



# Lee County

Southwest Florida

## Board of County Commissioners

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District One

November 18, 2022

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County Hearing  
Examiner

Margaret Emblidge, AICP  
Agnoli, Barber & Brundage, Inc  
7400 Trail Blvd, #200  
Naples, FL 34108  
**Via E-mail Only:** [emblidge@abbinc.com](mailto:emblidge@abbinc.com)

### **RE: CPA2022-00012 and CPA2022-00013 Corkscrew Commercial Amendments**

Dear Ms. Emblidge:

Staff has reviewed the application submittal for Lee Plan amendments CPA2022-00012 and CPA2022-00013, stamped received on October 5, 2022. Planning staff finds that the application materials are insufficient and further information is needed as identified below.

#### **APPLICATION MATERIALS COMMENTS**

1. Please submit a 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.
2. The applicant has indicated that 0 dwelling units would be allowed on the property both currently and after the proposed amendments. Please update this calculation to reflect that 1 dwelling unit is possible both before and after the proposed amendments.
3. It has been noted that the proposed language no longer contains the 10,000 SF of commercial development per upland acre maximum. How was worst case scenario determined by the applicant? Based on staff analysis, worst case scenario development should be based on roughly 121,400 SF of commercial usage as the revised language would allow for development on wetlands as well. If the worst case scenario is determined to be 121,400 SF, a new TIS will be required.

#### **LEE PLAN CONSISTENCY**

4. Please address the Lee Plan policies proposed in the Lee Plan Analysis section of the application. It is suggested that prior to revising the analysis, a meeting is scheduled with Planning Staff to review changes to the proposed amendments from what was previously transmitted by the Board of County Commissioners.
5. The proposed amendments would create an inconsistency with Policy 6.1.2. Does the applicant wish to propose a change to Policy 6.1.2?

6. Please update Lee Plan analysis to be based on the most recent Lee Plan as updated through Ordinance 22-25. As an example, Objective 33.3 in your analysis is now Objective 33.2.

## **ENVIRONMENTAL REVIEW**

7. Please provide an integrated surface and groundwater model as required per Policies 33.1.7 to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. The integrated surface and groundwater model files were not submitted. Please provide the model files to Lee County Division of Natural Resources.
8. Please expand on the analysis of Lee Plan policy 1.4.5. The policy requires maintaining surface and groundwater levels at their historic levels 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.
9. Please provide the groundwater model results including water level contours resulting from a maximum water withdrawal for 90 days with no recharge. Please detail which well and what qualifying dry season water level was used for the model. It is understood the applicant is proposing to utilize stormwater lakes as a primary irrigation source. What water source will be used to resupply the stormwater lakes in the event of a drought? How will the proposed resupply source impact the adjacent public supply wells?
10. Please revise the Lee Plan analysis and Water Resource report to provide analysis of Lee Plan goals 125 and 126. The current application provided analysis of goals 115 and 117.
11. Please provide an analysis of Lee Plan policies 33.1.7, 123.3.3 and 126.1.4.
12. Previous proposed Lee Plan text amendment language contained more restrictive policies to address the development within the Wellfield Protection Zones. Please detail why these policies have been changed and provide justification for the new language.

**Lee County Department of Community Development**



Joseph Sarracino, Planner, Planning Section

CC: Mikki Rozdolski, Manager, DCD Planning Section  
Brandon Dunn, Principle Planner, DCD Planning Section