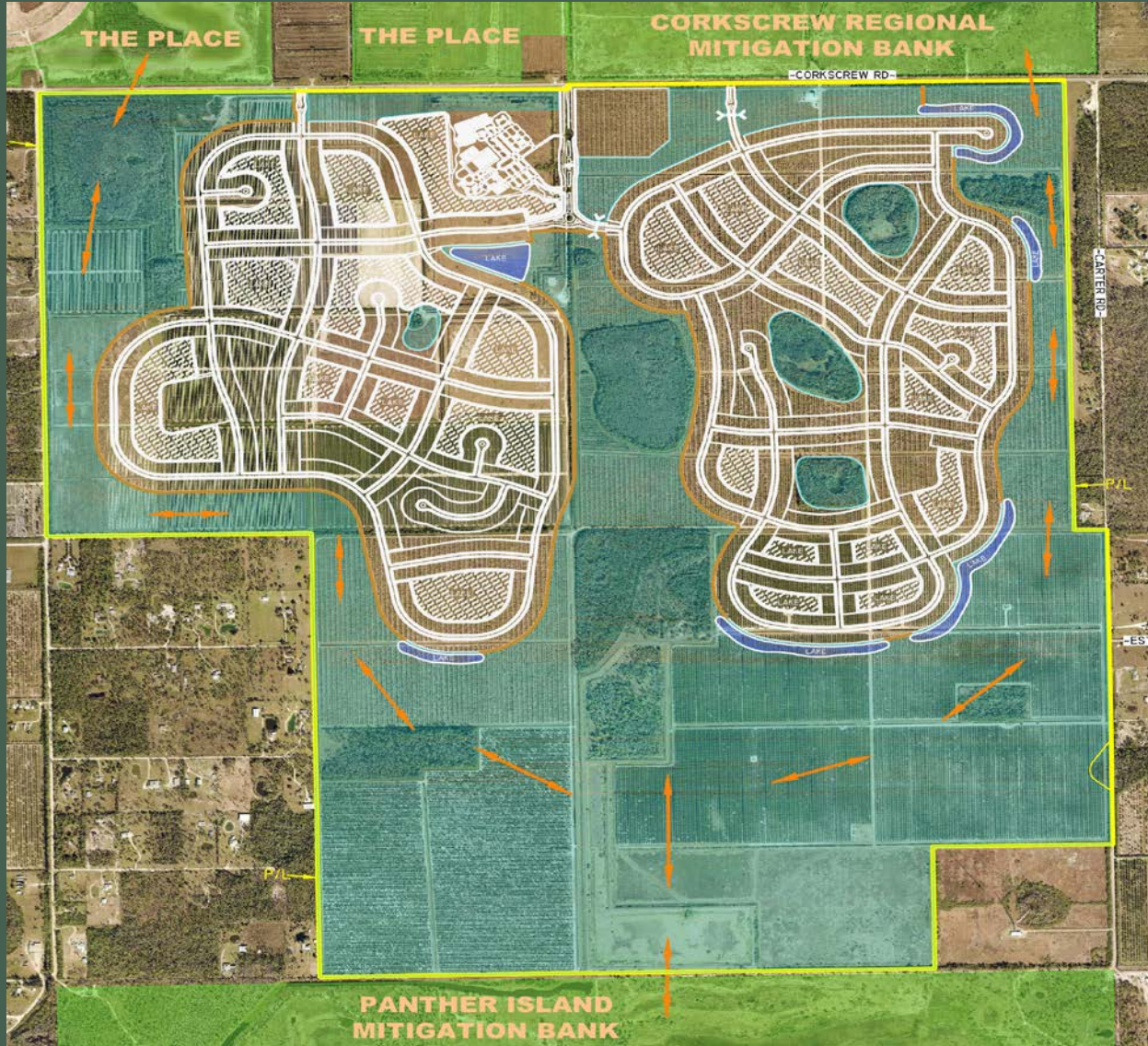
## Environmental Enhancement Preservation Community Residential Density Increase

f. Additional dwelling units may be approved in the planned development by using any combination of the following:

- 1) Utilize the Southeast Lee County TDR program to transfer dwelling units from other Southeast Lee County lands located outside of the planned development pursuant to Policy 33.4.2.



# PROPOSED TEXT AMENDMENT



## Environmental Enhancement Preservation Community

### Residential Density Increase

- 2) Provide all of the following as part of the planned development for a density increase of up to 15 percent:
  - ii. A minimum of 65 percent open space, not including previously mined lakes;
  - iii. Significant regional hydrological connections that further Lee County's flood mitigation and flowway restoration efforts by providing:
    - a. Physical surface water connections to allow surface water to flow to and from adjacent properties and off-site flowways (to be considered site-related improvements); and
    - b. Enhanced on-site surface water storage and flood attenuation.



# CAMERATTA RESTORATION EXPERIENCE

THE PLACE - 2018

THE PLACE - 2015





# CAMERATTA RESTORATION EXPERIENCE

THE PLACE - 2015



THE PLACE - 2018



## PROPOSED TEXT AMENDMENT POLICY 33.3.4 [COMMERCIAL]

### Policy 1.4.5

- Language added to permit limited commercial within:
  - Mixed Use Communities
  - Environmental Enhancement and Preservation Communities
  - Rural Golf Course Communities

### Policy 6.1.2

- Language added to permit Neighborhood Commercial in the Southeast Planning Community

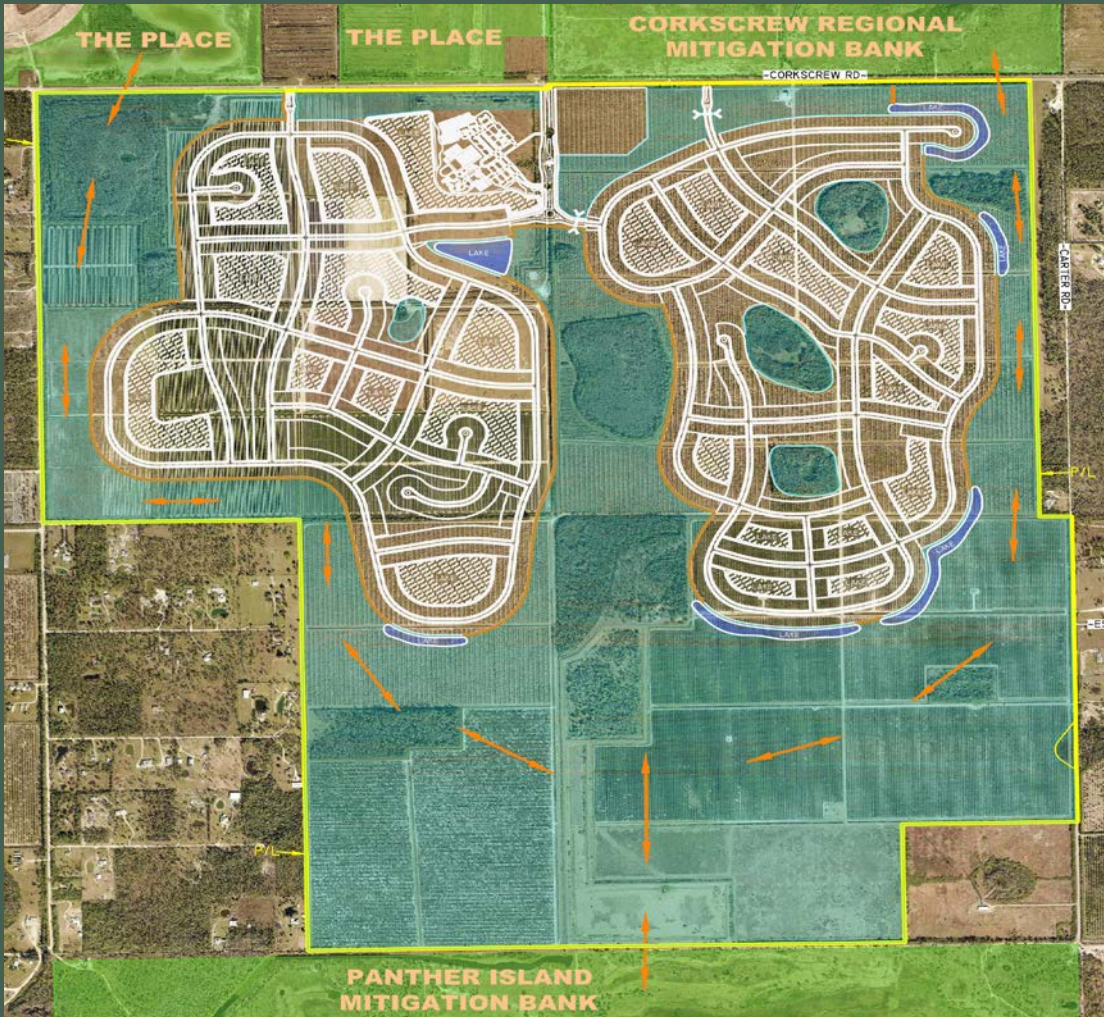
### Policy 33.2.5

- Language added to establish a Commercial SF Maximum of 300,000 for Southeast Lee County
- Commercial is limited to Communities identified in Policy 1.4.5

- 300,000 SF of Commercial is currently permitted within Southeast Lee per 33.2.2
- Amendments clarify commercial may be permitted within 3 Overlay Communities in Southeast Lee
- Amendments require accounting to ensure 300,000 SF Maximum is not exceeded
- Specific Criteria is established for Commercial within the Environmental Enhancement Preservation



# PROPOSED TEXT AMENDMENT

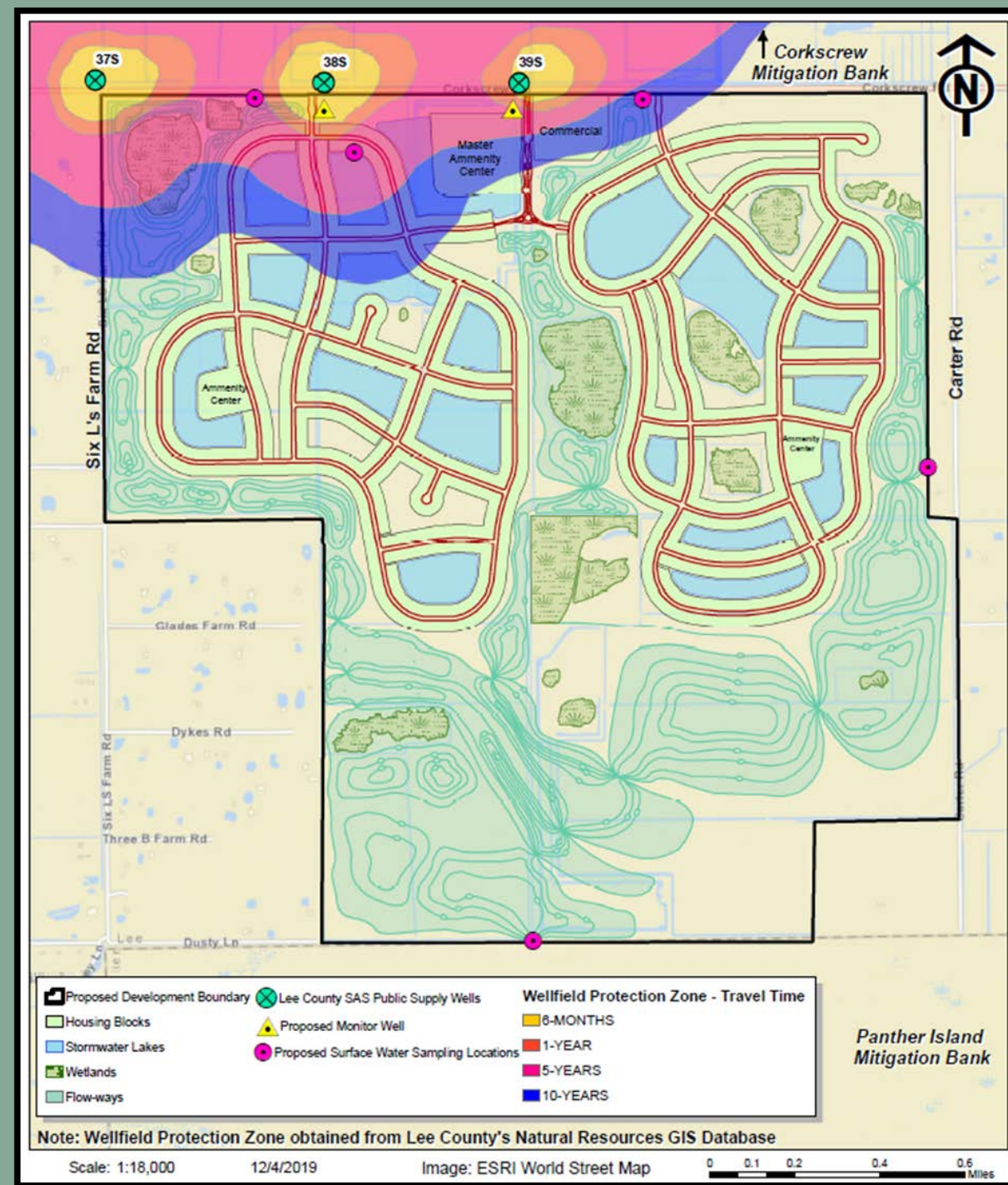


4. Commercial uses may be approved as part of a mixed use planned development if the project is found consistent with all of the following:
  - a. The project is a minimum of 2,000 acres;
  - b. The project consists of both residential and commercial development and meets the minimum requirements of this policy;
  - c. Wetlands may not be impacted by the commercial development area;
  - d. The project will be consistent with Policy 33.3.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County;



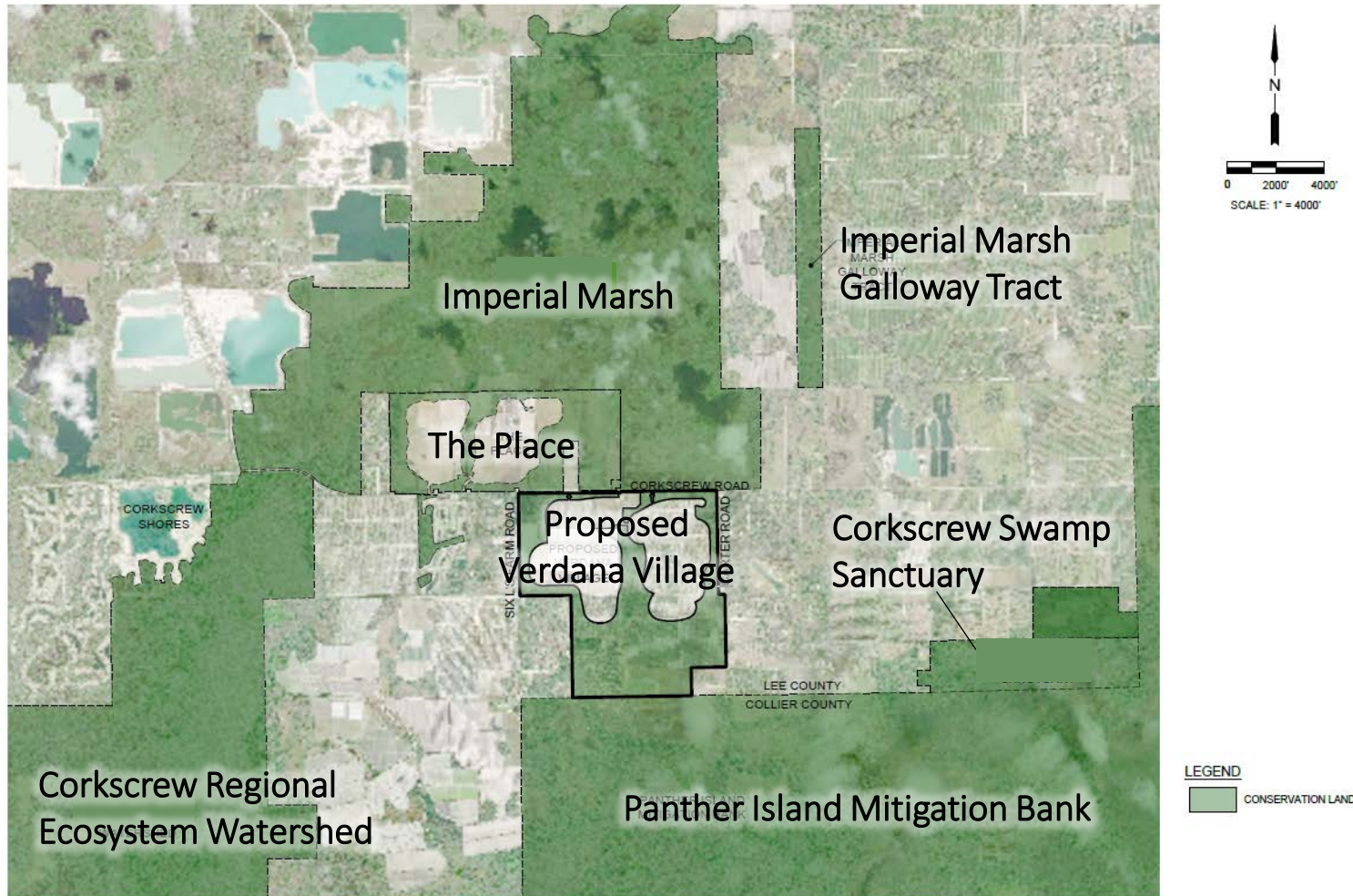
# PROPOSED TEXT AMENDMENT

- e. Commercial uses and maximum floor area is limited to Neighborhood Commercial, as defined, and must not include any of the following uses: auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (onsite), or any other use that is not compatible with protecting Southeast Lee County's environment.
- f. Commercial development within the 6-month, 1-year, 5-year, or 10-year travel zones of the Wellfield Protection Ordinance must provide a total of 1.5" of treatment, ½ -inch of which must be completed via dry pretreatment, at a minimum. The entire commercial portion of the project will be considered to be within the most restrictive wellfield protection zone as provided in the Wellfield Protection Ordinance. Ground water quality monitoring well(s) for the Surficial Aquifer System must be provided and located between Lee County's nearest production well(s) and the commercial development.





# PROPOSED TEXT AMENDMENT



- g. The human wildlife coexistence plan required by subsection 2.f. of this policy must include a commercial component that at a minimum provides for bear-proof refuse containers, below ground grease traps, and prevents light spillage onto adjacent preserve areas.



## ENHANCED REGIONAL BENEFITS

- Increase stormwater storage design of Verdana Village capacity from 100cfs to 650cfs
- Hydraulic connections:
  - eastern flow-way at The Place at Corkscrew
  - from east side of Carter Rd to intercept and reroute a historical flow-way
  - Plugged hydraulic connection in the northeast corner of Verdana Village for future connection
- Increase size of up to 13 weirs from 6' wide opening up to 36' wide
- Enlarge onsite flow-way design widths and the size of internal water storage basins equivalent to approximately 700,000cy of additional excavation



THE PLACE at CORKSCREW



# ENHANCED REGIONAL BENEFITS

- Increase height of perimeter berms
- Provide 65% open space
- Provide 56% conservation easement
- Residential design:
  - Provide significant residential pod setbacks to the project boundaries
  - Provide residential pod clustering
  - Require all single-family lots to provide average lot depth of 150' with a minimum 40' front yard setback





# EXISTING CONDITIONS 2019

