

CPA 2024-00011



July 11, 2024

Lee County Community Development
Planning Section
1500 Monroe Street
Fort Myer, FL 33908

RECEIVED
JUL 12 2024

COMMUNITY DEVELOPMENT

S: CORKSCREW 80 CPA - MAP
Large-scale Comprehensive Plan Map Amendment Application

Dear Planning Staff:

The 77.94 +/- acre subject property is located at 20351 Corkscrew Road, and identified as STRAP No 21-46-27-00-00001.0000, in unincorporated Lee County, Florida. Corkscrew Alico, LLC ("Applicant") seeks to amend the following Lee Plan Maps:

- Map 1-D – Special Treatment Areas Tier 1 – to add the Property to Tier 1,
- Map 2-D – Southeast DR/GR Residential Overlay – to add the Property to the Environmental Enhancement and Preservation Communities Overlay (EEPCO), and
- Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

Additionally, the Applicant is proposing a text amendment to Lee Plan Policy 33.2.4 to make allowances for development under 100 acres in the EEPCO.

The CPA application are companion requests to a Residential Planned Development (RPD) rezoning application and Bonus Density application. The Applicant seeks to rezone the 77.98 +/- acres from Agriculture zoning district (AG-2) to Residential Planned Development (RPD) to allow for 85 single-family dwelling units with supporting amenities.

Enclosed please find a completed comprehensive plan map amendment application.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'Fred Drovdllic'.

Fred Drovdllic, AICP
Planning Director



CPA 2024-00011

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: CORKSCREW 80 CPA – MAP

ProjectDescription: Proposal to amend Lee Plan maps as follows: Map 1-D – Special Treatment Areas Tier 1 – to add the Property to Tier 1, Map 2-D – Southeast DR/GR Residential Overlay – to add the Property to the Environmental Enhancement and Preservation Communities Overlay (EEPCO), and Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services. This map amendment will be accompanied by a requested RPD Rezone petition and Bonus Density application. The proposal will allow for a development of with a maximum of 85 single-family dwelling units – 78 (base density units); 7 (bonus density units).

Map(s) to Be Amended: Lee Plan Map 1-D, Map 2-D, and Maps 4-A and 4-B

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

1. Name of Applicant: Corkscrew Alico, LLC

Address: 2240 W. First Street, Suite 101

City, State, Zip: Fort Myers, Florida 33901

Phone Number: 239-210-0455

E-mail: LBrown@creightondev.com

2. Name of Contact: Fred Drovdlie, AICP

Address: RVi Planning and Landscape Architecture, 1514 Broadway, Suite 201

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-318-6707

E-mail: fdrovdlie@rviplanning.com

3. Owner(s) of Record: Sea 202 LLC + Corkscrew 78 LLC ET AL Address: 2240 W. First Street, Suite 101

City, State, Zip: Fort Myers, Florida 33901

Phone Number: 239-210-0455

E-mail: LBrown@creightondev.com

4. Property Location:

1. SiteAddress: 20351 Corkscrew Road

2. STRAP(s): 21-46-27-00-00001.0000

5. Property Information:

Total Acreage of Property: 77.94 +/- acres

Total Acreage Included in Request: 77.94 +/- acres

Total Uplands: 49.05 acres

Total Wetlands: 29.60 acres (natural waterways)

Current Zoning: AG-2

Current Future Land Use Category: DR/GR

Area in Each Future Land Use Category: DRGR 56%, Wetlands 36%, Conservation Wetland 5%, Conservation Uplands 2%

Existing Land Use: Undeveloped vacant land

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

Residential Units/Density: 78 base; 7 bonus

Commercial Intensity: N/A

Industrial Intensity: N/A

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 78 base; 7 bonus

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

APPLICANT – PLEASE NOTE:

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

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

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Dan Creighton of Corkscrew Alico, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 20351 Corkscrew Road, Fort Myers, FL as identified by STRAP 21-46-27-00-00001.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

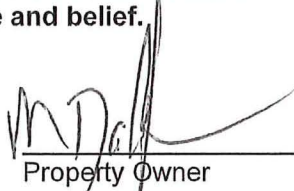
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for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

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

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

Name and Address	Percentage of Ownership
<u>M. Dan Creighton - 2240 W First St STE 101 Ft Myers FL 33901</u>	<u>100% 80%</u>
<u>G. Brent Evans - 2240 W First St STE 101 Ft Myers FL 33901</u>	<u>20%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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



Property Owner

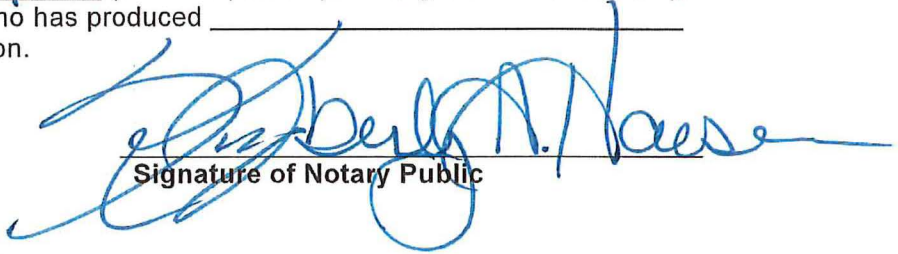
M. Dan Creighton
Print Name

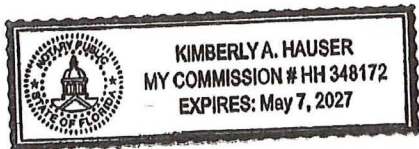
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 6/11/24 (date) by M. Dan Creighton (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL


Signature of Notary Public



WAL-MART STORES EAST LP
PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72716

BJA PROPERTIES I LLC
8850 TERRENE CT
BONITA SPRINGS FL 34135

TT OF CYPRESS INC
505 S FLAGLER DR STE 700
WEST PALM BEACH FL 33401

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

LOWES HOME CENTERS INC
1000 LOWE'S BLVD, TAX52
MOORESVILLE NC 28117

LOST TREE APARTMENTS LLC
300 OREGON ST #306
HOLLYWOOD FL 33019

LOST TREE APARTMENTS LLC
300 OREGON ST #306
HOLLYWOOD FL 33019

BARKIS CARWASH INC
15834 BROTHERS CT
FORT MYERS FL 33912

SCHNEIDER TIMOTHY & KACEY
1477 CUMBERLAND CT
FORT MYERS FL 33919

BLANTON CHRISTA
15321 WIL-LEW LANE
FORT MYERS FL 33908

KENDALL TIMOTHY W & JODI E
15291 WILL-LEW LN
FORT MYERS FL 33908

SEWELL TERRY W & JONI B
15469 CHLOE CIR
FORT MYERS FL 33908

PARKSIDE PLACE CONDO ASSN
SAK + ASSOC; ATTN: S KOLENUT
8695 COLLEGE PKWY STE 2031
FORT MYERS FL 33919

PARK HOWARD R & ALEX ANN
7070 PHILIPS CREEK CT
FORT MYERS FL 33908

DUDEK GREGORY P & TERESA M
7090 PHILIPS CREEK CT
FORT MYERS FL 33908

ESTRELLA THOMAS
7110 PHILIPS CREEK CT
FORT MYERS FL 33908

SHANKLE ZACHARY R
7130 PHILIPS CREEK CT
FORT MYERS FL 33908

MARTINEAU JOEL F &
7150 PHILIPS CREEK CT
FORT MYERS FL 33908

BOSWAY THOMAS & LINDA
7171 PHILIPS CREEK CT
FORT MYERS FL 33908

SMOLYAR ALBERT & YANA
14021 CLEAR WATER LANE
FORT MYERS FL 33907



CORKSCREW 80 CPA

Exhibit M3 – Surrounding Property Owner Map, Labels, and List



TROYER BROTHERS FLORIDA INC
14700 TROYER BROTHERS RD
FORT MYERS FL 33913

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

TROYER BROTHERS FLORIDA INC
14700 TROYER BROTHERS RD
FORT MYERS FL 33913

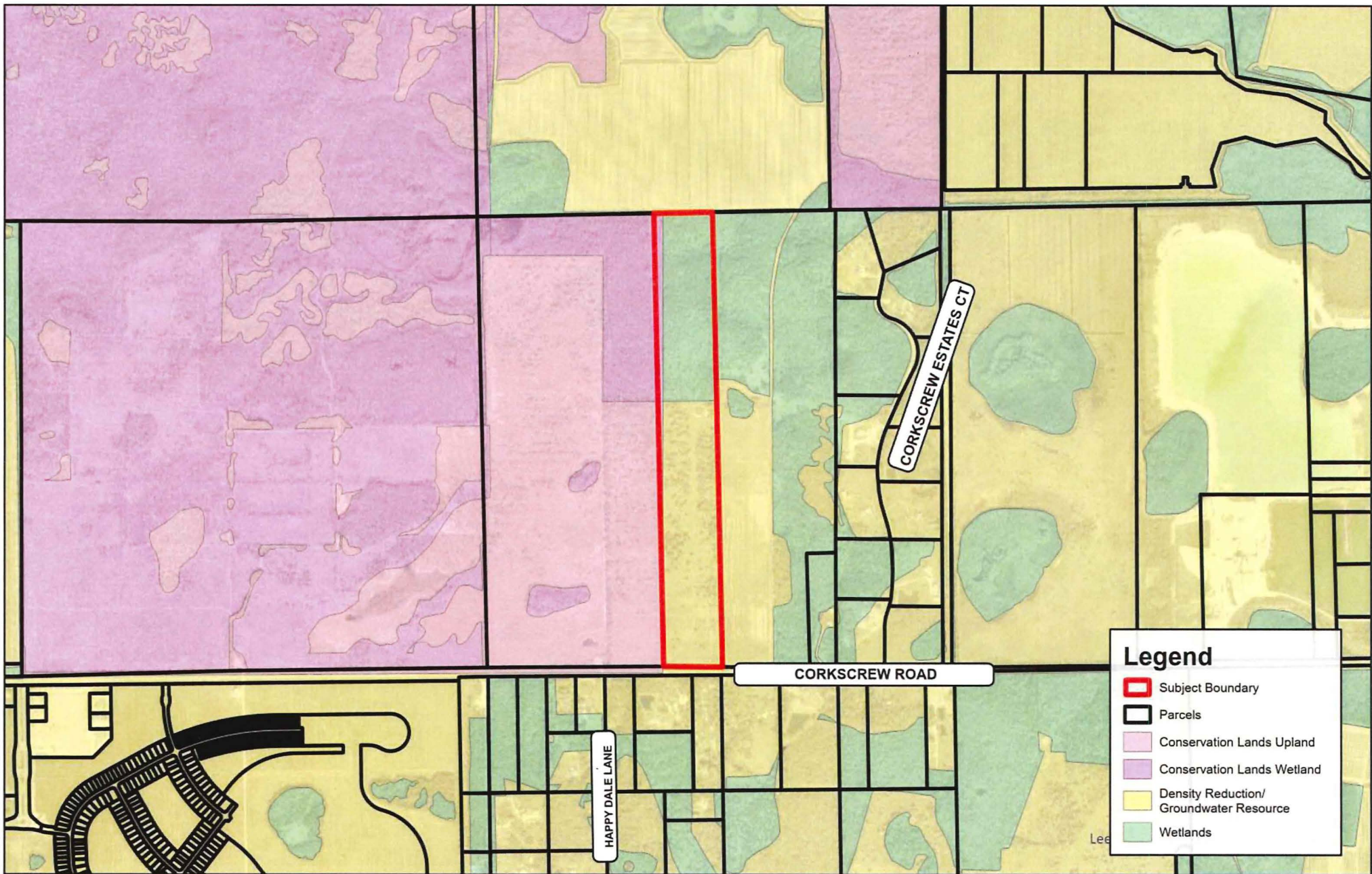
HANLEY JOHN F MRS
2334 SKI TRAIL CT
STEAMBOAT SPRINGS CO 80487

KENDALL WILLIAM J JR TR
20600 CORKSCREW RD
ESTERO FL 33928

DIGRAZIO BRIAN N & JACLYN TR
20340 CORKSCREW RD
ESTERO FL 33928

MONTAGANO DAVID G
1277 WHEELING WAY
THE VILLAGES FL 32162

Subjects: 1	Affected: 7	Buffer: 500	Date: 7/3/2024 12:00:00 AM	List Size: 8															
FolioId	STRAP	OwnerName	MailAddress	MailCity	MailSt	MailZip	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal							
10435816	21-46-27-00-	SEA 202 LLC +	2240 W FIRST ST #101	FORT MYERS	FL	33901	20351	CORKSCREW RD		ESTERO	33928	E 1/2 OF E 1/2 OF<CR>W 1/2 LESS RD RW							
10435804	16-46-27-00-	TROYER BROTHERS FLORIDA INC	14700 TROYER BROTHERS RD	FORT MYERS	FL	33913		ACCESS UNDETERMINED		FORT MYERS		W 3/4 OF SEC 16<CR>TWN 46 RGE 27							
10435817	21-46-27-00-	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	20251	CORKSCREW RD		ESTERO	33928	W1/4 OF SEC 21 + W1/2 OR E1/2 OF W1/2 LESS RD ROWS							
10435818	21-46-27-00-	TROYER BROTHERS FLORIDA INC	14700 TROYER BROTHERS RD	FORT MYERS	FL	33913		ACCESS UNDETERMINED		FORT MYERS		W 1/2 OF E 1/2 LESS<CR>RD RW + PARL 1.201							
10435871	28-46-27-00-	HANLEY JOHN F MRS	2334 SKI TRAIL CT	STEAMBOAT SPRINGS	CO	80487	20280	CORKSCREW RD		ESTERO	33928	W 1/2 OF W 1/2 OF NE 1/4<CR>OF NW 1/4							
10435874	28-46-27-00-	KENDALL WILLIAM J JR TR	20600 CORKSCREW RD	ESTERO	FL	33928	20550/600	CORKSCREW RD		ESTERO	33928	W 1/2 OF NW 1/4 OF<CR>NE 1/4							
10435875	28-46-27-00-	DIGRAZIO BRIAN N & JACLYN TR	20340 CORKSCREW RD	ESTERO	FL	33928	20340	CORKSCREW RD		ESTERO	33928	N1/2 OF E3/4 OF NE1/4 OF NW1/4<CR>LESS E330 FT DESC IN<CR>OR 1582 PG 613							
10497679	28-46-27-00-	MONTAGANO DAVID G	1277 WHEELING WAY	THE VILLAGES	FL	32162	20500	CORKSCREW RD		ESTERO	33928	E 330FT OF E 3/4 OF NE 1/4<CR>OF NW 1/4 DESC IN OR 4491/1060							



CORCKSCREW 80 CPD • FUTURE LAND USE MAP

Lee County, FL

06/05//2024

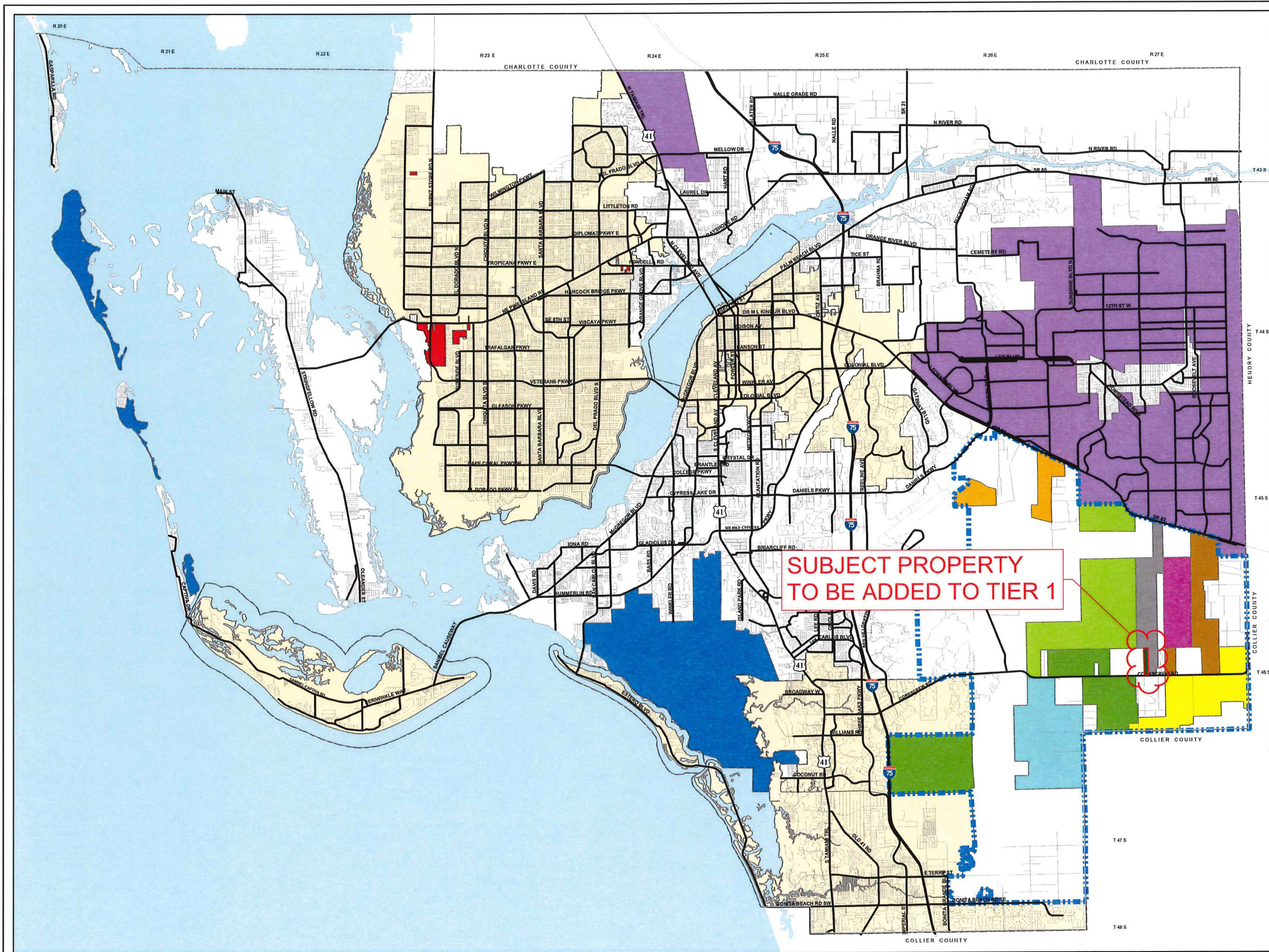
24000727

Corkscrew Alico, LLC

1514 Broadway
Suite 201
Fort Myers, FL 33901
Tel: 239.344.0000
www.rviplanning.com

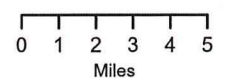
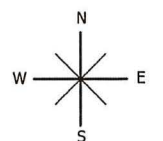


Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



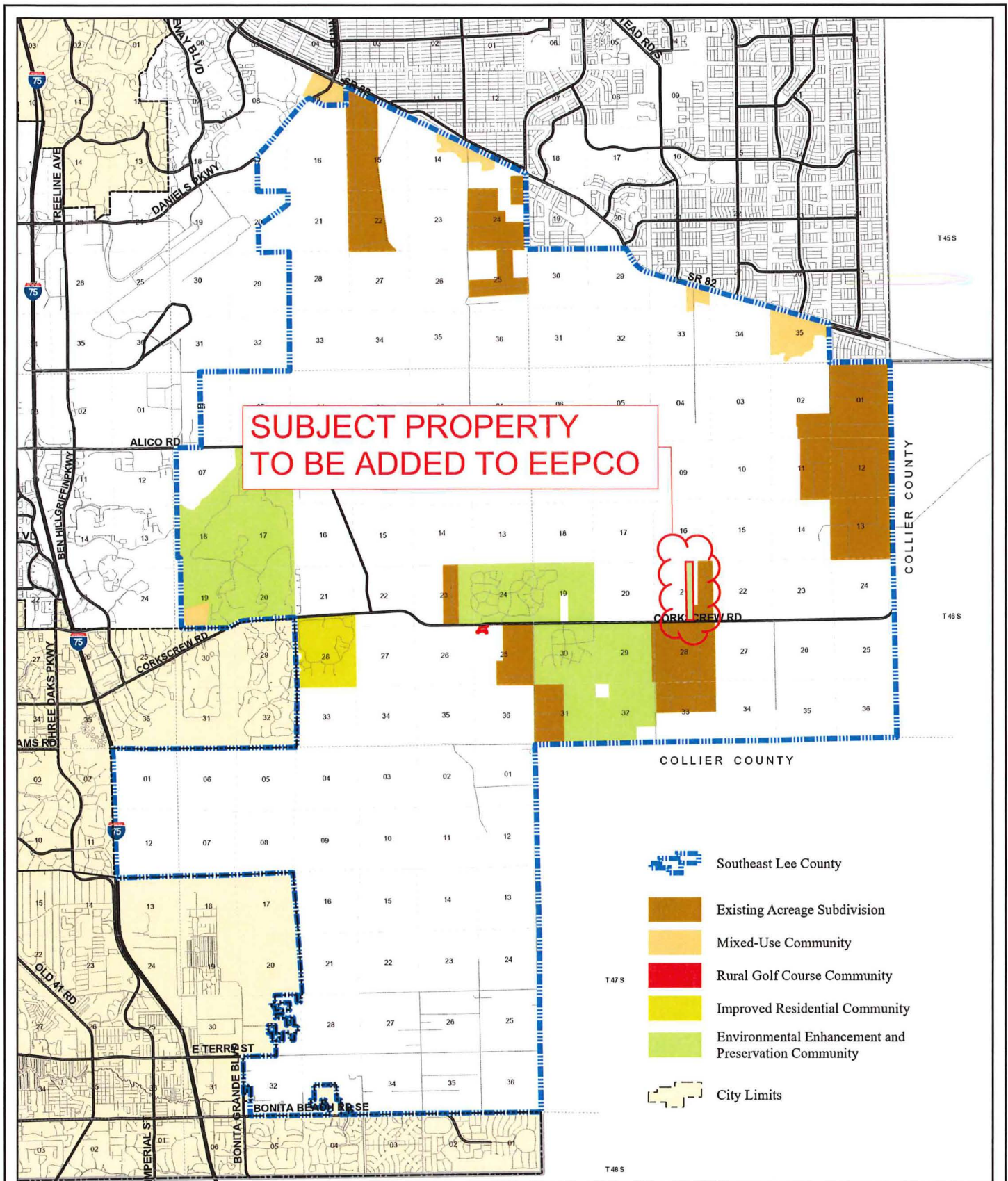
SPECIAL TREATMENT AREAS

- Urban Reserve
Ord. No. 89-02, 93-25, 18-18
- Privately Funded Infrastructure
Ord. No. 89-02, 93-25, 18-18
- Public Acquisition
Ord. No. 89-02, 93-25, 18-18
- Airport Mitigation Overlay
Ord. No. 04-16, 19-05
- See Objective 33.1
- Tier 1 (highest priority)
- Tier 2
- Tier 3
- Tier 4
- Tier 5
- Tier 6
- Tier 7
Ord. No. 10-19
- City Limits
- Southeast Lee County



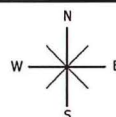
Map Generated: November 2021
City limits current to date of map generation

Lee Plan Map 1-D



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

ORD. No. 10-19, 10-21, 10-43, 12-24, 14-21, 15-13, 15-14,
17-06, 17-23, 17-24, 19-24





0 1 2 3 4 5
Miles

SOUTHEAST DR/GR RESIDENTIAL OVERLAY

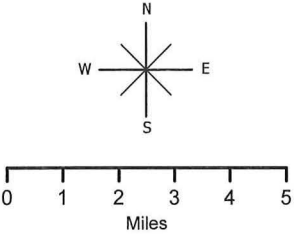
Lee Plan Map 2-D

**LEE COUNTY
UTILITIES
FUTURE WATER
SERVICE AREAS**

 Future Water Service
Areas

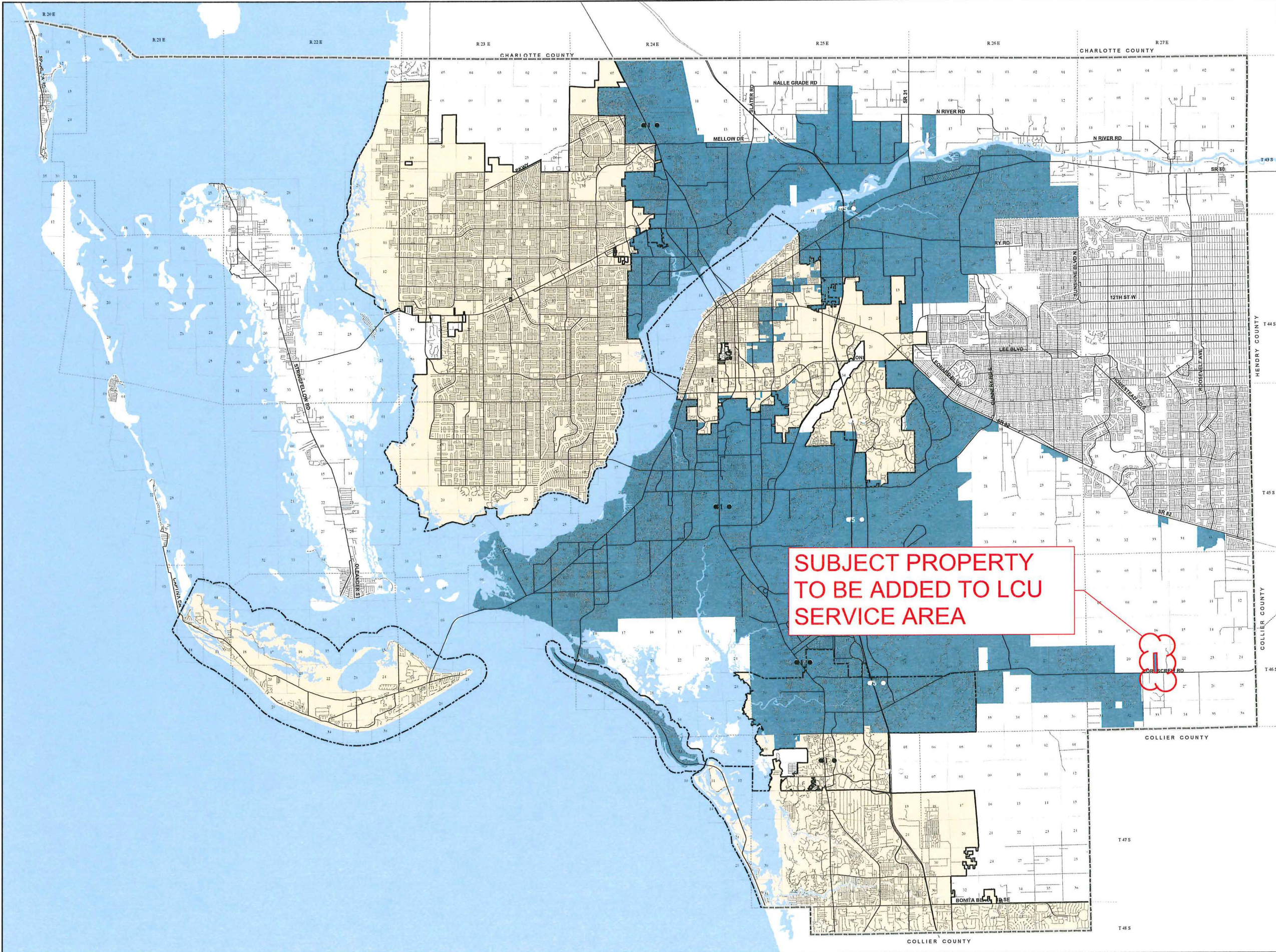
 City Limits

Ord. No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16,
14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25, 21-09, 22-25





Map Generated: January 2023
City limits current to date of map generation

Lee Plan Map 4-A

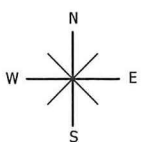


LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

 Future Sewer Service Areas

 City Limits

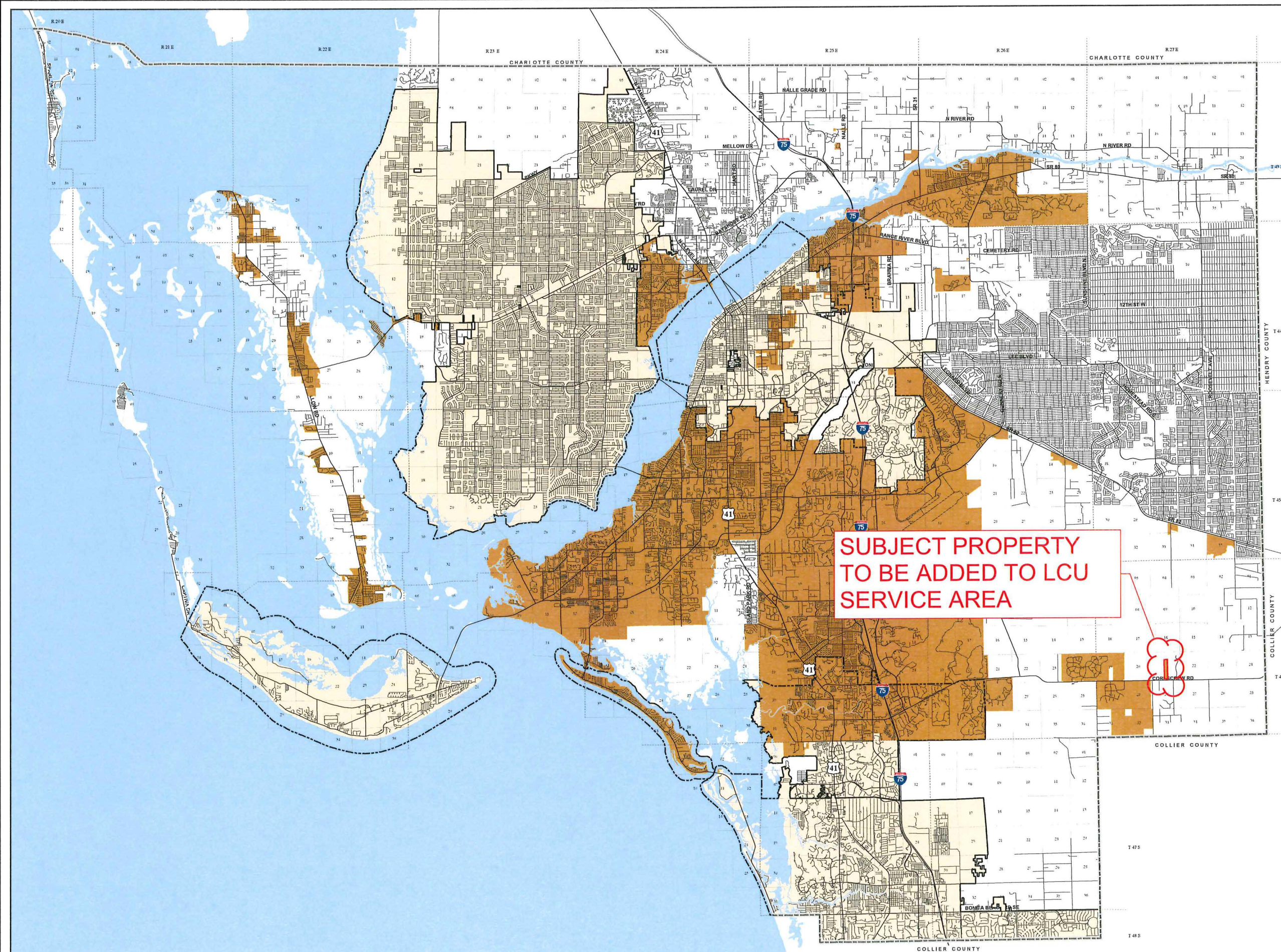
Ord. No. 89-02, 00-22, 03-19, 10-07, 10-40, 10-43, 13-16, 12-24, 14-21, 15-13, 15-14, 17-06, 17-23, 19-25

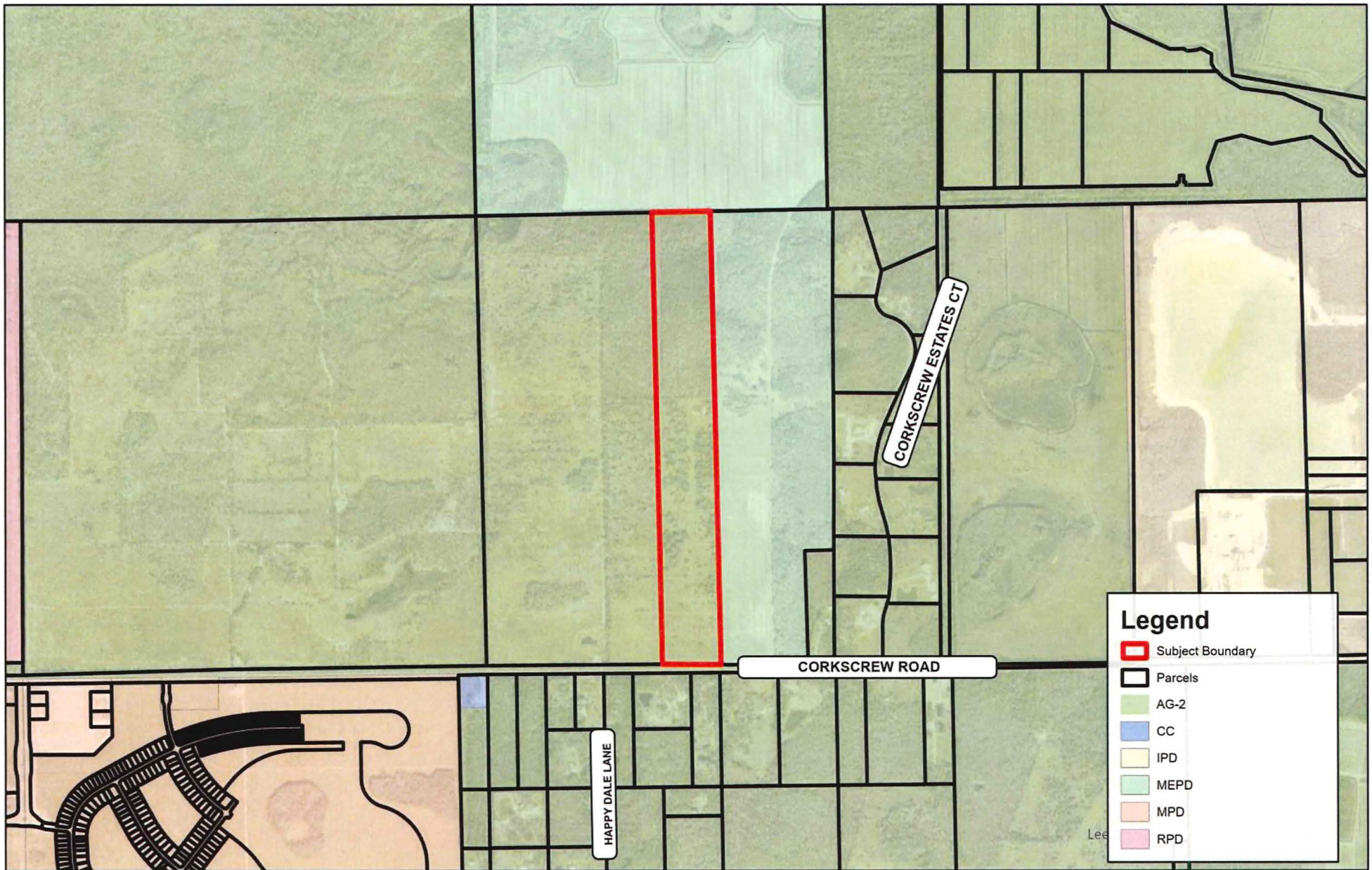


0 1 2 3 4 5
Miles

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

Lee Plan Map 4-B





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CORCKSCREW 80 CPD • CURRENT ZONING MAP

📍 Lee County, FL

📅 06/05//2024

24000727

👤 Corkscrew Alico, LLC

1514 Broadway
Suite 201
Fort Myers, FL 33901
Tel: 239.344.0000
www.rviplanning.com



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



SCALE: 1" = 200'

LEGEND

E CENTERLINE
C.C.R. CATCH BASIN
D.E. DRAINAGE EASEMENT
F.A.L.U.M. FOUND ALUMINUM DISK PRM LB#7071
F.I.R. FOUND IRON ROD 5/8"
F.I.P. FOUND IRON PIPE
F.I.R.M. FLOOD INSURANCE RATE MAP
F.C.M. FOUND CONCRETE MONUMENT
F.P.K. FOUND PARKER KALON NAIL & DISK
F.P.L. FLORIDA POWER & LIGHT CONCRETE PAD
F.A.C. FLORIDA ADMINISTRATIVE CODE
L.B. LICENSED BUSINESS
ME MITERED END
(M) MEASURED
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
NOS NATIONAL GEODETTIC SURVEY
O.R. OFFICIAL RECORDS BOOK
P.R.M. PERMANENT REFERENCE MONUMENT
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
(P) PLAT DIMENSION
S.I.R. SET 5/8" IRON ROD & CAP LS#7075
S.P.K. SET PARKER KALON NAIL & DISK LS#7075
S.C.M. SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK LS#7075
U.E. UTILITY EASEMENT
R.W. RIGHT OF WAY
RNG. RANGE
R.O.W. RIGHT-OF-WAY
W.FEN. WIRE FENCE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 65°28'03" W	75.83
L2	S 82°19'24" W	46.33
L3	S 48°08'42" W	62.19
L4	N 84°23'55" W	64.05
L5	S 39°17'33" W	66.66
L6	S 08°12'44" E	37.57
L7	S 34°16'29" W	89.11
L8	S 48°46'00" W	45.28
L9	S 59°13'36" W	87.28
L10	S 79°28'46" W	85.19
L11	N 85°55'46" W	56.58
L12	S 86°40'51" W	185.03

CERTIFIED TO:

CORKSCREW 80 EAST, LLC
OCEAN CHURCH, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
MADDEEN LAW FIRM, LLC

PROPERTY DESCRIPTION

THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY ALONG THE SOUTH SECTION LINE 100 FEET WIDE, THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE SECTION.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 11/04/22. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Digitally signed
by Nicholas A
Slosser
Date: 2023.06.13
17:28:17 -04'00'

NICHOLAS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #7075)

SURVEY DATUM

- HORIZONTAL DATUM BASED ON STATE PLANE FLORIDA WEST (NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT) BEARINGS AS REFERENCED ON SAID SURVEY.

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 21 HAVING A BEARING OF SOUTH 89° 23' 30" WEST.
- THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- IMPROVEMENTS OTHER THAN THOSE SHOWN HAVE NOT BEEN LOCATED.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION PER F.I.R.M. 12071C 0650 F, DATED 08/28/2008, NOT PRINTED.
- DIMENSIONS SHOWN HEREON ARE PER DEED UNLESS OTHERWISE NOTED.

TITLE COMMITMENT NOTES:

Lands shown hereon are based on File Number 7222-6402436 prepared on the 7th day of June, 2023 @8:00 AM, by First American Title Insurance Company reflecting the following:

- Items 1 through 15 as shown on title opinion:
- Non survey related item.
 - Matters disclosed by an accurate survey of the land have been shown.
 - Non survey related item.
 - Water boundaries rights not determined with this survey.
 - Non survey related item.
 - Mineral rights not determined with this survey.
 - Non survey related item.
 - Mineral rights not determined with this survey.
 - Subject to the Right-of-Way of Corkscrew Road as laid out and in use.
 - Non survey related item.

BOUNDARY SURVEY

A PORTION OF
SECTION 21 TOWNSHIP 46 SOUTH RANGE 27 EAST
LEE COUNTY, FLORIDA

SLOSSER LAND SURVEYING LLC

LB#8522
PROFESSIONAL LAND SURVEYOR
13322 HAMPTON PARK CT
FORT MYERS FLORIDA, 33913 (239) 940-8815

BBLs
SURVEYORS, INC.
9001 HIGHLAND WOOD BLVD., STE. 6,
BONITA SPRINGS, FLORIDA, 34135
TELEPHONE: (239) 597-1315
FAX: (239) 597-5207

LEGAL DESCRIPTION
CORKSCREW 80 ACRES

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, THENCE RUN N.00°25'45"W., ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 21, A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CORKSCREW ROAD (A 100 FOOT RIGHT OF WAY) AND **THE POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.89°23'32"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 659.96 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 21; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, RUN N.00°14'02"W., ALONG SAID WEST LINE, FOR A DISTANCE OF 5,213.56 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE LEAVING SAID WEST LINE, RUN N.89°14'38"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 642.19 FEET THE NORTHEAST CORNER OF THE WEST HALF OF SAID SECTION 21, RUN S.00°25'45"E., ALONG SAID EAST LINE OF SAID WEST HALF OF SECTION 21, FOR A DISTANCE OF 5,215.14 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 77.935 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF S.89°23'32"W.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

**Stephen
Berry**

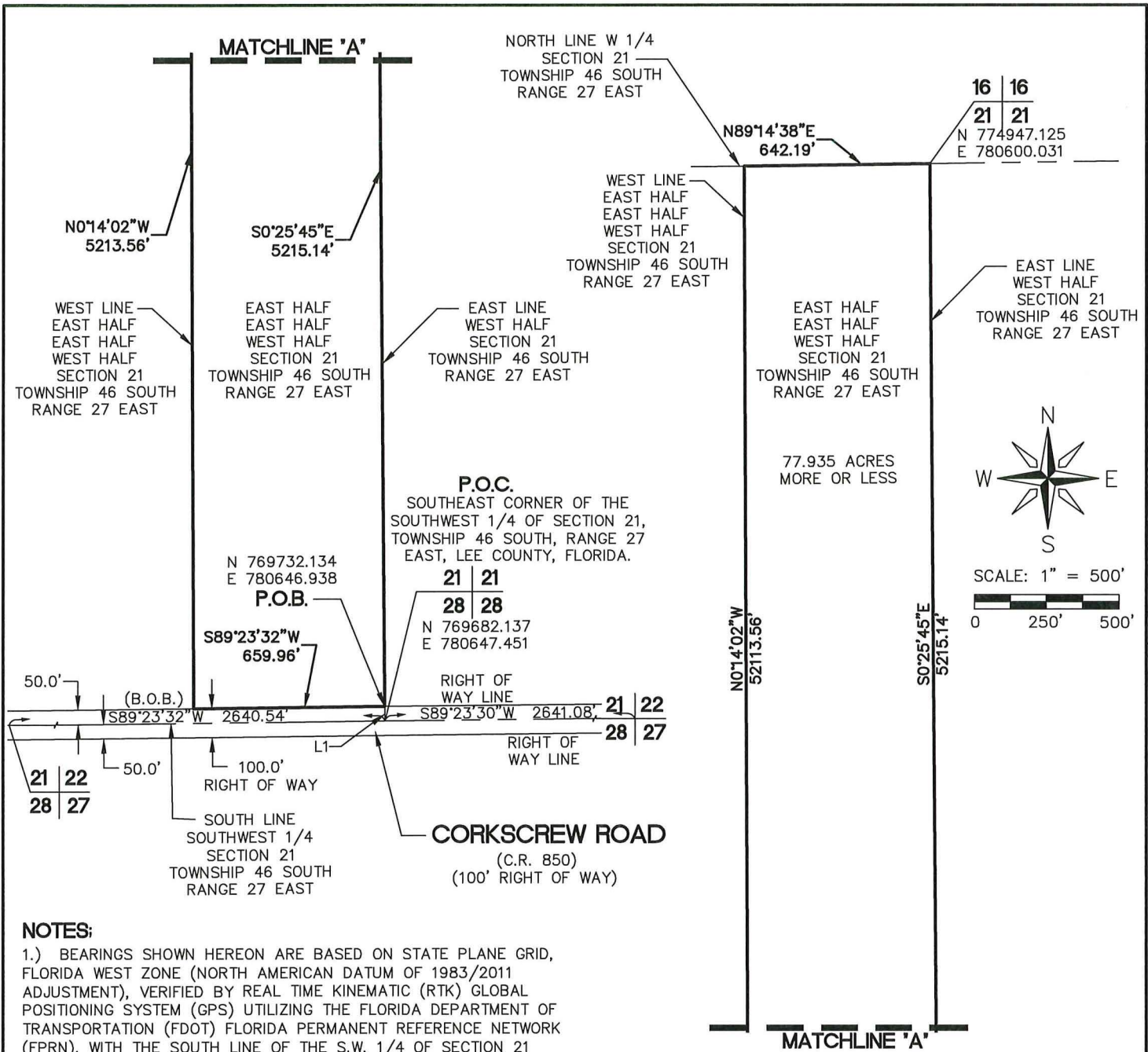
Digitally signed by Stephen Berry
DN: c=US, ou=LS 5296, o=BBLs
Surveyors, Inc., cn=Stephen Berry,
email=sberry@bblsinc.net
Date: 2024.07.11 10:31:16 -04'00'

07/11/2024

STEPHEN E. BERRY, STATE OF FLORIDA, (PLS #5296)
BBLs SURVEYORS, INC., (LB #8033)

SEE ATTACHED SKETCH (SHEET 2 OF2)





NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT), VERIFIED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), WITH THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 21 HAVING A BEARING OF SOUTH 89° 23' 32" WEST,
- 2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
- 3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4.) COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83, 2011 ADJUSTMENT, MEASURED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

LINE TABLE

L1 N00°25'45"W 50.00'

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
C.R. COUNTY ROAD
B.O.B. BASIS OF BEARINGS

THIS IS NOT A SURVEY

SHEET 2 OF 2

DATE: 07/10/2024 FIELD BOOK: SEE FILE DRAWN BY: MAC APPROVED: SEB FILE: SEE DAYSTAMP SCALE: 1" = 500'	<h3>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</h3> <p>CORKSCREW 80 ACRES A PORTION OF SECTION 21 TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA</p>	BBL'S SURVEYORS, INC. 9001 HIGHLAND WOODS BLVD., SUITE 6, BONITA SPRINGS, FLORIDA, 34135 (239) 597-1315
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Prepared by and return to:
Joseph M. Madden, Jr.
Manager
MADDEN LAW FIRM, LLC
2277 Main St.
Fort Myers, FL 33901
239-332-2100
File Number: 9299.000
Consideration: 5,300,000.00

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 16th day of February, 2024 between CORKSCREW 80 EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is 23160 FASHION DRIVE, SUITE 229, Estero, FL 33928, grantor, and SEA 202, LLC, a Georgia limited liability company, as to an undivided 22% interest, Corkscrew 78, LLC, a Florida limited liability company, as to an undivided 50% interest and Corkscrew Alico, LLC, a Florida limited liability company, as to an undivided 28% interest, as tenants in common, whose post office address is 2240 West First Street Suite 101, Fort Myers, FL 33901, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY ALONG THE SOUTH SECTION LINE 100 FEET WIDE, THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE SECTION.

Parcel Identification Number: 21-46-27-00-00001.0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

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

Signed, sealed and delivered in our presence:

Witness Name: Joseph M. Madden Jr
Witness Address: 2277 MAIN ST Fort Myers FL 33901

Witness Name: Al-Williams
Witness Address: 2277 Main St Ft. Myers, FL 33901

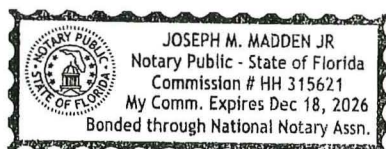
CORKSCREW 80 EAST, LLC

By: [Signature]
PATRICK J. HAYES, MANAGER

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of February, 2024 by PATRICK J. HAYES, MANAGER of CORKSCREW 80 EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTR # 2017000045370, Doc Type D, Pages 4, Recorded 03/02/2017 at 04:20 PM,
Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D \$0.70 Rec. Fee
\$35.50 Deputy Clerk ERECORD

THIS INSTRUMENT PREPARED BY:

Joseph M. Madden, Jr.
Madden Law Firm, LLC
2277 Main Street
Fort Myers, FL 33901
239-332-2100

Consideration: Non Taxable per Crescent Miami Case Fl. Stat. 201.02(1)
Property Appraiser Parcel ID No.: 21-46-27-00-00001.0000

WARRANTY DEED**Without Review or Examination of Title**

THIS INDENTURE, made this 22 of February 2017 by and between PATRICK J. HAYES, W.S. CHEN, and YUNG-YUE HU, Individually and as Trustees (collectively "Grantor"), and CORKSCREW 80 EAST, LLC, a Florida limited liability company, whose mailing address is P.O. Box 1117, Estero, FL 33928 ("Grantee").

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

SEE EXHIBIT "A"

SUBJECT to easements, restrictions and reservations of record, and taxes for the current and all subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

**TWO SEPARATE WITNESSES REQUIRED
AS TO BOTH**

(Sign) Stacy Hartman
(Print) Stacy Hartman

PATRICK J. HAYES, Individually and as
Trustee

(Sign) Joseph M. Madden, Jr.
(Print) Joseph M. Madden, Jr.

STATE OF FL
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 22 day of February 2017, by Patrick J. Hayes, who ☒ is/are personally known to me or ☐ who has/have produced _____ as identification.



(Notary Seal)

STACY HARTMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG025812
Expires 8/29/2020

Stacy Hartman
NOTARY PUBLIC
Print Name: _____
Commission No: _____
Commission Expires: _____

INSTR # 2017000045370 Page Number: 2 of 4

Signed, sealed and delivered in the presence of:
TWO SEPARATE WITNESSES REQUIRED
AS TO BOTH

(Sign) Ilie Grigorescu
(Print) ILIE GRIGORESCU

Robert M. S. Chen
W.S. CHEN, Individually, and as
Trustee

(Sign) Terrell E. West
(Print) TERRELL E. WEST

STATE OF FL
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 21 day of
March 2013, by W.S. CHEN, who ☐ is/are personally known to me or
☒ who has/have produced Driver License as
identification.

Terrell E. West
NOTARY PUBLIC
Print Name: Terrell West
Commission No: DD987456
Commission Expires: May 3, 2014

(Notary Seal)



Signed, sealed and delivered in the presence of:
TWO SEPARATE WITNESSES REQUIRED

(Sign) *James L. Hyten*
(Print) James L. Hyten

(Sign) *Beth Brown*
(Print) Beth Brown

Yung-Yue Hu
YUNG-YUE HU, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 23RD day of FEBRUARY, 2017, by YUNG-YUE HU, who ☒ is/are personally known to me or ☐ who has/have produced as identification.

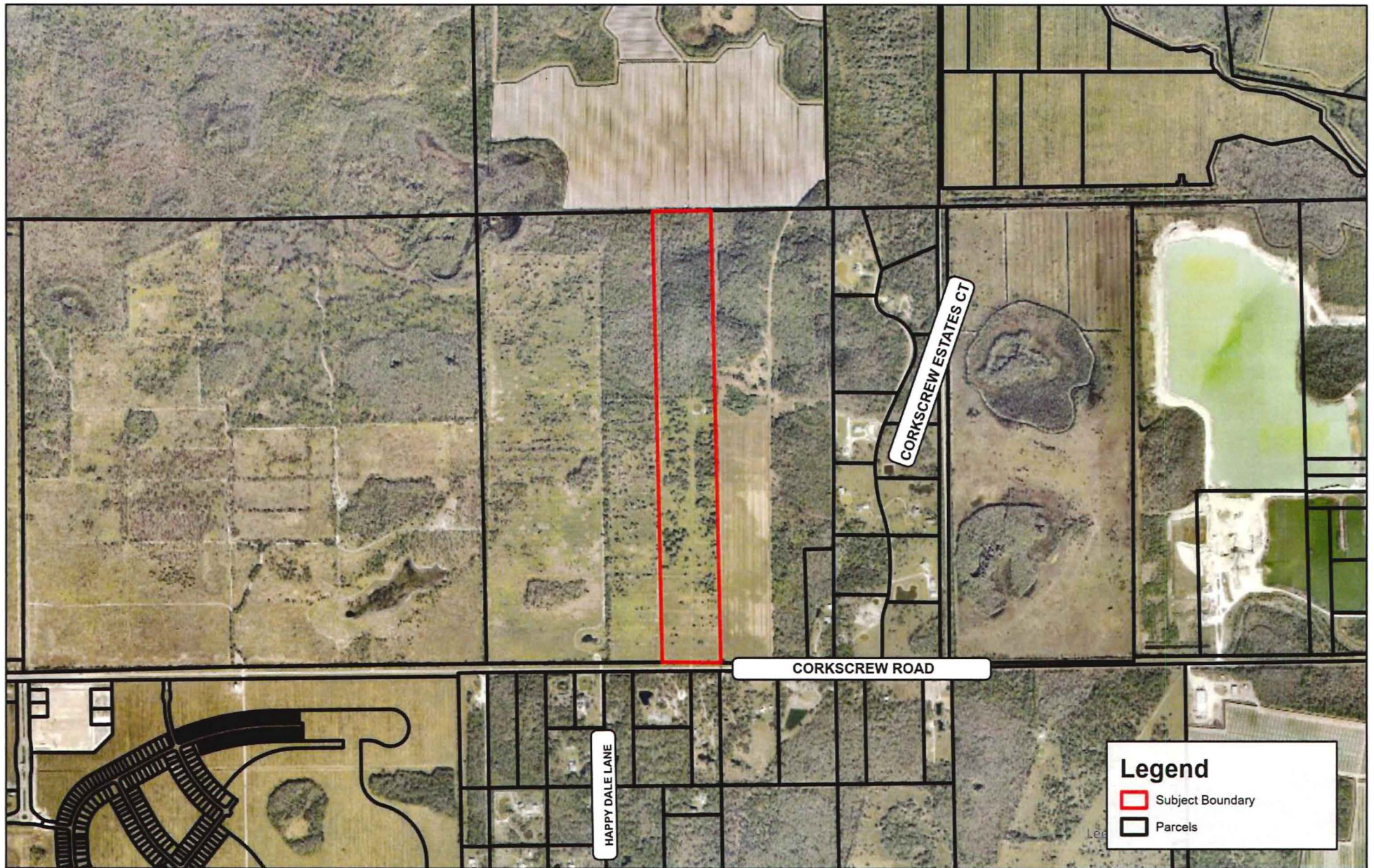


CHRISTINE J. MORHAC
Notary Public, State of Ohio
Comm. Expires May 6, 2018
Recorded in Portage County

Christine J. Morhac
NOTARY PUBLIC
Print Name: CHRISTINE J. MORHAC
Commission No:
Commission Expires: 5-6-2018

EXHIBIT "A"

The East one-half of the East one-half of the West one-half of Section 21, Township 46 South, Range 27 East, Lee County, Florida; subject to public road right-of-way along the South section line 100 feet wide, the centerline of which is the south line of the section.



1514 Broadway
Suite 201
Fort Myers, FL 33901
Tel: 239.344.0000
www.rviplanning.com

CORCKSCREW 80 CPD • AERIAL MAP

📍 Lee County, FL

📅 06/05//2024

24000727

👤 Corkscrew Alico, LLC



01 0000
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

AFFIDAVIT OF AUTHORIZATION

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

I, Dan Creighton (name), as Managing Member (owner/title) of Corkscrew Alico, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

M. Dan Creighton
Signature

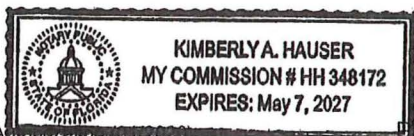
6/11/24
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of June, 2024, by M. Dan Creighton (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Kimberly A. Hauser
Signature of Notary Public

I. REQUEST

Corkscrew Alico, LLC (“Applicant”) is requesting a Large-Scale Comprehensive Plan Map Amendment to amend Lee Plan maps as follows:

- Map 1-D – Special Treatment Areas Tier 1 – to add the Property to Tier 1,
- Map 2-D – Southeast DR/GR Residential Overlay – to add the Property to the Environmental Enhancement and Preservation Communities Overlay (EEPCO), and
- Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

Additionally, the Applicant is proposing a text amendment to Lee Plan Policy 33.2.4 to make allowances for development under 100 acres in the EEPCO.

The CPA will be accompanied by a request to rezone the 77.94 +/- acres from AG-2 to RPD to allow for 85 single-family dwelling units with supporting amenities. A companion RPD and Bonus Density Application.

II. PROPERTY HISTORY

The Property is located north of Corkscrew Road and roughly five miles east of Alico and I75 interchange. The Property is located within the Southeast Lee County Community Area and the Environmental Enhancement and Preservation Communities Overlay. The Property is currently undeveloped on vacant land. Access is provided from Corkscrew Road. However, there is a drainage and stormwater management easement located on the southern portion of the property abutting the right-of-way.



The map amendment will be accompanied by a requested RPD Rezone petition and Bonus Density application. The proposal will allow for a development of with a maximum of 85 single-family dwelling units – 78 (base density units); 7 (bonus density units).

III. EXISTING CONDITIONS

The site has a long history of agricultural exemption and is mostly cleared serving as pasture. The 77.9 acre parcel has 29.60 acres of field located flagged wetlands that occupy the northern third of the site. The exact area of the wetlands will be more precisely be measured during South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). At that point the wetlands and additional acreage will be placed in a conservation easement according to EEPKO policies.

The property is in the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Category. The site is within the Southeast Lee County Planning District, part of the Imperial River Watershed and in both the primary and secondary Panther Habitat Zone. It is not within the Coastal High Hazard Area (CHHA) or an Evacuation Zone nor in any special areas or overlay districts.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	MEPD	Troyer Brothers mine property conservation area
SOUTH	DR/GR & Wetlands	AG-2	Corkscrew Road ROW, Vacant Land
EAST	DR/GR & Wetlands	AG-2 and MEPD	Troyer Farms mine property conservation areas, Vacant Ag Land
WEST	DR/GR & Wetlands	AG-2	Lee County 20/20 Lands, Vacant

The full range of uses in the surrounding area is in the table above. To the west it abuts Lee County 20/20 lands and to the east are conservation areas of the Troyer Brothers MEPD and vacant agriculturally zoned and used land. To the north is also Troyer Brothers MEPD zoned property with its southern boundary set aside for conservation and restoration lands, which connect the wetlands on the subject property and separates the applicant's residential neighborhood from the mining and extraction approved site plan. Finally, to the south is the Corkscrew Road right-of-way and across the road are large single-family lots and vacant land.

The site has access to significant urban levels services including fire, EMS, police, parks, public schools, and solid waste. On the other hand, it is not served by mass transit and the Corkscrew Road improvements do not extent to the is property so pedestrian sidewalks and shared use paths are not fronting the property, although the long terms plans will include widening of the roadway and bikeway and pedestrian walkways. Also, the property is not served by public water or sewer services and is not within the Lee County Utilities (LCU) service areas. However, LCU extensions of service on Corkscrew Road are planned to reach the property and the development will be required to connect to public services. The applicant will be requesting to amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

III. PROPOSED DEVELOPMENT

The proposed Residential Planned Development (RPD) will consist of 85 single-family homes and supporting amenities such as a clubhouse and activities. The community is designed with a main entrance leading to a cul-de-sac. The northern third of the property is wetland that will be connected to restoration areas and a lake system with open space and conservation areas at a minimum of 50% of the property.

The conservation areas will serve a larger environmental context by preserving a large cypress head wetland that spans beyond the property boundaries to the north, east and west. To the west are Lee County 20/20 lands and the east Troyer Brothers land that also has conservation areas that abut the subject property. The subject property will preserve a minimum of 50% of the property in conservation easements which meets the intent of the EEPKO to improve, preserve, and restore regional surface and groundwater resources.

Access is proposed centrally to the property onto Corkscrew Road with an emergency access on the eastern border.

An enhanced 50-foot buffer along the Corkscrew Road frontage is proposed. An enhanced buffer of 50-100 feet is common for other new communities along Corkscrew Road according to zoning approvals. The 50-foot enhanced buffer was recently approved for the Wildblue commercial Trac C-1, a smaller 9-acre parcel. Many other large communities, that from hundreds to thousands of acres, are required to have a 100-foot buffer on Corkscrew Road. Due to the size of the Property being under 100 acre we are proposing a shallower, yet significant buffer.

IV. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development.

- Lee County Utilities (LCU) is the closest provider. In a letter received June 27, 2024, from LCU they state, "The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in place but are proposed." The companion CPA case requested the extension of the LCU franchise area to this property and that connection to the future lines be made with LCU capacities determined at the time of local development order.
- The site offers direct access to Corkscrew Road, a county maintained arterial roadway. The site has a singular vehicular ingress and egress point for residents. A secondary ingress and egress point will be provided to be used for emergency personnel only. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.
- The site is within the Estero Fire District, Lee County Sheriff's District, Solid Waste District Area. Letters of capacity availability have been received from fire, Lee County Sheriff, Lee County Emergency Medical Service (EMS) and Lee County Solid Waste.
- The subject property is 10 miles to the east of Pinewoods Elementary School, 13 miles to the east of Three Oaks Middle School, and 12.5 miles to the east of Estero High School. A letter of capacity availability has been received from Lee County School District.

- The site is not affected by the Corkscrew Road improvements as the improvements are to the west of the Alico Intersection and the subject property is to the east of said intersection.

VI. LEE PLAN COMPLIANCE

The following is an analysis of the Comprehensive Plan Amendment, and the companion Residential Planned Development (RPD), meets consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

Other policies within the Lee Plan are analyzed in later sections showing compliance with the following:

- 1.4.5, 1.6.10, 2.1, 2.2, 2.2.1, 4.1.1, 4.1.2, 33.2.4, 54.1.6, 61.3.6, 125.1.2, 125.1.3, and 125.1.4.

POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future 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.

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 33.3 and 33.2 for potential density adjustments resulting from concentration or transfer of development rights.

The Corkscrew 80 property is seeking to be added to the EEPKO as a development that protects, preserves, and restores strategic regional hydrological and wildlife connections through conservation and restoration efforts for a minimum of 50% of the property.

The density of the property, that is either DR/GR or Wetlands FLUC, is six units. Once accepted into the Tier 1 Special Treatment Area and then into the EEPKO, the density addition of 78 residential dwelling units, including 7 additional units is approvable through the Density Bonus program, are permitted within the DR/GR FLUC given Policy 33.2.4.3(e)(1) and Objective 33.3.

POLICY 1.4.6: Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the Future Land Use Map. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation Lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker

quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas, and well fields. Conservation 20/20 lands designated as conservation are also subject to more stringent use provisions of the 20/20 Program or 20/20 ordinances.

The development proposes to place 50% of the property in conservation easements in perpetuity and support the major environmental and hydrologic policies of the EEPKO by preserving approximately 29.60+/- acres of wetlands in the northern portion of the property and proposes an additional 9.75+/- acres of connected preservation area throughout the development along with two lakes totaling 4.15+/- acres. The 39.35+/- acres of conservation neighbors existing Lee County 20/20 lands to the west creating a permanent connection of protected conservation lands, as well as, connect to other conservation areas set by Troyer Brothers MPED master plan to the east and north.

The map amendment is to qualify this property as a Tier 1 land and make it eligible to be added to the EEPKO. The text amendment is to make some minor adjustments to the EEPKO policies to allow for the scale to better meet projects under 100 acres.

POLICY 1.6.10: The Southeast Lee County Residential Overlay (Map 2-D) is described in Objective 33.2. This Overlay affects only Southeast Lee County and identifies five types of land:

- 5. “Environmental Enhancement and Preservation Communities:” Properties adjacent to Corkscrew and Alico Roads that have the potential to improve and restore important regional hydrological and wildlife connections.**

The Corkscrew 80 site is proposed to be in the Environmental Enhancement and Preservation Communities Overlay (EEPKO) per this application’s request for CPA Map and Text Amendments to be added into the and qualify as an EEPKO property. The approval of the RPD will preserve 29.60 acres of wetlands along the northern property boundary, thus aiding in the improvement and restoration of wildlife connections particularly given the Lee County lands the areas will be connected to the west and continuation of similar lands to the east and north as set aside through the Troyer Brothers MPED.

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.

The proposed map amendments will allow for a clustered and logical development pattern in an area readily serviced or proposed to be served by most public infrastructure necessary for development with unneeded expansions, in direct compliance with the above policy. As outlined in detail within the application, the project represents an infill development within a future urbanized area of Lee County where residential development is encouraged along the Corkscrew Road corridor citing recent approvals for 1 million square feet of nonresidential uses and over 22,000 homes.

Various single-family and multifamily developments are proposed or located west of the Property, making for efficient use of planned extension of infrastructure, including the proposal to add the property to the Lee Plan Map 1-D – Special Treatment Areas Tier 1

category, to Map 2-D for the EEPKO, and amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services once expansion to the site is complete.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The Applicant has provided letters of availability and a detailed explanation of the public facilities and services available to support future development of the Property. The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

POLICY 2.2.1: Rezoning's and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The road network in the region has been specifically constructed to support residential communities that are dependent on access to major transportation networks. Corkscrew Road connects to I-75 and the Ben Hill Griffin Parkway and the future Alico Road connector to the west, and to the east SR 82 providing ample access for residents.

The Property is not currently located within Lee County Future Water and Sewer Franchise Areas and the applicant has submitted a Map text amendment to extend potable water and sewer to the site. LCU has stated that water and sewer service line extensions are proposed to this site.

The site offers direct access to Corkscrew Road, a county maintained arterial roadway. The site has a singular vehicular ingress and egress point for residents. A secondary ingress and egress point will be provided to be used for emergency personnel only. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.

The site is within the Estero Fire District, Lee County Sheriff's District, Solid Waste District Area. Letters of capacity availability have been received from fire, Lee County Sheriff, Lee County Emergency Medical Service (EMS) and Lee County Solid Waste.

The subject property is 10 miles to the east of Pinewoods Elementary School, 13 miles to the east of Three Oaks Middle School, and 12.5 miles to the east of Estero High School. A letter of capacity availability has been received from Lee County School District.

The proposed Master Concept plan is designed to increase compatibility with surrounding areas and enhance the natural environmental features of the region through the provision of expansive preserve areas and significant distances between residential lots and the project boundaries.

As a result, the proposed development is completely internalized from surrounding development. Finally, buffering, maximum building heights, and development standards are similar to other planned developments approved in the Southeast Lee County Community Area.

GOAL 4

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ord. No. 17-13)

STANDARD 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Fla. Admin. Code R. 62-550).***

The site is currently not serviced by Lee County Utilities for sewer or water but service extension is proposed by LCU and the applicant is requesting to be added to the service franchise maps for LCU.

The proposed residential development will not exceed 2.5 dwelling units per gross acre and does not purpose any commercial or industrial development. The request to expansion of LCU service area will be in compliance with the level of service standards required by Lee County.

- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.***

According to Lee Plan Map 4-A the site lies outside the LCU Future Water Service Area. The request change to the map to be added to the service area is consistent with LCU's proposed expansion of service lines to the site.

- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.***

A Letter of Availability has been obtained from Lee County Utilities confirming that the property is not located within the Lee County Utilities Future Water Service Area; however, service lines are proposed.

The applicant has filed a Comprehensive Plan Map Amendment to amend Map 4-A and extend centralized potable water service to the property. The 2023 Concurrency Report states, “Any new connection to a multiple-user, single-development, or single-user private system WTP in unincorporated Lee County will be reviewed for available WTP capacity on a case-by-case basis and will require a determination of availability of capacity at the time of development application.”

4. ***All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.***

The Applicant agrees to ensure the extended water lines to the new development will provide ample flow to support fire flow levels while adhering to the domestic service requirement by Fla. Admin. Code R. 62-555.

5. ***If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.***

A Letter of Availability has been obtained from Lee County Utilities confirming that the property is not located within the Lee County Utilities Future Water Service Area. The letter states that although potable water lines are not in place, they are proposed. The applicant has filed a Comprehensive Plan Map Amendment to amend Map 4-A and extend centralized potable water service to the property.

6. ***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 water utility be extended to incorporate the property;***
 - ***establish a community water system for the development; or***
 - ***develop at an intensity that does not require a community water system.***

The applicant has filed a Comprehensive Plan Map Amendment to amend Map 4-A to add the property to the LCU potable water service franchise area and connect to the service extensions that are proposed.

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

The proposed expansion of LCU water service to the property will aid in the health, safety, and welfare, of the Corkscrew Road corridor residents.

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.***

The site is currently not serviced by Lee County Utilities for sewer or water but service extension is proposed by LCU and the applicant is requesting to be added to the service franchise maps for LCU.

The proposed residential development will not exceed 2.5 dwelling units per gross acre and does not purpose any commercial or industrial development. The request to expansion of LCU service area will be in compliance with the level of service standards required by Lee County.

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.***

The requested changes to Lee Plan Map 4-B will expansion the current connections to fully service the development while maintaining the necessary level of service requirements by Lee County.

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.***

A Letter of Availability has been obtained from Lee County Utilities confirming that the property is not located within the Lee County Utilities Future Sewer Service Area; however, service lines are proposed.

The applicant has filed a Comprehensive Plan Map Amendment to amend Map 4-B and extend centralized sewer service to the property. The 2023 Concurrency Report states, "Any new connection to a multiple-user, single-development, or single-user private system WTP in unincorporated Lee County will be reviewed for available WTP capacity on a case-by-case basis and will require a determination of availability of capacity at the time of development application."

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.***

The Applicant agrees to ensure the extended sewer lines to the new development will provide ample flow to support fire flow levels while adhering to the domestic service requirement by Fla. Admin. Code R. 62-555.

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.***

The project will be accompanied by a Lee Plan Comprehensive Plan Amendment to Map 4-B as the site lies outside the LCU Future Sewer Service Area. The requested changes to Lee Plan Map 4-B will expansion the current connections to fully service the development while maintaining the necessary level of service requirements by Lee County.

The Applicant agrees to ensure the extended sewer lines to the new development will provide ample flow to support fire flow levels while adhering to the domestic service requirement by Fla. Admin. Code R. 62-555.

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 proposed expansion of LCU sewer service to the property will aid in the health, safety, and welfare, of the Corkscrew Road corridor residents.

GOAL 5 (RESIDENTIAL LAND USES)

OBJECTIVE 5.1: All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ord. No. 94-30, 00-22)

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

The map amendments and text changes to the EEPKO will allow for a residential increase of density from 6 units to 85 units and for a clustered development pattern with significant conservation and environmental restoration areas.

The residential neighborhood proposed does not pose threats to other areas. The mining zoning abutting the property to the east and north could create incompatibility issues. However, the Troyer Brothers MEPD zoning set aside conservation and restorations in all areas that abut the property and the site design of the master concept plan preserve areas in conservation easements in the entire northern third of the property and on the eastern and western boundaries.

POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space. (Ord. No. 94-30, 00-22).

The site has a letter of capacity from Lee County Parks and Recreation stating the area has adequate park services.

The proposed companion RPD includes community amenity center with recreational facilities including pickleball courts, clubhouse and pool. Sidewalks are provided on both sides of all internal roadways and provide pedestrian and bicycle connections to Corkscrew Road. All open space and amenities will be directly accessible to all residents within the RPD.

POLICY 5.2.4: The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible. (Ord. No. 10-08)

The neighboring property to the west is Lee County 20/20 Lands and the property to east is an undeveloped MEPD which provides for minimal impact on abutting residents to be affected by the development through conservation areas abutting the development. The zoning conditions and LDC requirements have adequately addressed any potential impacts on adjacent uses. The proposed CPA includes development standards which comply with the Southeast Lee County Community Area.

POLICY 33.2.4: Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and commercial uses may be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:

These lands are within the “Environmental Enhancement and Preservation Communities” Overlay as designated on Map 2-D of the Plan.

The Property is located north of Corkscrew Road and roughly five miles east of Alico and I-75 interchange. The site currently is not part of EEPCO shown on Map 2-D; however, application is for a map amendment to Map 1-D to be added to the Tier 1 Special Treatment Area and the EEPCO. There is also a Text Amendment to amend Lee Plan Policy 33.2.4 to make allowances for development under 100 acres in the EEPCO while still preserving the intent of the overlay for regional conservation and hydrologic benefits.

The benefits to the property being added to the EEPCO is it will connect a cypress head to the conservation lands to the north, east and west, including Lee County 20/20 lands to the west. The RPD proposes a minimum of 50% of the site will be deeded into a conservation district, much of which is a natural wetland that will now be preserved.

POLICY 54.1.2: In developing and implementing local landscape regulations including the preservation, reforestation, and wetlands restoration requirements, preference will be given to native species which are adapted to the region's climatic regime.

The site is currently undeveloped and contains 29.60 acres of wetlands that will be maintained during development and deeded into conservation areas in perpetuity including an additional 9+ acres, or a minimum of 50% of the site. A majority of the conservation areas will abut the conservation lands to the west and those set aside through the zoning butting to the east and north.

POLICY 54.1.6: Maintain development regulations that require new development to connect to a reuse water system if a system is near the development and has sufficient capacity.

In a letter from LCU they state that the property does not have reuse available at this location. At the current time there is no service to the sight for water or sewer with service expansions proposed by LCU in the future, which may or may not include reuse. The project will connect to reuse of available at the time of local development order.

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints.

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD). A master drainage system and conservation areas are proposed with this request. These elements will be established through the ERP and subsequent development orders and are designed in compliance with this policy.

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.

POLICY 61.3.6: Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin.

The development will provide various areas for surface water management, including two lakes totaling approximately 4.15 acres and a detention area along the southern portion of the property closest to Corkscrew Road. Additionally, there are 9.75 acres of proposed preservation land surrounding the residential units, with an additional 29.60 acres remaining on the north side of the property.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

The proposed RPD will include two stormwater lakes within the MCP to address water quality. The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO. The proposed amendment will not impact existing infrastructure in the area, including roadways, schools, and EMS.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

The proposed development will include two stormwater lakes, totaling approximately 4.15+/- acres, within the MCP to address water quality. The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO. The proposed amendment will not impact existing infrastructure in the area, including roadways, schools, and EMS.

Policy 125.1.4 Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.

A water quality monitoring program will take place as required by the SFWMD and ERP as modified.

IX. CONCLUSION

The proposed Corkscrew 80 Map and Text Amendment allows for the expansion of water and sewer service to the subject property, while allowing for adjusted requirements for development under 100 acres in the Environmental Enhancement and Preservation Communities Overlay. The approval offers the opportunity to provide housing for the residences of the Corkscrew Road corridor.

The proposed Corkscrew 80 RPD is a master-planned residential community with clustered development and 50% of the site in conservation and additional area in indigenous restoration that connects regional sensitive environmental lands. The development is designed to meet the criteria for the EEPKO and benefit the regional's hydrologic profile while providing single-family housing in the growing Corkscrew Road corridor.

20351 Corkscrew Road

Sections 21 Township 46 South, Range 27 East
Lee County, Florida

Protected Species Assessment

May 2024
Revised July 2024

Prepared for:

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INTRODUCTION

The 77.94± acre project is located within a portion of Sections 21 Township 46 South, Range 27 East, Lee County, Florida. The parcel is bordered to the north by active farm fields, to the east by privately owned undeveloped land, to the west by undeveloped county land, and to the south by Corkscrew Road.

SITE CONDITIONS

The majority of this site consists of improved pasture. Exotic invaded wetlands and uplands are located in the northern portion of the site. Based on historic aerials the property has been used for agricultural activities since before 1968.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2023 digital 1" = 400' scale aerial photography. The project boundary was obtained from the Lee County Property Appraisers website and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Five vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The Protected Species Assessment Map (Figure 1) depict the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is provided below.

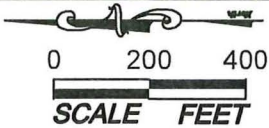
Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
211	Improved Pasture	45.28
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	9.19
619M	Hydric Melaleuca	10.75
621E	Cypress Invaded by Exotics (5-9%)	12.44
742	Borrow Areas	0.28
Total		77.94

FLUCCS Code 211, Improved Pasture

Vegetation present in this association includes dog fennel (*Eupatorium capillifolium*), Bermuda grass (*Cynodon dactylon*), false buttonweed (*Spermacoce verticillata*), sunshine mimosa (*Mimosa strigillosa*), carpet grass (*Axonopus* sp.), Bahia grass (*Paspalum notatum*), rustweed (*Polypremum procumbens*), frog fruit (*Phyla nodiflora*), pennywort (*Hydrocotyle umbellata*), coinwort (*Centella asiatica*), buttonweed (*Diodia virginiana*), scattered flatsedges (*Cyperus* spp.), beakrush (*Rhynchospora* sp.), torepdo grass (*Panicum repens*), yellow-eyed grass (*Xyris* sp.), and cabbage palm (*Sabal palmetto*). Large clusters of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*),

SECTION: 21
TOWNSHIP: 46 S
RANGE: 27 E



- Notes:
- 1. Property boundary provided by JR Evans Engineering.
 - 2. Mapping based on photointerpretation of 2023 aerial photography and ground truthing in April 2024.
 - 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
211	Improved Pasture	45.28 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	9.19 ac.
619M	Hydric Melaleuca	10.75 ac.
621E	Cypress Invaded by Exotics (5-9%)	12.44 ac.
742	Borrow Areas	0.28 ac.
Total		77.94 ac.

July 08, 2024 1:11:32 p.m.
Drawing: CES-1 PLAN.DWG
PERMIT USE ONLY, NOT FOR CONSTRUCTION

Figure 1. Protected Species Assessment

20351 Corkscrew Road



wax myrtle (*Myrica cerifera*), and saw palmetto (*Serenoa repens*) are located throughout the pasture. At the time of the survey multiple cattle were seen onsite.

FLUCCS Code 411E1, Pine Flatwoods Invaded by Exotics (10-25%)

Vegetative species present this habitat include slash pine (*Pinus elliottii*), melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), wax myrtle, saw palmetto, wiregrass (*Aristida beyrichiana*), carpet grass, false buttonweed, scattered yellow-eyed grass, panicum grass (*Panicum* sp.), and beakrush.

FLUCCS Code 619M, Hydric Melaleuca

This wetland community consists almost entirely of melaleuca. Other species present include myrsine, yellow-eyed grass, panicum grass, and stinkweed (*Pluchea* sp.).

FLUCCS Code 621, Cypress Invaded by Exotics (5-9%)

Cypress (*Taxodium* sp.) is the dominant canopy vegetation in this association. Additional vegetative species include cabbage palm, melaleuca, wax myrtle, Brazilian pepper, swamp fern (*Blechnum serrulatum*), false nettle (*Boehmeria cylindrica*), pond apple (*Annona glabra*), laurel oak, myrsine, penny wort, coinwort, flatsedges, beakrush, and stinkweed.

FLUCCS Code 742, Borrow Areas

A large mostly unvegetated cattle pond is centrally located on the site.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type within the development footprint or directly adjacent was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian and vehicular transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). Transects were spaced in a manner that provided visual coverage of habitats listed in Ordinance No. 89-34 and that are within the proposed development areas. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 400' scale aerial Protected Species Assessment Map (Figure 1) depict the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning and mid-day hours of April 29, 2024. During the surveys the weather was warm and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife

Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed the following: Two Florida panther have been recorded on the subject parcel (in 2012 and 2015) and numerous panthers have been recorded adjacent to the property.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
211	80	Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
411E1	80	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)		√
		Gopher Tortoise (<i>Gopherus polyphemus</i>)		√
		Red-cockaded Woodpecker (<i>Picoides borealis</i>)		√
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)		√
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)*		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
		Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)		√
		Fakahatchee Burmannia (<i>Burmannia flava</i>)		√
		Florida Coontie (<i>Zamia floridana</i>)		√
		Satinleaf (<i>Chrysophyllum olivaeforme</i>)		√
619M	80	None		

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
621E	80	Gopher Frog (<i>Rana areolata</i>)*		√
		American Alligator (<i>Alligator mississippiensis</i>)		√
		Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)*		√
		Limpkin (<i>Aramus guarauna</i>)*		√
		Little Blue Heron (<i>Egretta caerulea</i>)		√
		Snowy Egret (<i>Egretta thula</i>)*		√
		Tricolored Heron (<i>Egretta tricolor</i>)		√
		Wood Stork (<i>Mycteria americana</i>)		√
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Everglades Mink (<i>Mustela vison evergladensis</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)*		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
		Twisted Air Plant (<i>Tillandsia flexuosa</i>)		√
742	100	American Alligator (<i>Alligator mississippiensis</i>)**	√	

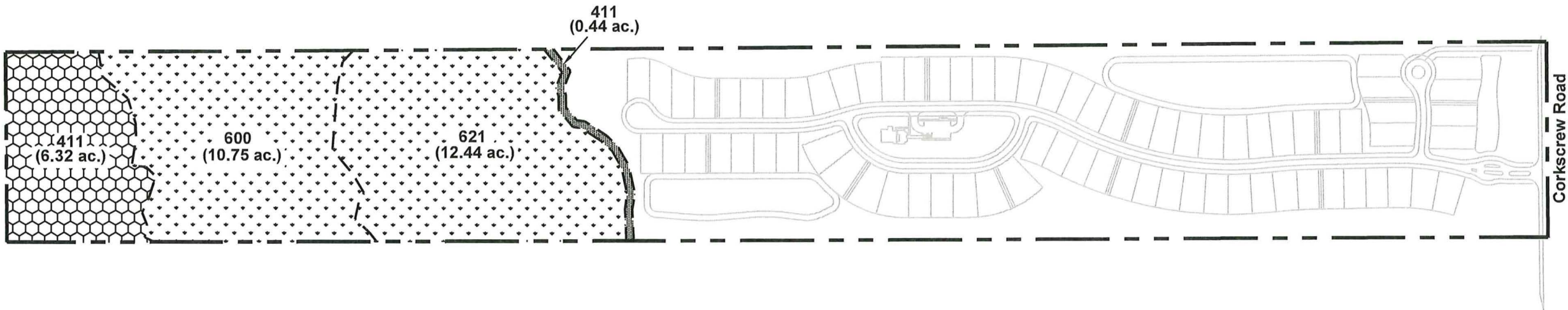
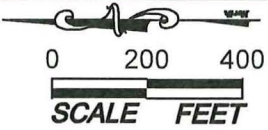
* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

** Lee County Protected Species Ordinance No. 89-34 does not list this species for this FLUCCS Code but it was observed on-site.

SURVEY RESULTS

An American alligator was observed in the borrow area during the protected species survey. In addition to the site inspection, a search of the FWC species database revealed two Florida panther have been recorded on the subject parcel (in 2012 and 2015) and numerous panthers have been recorded adjacent to the property. There is the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the onsite borrow area and preserved wetlands.

SECTION: 21
TOWNSHIP: 46 S
RANGE: 27 E



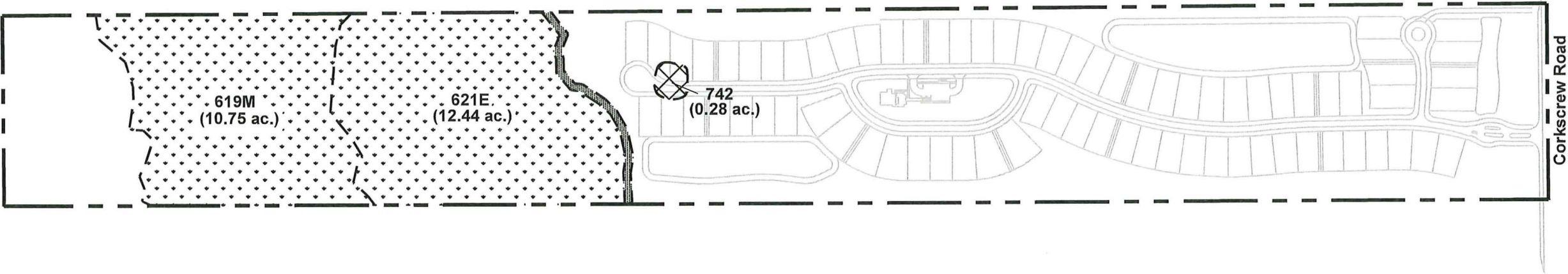
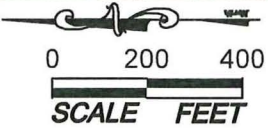
FLUCCS	Description	Acreage
411	Pine Flatwoods	6.76 ac.
600	Wetlands	10.75 ac.
621	Cypress	12.44 ac.
Total		29.95 ac.

-  Wetlands to Remain (23.19 ac.)
-  Upland Buffer (0.44 ac.)
-  Upland to Remain (6.32 ac.)

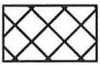


- Notes:
1. Property boundary and site plan provided by JR Evans Engineering.
 2. Mapping based on photointerpretation of 2023 aerial photography and ground truthing in April 2024.
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

July 08, 2024 1:32:14 p.m.
Drawing: CES-1PROPCON.DWG
PERMIT USE ONLY, NOT FOR CONSTRUCTION

SECTION: 21
TOWNSHIP: 46 S
RANGE: 27 E



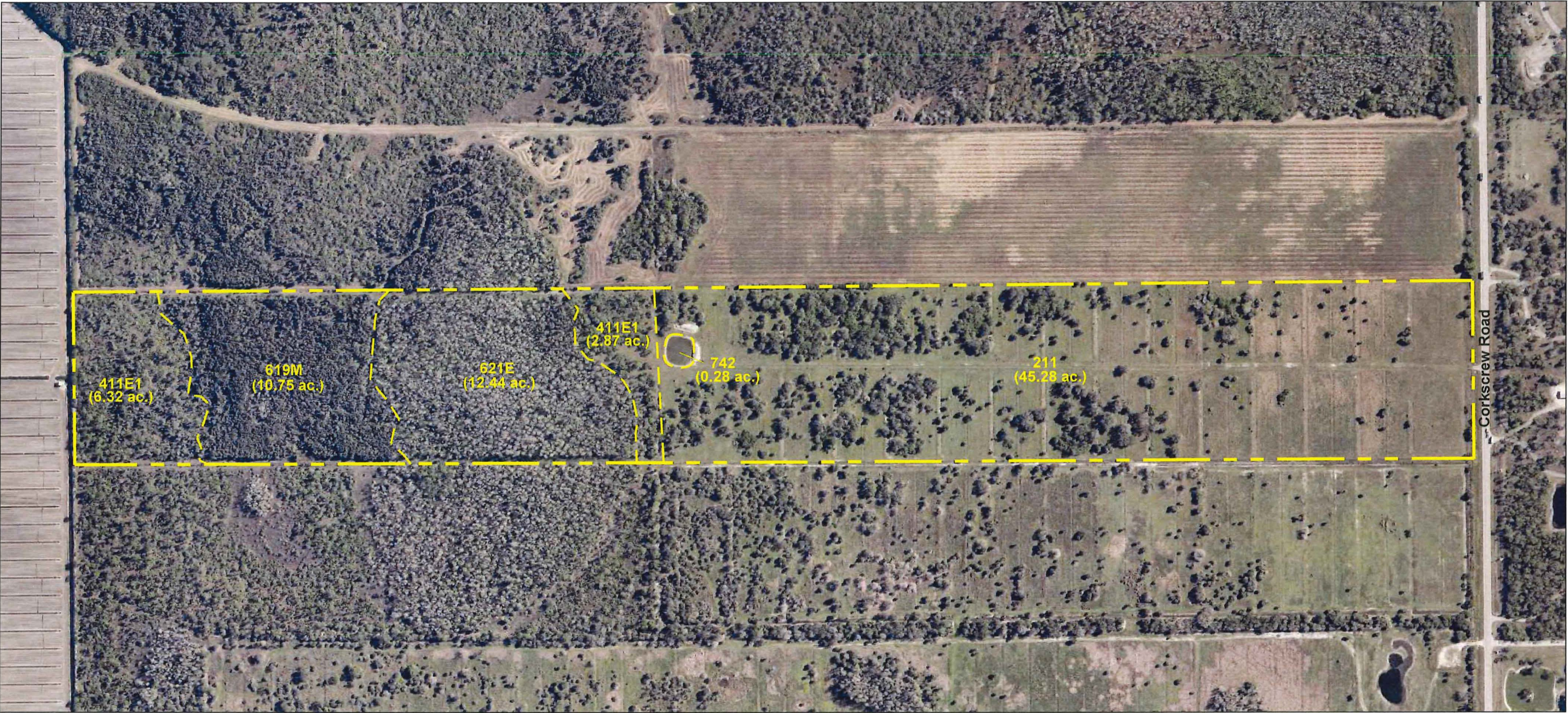
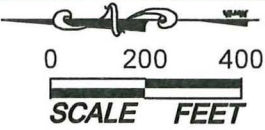
FLUCCS	Description	Acreage
619M	Hydric Melaleuca	10.75 ac.
621E	Cypress Invaded by Exotics (5-9%)	12.44 ac.
742	Borrow Areas	0.28 ac.
		Total 23.47 ac.

-  Proposed Jurisdictional Other Surface Water Impacts (0.28 ac.)
-  Wetlands to Remain (23.19 ac.)
-  Upland Buffer

- Notes:
- 1. Property boundary and site plan provided by JR Evans Engineering.
 - 2. Mapping based on photointerpretation of 2023 aerial photography and ground truthing in April 2024.
 - 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

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RANGE: 27 E

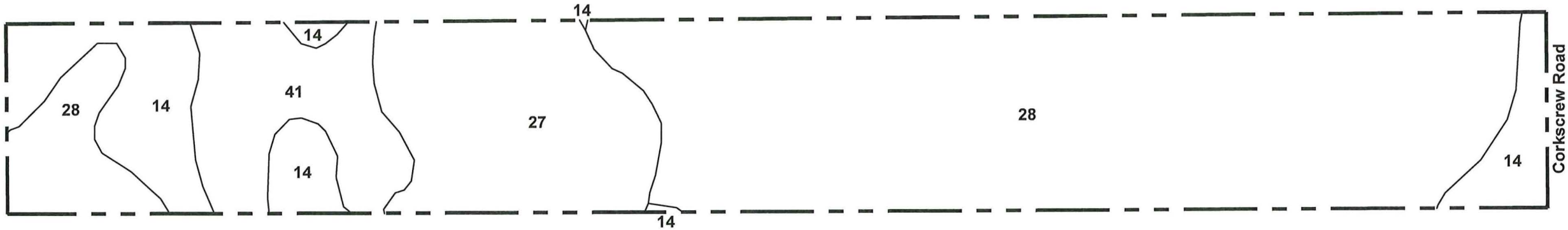
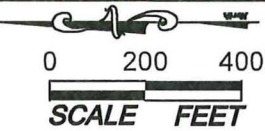


- Notes:
- 1. Property boundary provided by JR Evans Engineering.
 - 2. Mapping based on photointerpretation of 2023 aerial photography and ground truthing in April 2024.
 - 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
211	Improved Pasture	45.28 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	9.19 ac.
619M	Hydric Melaleuca	10.75 ac.
621E	Cypress Invaded by Exotics (5-9%)	12.44 ac.
742	Borrow Areas	0.28 ac.
		Total 77.94 ac.

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Drawing: CES-1 PLAN.DWG
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SECTION: 21
TOWNSHIP: 46 S
RANGE: 27 E

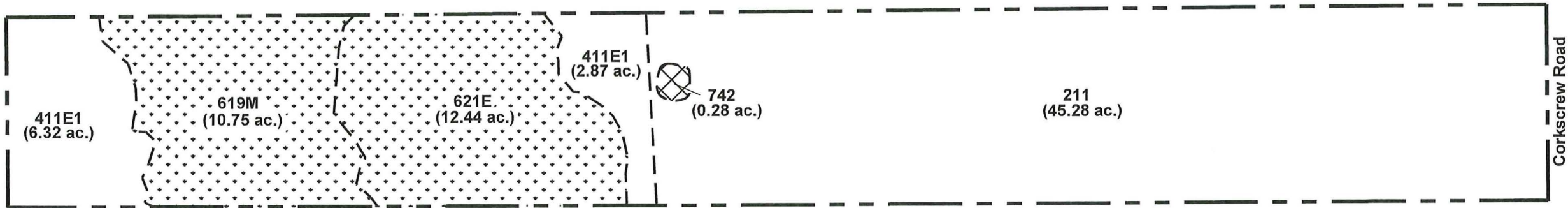
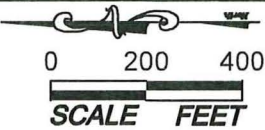


Map Unit	Soil Name
14	Valkaria Fine Sand
27	Pompano Fine Sand - Frequently Poned
28	Immokalee Sand
41	Valkaria Fine Sand - Frequently Poned

- Notes:
- 1. Property boundary provided by JR Evans Engineering.
 - 2. Soil information obtained from the NRCS Web Soil Survey website.

July 08, 2024 1:11:32 p.m.
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PERMIT USE ONLY, NOT FOR CONSTRUCTION

SECTION: 21
TOWNSHIP: 46 S
RANGE: 27 E



FLUCCS	Description	Acreage
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742	Borrow Areas	0.28 ac.
		Total 77.94 ac.



Potential Jurisdictional Wetlands (23.19 ac.)



Potential Jurisdictional Other Surface Waters (0.28 ac.)

- Notes:
- 1. Property boundary provided by JR Evans Engineering.
 - 2. Mapping based on photointerpretation of 2023 aerial photography and ground truthing in April 2024.
 - 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

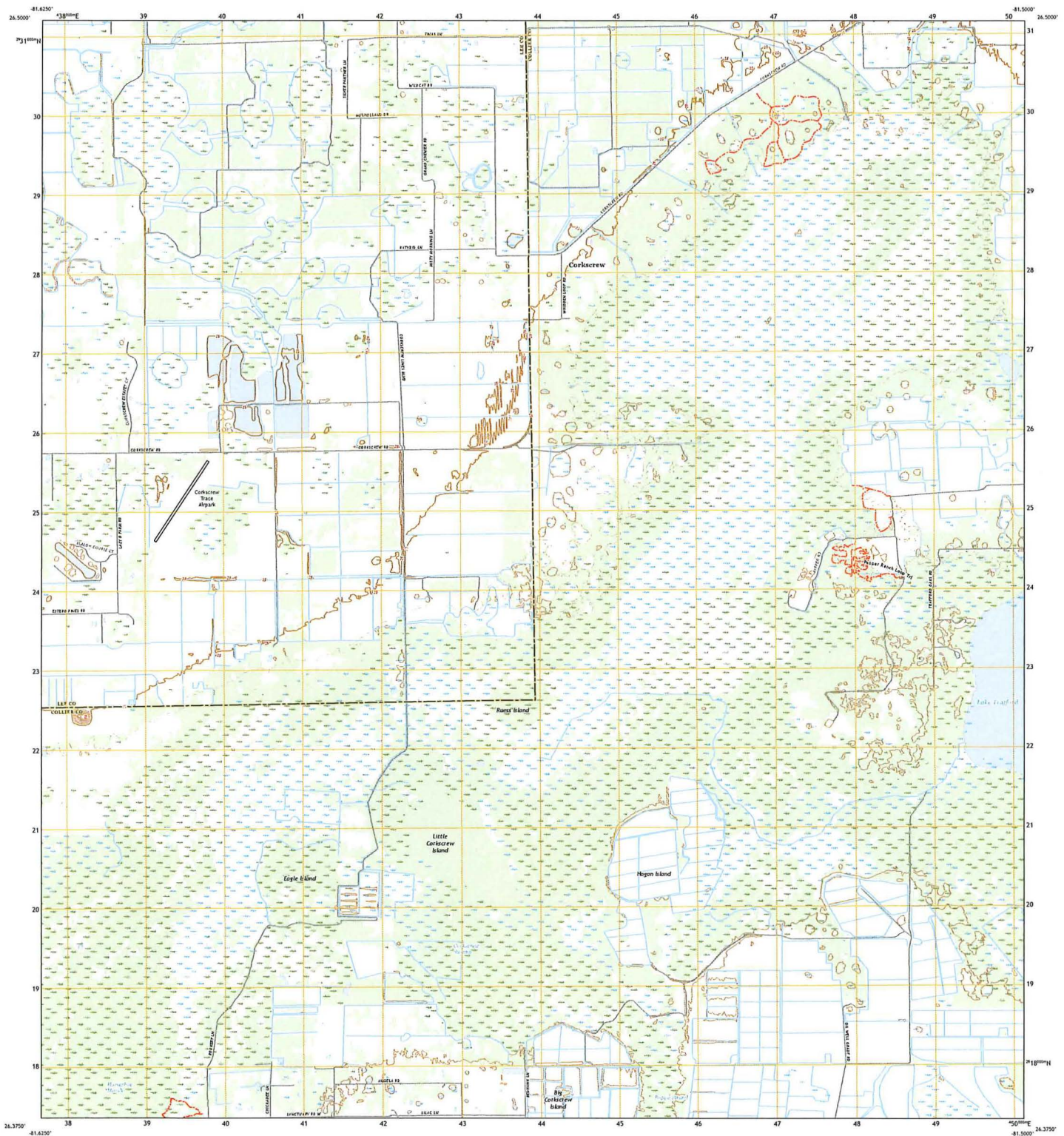
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PERMIT USE ONLY, NOT FOR CONSTRUCTION



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



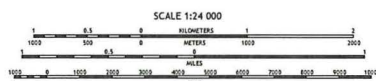
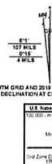
CORKSCREW QUADRANGLE
FLORIDA
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84), Projection and
100-meter grid/Universal Transverse Mercator, Zone 17N
This map is not a legal document. Boundaries may be
generated for this map data. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Inventory	U.S. Census	November	2019
Base	U.S. Census	2010	
Hydrography	National Hydrography Dataset	2015	
Geology	National Geologic Map	2010	
Public Land Survey System	see metadata file	2010	
Vegetation	NOAA	2010	

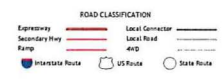


CONTOUR INTERVAL: 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1983
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

ADJACENT QUADRANGLES



CORKSCREW, FL
2021

7643016360411
USGS TOPOGRAFIC MAP
7.5-MINUTE SERIES



CORKSCREW 80 CPA

Historic Resources Impact Analysis

I. REQUEST

The 77.98 +/- acre subject property is located at 20351 Corkscrew Road, and identified as STRAP No 21-46-27-00-00001.0000, in unincorporated Lee County, Florida. Corkscrew Alico, LLC ("Applicant") is proposing to:

1. Amend Map 1-A –Special Treatment Areas Tier 1 category.
2. Amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

Also included in the Comprehensive Plan Amendments is a Text Amendment to Lee Plan Policy 33.2.4 to make allowances for development under 100 acres in the Environmental Enhancement and Preservation Communities Overlay.

Additionally, a companion zoning action to rezone the property from AG-2 to Residential Planned Development (RPD) and a Bonus Density application. The development program is for 85 multifamily apartments where 78 units are derived from base density and 7 from bonus density.

II. HISTORIC RESOURCES IMPACT ANALYSIS

The property does not contain any historic resources (including structure, districts, and/or archaeologically sensitive areas). A letter has been secured from the Division of Historical Resources - Florida Department of State which is included in this document.



Corkscrew 80 CPA

Exhibit M14 - Public Facilities Impacts Analysis

1. REQUEST

The 77.98 +/- acre subject property is located at 20351 Corkscrew Road, and identified as STRAP No 21-46-27-00-00001.0000, in unincorporated Lee County, Florida. Corkscrew Alico, LLC ("Applicant") is proposing to:

- Map 1-D – Special Treatment Areas Tier 1 – to add the Property to Tier 1,
- Map 2-D – Southeast DR/GR Residential Overlay – to add the Property to the Environmental Enhancement and Preservation Communities Overlay (EEPCO), and
- Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

Additionally, the Applicant is proposing a text amendment to Lee Plan Policy 33.2.4 to make allowances for development under 100 acres in the EEPCO.

The CPA applications are companion requests to a Residential Planned Development (RPD) rezoning application and Bonus Density application. The Applicant seeks to rezone the 77.98 +/- acres from Agriculture zoning district (AG-2) to Residential Planned Development (RPD) to allow for 85 single-family dwelling units with supporting amenities.

2. POTABLE WATER

The subject property is not within the Lee County Utilities Future Water Service Area shown on Lee Plan Map 4-A. The applicant has filed a Comprehensive Plan Map Amendment to amend Map 4-A and extend centralized potable water service to the property.

The 2023 Concurrency Report states, "Any new connection to a multiple-user, single-development, or single-user private system WTP in unincorporated Lee County will be reviewed for available WTP capacity on a case-by-case basis and will require a determination of availability of capacity at the time of development application." Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 250 gallons per day per Equivalent Residential Connection (ERC) is required.

A Letter of Availability has been obtained from Lee County Utilities confirming that the property is not located within the Lee County Utilities Future Water Service Area and that there are no reuse mains in the vicinity of the subject property. The letter states that although potable water lines are not in place, they are proposed.

The petitioner is amending the franchise area. Based on these calculations, we will determine the availability of water capacity at the time of the local development order, as the property will be required to connect. The capacity available for the residential density proposed for the subject property is as follows:

RESIDENTIAL

Existing Maximum Residential per Density Reduction/ Groundwater Resource (DR/GR) and Wetlands FLUC

85 ERC X 250 GPD = 21,250 GPD

Proposed Impact of Residential within Intensive Development
85 ERC X 250 GPD = 21,250 GPD

3. SANITARY SEWER

The subject property is not within the Lee County Utilities Future Sewer Service Area shown on Lee Plan Map 4-B. The Applicant has filed a Comprehensive Plan Map Amendments amend Map 4-B to extend sanitary sewer lines to the property.

Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) is required. A Letter of Availability has been obtained from Lee County Utilities confirming the property is not located within the Lee County Utilities Future Sewer Service Area. The letter also confirms that although lines are not in place, they are proposed.

The petitioner is amending the franchise area. Based on these calculations, we will determine the availability of sewer capacity at the time of the local development order, as the property will be required to connect. The capacity available for the residential density proposed for the subject property is as follows:

RESIDENTIAL

Existing Maximum Residential per Density Reduction/ Groundwater Resource (DR/GR) and Wetlands FLUC

85 ERC X 200 GPD = 17,000 GPD

Proposed Impact of Residential within Intensive Development
85 ERC X 200 GPD = 17,000 GPD

4. SOLID WASTE

Per the letter received from Lee County Solid Waste on June 4, 2024, The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed 85 residential dwelling units located 20351 Corkscrew Road through our 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.

- LOS Standard = 7 lbs/day/capita OR 990,405 tons/year
- Current Capacity = 7.6 lbs/day/capita OR 1,134,667 tons/year

5. PARKS, RECREATION, AND OPEN SPACE

Objectives 83.1 and 84.1 and Policy 95.1.3 establish a non-regulatory LOS standard for Community Parks and Regional Parks as follows:

“(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal County population for all of Lee County.

“(b) Community Parks - 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.”

According to the Letter of Service availability received on May 30, 2024, in April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating



concurrency requirements for transportation and parks and moved both from regulatory to non-regulatory standards. Considering this, we do not have the authority to deny your request based on parks service availability.

The 2022 Concurrency Report indicates the following required and available capacities needed to meet these LOS standards:

Type	Required Capacity	Available Capacity
Regional Parks	5,538 acres	7,066 acres
Community Parks	295 acres	832 acres

Additionally, the 2020 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

As a result, there is adequate acreage to accommodate the additional proposed development of 85 single-family dwelling units.

6. PUBLIC SCHOOLS

The Property is located in the South Zone. According to the 2023 Concurrency Report, projected capacity for elementary, middle and high schools in the South zone for the 2023-24 school year as follows:

School Type	Capacity
Elementary Schools	829
Middle Schools	347
High Schools	218
Total	1,394

Lee Plan Policies 68.1.1 and 95.1.3 establish an LOS standard for schools of “100% of Permanent FISH Capacity” for Elementary Schools, Middle Schools, High Schools, and Special Purpose Facilities. The proposed demand for seats is calculated 0.297 students per single family dwelling unit, which results in the following demand for each school type as follows:

School Type	Students per Single-Family Dwelling	Total Demand (Seats)
Elementary	0.149	12.67
Middle School	0.071	6.04
High School	0.077	6.55
Total		25.26

Programmed Improvements/Expansions

The 2023 Concurrency Report states no additional capacity is planned for the South Zone.

Letter of Availability

The Property is located in Elementary School Proximity Zone "Q". This zone is currently operating at approximately 92% of capacity with about 199 open seats. This site will be within Middle School Proximity Zone "GG". This zone is currently operating at approximately 99% of capacity with about 151 open seats. The project is within the High School Enrollment Zone South, Sub-Zone. This zone is currently operating at approximately 99% of capacity with about 92 open seats.

Thought the project will not have a negative impact on any capacity within the enrollment zone for each school level for FY25, it will have a negative impact on school capacity within the next 10 years. Please see the enclosed letter confirming availability.

7. FIRE

A letter of Availability received from the Estero Fire Rescue confirms the availability of fire suppression and non-transport advanced life support EMS services from Estero Fire Rescue Station #45 located at 18743 Corkscrew Road Estero Florida.

8. SHERIFF

A letter of Availability dated June 4, 2024, states, "This Agency evaluated your rezoning request solely on its ability to provide law enforcement service to the development. Based on that criterion, we do not object to the proposed development. Law enforcement services will be provided from our Central District offices in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and adjust accordingly. 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 Heather Turco at (239) 477-1863 with any questions regarding the CPTED study."

9. EMS

A letter of Availability dated June 1, 2024, states, "Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 2.5 miles west of the entrance. We believe response times can be met within the site plan provided based on this analysis.

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

10. SURFACE WATER MANAGEMENT

The Property is located within the Imperial River Watershed and Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 24 hours' duration.

The Applicant has obtained an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) and is deemed concurrent based upon this approval.





2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

CORKSCREW 80 COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2406.08)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

July 11, 2024



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED COMPREHENSIVE PLAN AMENDMENT/REZONING
- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking a Large-Scale Comprehensive Plan Map amendment and re-zoning approval. The subject site is located at 20351 Corkscrew Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

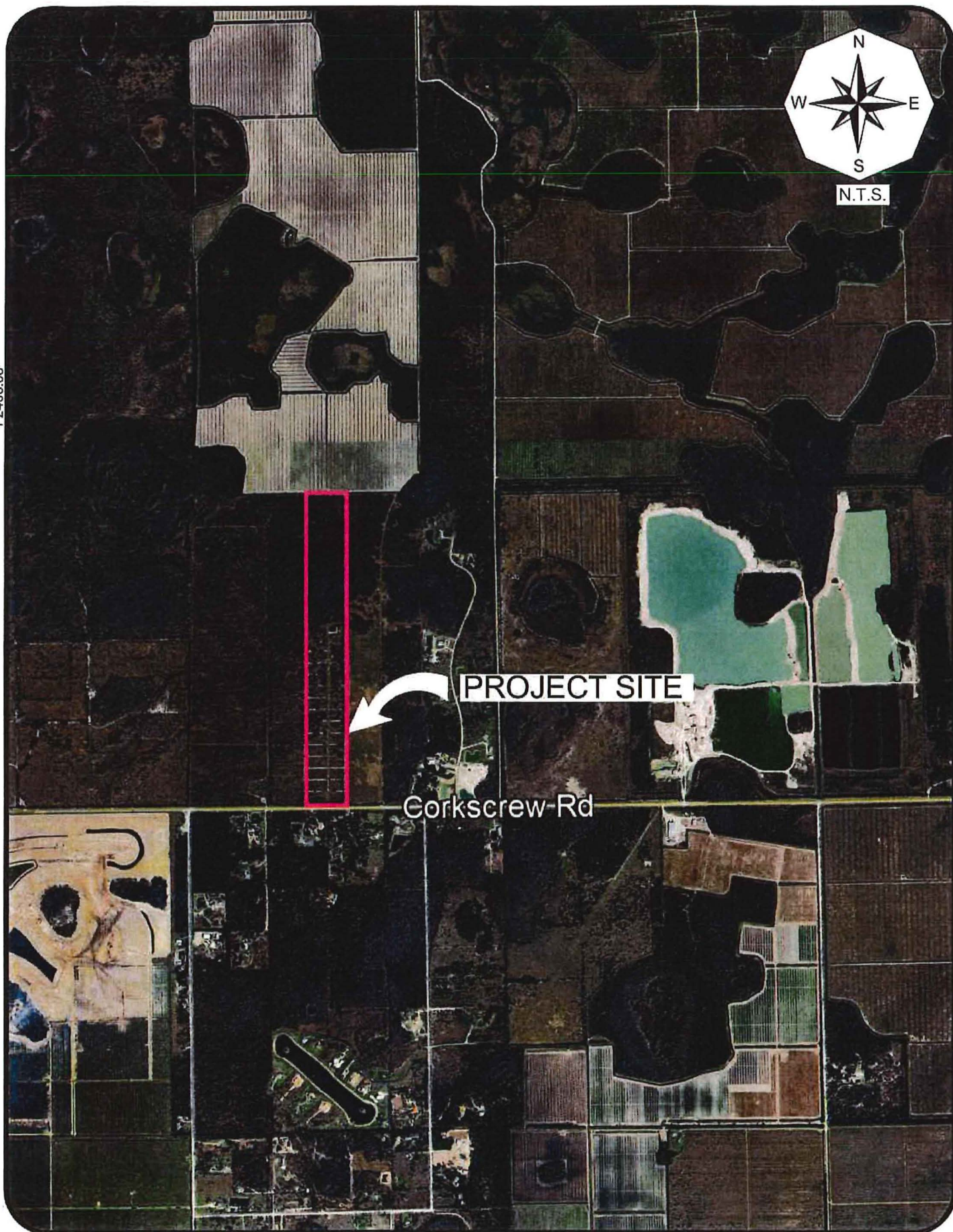
The site is currently in the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Category and is zoned as Agricultural (AG-2). The applicant is proposing to add the property into Lee Plan Map 1 – Special Treatment Areas Tier 1 and Environmental Enhancement and Preservation Communities Overlay (EEPCO) as well rezone the site to Residential Planned Development (RPD) to permit up to 85 single-family residential dwelling units.

The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to Corkscrew Road via a single full site access drive.

II. EXISTING CONDITIONS

The subject site is currently vacant. The subject site is generally bordered by Corkscrew Road to the south, and by vacant land to the north, west and east.

F2406.08



PROJECT LOCATION MAP
CORKSCREW 80 CPA/RPD

Figure 1

Corkscrew Road is a two-lane undivided arterial that borders the subject site to the south. To the west of Alico Road, Corkscrew Road is currently being widened to a four-lane facility. Corkscrew has a posted speed limit of 55 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED COMPREHENSIVE PLAN AMENDMENT/REZONING

The site is currently in the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Category and is zoned as Agricultural (AG-2). The applicant is proposing to add the property into Lee Plan Map 1 – Special Treatment Areas Tier 1 and Environmental Enhancement and Preservation Communities Overlay (EEPCO) as well rezone the site to Residential Planned Development (RPD) to permit up to 85 single-family residential dwelling units. **Table 1** summarizes the development intensity that could be developed as a result of the proposed Map Amendment and rezoning request.

Table 1
Land Use
Corkscrew 80 CPA/RPD

Land Use	Intensity
Single-Family Residential	85 Dwelling Units

Access to the subject site is proposed to Corkscrew Road via a single full site access drive.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the proposed residential development. The equations used from this land use are included in the Appendix of this report for reference. **Table 2** outlines

the anticipated weekday AM and PM peak hour trip generation based on the proposed development. The daily trip generation is also indicated in both tables.

Table 2
Trip Generation
Corkscrew 80 CPA/RPD

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (85 Dwelling Units)	16	48	64	54	31	85	869

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

As mentioned previously, the proposed Large-Scale Comprehensive Map Amendment request is to add the property into Lee Plan Map 1 – Special Treatment Areas Tier 1 and Environmental Enhancement and Preservation Communities Overlay (EEPCO). The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no programmed improvements within the 3-mile radius of the subject site. The Lee County 2045 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area.

The new PM peak hour trips to be generated from the project as shown in Table 2 were then added to the projected 2045 background volumes. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes were obtained from the attached *Lee County's Generalized Peak Hour Directional Service Volumes* table.

The results of the analysis indicate that the proposed Map Amendment request on the subject parcel will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendment. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2023/2024-2027/2028 Lee County Transportation Capital Improvement Plan was reviewed to determine the short term impacts the proposed request would have on the surrounding roadways. Based on the review, there are no programmed improvements within the 3-mile radius of the subject site.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed Map Amendment request. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic*

Online resource. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the FDOT resource is attached to the Appendix of this report for reference.

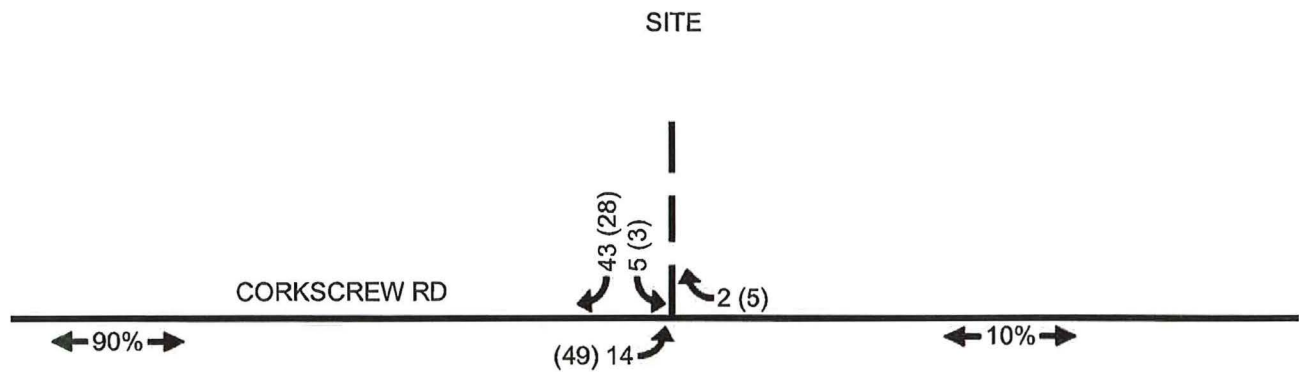
The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2030 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. Therefore, no modifications will be necessary to the Lee County short term capital improvement programs.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning on the approximate 78-acre subject site from Agricultural (AG-2) to Residential Planned Development (RPD) to allow the development of up to 85 single-family residential dwelling units. The trips the proposed development is anticipated to generate, as shown in Table 2, were assigned to the surrounding roadway network based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drive on Corkscrew Road.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes. The Level of Service threshold volumes were derived based on the Lee County’s *Generalized Peak Hour Directional Service Volumes* table. Based on the information contained within Table 5A, no roadway

F2406.08



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

TRIP DISTRIBUTION &
SITE TRAFFIC ASSIGNMENT
CORKSCREW 80 CPA/RPD

Figure 2

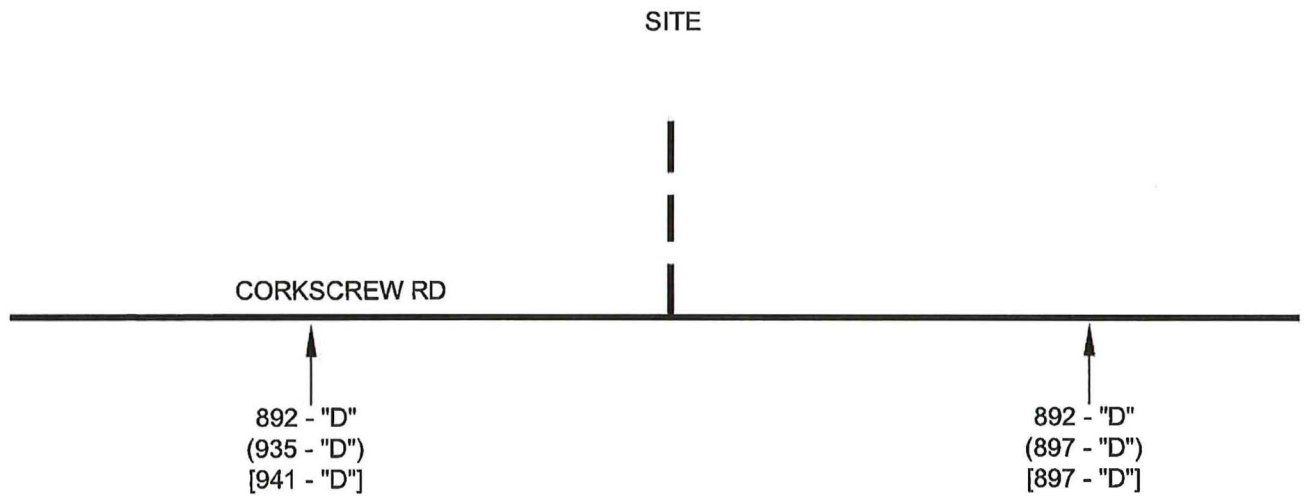
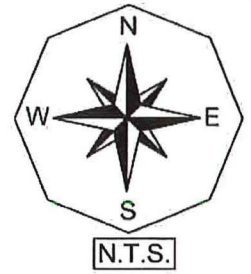
segments are anticipated to be significantly impacted as a result of the proposed development.

Level of Service Analysis

The future Level of Service analysis was based on projected build-out year of the project, or year 2030. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates for each roadway segment were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage. Based on the project distribution illustrated on Table 5A, the link data was analyzed for the year 2030 without the development and year 2030 with the development.

Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2030 background and build-out traffic volumes. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network.

Figure 3 indicates the year 2030 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 6A contained in the Appendix.



LEGEND

XXX - "C" 2030 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX -"C") 2030 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS AM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

[XXX -"C"] 2030 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

2030 LEVEL OF SERVICE ANALYSIS CORKSCREW 80 CPA/RPD

Figure 3

As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed rezoning request. Corkscrew Road adjacent to the site was shown to operate at acceptable Level of Service “D” in 2030 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

Per Lee County Administrative Code 13-17, intersection analysis is not required to be conducted as part of the rezoning request since the proposed development is anticipated to generate less than 100 weekday two-way peak hour trips.

VII. CONCLUSION

The proposed project is located at 20351 Corkscrew Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both the Comprehensive Plan Amendment and rezoning request, it was determined that the proposed development will not cause any roadway links to fall below the minimum acceptable Level of Service standards. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan Amendment and Rezoning request.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in Lee County will not require any modification in order to accommodate the proposed Map Amendment. The accompanying rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

APPENDIX

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - 20351 CORKSCREW ROAD

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Corkscrew Rd	E. of Alico Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	E. of Verdana Village Blvd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	E. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
20351 CORKSCREW ROAD

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 85 VPH IN= 54 OUT= 31

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	2045	PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	PEAK DIRECTION		PM PROJ	PEAK DIRECTION
		<u>AADT</u>	<u>FDOT SITE #</u>	<u>TRAFFIC</u>	<u>FACTOR</u>	<u>2-WAY VOLUME</u>	<u>FACTOR</u>	<u>DIRECTION</u>	<u>TRAFFIC VOLUMES & LOS</u>	<u>TRAFFIC</u>	<u>DIST.</u>	<u>TRAFFIC VOLUMES & LOS</u>
Corkscrew Rd	E. of Alico Rd	18,587	124250	18,587	0.095	1,576	0.538	EAST	848 C	85%	26	874 D
	E. of Verdana Village Blvd	6,086	124250	6,086	0.095	578	0.538	EAST	311 B	90%	28	339 B
	E. of Site	4,619	124250	4,619	0.095	439	0.538	EAST	236 B	10%	3	239 B

* Due to lack of traffic data in the County's Traffic Count Report, the K-100 and D factors were obtained from the FDOT's Florida Traffic Online webpage.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
20351 CORKSCREW ROAD**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</u>				
				<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Corkscrew Rd	E. of Alico Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	E. of Verdana Village Blvd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	E. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
20351 CORKSCREW ROAD**

TOTAL PROJECT TRAFFIC AM =	64	VPH	IN =	16	OUT=	48
TOTAL PROJECT TRAFFIC PM =	85	VPH	IN=	54	OUT=	31

		2023						2030		2030						2030			
						PK HR		PK HR PK SEASON		PERCENT				BCKGRND		BCKGRND			
		LCDOT PCS OR BASE YR	CURRENT	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C				
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. ¹	RATE	PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
Corkscrew Rd	E. of Alico Rd	124250	3,400	13,800	15	9.79%	464	892	D	0.74	85%	41	46	933	D	0.77	938	D	0.78
	E. of Verdana Village Blvd	124250	3,400	13,800	15	9.79%	464	892	D	0.74	90%	43	49	935	D	0.77	941	D	0.78
	E. of Site	124250	3,400	13,800	15	9.79%	464	892	D	0.74	10%	5	5	897	D	0.74	898	D	0.74

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2023 Lee County Public Facilities Level of Service and Concurency Report

TABLES 5A & 6A
REZONING LOS ANALYSIS

**TABLE 5A
LEVEL OF SERVICE THRESHOLDS
20351 CORKSCREW ROAD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	64 VPH	IN=	16	OUT=	48
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	85 VPH	IN=	54	OUT=	31

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	GENERALIZED SERVICE VOLUMES					PERCENT		
				<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>	<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/LOS C</u>
Corkscrew Rd	E. of Verdana Village Blvd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640	90%	49	5.7%
	E. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640	10%	5	0.6%

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

**TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
20351 CORKSCREW ROAD**

TOTAL PROJECT TRAFFIC AM =	64	VPH	IN =	16	OUT=	48
TOTAL PROJECT TRAFFIC PM =	85	VPH	IN=	54	OUT=	31

						2023		2030						2030		2030																			
						PK HR		PK HR PK SEASON		PERCENT				BCKGRND		BCKGRND																			
		LCDOT PCS OR BASE YR		CURRENT		YRS OF		ANNUAL PK SEASON		PEAK DIRECTION		V/C		PROJECT		AM PROJ		V/C		+ PM PROJ		V/C													
ROADWAY		ROADWAY SEGMENT		FDOT SITE #		ADT		GROWTH. ¹		RATE		PEAK DIR. ²		VOLUME		LOS		Ratio		TRAFFIC		TRAFFIC		VOLUME		LOS		Ratio		VOLUME		LOS		Ratio	
Corkscrew Rd	E. of Verdana Village Blvd	124250	3,400	13,800	15	9.79%	464	892	D	0.74	90%	43	49	935	D	0.77	941	D	0.78																
	E. of Site	124250	3,400	13,800	15	9.79%	464	892	D	0.74	10%	5	5	897	D	0.74	897	D	0.74																

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2023 Lee County Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4250 - CORKSCREW RD, E OF ALICO RD LC 250

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
2023	13800	C	E	6600	W	7200	9.50	53.80	13.60
2022	9200	X		0		0	9.50	53.70	3.90
2021	9200	X		0		0	9.50	53.10	16.80
2020	9200	E	E		W		9.50	57.10	16.80
2019	9200	C	E	4700	W	4500	9.50	53.30	16.80
2018	7800	C	E	3900	W	3900	9.50	53.30	15.30
2017	3600	T					9.50	53.20	4.00
2016	3800	S	E	1900	W	1900	9.50	54.50	20.00
2015	4000	F	E	2000	W	2000	9.50	53.40	20.00
2014	3800	C	E	1900	W	1900	9.50	52.00	20.00
2013	3100	S	E	1600	W	1500	9.50	54.60	11.60
2012	2900	F	E	1500	W	1400	9.50	52.80	11.60
2011	2900	C	E	1500	W	1400	9.50	53.20	11.60
2010	3200	S	E	1600	W	1600	10.28	55.69	14.40
2009	3200	F	E	1600	W	1600	10.29	55.14	14.40
2008	3400	C	E	1700	W	1700	10.77	53.61	14.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**TRAFFIC DATA FROM THE LEE
COUNTY CONCURRENCY REPORT**

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

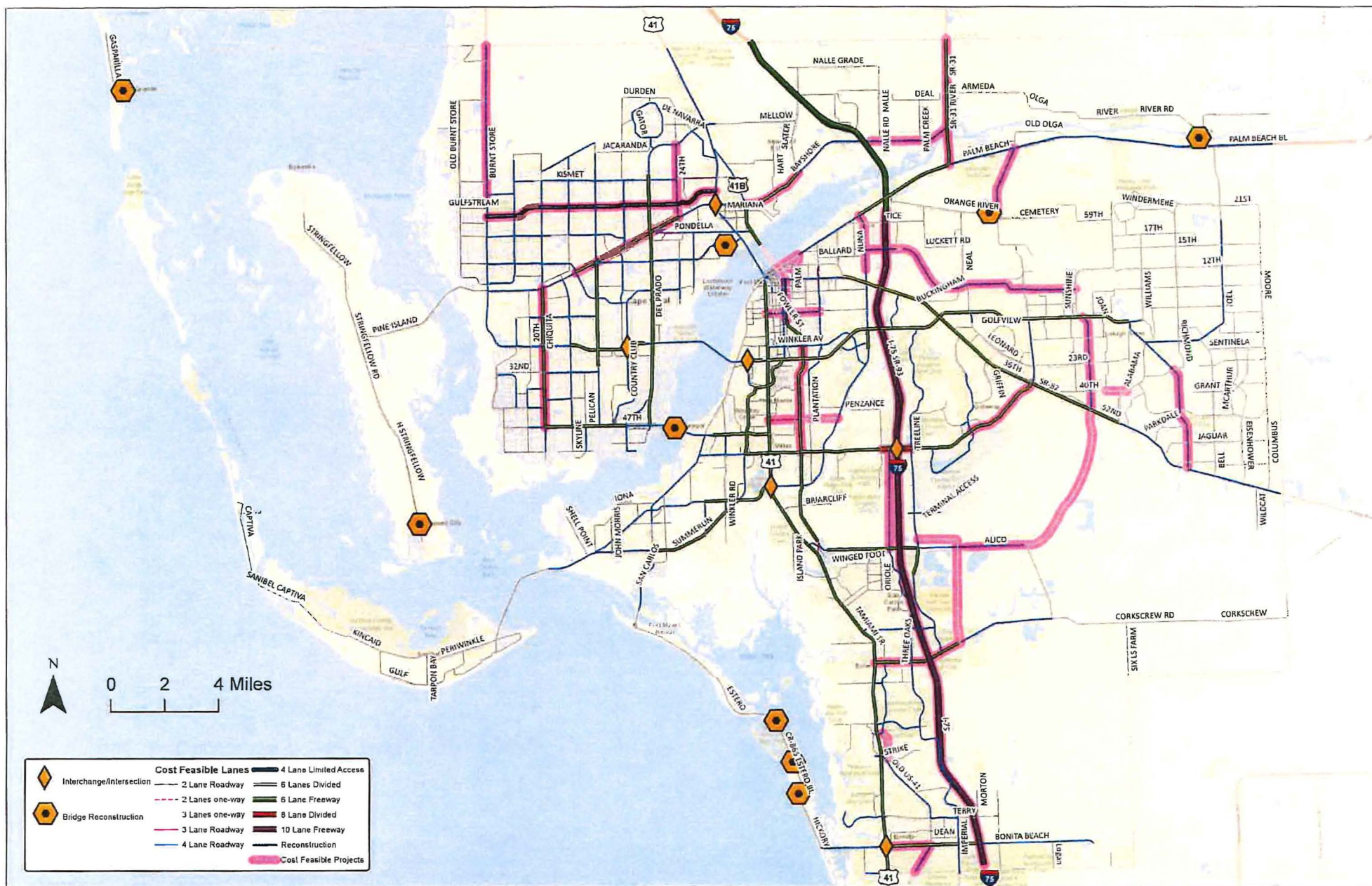
Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽¹⁾	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	326	0.38	C	343	0.40	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	non-county maintained to east
05100	COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,668	0.90	E	2,804	0.94	⁽⁴⁾
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,928	0.65	D	2,027	0.68	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,928	0.65	D	2,027	0.68	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,795	0.60	D	1,886	0.63	
05500	COLONIAL BLVD	MCGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	E	2,697	0.95	E	2,835	1.00	⁽⁴⁾
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	E	2,550	0.90	E	2,680	0.94	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,116	0.70	B	2,224	0.73	⁽⁴⁾
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	347	0.40	C	365	0.42	
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	E	901	0.47	E	947	0.50	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	E	1,764	0.93	E	1,854	0.98	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	E	1,080	0.57	E	1,135	0.60	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,222	0.62	C	1,337	0.68	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	464	0.41		1,213	1.06	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	534	0.62	D	561	0.65	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	387	0.45	C	407	0.47	
07400	CYPRESS LAKE DR	MCGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,169	0.60	D	1,228	0.63	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,447	0.75	D	1,521	0.78	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,447	0.75	D	1,521	0.78	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,049	0.70	D	2,154	0.73	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,318	0.86	D	2,436	0.91	unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,318	0.86	D	2,436	0.91	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,985	0.98		3,141	1.03	unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,985	0.98		3,137	1.03	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,962	0.91	E	3,113	0.95	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,962	0.91	E	3,113	0.95	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	2,772	0.85	E	2,914	0.89	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160		2,232	1.03		2,453	1.14	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	426	0.50	C	448	0.52	
08700	DAVIS RD	MCGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	E	1,932	0.73	E	2,031	0.76	
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	E	1,932	0.73	E	2,031	0.76	
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	E	2,069	0.78	E	2,174	0.82	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,479	0.93	E	2,605	0.98	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	E	2,024	0.72	E	2,127	0.76	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,580	0.56	C	1,660	0.59	⁽⁴⁾
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	503	0.59	D	574	0.67	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	34	0.04	C	36	0.04	⁽⁴⁾
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	374	0.51	A	393	0.54	⁽⁴⁾ ; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	606	0.84	C	637	0.88	⁽⁴⁾ ; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	606	0.84	C	637	0.88	⁽⁴⁾ ; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671		722	1.08		759	1.13	constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	E	740	0.37	E	916	0.46	non-county maint; T and T DRI/W Cyp Vw CPD

2045 E+C NETWORK VOLUMES



2045 E+C AADT Volumes & Lanes

**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**



TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

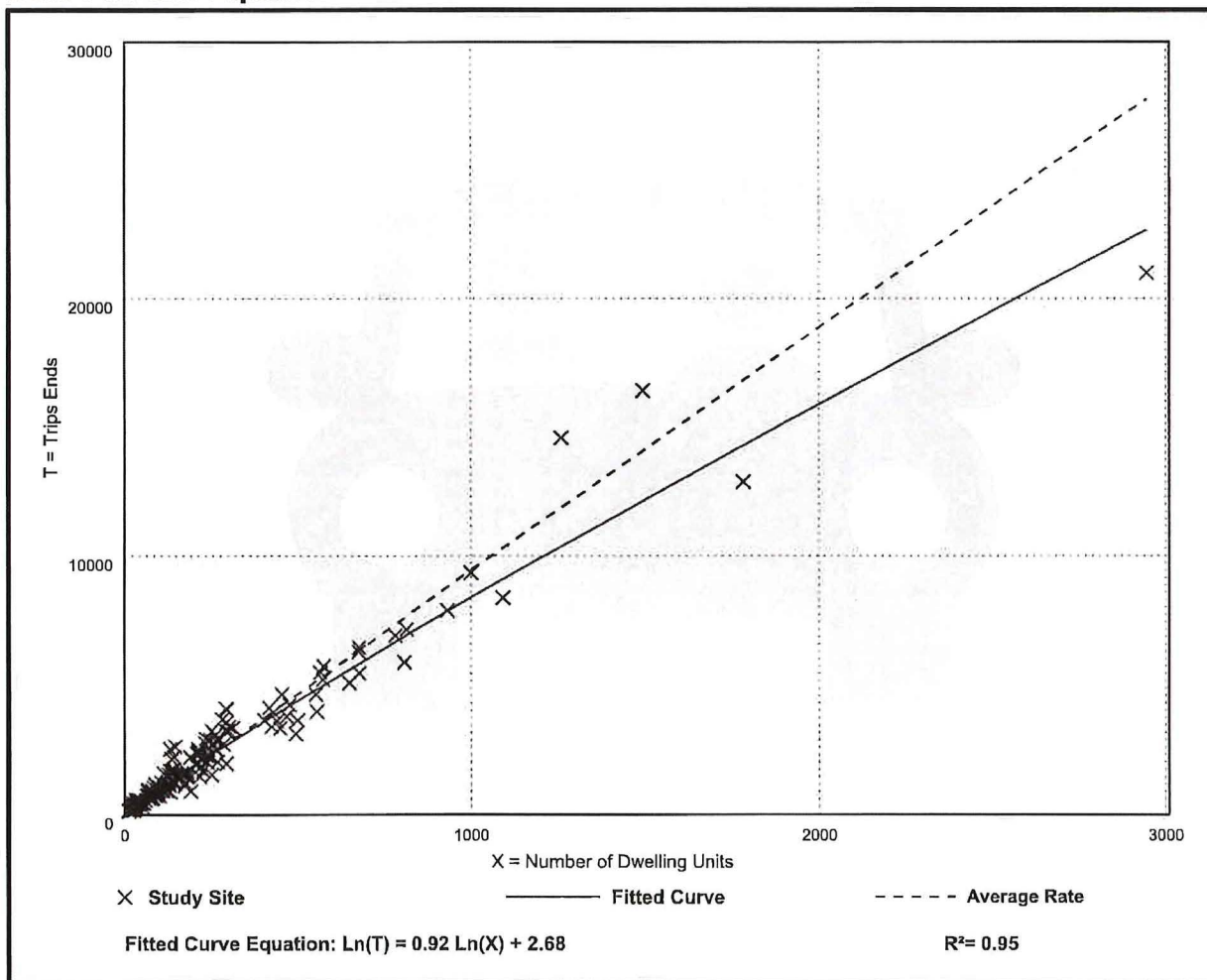
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

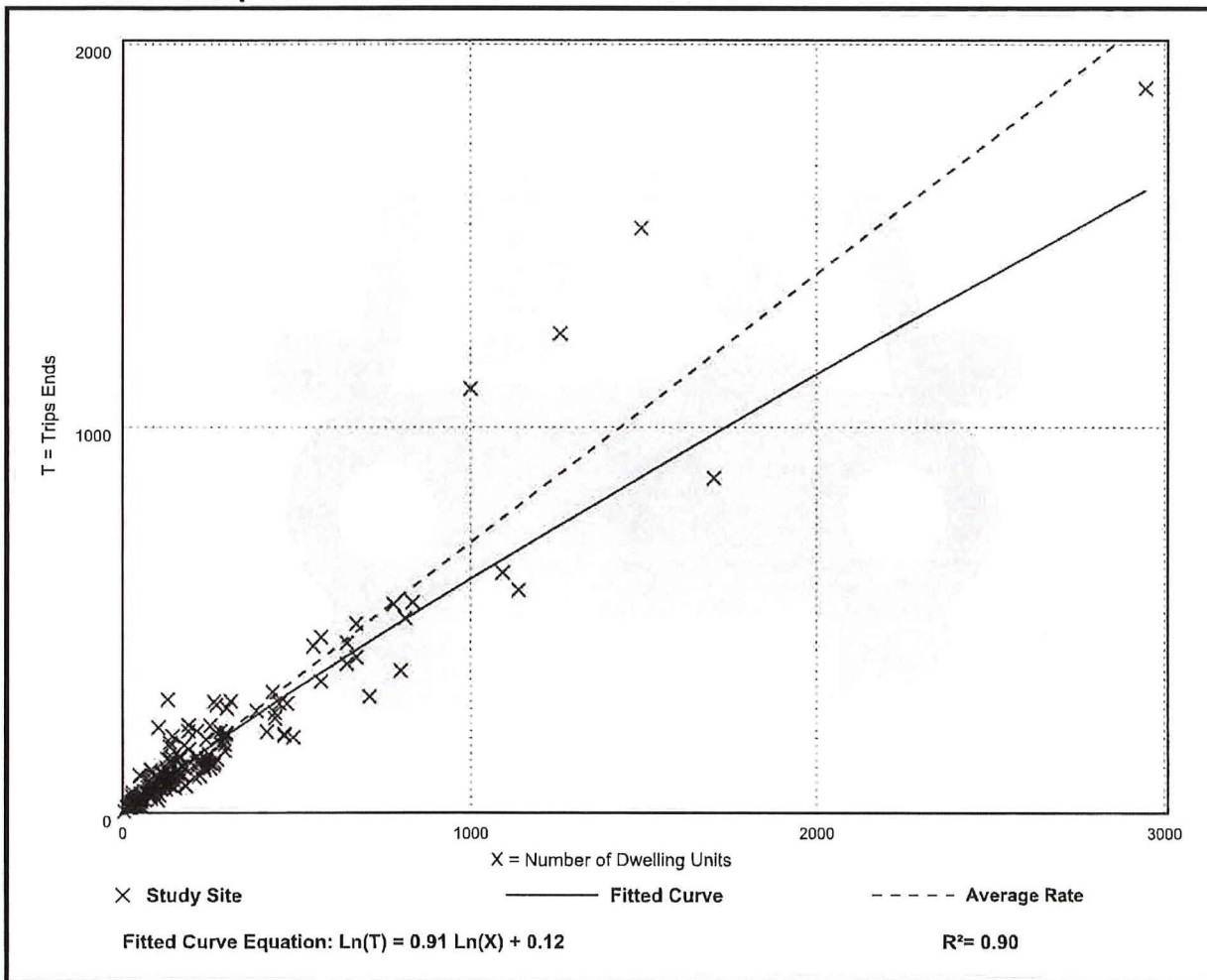
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

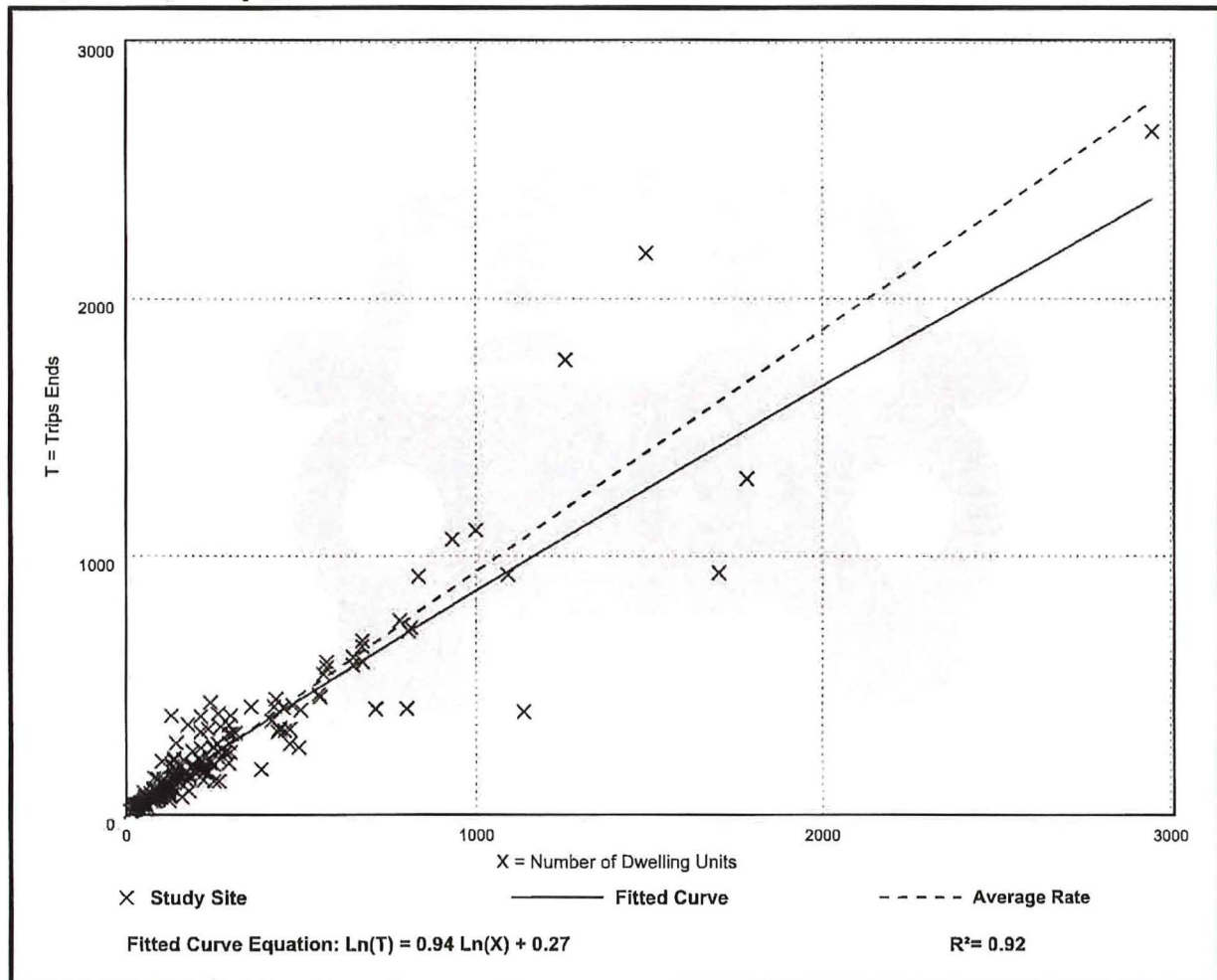
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation





CORKSCREW 80 CPA

Exhibit M16 - Existing and Future Conditions Analysis

II. PROPERTY HISTORY

The Property is located north of Corkscrew Road and roughly five miles east of Alico and I75 interchange. The Property is located within the Southeast Lee County Community Area and the Environmental Enhancement and Preservation Communities Overlay. The Property is currently undeveloped on vacant land. Access is provided from Corkscrew Road. However, there is a drainage and stormwater management easement located on the southern portion of the property abutting the right-of-way.



The map amendment will be accompanied by a requested RPD Rezone petition and Bonus Density application. The proposal will allow for a development of with a maximum of 85 single-family dwelling units – 78 (base density units); 7 (bonus density units).

III. EXISTING CONDITIONS

The site has a long history of agricultural exemption and is mostly cleared serving as pasture. The 77.9 acre parcel has 29.60 acres of field located flagged wetlands that occupy the northern third of the site. The exact area of the wetlands will be more precisely be measured during South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). At that point the wetlands and additional acreage will be placed in a conservation easement according to EEPKO policies.

The property is in the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Category. The site is within the Southeast Lee County Planning District, part of the Imperial River Watershed and in both the primary and secondary Panther Habitat Zone. It is not within the Coastal High Hazard Area (CHHA) or an Evacuation Zone nor in any special areas or overlay districts.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	MEPD	Troyer Brothers mine property conservation area
SOUTH	DR/GR & Wetlands	AG-2	Corkscrew Road ROW, Vacant Land
EAST	DR/GR & Wetlands	AG-2 and MEPD	Troyer Farms mine property conservation areas, Vacant Ag Land
WEST	DR/GR & Wetlands	AG-2	Lee County 20/20 Lands, Vacant

The full range of uses in the surrounding area is in the table above. To the west it abuts Lee County 20/20 lands and to the east are conservation areas of the Troyer Brothers MEPD and vacant agriculturally zoned and used land. To the north is also Troyer Brothers MEPD zoned property with its southern boundary set aside for conservation and restoration lands, which connect the wetlands on the subject property and separates the applicant's residential neighborhood from the mining and extraction approved site plan. Finally, to the south is the Corkscrew Road right-of-way and across the road are large single-family lots and vacant land.

The site has access to significant urban levels services including fire, EMS, police, parks, public schools, and solid waste. On the other hand, it is not served by mass transit and the Corkscrew Road improvements do not extent to the is property so pedestrian sidewalks and shared use paths are not fronting the property, although the long terms plans will include widening of the roadway and bikeway and pedestrian walkways. Also, the property is not served by public water or sewer services and is not within the Lee County Utilities (LCU) service areas. However, LCU extensions of service on Corkscrew Road are planned to reach the property and the development will be required to connect to public services. The applicant will be requesting to amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

III. PROPOSED DEVELOPMENT

If approved to be added into the Tier 1 category and then into the EEPKO a clustered development will be proposed in a planned development that will allow for an increase in density to 1.1 units per acre with the benefit of conserving a minimum of 50% of the site in perpetuity and connecting on site sensitive environmental areas to abutting preserves to the east, west and north.

The proposed Residential Planned Development (RPD) will consist of 85 single-family homes and supporting amenities such a clubhouse and activities. The community is designed with a main entrance leading to a cul-de-sac. The northern third of the property is wetland that will be connected to restoration areas and a lake system with open space and conservation areas at a minimum of 50% of the property.

The conservation areas will serve a larger environmental context by preserving a large cypress head wetland that spans beyond the property boundaries to the north, east and west. To the west are Lee County 20/20 lands and the east Troyer Brothers land that also has conservation areas that abut the subject property. The subject property will preserve a minimum of 50% of the property in

conservation easements which meets the intent of the EEPKO to improve, preserve, and restore regional surface and groundwater resources.

Access is proposed centrally to the property onto Corkscrew Road with an emergency access on the eastern border.

An enhanced 50-foot buffer along the Corkscrew Road frontage is proposed. An enhanced buffer of 50-100 feet is common for other new communities along Corkscrew Road according to zoning approvals. The 50-foot enhanced buffer was recently approved for the Wildblue commercial Trac C-1, a smaller 9-acre parcel. Many other large communities, that from hundreds to thousands of acres, are required to have a 100-foot buffer on Corkscrew Road. Due to the size of the Property being under 100 acre we are proposing a shallower, yet significant buffer.

IV. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development.

- Lee County Utilities (LCU) is the closest provider. In a letter received June 27, 2024, from LCU they state, "The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in place but are proposed." The companion CPA case requested the extension of the LCU franchise area to this property and that connection to the future lines be made with LCU capacities determined at the time of local development order.
- The site offers direct access to Corkscrew Road, a county maintained arterial roadway. The site has a singular vehicular ingress and egress point for residents. A secondary ingress and egress point will be provided to be used for emergency personnel only. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.
- The site is within the Estero Fire District, Lee County Sheriff's District, Solid Waste District Area. Letters of capacity availability have been received from fire, Lee County Sheriff, Lee County Emergency Medical Service (EMS) and Lee County Solid Waste.
- The subject property is 10 miles to the east of Pinewoods Elementary School, 13 miles to the east of Three Oaks Middle School, and 12.5 miles to the east of Estero High School. A letter of capacity availability has been received from Lee County School District.

The site is not affected by the Corkscrew Road improvements as the improvements are to the west of the Alico Intersection and the subject property is to the east of said intersection.

III. FUTURE CONDITIONS

The site currently does not have water and sewer services available, but LCU states that extension of sewer and water service are proposed in the future. This extension is applicable to the request to amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services will resolve the lack of availability.



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

June 27, 2024

Via E-Mail

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Fred Drovdic, Aicp
RVI Planning and Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability
20351 Corkscrew Road Estro, FL 33928
Strap # 24-46-27-00-00001.0000**

To whom this may concern:

The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in place but are proposed.

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

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.

Sincerely,

LEE COUNTY UTILITIES

Judy Carlson
Project Manager,
Lee County Utilities, New Development & Construction.



Estero Fire Rescue

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

May 30, 2024

Patty Kulak
Project Manager
RVI Planning and Landscape Architecture
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

RE: Corkscrew Road 80

Ms. Kulak,

This correspondence will serve as a Letter of Service Availability for the project known as Corkscrew Road 80 located at 20351 Corkscrew Road. This letter is for strap # 21-46-27-00-00001.0000.

Estero Fire Rescue will provide fire suppression and non-transport advanced life support EMS services from Estero Fire Rescue Station #45 located at 18743 Corkscrew Road Estero Florida.

If I may be of any further help, please feel free to reach out to me.

Respectfully,

Phillip Green
Fire Marshal



Board of County Commissioners

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Brian Hamman
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Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

May 30, 2024

Fred Drovdlc, AICP
Planning Director
RVI Planning + Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

**Re: Flournoy – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Mr. Drovdlc,

In April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks, and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in *The Lee Plan*. The Department's available capacity meets the current adopted level-of-service standard, and is projected to meet the adopted level-of-service standard for at least the next five years.

Required Capacity – 5,682 acres of regional parks and 314 acres of community parks

Available Capacity – 7,066 acres of regional parks and 762 acres of community parks

Please feel free to contact me directly at (239) 672-2094 or ARegnaert@leegov.com if you have further questions.

Sincerely,

Armand Regnaert
Principal Planner
Lee County Parks & Recreation
3410 Palm Beach Blvd
Fort Myers, FL 33916



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
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Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

June 11, 2024

Fred Drovdlc
RVI Planning + Landscape Architecture
10401 Highland Manor Dr. #220
Tampa, FL 33610

Re: Letter of Service Availability – Corkscrew Road 80

Mr. Drovdlc,

I am in receipt of your letter requesting a Letter of Service Availability for a Comprehensive Plan Amendment for Corkscrew Road 80. The physical address of the parcel is 20351 Corkscrew Road, Estero, FL. The applicant is applying for 85 residential units.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 2.5 miles west of the entrance. We believe response times can be met within the site plan provided based on this analysis.

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

Sincerely,

Benjamin Abes
Director, Public Safety



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.XXX.XXXX | F: 239.XXX.XXXX

The School District of Lee County has the following comments on this project:

This project is located in Elementary School Proximity Zone "Q"

- The District's Student Generation Rate (SGR) for this area for single-family development is 0.149 at the elementary level.
- The proposed 85 residential units could be expected to produce up to 12.67 elementary school students.
- Elementary School Proximity Zone "Q" is currently operating at approximately 92 % of capacity with about 199 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone for FY25.
- This proposed project will negatively impact school capacity next 10 years.

This project is located in Middle School Proximity Zone "GG"

- The District's Student Generation Rate (SGR) for this area for Single-family development is 0.071 at the middle school level.
- The proposed 85 residential units could be expected to produce up to 6.04 middle school students.
- Middle School Proximity Zone "GG" is currently operating at approximately 99% of capacity with about 151 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone FY25.
- This proposed project will negatively impact school capacity next 10 years.

This project is located in High School Enrollment Zone South, Sub-Zone 3

- The District's Student Generation Rate (SGR) for this area for Single-family development is 0.077 at the high school level.
- The proposed 85 residential units could be expected to produce up to 6.55 high school students.
- South Zone 3 is currently operating at approximately 99% of capacity with about 92 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone FY25.
- This proposed project will negatively impact school capacity next 10.

Carmine Marceno
Sheriff



State of Florida
County of Lee

June 4, 2024

Fred Drovdlc
RVi Planning + Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, Florida 33901


Mr. Drovdlc,

The Lee County Sheriff's Office reviewed your Comprehensive Plan Amendment request for letter of service availability for a 77.98 +/- acre parcel located at 20351 Corkscrew Road on the north side of Corkscrew Road in incorporated Lee County.

The requested Large-Scale Comprehensive Plan Map Amendment would add the property to the Lee Plan Map 1 – Special Treatment Areas Tier 1 category and amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services. It also would include Text Amendments to Lee Plan Policy 33.2.4 to make allowances for development under 100 acres in the Environmental Enhancement and Preservation Communities Overlay. The proposed project buildout would include 85 residential units.

This Agency evaluated your rezoning request solely on its ability to provide law enforcement service to the development. Based on that criterion, we do not object to the proposed development. Law enforcement services will be provided from our 4th Precinct offices in Bonita Springs. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. 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 Heather Turco (239) 477-1863 with any questions regarding the CPTED study.

Respectfully,



Chris Reeves
Major, Patrol Bureau



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



Board of County Commissioners

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District One

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Ray Sandelli
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Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

June 4, 2024

RVI Planning + Landscape Architecture
Attn: Fred Drovdlc, Planning Director
1514 Broadway, Suite 201
Fort Myers, FL 33901

**RE: CORKSCREW ROAD 80 – CORKSCREW ALICO, LLC – COMPREHENSIVE
PLAN AMENDMENT REQUEST FOR LETTER OF SERVICE AVAILABILITY**

Dear Mr. Drovdlc:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed 85 residential units and a Large-Scale Comprehensive Plan Amendment on 77.98+/- acres located at 20351 Corkscrew Road through our 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



Board of County Commissioners

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District Two

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Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

June 12, 2024

Patty Kulak
28100 Bonita Grande Drive
Suite 305, Bonita Springs, FL 34135

Re: 20351 Corkscrew Road - Mass Transit Request
Letter of Service Availability

Dear Ms. Kulak,

LeeTran has reviewed your request for service availability regarding a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor.
- Closest bus stop is not within one-quarter mile of a bus stop.
- The 2020 TDP does not identify the need for enhanced or additional transit services in the area.

The proposed future development does not meet the applicability outlined in Lee County Transit Land Development Code Sec. 10-442 and Sec. 10-296 (4)(a). The developer will not be required to connect to and improve transit facilities because planning action does not trigger the relevant Lee County Land Development Code.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0322 or ocassidy@leegov.com

Sincerely,

Olivia Cassidy
Planner
LeeTran



Lee County
Southwest Florida

Board of County Commissioners



CORKSCREW 80 CPA

Exhibit M18 – State Policy Plan and Regional Policy Plan

I. STATE COMPREHENSIVE PLAN

Although the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan, the following analysis is included for further justification of the request. The plan amendment is consistent and furthers the adopted State Comprehensive Plan. Relevant portions are discussed below.

187.201(6) PUBLIC SAFETY.—

(a) Goal.—*Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.*

(b) Policies:

9. Increase crime prevention efforts to enhance the protection of individual personal safety and property.

CONSISTENCY: The Lee County Sheriff's Office has provided a letter of service availability for this site.

187.201(7) WATER RESOURCES.—

(a) Goal.—*Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

(b) Policies:

5. Ensure that new development is compatible with existing local and regional water supplies.

CONSISTENCY: Lee County Utilities is the nearest provider. In a letter received they acknowledge that the site is currently not in the service franchise area but service line expansion is proposed for sewer and water to the site in the future. The expansion of service in this area is the result of over 22,000 dwelling units and one million square feet of non-residential uses approved for development east and west of the subject property, not as a direct result of the proposed 85 single-family units proposed. The applicant is requesting to be added into the franchise service area for LCU sewer and water as part of this application.

10. Protect surface and groundwater quality and quantity in the state.

CONSISTENCY: The site is undergoing a planned development zoning, a custom zoning district that will be required to meet the Land Development Code regulations for Lee County, and additionally may be conditioned by the County to ensure consistency with all groundwater quality and quantity requirements. Moreover, in order for development to occur an Environmental Resource Permit will have to be attained from the State of Florida which will enforce the requirements to protect surface and ground water.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.—

(a) Goal.—*Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) Policies:

- 1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.**
- 3. Prohibit the destruction of endangered species and protect their habitats.**
- 4. Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.**

CONSISTENCY: Lee County requires a Protected Species Survey and mitigation if endangered or protected species are found. Lee County's requirements are consistent with State programs and requirements. The Southwest Florida Water Management District (SFWMD) monitors the protection of wetlands and similar environmentally sensitive site. The site is proposing through a residential planned development zoning request to preserve a minimum of 50% of the site in conservation easements including 29+ acres of wetlands flagged on site.

187.201(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE.—

(a) Goal.—*All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.*

(b) Policies:

- 2. By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.**

CONSISTENCY: Lee County Solid Waste has provided a letter of service availability to dispose of all solid waste on site and Lee County has an incineration plant to minimize landfill contributions.

187.201(14) PROPERTY RIGHTS.—

(a) Goal.—*Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.*

(b) Policies:

- 1. Provide compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of the state's police power so as to constitute a taking.**
- 2. Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.**
- 3. Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.**

CONSISTENCY: The site is under private contracts and not negatively affected by State or local policy or land use regulations that would constitute compensation.

(15) LAND USE.—

(a) Goal.—*In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

(b) Policies:

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

CONSISTENCY: The development area is a future urban environment with allowances for development that are appropriate as the site is serviced by or has future commitments from the necessary urban services agencies such as EMS, Police, Fire, Schools, Solid Waste and Parks with LCU proposing sewer and water service extensions. Additionally, the site will have access to a major roadway with adequate carrying capacity.



CORKSCREW 80 CPA

Exhibit M19 – Justification of Proposed Amendment

I. REQUEST

Corkscrew Alico, LLC (“Applicant”) is requesting a Large-Scale Comprehensive Plan Map Amendment to amend Lee Plan maps as follows:

- Map 1-D – Special Treatment Areas Tier 1 – to add the Property to Tier 1,
- Map 2-D – Southeast DR/GR Residential Overlay – to add the Property to the Environmental Enhancement and Preservation Communities Overlay (EEPCO), and
- Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

Additionally, the Applicant is proposing a text amendment to Lee Plan Policy 33.2.4 to make allowances for development under 100 acres in the EEPCO.

The CPA will be accompanied by a request to rezone the 77.98 +/- acres from AG-2 to RPD to allow for 85 single-family dwelling units with supporting amenities. A companion RPD and Bonus Density Application.

II. FLUC CHANGE JUSTIFICATION

The request to amend to Map 1-D – Special Treatment Areas Tier 1 category and amending Map 2-d to add the property to the EEPCO provide opportunities for beneficial conservation of natural resources, larger regional sensitive area connections, and clustered development in a highly desirable and quickly developing residential corridor. The conservation areas will preserve a cypress head that extends east and west of the Property to Lee County 20/20 lands west and Troyer Brothers conservation areas as part of the MEPD zoning abutting to the east and north.

Amendments to Maps 4-A and 4-B are to designate the property in the Lee County Utilities (LCU) service area. At the current time the site does not have sewer or water service, but LCU is the closest provider which has stated that service extensions are proposed to the site. The amendment provides the opportunity for a residential community within a newly developing portion of Lee County. All other urban services are in place to serve the development, including fire, EMS, police, parks, public schools, solid waste, transit, and shared-use paths. The addition of potable water and sanitary sewer provides imperative services needed to support the proposed 85 single-family residential dwelling units that will be part of an expanding area of the county.

The Text Amendment to Lee Plan Policy 33.2.4 is to make allowances for development under 100 acres in the EEPCO where certain conservation and hydrologic studies are impractical for small sites under 100 acres. The amendments offer minor adjustments in reductions to the required open space and conservation areas from 55% conservation areas to 50% and 60% open space to 50% as well. The higher requirements for small sites make development difficult or impossible. Allowing for these smaller sites in the corridor to maintain the stringent environmental standards, preserving natural habitats and biodiversity required by EEPCO while adjusting for the geographical limitations benefits the region. By doing so, it promotes a harmonious coexistence between human habitation and nature, fostering a sustainable future for both residents and the environment.

CORKSCREW 80 CPA

Exhibit M20 – Planning Districts/Community Plan Area Requirements

I. LEE PLAN

Lee Plan Map 1-B shows the parcels as part of the Southeast Lee County Planning District (#18). The Property is not within a planning community with specific Land Development Code requirements within Chapter 33.

