

CPA2022-00012



Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization Numbers: EB 3664 • LB 3664 • LC26000620

7400 Trail Blvd., Suite 200
Naples, FL 34108
PH: (239) 597-3111
www.ABBINC.com

February 8, 2024

RECEIVED
FEB 08 2024

Via e-Permitting

COMMUNITY DEVELOPMENT

Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Re: Small Brothers Corkscrew Commercial CPA
Comprehensive Plan Amendments CPA2022-00012 / CPA2022-00013– *Submittal 3***

Dear Intake:

This letter is in response to the County's comments dated December 14, 2023, for the Comprehensive Plan Text and Map Amendments listed above. The Text Amendment has been withdrawn. Some of the comments were based on the Text amendment which are no longer applicable but still addressed. Responses to each comment are provided below in **bold** and *blue italic* print. The following items are included in this submittal:

1. Response Letter
2. Updated Survey and Sketch and Description
3. Revised Application with corrected acreages and break down of uplands and wetlands based on the ROW taking
4. Revised Map 4B to align with Corkscrew Road widening and ROW taking of 25ft. along the entirety of the frontage of the property
5. Revised Lee Plan Analysis
6. Justification of Map 4B amendment
7. Resubmittal of Lee County Utilities adequacy letter
8. Emailed withdrawal of text amendment request

APPLICATION MATERIALS COMMENTS

1. The Legal Description and Sketch provided no longer reflect the accurate boundaries of the property. Please include a Legal Description and Sketch that are updated to include the new property boundaries after the Corkscrew Road Right of Way taking ordered on April 13, 2023.

Response: A certified survey and legal description dated February 7, 2024 is enclosed. The revised survey and legal depict the revised boundary based on the Corkscrew Road Right of Way taking ordered on April 13, 2023.

2. Please provide a new proposed Map 4-B that reflects the updated property boundaries.

Response: The proposed Map 4-B is enclosed that reflects the new boundary commensurate with the Corkscrew Road widening.

3. If the applicant wishes to withdraw the associated text amendment, please provide a withdrawal request to JSarracino@leegov.com

Response: A request to withdraw the Text amendment was submitted to Mr. Sarracino on January 5, 2024. See enclosed email.

LEE PLAN CONSISTENCY

4. Please update Lee Plan analysis to be based on the most recent Lee Plan as updated through Ordinance 23-28. As an example, Objective 33.2 as described in Exhibit M-18 is from an outdated version of the Lee Plan. Several policies within the groundwater analysis also appear to be from an outdated version of the Lee Plan.

Response: The revised Lee Plan analysis reflects the current Lee Plan Goals, Objectives and Policies. See enclosed Exhibit M12 pursuant to the application form dated 12/2022. The reference to Exhibit M18 is no longer applicable.

5. Lee Plan Policy 17.3.2 requires a public information meeting within the boundaries of the Southeast Lee County Community Plan Area. This meeting must be held in order for the application to be found sufficient. Policies 17.3.3 and 17.3.4 outline the requirements of the meeting and the documentation required for the application materials.

Response: The Public Information Meeting is scheduled for February 15 at 5:30 pm at the Sanctuary RV Resort located at 13660 Bonita Beach Road SE, Bonita Springs, FL 34135.

ENVIRONMENTAL REVIEW

6. Please provide additional analysis or data to demonstrate how the proposed request complies with Lee Plan policies 1.4.5, 2.3.1, and 33.1.7. Ensure that updated analysis is included in the appropriate exhibits of the application, not only in the response letter.

Response: The above policies primarily apply to water supply and not the subject wastewater service Map 4B amendment. However, they have been included in the revised Lee Plan analysis as requested.

If you have any questions, you may reach me by telephone or email at Emblidge@abbinc.com.

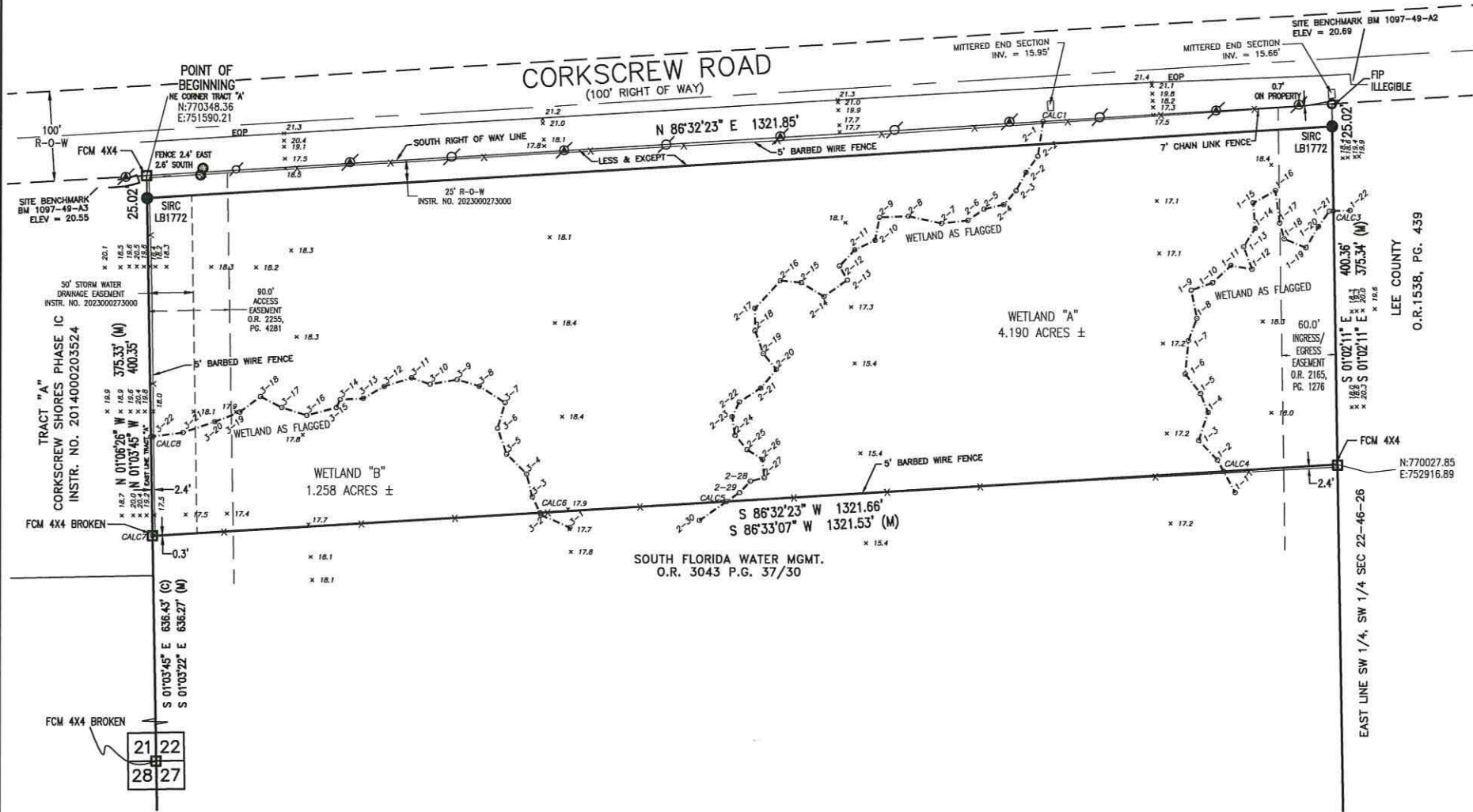
Sincerely,

AGNOLI, BARBER & BRUNDAGE, INC.

Margaret Emblidge

Margaret Emblidge, AICP
Director of Planning

ME/drr



LEGEND

- These standard symbols will be found in the drawing.
- SET IRON ROD & CAP LB1772
 - FOUND CONCRETE MONUMENT
 - FOUND IRON PIN
 - CONCRETE POLE
 - WOOD POLE
 - WATER SAMPLE POINT
 - x SPOT ELEVATION (FEET)

- (C) = CALCULATED
- CONC. = CONCRETE
- FCM = FOUND CONCRETE MONUMENT
- FIP = FOUND IRON PIN UNLESS OTHERWISE STATED
- " = INCH
- (M) = MEASURED
- (P) = PLAT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- EOP = EDGE OF PAVEMENT
- PNS = PIN NOT SET

SEE SHEET 2 FOR POINT COORDINATE LIST

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 26 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, THE SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY. THENCE RUN N86°32'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1321.85 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S01°02'11"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439, FOR A DISTANCE OF 400.36 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S86°32'23"W PARALLEL WITH AND 400 FEET SOUTH OF SAID SOUTH RIGHT-OF-WAY OF CORKSCREW ROAD, FOR A DISTANCE OF 1321.66 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE RUN N01°03'45"W ALONG THE EAST LINE OF SAID TRACT "A" FOR A DISTANCE OF 400.35 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 25' OF THE PARCEL DESCRIBED.

NOTES:

- PROPERTY AREA: 11.4 ACRES, MORE OR LESS.
- THIS PROPERTY WAS VACANT AT THE TIME OF SURVEY.
- JURISDICTIONAL WETLAND FLAGGING BY W. DEX BENDER & ASSOCIATES, INC. WERE LOCATED ON 2/22/19 AS SHOWN HEREON.
- BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AS BEING N 01°03'45" W.
- STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.
- ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- SITE BENCHMARKS: BM 1097-49-A2, SET MAGNETIC NAIL AND DISC, LB 1772 IN DRIVEWAY, OUTSIDE OF NORTHEAST OF PROPERTY, EL = 20.69
BM 1097-49-A3, SET MAGNETIC NAIL AND DISC, LB 1772 IN SIDEWALK OUTSIDE OF NORTHWEST PROPERTY CORNER, EL = 20.55.
- THIS PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 1/30/2024
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: SMALL BROTHERS, LLC

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Murphy*
THOMAS M. MURPHY
STATE OF FLORIDA



H:\2024\20240130\20240130 BNDY.dwg 2/6/2024 4:19:42 PM. Plotted by: JosephHBM

LETTER	REVISIONS	DATE	REV BY
△	UPDATE SURVEY	1/25/2024	JNH
△	UPDATE SURVEY	10/22	BEN
△	ADDED ACCESS EASEMENTS	9/22	BEN

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF: PS - 1186/51	DATE: 1/30/2024
DRAWN BY: BEN/AMR/JNH	DATE: 2/6/2024
SHEET 1	OF SHEET 2
SEC-TWN-RGE 22-46-26	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

SMALL BROS.
CORKSCREW ROAD
BOUNDARY SURVEY

DRAWING NO. H-825-4
PROJECT NO. 340.730
REFERENCE NO. 340730 BNDY.dwg

POINT COORDINATE LIST

Table with 7 columns: POINT NO., NORTHING, EASTING, ELEV, DESCR, LATITUDE NORTH, LONGITUDE SOUTH. It lists 304 points (9211J1 to 9218J4 and CALC1 to CALC8) with their respective coordinates and descriptions.

H:\2018\3070655\1427020\BOUNDARIES\1427020 BNDY.dwg, 2/6/2024, 4:18:42 PM, Plotted by: Joseph M. B...

Table with 4 columns: LETTER, REVISIONS, DATE, REV BY. It contains revision entries for 'UPDATE SURVEY' and 'ADDED ACCESS EASEMENTS'.

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Table with 4 columns: PARTY CHIEF, DATE, DRAWN BY, SHEET. It lists the party chief (PS - 1186/51), date (1/30/2024), drawn by (BEN/AMR/JNH), and sheet number (2).



6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772

SMALL BROS. CORKSCREW ROAD BOUNDARY SURVEY

Table with 3 rows: DRAWING NO. (H-825-4), PROJECT NO. (340.730), REFERENCE NO. (340730 BNDY.dwg)



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

RECEIVED
FEB 08 2024

Project Name: Small Brothers Corkscrew Commercial CPA

Project Description: Amend Map 4-B to add 12.1 acres to the Lee County Utilities Future Wastewater Service Area

COMMUNITY DEVELOPMENT

Map(s) to Be Amended: Map 4-B Lee County Utilities Future Wastewater Service Area

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

1. **Name of Applicant:** Small Brothers, LLC

Address: 12810 Tamiami Trail N, Suite 200

City, State, Zip: Naples, FL 34110

Phone Number: (239) 352-5151

E-mail: Bruce Lampitt / blampitt@smallbrothers.com

2. **Name of Contact:** Agnoli, Barber & Brundage, Inc. / Margaret Emblidge, AICP

Address: 7400 Trail Boulevard, Suite 200

City, State, Zip: Naples, FL 34108

Phone Number: (239) 597-3111

E-mail: emblidge@abbinc.com

3. **Owner(s) of Record:** Small Brothers, LLC

Address: 12810 Tamiami Trail N, Suite 200

City, State, Zip: Naples, FL 34110

Phone Number: (239) 352-5151

E-mail: Bruce Lampitt / blampitt@smallbrothers.com

4. **Property Location:**

1. **Site Address:** 15230 Corkscrew Road, Estero FL (Property 1)

2. **STRAP(s):** 22-46-26-00-00001.0010

5. **Property Information:**

Total Acreage of Property: 11.38

Total Acreage Included in Request: 11.38

Total Uplands: 6.11 acres

Total Wetlands: 5.27 acres

Current Zoning: CC Commercial

Current Future Land Use Category(ies): DR/Wetlands

Area in Each Future Land Use Category: DR/GR 6.11 acres, Wetlands 5.27 acres

Existing Land Use: Vacant

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

Residential Units/Density: 1

Commercial Intensity: N/A

Industrial Intensity: N/A

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 1

Commercial Intensity: N/A

Industrial Intensity: N/A

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon).

Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating 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).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input type="checkbox"/>	Completed Application (Exhibit – M1)
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M2)
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input type="checkbox"/>	Existing Future Land Use Map (Exhibit – M4)
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Proposed Amendments (Exhibit – M11)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – M12)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M13)
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M14)
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M15)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M16)
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
<input type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M19)
<input type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M20)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

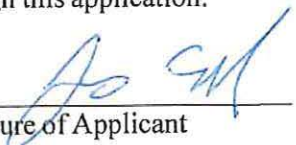
Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

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

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

AFFIDAVIT

I, Jon Small, 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.

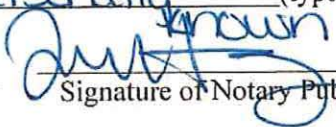
 10/17/23
Signature of Applicant Date

Jon Small
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on 17 (date) by Jon Small

(name of person providing oath or affirmation), who is personally known to me or who has produced personally (type of identification) as identification.


Signature of Notary Public





Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization Numbers: EB 3664 • LB 3664 • LC26000620

7400 Trail Blvd., Suite 200
Naples, FL 34108
PH: (239) 597-3111
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Exhibit M4

Future Land Use Map
Existing Sewer Service Area Map 4-B
Proposed Sewer Service Area Map 4-B

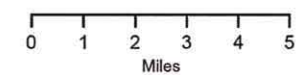
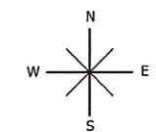
Small Brothers, LLC
Corkscrew Commercial



LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

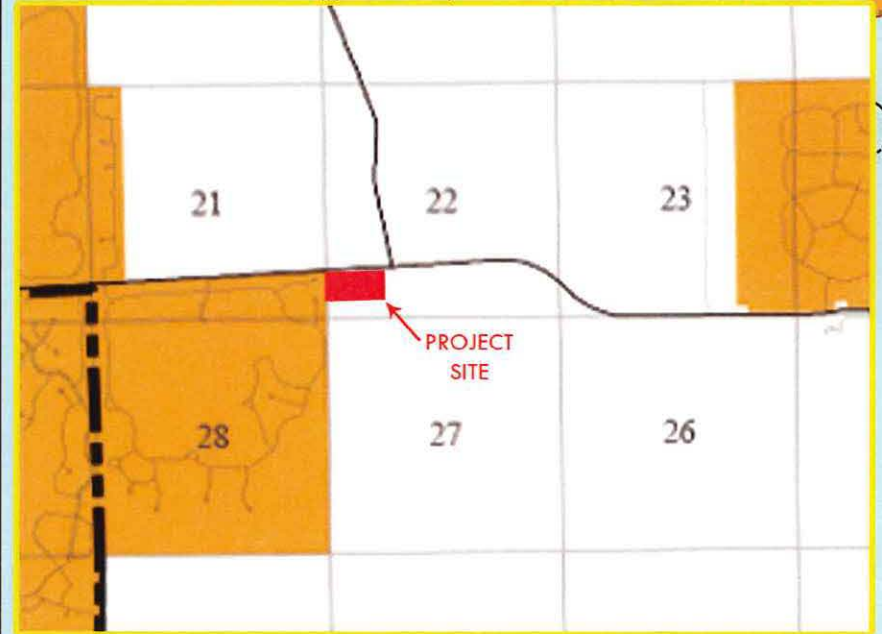
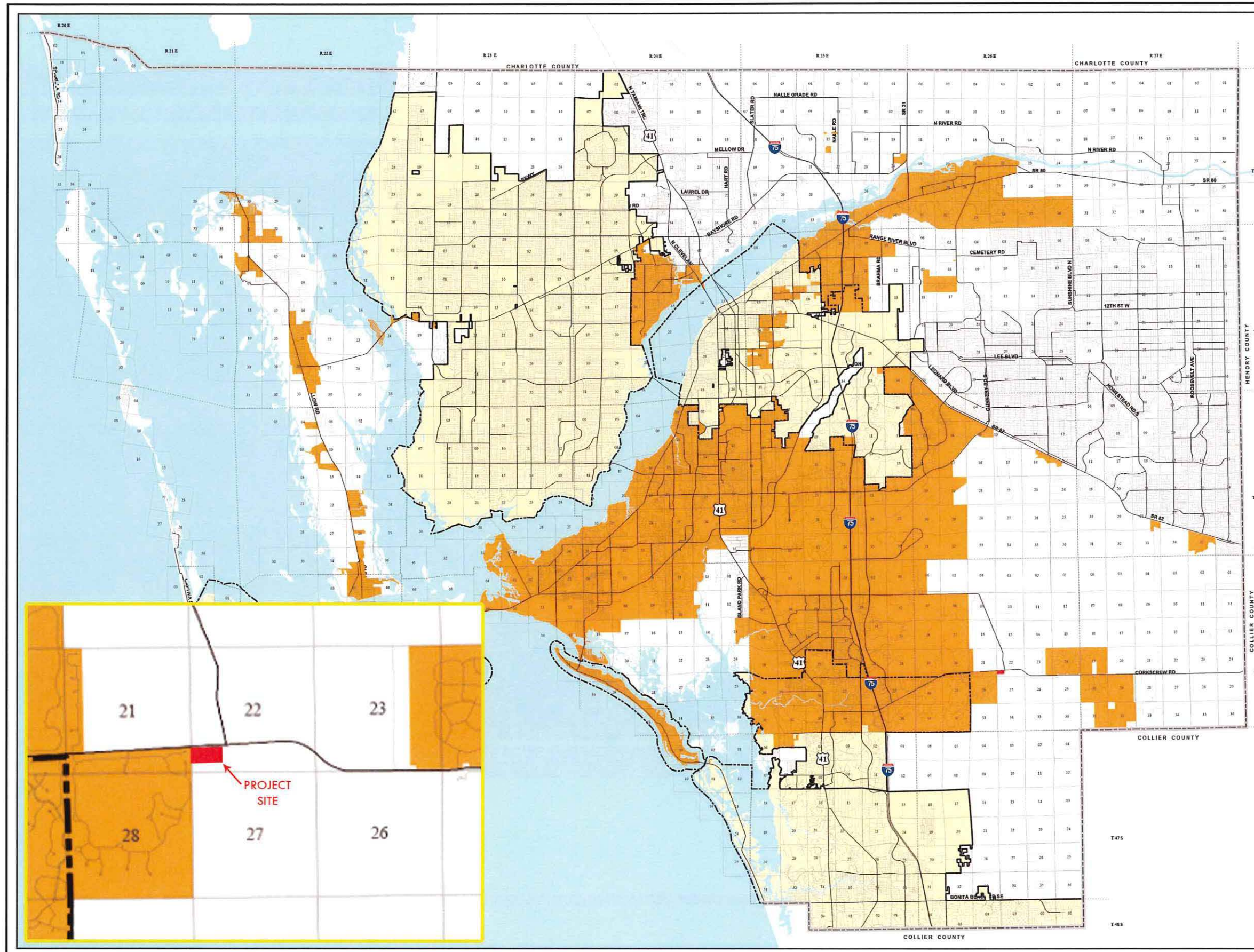
-  Future Sewer Service Areas
-  City Limits

Ord. No. 89-02, 00-22, 03-19, 10-07, 10-40, 10-43, 13-16, 12-24, 14-21, 15-13, 15-14, 17-06, 17-23, 19-25

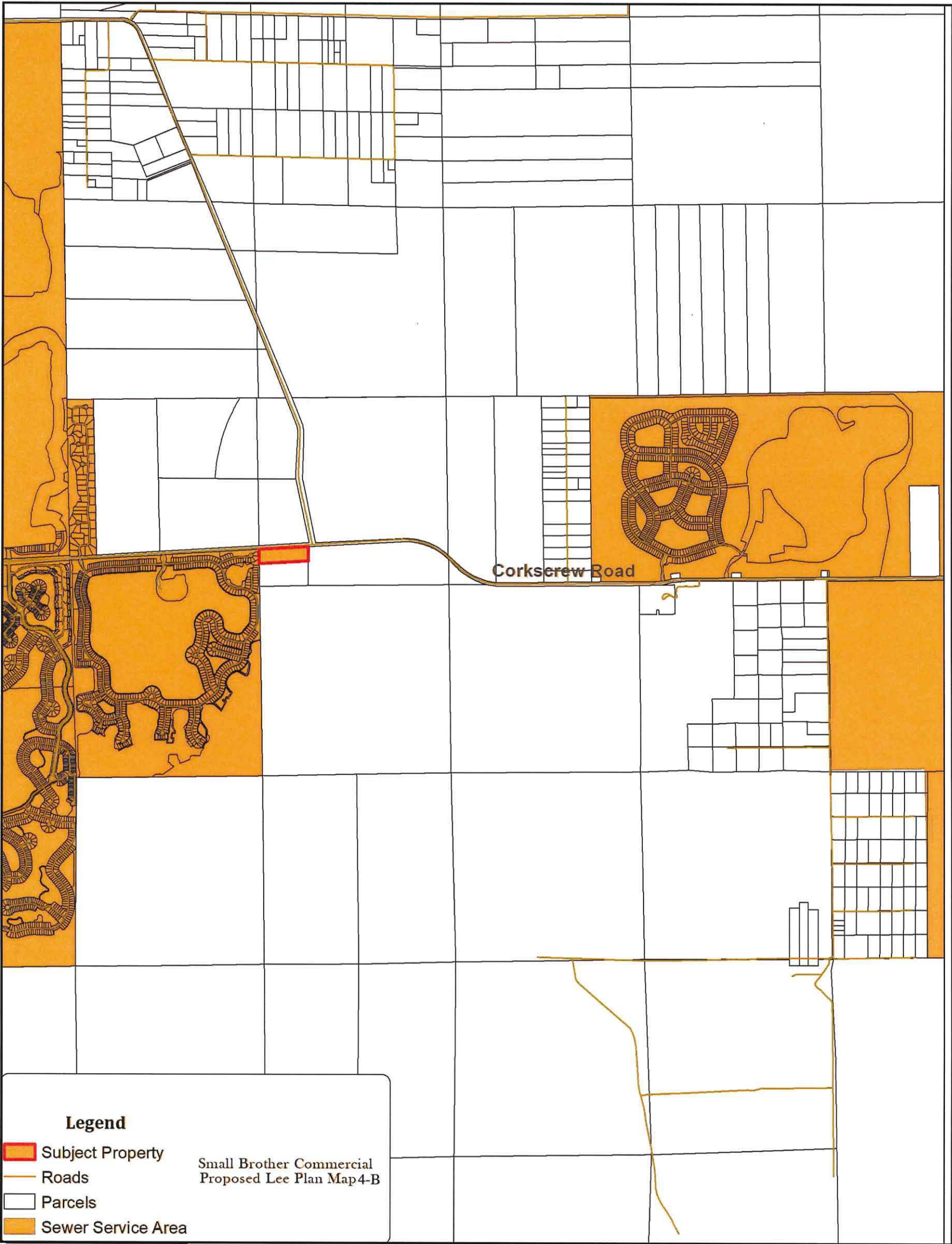


Map Generated: November 2021
City limits current to date of map generation

Lee Plan Map 4-B



Corkscrew
Existing Lee County Utilities Future Sewer Service Areas Map





Professional Engineers, Planners, Surveyors & Landscape Architects

Certificate of Authorization Numbers: EB 3664 • LB 3664 • LC26000620

7400 Trail Blvd., Suite 200
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Exhibit M11

Lee Plan Analysis
Revised February 2024

Small Brothers, LLC
Corkscrew Commercial

LEE PLAN ANALYSIS

Background

The subject property is located along Corkscrew Road directly east of Corkscrew Shores and west of Flint Penn Strand. The Future Utility service area extends to the property contiguous to the west and multiple properties to the east. Both water and sewer lines extend past the subject property with capacity to serve future development. The property is in the Density Reduction/Groundwater Resource land use category in the Southeast Lee County Planning Community.

Although the subject property is within the DR/GR land use category, it is zoned Community Commercial by specific Board action and has carried that designation since 1982. ZAB-82-337 was approved by the Board of County Commissioners designating the subject property as CC (Community Commercial) and MH-1 (Mobile Home). The MH-1 property to the south is currently owned by Lee County. A site plan was incorporated into the zoning resolution by reference showing residential lots to the south of the commercial development along Corkscrew Road, even though it is a standard zoning district.

In 1989 Lee County amended the future land use category on the subject property from Rural to Density Reduction/Groundwater Resources. The land use category was changed as part of a settlement with the State Department of Community Affairs to reduce overall residential Density on the Future Land Use map through the year 2010, the horizon year of the Lee Plan at that time. The County did not undertake any analysis to determine the impact of the change on commercially zoned or previously platted property. After over two decades, the County started moving forward with increased residential development in the DR/GR with the approval of Corkscrew Shores, and utility lines have now been extended to and past this property to serve development to both the west and east.

Compliance with the Lee Plan

The proposed map amendment is being submitted to add the subject property to Map 4B for future sewer service areas is consistent with Lee Plan **Standards in Policy 4.1.2**. Map A, Future Water Service Area Map was previously amended to include the subject property. The existing Future Water and Sewer Service Area Maps have been amended on a piecemeal basis through privately initiated Lee Plan amendments that have extended the future water and sewer service areas past this property to the east. The subject property represents a gap in the service area with sewer service immediately contiguous to the property to the west, and service provided to properties in close proximity to the east. Existing potable water and sewer lines run along Corkscrew Road in front of the property.

LEE PLAN CONSISTENCY

The proposed Map Amendment will allow for sewer service for the subject property located at the intersection of Corkscrew Road and Alico Road. An analysis of how the proposed map amendment is consistent with the applicable Lee Plan policies follows:

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 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 must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.
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 standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.

Adding this property to the 4B Wastewater Map instead of utilizing septic tanks or onsite Package Plant will ensure that any development on this property will not impact the aquifers. This request is not based on a zoning or development order. A detailed assessment will be provided at the appropriate time.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

This proposed amendment is in a location where Map 4B has previously been amended to accommodate large-scale mixed use and residential development that has been approved or exists directly to the west and in close proximity to the north and east. As previously stated the wastewater lines are already in place along the frontage of the property. Any future development that would occur would be required to hook up to the service. The proposed map amendment would be consistent with the contiguous and compact growth pattern occurring along Corkscrew Road.

POLICY 2.1.1.: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The subject property is located in an area that is evolving as it is developed under an overlay designation that allows for increased densities and intensities based on strict criteria. For example, the residential development immediately to the west, consisting of small lot residential units around a large lake, extended urban infrastructure and is designated on Maps 4A and 4B for water and sewer service. Other similar developments to the north and east all have extended

urban services to the area, including the utilities, EMS services and road infrastructure. That said, urban services are already available or will be available to the subject property through the associated map amendment.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.

The requested amendment is to Map 4B to incorporate the subject property into the Lee County Utilities Sanitary Sewer Service area. The letter of availability provided by Lee County Utilities Department states that sanitary sewer service and will be provided by Three Oak's Water Reclamation facility and potable water will be provided by Lee County Utilities. Policy 2.3.1 applies to potable water supply which is not the subject of this amendment however knowing the services are available is important for future planning.

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*
3. *If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.*
5. *If a development lies outside any service area as described above, the developer may:*
 - *request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*

- establish a self-provided sanitary sewer system for the development;
- develop at an intensity that does not require sanitary sewer service; or
- if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.

6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

The property owner is requesting this map amendment to ensure any development will benefit public health, safety, and welfare, including protection of Lee County's natural resources. In addition, the property is immediately adjacent to the service area as Shown on Map 4B meeting criteria #2. And criteria #5 supports this request to incorporate the property into the service area. Based on the above criteria there are sufficient directives in Standard 4.1.2 to approve this requested Amendment to Map 4B for the subject property.

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flowways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

The proposed amendment fits within Goal 33. This map amendment would allow for wastewater services from Lee County Utilities which will protect the environment by avoiding the use of septic systems or wastewater package plants.

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Designate on a Future Land Use Map overlay the land in Southeast Lee County that is most critical toward restoring historic surface and groundwater levels and for improving the protection of other natural resources such as wetlands and wildlife habitat.

The subject property is not designated in any Tier for Priority Restoration. In accordance with Lee Plan Map 1, Page 4, the subject property is not a priority. However, this map amendment would further the intent of Objective 33.1.

POLICY 33.1.7: Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources. (Ord. No. 10-19, 19-13)

It is understood that the surface and groundwater resources will be analyzed at time of any development order. This assessment is not applicable to the requested amendment.

GOALS 125 (Water Quality) and 126 (Water Resources) address requirements specific to water

resource management and potential water use associated with a project. Goal 125 requires facilities “To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.” Objective 125.1 requires facilities under Comprehensive Plan Amendment to “Maintain high water quality, meeting or exceeding state and federal water quality standards.” Goal 126 requires developments to “conserve, manage, and protect the natural hydrologic system of Lee County to insure continued water resource availability. (Amended by Ordinance No. 94-30).” Objective 126.1 requires facilities to “Ensure water supplies of sufficient quantity and quality to meet the present and projected demands of all consumers and the environment, based on the capacity of the natural systems.”

As previously stated, this request is to amend Map 4B Wastewater Services and does not affect the water quality and water resources. Any future development on this property will provide data and analyses to ensure the water quality and water resources are addressed according to Goals 125 and 126.



7400 Trail Blvd., Suite 200
Naples, FL 34108
PH: (239) 597-3111
www.ABBINC.com

Exhibit M19

Justification of Proposed Map Amendment

Revised February 2024

Small Brothers, LLC
Corkscrew Commercial

Justification of the Proposed Map Amendment

The following data and analysis are for the amendment to Comprehensive Plan Map 4B to add the subject property to the Lee County Utilities Future Sewer Service Areas Map. To accommodate future development to occur on the property, the existing water and sewer lines that run directly past the property would fulfill an important land planning goal. Connecting to available service rather than accommodating a package facility or large septic system is preferable both environmentally and from a cost efficiency of service.

Lee County Utilities Assessment

Even though there is no specific development proposed at this time, the applicant provided a potential development scenario for assessment to the Lee County Utilities Department to determine availability of potable water and wastewater. Lee County Utilities Department provided a Potable Water and Wastewater Availability comment letter dated August 29, 2022, which supports the appropriateness of approving the proposed Map 4B Amendment. The applicant agrees with the requirements stated. The following is a verbatim quote of that letter Dated August 29, 2022.

“The subject property is located within Lee County Utilities Future Service Area as depicted on Map 4A, but not Map 4B, of the Lee County Comprehensive Land Use Plan. Potable Water and sanitary Sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcel, developer funded Comprehensive Plan Amendment and system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 4 commercial units with an estimated flow demand of approximately 10,800 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility. The Lee County Utilities’ Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

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

Location and Surrounding Development

The subject property is located at the southwest corner of Corkscrew and Alico Roads. The surrounding development includes Corkscrew Shores on the west, Southwest Florida Rock IPD, an active mining operation, to the north. To the south and east of the subject property is land owned and managed by the Lee County. Lee County Wastewater and Water Plant is to the northeast, and the FFD mixed use project is less than a mile east of the subject property. To the south is a planned stormwater system for the widening of Corkscrew Road. The surrounding development is depicted on the enclosed Regional Map.

Subject Property History

The subject property was rezoned to Community Commercial (CC) in 1982 and received a variance (Zoning Resolution ZAB-82-337) to allow a private sewer treatment plant on the western side of the property in association with the proposed development of a mobile home park on the property to the south (SP-82-337). The mobile home community was never constructed and is now owned by Lee County and is partially planned for a stormwater area for the widening of Corkscrew Road.

In 1989, Lee County amended the future land use category on the subject property from Rural to Density Reduction/Groundwater Resources. The land use category was changed as part of a settlement with the State Department of Community Affairs to reduce overall residential Density on the Future Land Use map through the year 2010, the horizon year of the Lee Plan at that time. The County did not undertake any analysis to determine the impact of the change on commercially zoned or previously platted property. After over two decades, the County started moving forward with increased residential and commercial development in the DR/GR. Corkscrew Shores had a previously approved plat that permitted residential development, and it is located adjacent to the property on the west. Corkscrew Shores obtained approval of an amendment to the comprehensive plan and zoning that recognized the pre-existing approvals and allowed the reconfiguration of the existing residential density. The commercially zoned properties were not accounted for when the County made these changes, negatively impacting their development rights.

As stated, there have been large scale mixed-use developments that have been developed or are planned along Corkscrew Road. Some of these are WildBlue, Bella Terra, Verdana Village, The Place, Old Corkscrew Golf Club, and FFD Land Co. The Lee County Utilities Service Area maps depict these projects on map 4B already. It would only seem logical to add the subject property.

Exhibit M18

Letter of Determination for the Adequacy/Provision of
Existing/Proposed Support Facilities:
Fire Protection,
Emergency Medical Service,
Law Enforcement,
Solid Waste, & Lee County Utilities,

Small Brothers, LLC
Corkscrew Commercial



Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pondergrass
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
County Hearing
Examiner

July 21, 2022

S. Annette Keeney
Agnoll, Barber & Brundage, Inc.
7400 Trail Boulevard, # 200
Naples, FL 34108

Re: Letter of Service Availability – 15230 Corkscrew Road

Ms. Keeney,

I am in receipt of your letter requesting a Letter of Service Availability for a parcel along Corkscrew Road. The property consists of 12.6 acres identified by STRAP 22-46-26-00-00001.0010.

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

The primary ambulance for this location is Medic 21, located 5.8 miles west; there is another location within 8 miles. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Abes", is written over a circular stamp or watermark.

Benjamin Abes
Director, Public Safety



Board of County Commissioners

Kevin Ruane
District One

July 21, 2022

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
County Hearing
Examiner

Agnoli, Barber & Brundage, Inc.
Attn: Ms. Keeney, Planner
7400 Trail Boulevard, # 200
Naples, FL 34108

RE: Letter of Availability Lee County Solid Waste Small Brothers, LLC - STRAP 22.-46-26-00-00001.001.0

Dear Ms. S Annette Keeney:

The Lee County Solid Waste Division is capable of providing solid waste collection service for a future Community Commercial District planned for 15230 Corkscrew Road though the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department



Estero Fire Rescue

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

August 15, 2022

Margaret Emblidge, AICP
Agnoli, Barber & Brundage, Inc.
7400 Trail Blvd., Suite 200
Naples, Florida 34108

Re: Strap # 22-46-26-00-00001-0010

Ms. Emblidge,

This correspondence shall serve as a Letter of Service Availability for the above listed property. Estero Fire Rescue serves this property for fire suppression and non-transport advanced life support emergency medical services.

This property is located less than five road miles from Estero Fire Rescue Station 44 which is located at 21300 Fire House Lane. Once hydrants are installed, the property will enjoy an ISO rating of Class 2.

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

Respectfully,


Phillip Green
Fire Marshal

"DEDICATED AND DRIVEN FOR THOSE WE SERVE"

Carmin
Sheriff



"Proud to Serve"

**State of Florida
County of Lee**

August 15, 2022

Margaret Emblidge, AICP
Agnoli, Barber & Brundage, Inc.
7400 Trail Boulevard, Suite 200
Naples, FL 34108

Ms. Emblidge,

The proposed comprehensive plan amendment to rezone eight acres for commercial development at STRAP 22-46-26-00-00001.0010 along Corkscrew Road does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. We have no objections to up to 80,000 square feet of commercial development on the site, nor do we object to the property connecting to central water and sewer.

Law enforcement services will be provided from our substations in Lehigh Acres and 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 done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in cursive script that reads "Stan Nelson".

Stan Nelson
Director, Planning and Research



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



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

August 29, 2022

Via E-Mail

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

Margaret Emblidge, AICP
Agnoli, Barber & Brundage, Inc.
7400 Trail Blvd., Suite 200
Naples, FL 34108

RE: **Potable Water and Wastewater Availability**
Small Brothers Commercial, 15230 Corkscrew Road
STRAP # 22-46-26-00-00001.0010

Dear Ms. Emblidge:

The subject property is located within Lee County Utilities Future Service Area as depicted on Map 4A, but not Map 4B, of the Lee County Comprehensive Land Use Plan. Potable Water and sanitary Sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded Comprehensive Plan Amendment and system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 4 commercial units with an estimated flow demand of approximately 10,800 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the



Small Brothers - Letter.Docx
August 29, 2022
Page 2

approval of all State and local regulatory agencies.

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

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in blue ink that reads "Mary McCormie". The signature is written in a cursive style with a large initial "M".

Mary McCormie
Technician Senior
239-533-8532
UTILITIES ENGINEERING



Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization Numbers: EB 3664 • LB 3664 • LC26000620

7400 Trail Blvd., Suite 200
Naples, FL 34108
PH: (239) 597-3111
www.ABBINC.com

January 5, 2024

Via email to JSarracino@leegov.com

Joseph Sarracino, Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Re: Small Brothers, LLC Corkscrew Commercial
Comprehensive Plan Text Amendment - CPA2022-00013
Request for Withdrawal**

Dear Mr. Sarracino:

Please accept this letter as our withdrawal of this text amendment application.

If you have any questions, you may reach me by telephone or email at Emblidge@abbinc.com.

Sincerely,

AGNOLI, BARBER & BRUNDAGE, INC.

Margaret Emblidge

Margaret Emblidge, AICP
Director of Planning

ME/drr