

CPA2024-00012



Jul 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
Large-scale Comprehensive Plan Text 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") is proposing 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, the Applicant seeks 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.

The CPA application is a companion request 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 small-scale 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 2024-00012

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: CORKSCREW 80 CPA - TEXT

Project Description: Proposal to amend Lee Plan Policy 33.2.4 to make allowances for development under 100 acres in the Environmental Enhancement and Preservation Community Overlay. This Text Amendment will be accompanied by a request 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, this Text 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).

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

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

.....
APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

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

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

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 Drovdlc, AICP, RVI Planning and Landscape Architecture

Address: 1514 Broadway, Suite 201 City, State, Zip: Fort Myers, FL 39901
Phone Number: 239-318-6707 E-mail: fdrovdlc@rviplanning.com

3. **Property Information: Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment.** The allowance for development of properties under 100 acres in the Environmental Enhancement and Preservation Community Overlay (EEPCO) provides the opportunity for existing land to be developed under stringent guidelines to provide housing and services for residents within the EEPCO.

4a. **Does the proposed change affect any of the following areas?** Not Applicable

If located in one of the following areas, provide an analysis of the change to the affected area.

☒ **Public Acquisition**

[Map 1-D]

☐ **Agricultural Overlay**
[Map 1-G]

☐ **Airport Mitigation Lands**
[Map 1-D]

☐ **Airport Noise Zones**
[Map 1-E]

☒ **Southeast Lee County Residential Overlay** [Map 2-D]

☐ **Mixed Use Overlay**
[Map 1-C]

☐ **Community Planning Areas**
[Map 2-A]

☐ **Urban Reserve** [Map 1-D]

☐ **Water-Dependent Overlay**
[Map 1-H]

☐ **Private Recreational Facilities Overlay** [Map 1-F]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- N/A ☐ Bayshore [Goal 18] ☐ Boca Grande [Goal 19] ☐ Buckingham [Goal 20]
☐ Caloosahatchee Shores [Goal 21] ☐ Olga [Goal 22] ☐ Captiva [Goal 23] ☐ Greater Pine Island [Goal 24]
☐ Lehigh Acres [Goal 25] ☐ North Captiva [Goal 26] ☐ NE Lee County [Goal 27] ☐ Alva [Goal 28]
☐ North Olga [Goal 29] ☐ North Fort Myers [Goal 30] ☐ Page Park [Goal 31] ☐ San Carlos Island [Goal 32]
☒ Southeast Lee County [Goal 33] ☐ Tice [Goal 34]

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario. (See Exhibit M14-Public Facilities Analysis)

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon). (See Exhibit M15-Traffic Circulation Analysis)
2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3): (See Exhibit M11-Lee Plan Analysis)
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative). (See Exhibit M12-Environmental Impacts Analysis)

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative). (See Exhibit M13-Historic Resources Impact Analysis)

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. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, 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.

SUBMITTAL REQUIREMENTS

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

MINIMUM SUBMITTAL ITEMS

<input checked="" type="checkbox"/>	Completed application (Exhibit – T1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – T2)
<input checked="" type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input checked="" type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input checked="" type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – T6/ M11)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – T7/ M15)
<input checked="" type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8/ M13)
<input checked="" type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9/ M18)
<input checked="" type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10/ M18)

**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.

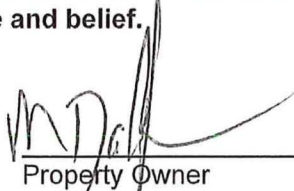
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for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

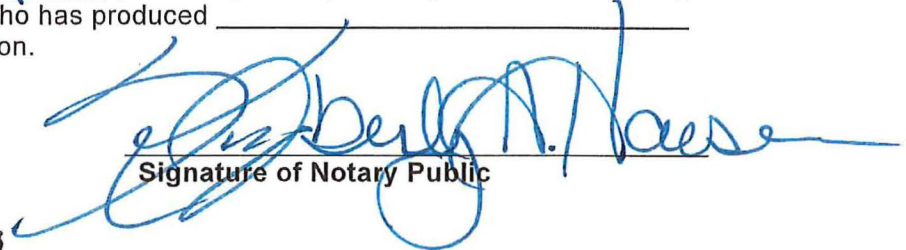
M. Dan Creighton
Print Name

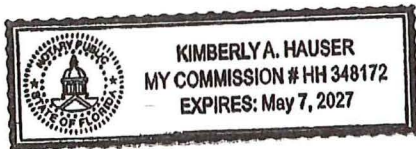
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

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





CORKSCREW 80 CPA

Pre-application Meeting

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 the following amendments to the Lee Plan:

1. 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,
2. amend the Future Land Use Map 1- Special Treatment Areas Tier 1 category, and
3. 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.

II. MEETING OVERVIEW

A meeting was held in-person at 1500 Monroe Street, 2nd floor conference room 2C on March 29, 2024, at 10:30AM to 11:30AM. The discussion was to explore the amendments to the EEPCO and the location of the project regarding surrounding environmentally sensitive areas to accomplish a development program of up to 85 single-family dwelling units on Corkscrew Road.

The team on behalf of the applicant attending was:

- Alexis Crespo
- Fred Drovdic
- Brandon Frey
- Lauren Brown
- Brent Evans
- Dan Creighton
- Charley Carpenter

The staff in attendance was:

- Anthony Rodriguez
- Brandon Dunn
- Dirk Danely Jr.
- Brianna Schroeder
- Katie Woellner

The applicant's meeting notes are on the next page.

Planning:

- Water & Sewer maps need updated.
- EEPCO text amendment needed possibly addressing allowances for smaller developments.
 - Creative Text Amendment
- Map Amendment to add property to Tier 1
 - Tiers were formed in 2010
- Look at Troyer Bros. Zoning for conservation.

Zoning:

- Two access points deviation (stabilized emergency)
- Amend controlled access points resolution.
- 100ft enhanced buffer typical per LeePLan in EEPCO
- Abuts a mine – compatibility with Troyer mine
 - Z-18-022
- Integrate lakes into Preserve Restoration Plan to include lakes in Conservation areas.



CORKSCREW 80 CPA
COMPREHENSIVE PLAN AMENDMENT
Proposed Text Amendment

The proposed text change is to address requirements for properties under 100 acres that are in the Environmental Enhancement and Preservation Communities Overlay in Policy 33.2.4. For clarity, revisions are shown in ~~striketrough~~ of existing language and underline format for new proposed language.

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:

1. These lands are within the “Environmental Enhancement and Preservation Communities” Overlay as designated on Map 2-D of the Plan. Lands eligible for designation on the Environmental Enhancement and Preservation Communities Overlay must be consistent with the criteria below:
 - Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and
 - Be located west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract) and within one mile north or south of Corkscrew Road. Properties with frontage on Corkscrew Road designated as Tier 1 Priority Restoration Area may extend the Overlay an additional mile south to include contiguous Tier 1 properties where the extension will result in regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for conservation purposes; or,
 - Be located east of the intersection of Alico Road and Corkscrew Road to the SR 82 intersection, abutting the north or south of Corkscrew Road.
2. The property is rezoned to a planned development that meets the following:
 - a. Planned development must include a minimum of 60% open space if greater than 100 acres, or 50% if equal to or less than 100 acres, not including previously mined lakes, which will be used to accommodate the following:
 1. Restore and accommodate existing and historic regional flow-ways where they currently or previously existed;
 2. Restore and accommodate existing and historic groundwater levels;
 3. Restore and preserve wetlands;
 4. Restore and preserve indigenous upland habitats;

5. Provide critical wildlife connections to adjacent conservation areas; and
 6. Provide 100' foot buffer along Corkscrew Road East of Alico Road **if greater than 100 acres, or 50' foot buffer if equal to or less than 100 acres.**
- b. Includes an enhanced lake management plan, **if the site is greater than 100 acres,** that:
 1. Applies best management practices for fertilizers and pesticides;
 2. Provides erosion control and bank stabilization; and
 3. Establishes lake maintenance requirements.
 - c. **For sites greater than 100 acres,** develop a site specific ecological and hydrological restoration plan which includes at a minimum the following: preliminary excavation and grading plans, analysis of hydrological improvements and water budget narrative, replanting plan, habitat restoration plan, success criteria, long term monitoring and maintenance.
 - d. Preservation areas must be platted in separate tracts and dedicated to an appropriate maintenance entity. For projects larger than 1,000 acres a CDD or a master home owners association must be created that will accept responsibility for perpetually maintaining the preservation requirements identified in the planned development, prior to issuance of certificate of compliance (CC) for first local development order.
 - e. Record a Conservation Easement for a minimum of 55% of the planned development **if greater than 100 acres, or 50% if equal to or less than 100 acres,** not including previously mined lakes, to be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights. All Conservation Easements required as part of the planned development must be recorded within 5 years from first development order approval.

NO CHANGE TO REMAINDER OF POLICY SECTION



CORKSCREW 80 CPA

Exhibit M16 - Existing and Future Conditions Analysis

I. 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. 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 Applicant has filed a Comprehensive Plan Map Amendments 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 and 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 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 – 80 (base density units); 5 (bonus density units).

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 – 80 (base density units); 5 (bonus density units).

II. EXISTING CONDITIONS

The property is in the Density Reduction/ Groundwater Resource (DR/GR) and Wetlands Future Land Use category and within the Southeast Lee County Community Area. There are no known environmentally sensitive areas recorded in the environmental assessment report. The site does abut Lee County 20/20 Lands to the north.

The zoning of the surrounding properties is a mix MEPD and AG-2 districts. The property to the north and east are previous mining siting that have remained vacant or became farmland. The properties to the west currently vacant, though part of the Troyer Farms Industrial PD and the property to the south is vacant land.

The surrounding area is as follows in the table below and map below.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	MEPD	Farmland, Mining Site
SOUTH	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	AG-2	Corkscrew Road ROW, Vacant Land
EAST	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	MEPD	Troyer Farms Industrial Planned Development, Vacant Land
WEST	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	AG-2	Lee County 20/20 Lands, Vacant

The site is within the Southeast Lee County Planning District, part of the Imperial River Watershed, in both the primary and secondary Panther Habitat Zone, and is not within the Coastal High Hazard Area (CHHA) and Evacuation Zone.

Urban services are in place to serve the development. The site has access to services including fire, EMS, police, parks, public schools, solid waste, transit, and shared use paths.

III. FUTURE CONDITIONS

The site currently does not have water and sewer services available. 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. **The Letter of Availability received from the Lee County Utilities department supports this request.**



CORKSCREW 80 CPA

Exhibit M11 – Lee Plan Analysis

I. REQUEST

Corkscrew Alico, LLC (“Applicant”) is requesting a Large-Scale Comprehensive Plan Map Amendment to add the property to the Lee Plan Map 1 – Special Treatment Areas Tier 1 category, 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, and 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 project 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 has been submitted as DCI2024-XXXX.

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 property is in the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Category and abuts Lee County 20/20 lands to the west. The site has 29.60 acres of existing wetlands that are will be preserved and placed in conservation easements per EEPKO policies. The remainder of the site has a long history of agricultural exemption and is mostly cleared.

The surrounding area is as follows in the table below.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	MEPD	Farmland, Troyer Brothers Mining
SOUTH	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	AG-2	Corkscrew Road ROW, Vacant Land
EAST	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	MEPD	Troyer Farms Industrial Planned Development, Vacant Land
WEST	Density Reduction/ Groundwater Resource (DR/GR) & Wetlands	AG-2	Lee County 20/20 Lands, Vacant

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.

Urban services are in place to serve the development. The site has access to services including fire, EMS, police, parks, public schools, solid waste, transit, and shared use paths. The applicant will be requesting to add the property to the Lee Plan Map 1 – Special Treatment Areas Tier 1 category, 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, and be added to the Environmental Enhancement and Preservation Communities Overlay district.

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.

- Letters of availability have been secured from Lee County Utilities for water and sanitary sewer.
- 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 site is within the Estero Fire District, Lee County Sheriff's District, Solid Waste District Area 3 and Flood Zone X.
- 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.
- 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.

V. PROPOSED DEVELOPMENT

The proposed Residential Planned Development (RPD) will consist of 85 single-family homes, offering amenities such as pickleball courts, a putting green, and generous preserve areas. The community is designed with a main entrance leading to a cul-de-sac, enhancing safety and



residential tranquility. The development is proposing to preserve approximately 29.60+/- acres of wetlands in the northern section which will be connected to another 9.75+/- acres of preservation throughout the development and two lakes totaling 4.15+/- acres. This project combines modern amenities with significant natural preservation.

The conservation areas will serve a larger environmental context by preserving a large cypress head wetland that spans beyond the property boundaries to the 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.

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, 4.1.3, 5.1.2, 5.1.7, 5.2.4, 54.1.2, 54.1.6, 61.1.1, 61.3.6, 95.1.3, 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 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.

The Property is located in the Density Reduction/Groundwater Resource (DR/GR) FLUC and consistent with Objective 33.2. The Corkscrew 80 RPD is designate on a Future Land Use Map overlay as an area that provides opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities). The addition of 78 residential dwelling units, including 7 additional units approvable through the Density Bonus program, are permitted within the DR/GR FLUC.

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 preserve approximately 29.60+/- acres of untouched wetlands in the northern portion of the property and proposes an additional 9.75+/- acres of perimeter preservation 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.

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 RPD site is within the Environmental Enhancement and Preservation Communities Overlay (EEPCO). 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.

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.

As outlined within the application, the project represents an infill development within an urbanized area of Lee County where residential development is encouraged along the Corkscrew Road corridor. Various 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 – 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. The proposed rezoning will allow for a clustered and logical development pattern in an area readily serviced by public infrastructure, in direct compliance with the above policy.

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 expansion of LCU service area 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, 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.

There are adequate public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of schools, fire, EMS and Sheriff's protection.

The proposed Master Concept plan provides compatibility with surrounding areas through the provision of expansive preserve areas and significant distances between residential lots and the project boundary.

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 water. 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 expand the 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 requested changes will expansion the current connections to fully service the development while maintaining the necessary level of service requirements by Lee County.

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.***

Response to be update once Letter of Availability is received.

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.***

Response to be update once Letter of Availability is received.

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.***

On the Lee Plan Map 4-A, the site lies outside the LCU Future Water Service Area. The requested changes to Lee Plan Map 4-A will expansion the current connections to fully service the development while maintaining the necessary level of service requirements by Lee County.

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 expansion of LCU water service 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 sewer. 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 expand the 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.***

Response to be update once Letter of Availability is received.

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.***

Response to be update once Letter of Availability is received.

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 Applicant is request an amendment to the Lee Plan Map 4-B as the site lies outside the LCU Future Sewer Service Area. The requested changes to Map 4-B will expansion the current connections to fully service the development while maintaining the necessary level of service requirements by Lee County.

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

STANDARD 4.1.3: REUSE

According to LCU in the letter of service availability reuse is not served to this site.

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 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

The proposed residential development consists of single-family homes constructed and designed to meet the current FEMA design elevation.

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 proposed RPD includes community amenity center with recreational facilities including pickleball courts and a putting green. 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 request will ensure that the property is developed with uses similar to surrounding properties west of I75. 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. 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 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. The attached Environmental Report demonstrated the existence of an American Alligator on the property and history of various other species on the site including panthers and wading birds. Development will be managed to have a minimal impact on the narrative wildlife and vegetation.

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.

Response needed.

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 from the South Florida Water Management District. A master drainage system and conservation areas are proposed with this request. These elements will be established through the ERP and subsequent development orders, 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 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

- a. Sanitary Sewer – The Applicant is requesting for the extension of service to the site and an amendment to Lee Plan Map 4-A.
- b. Potable Water – The Applicant is requesting for the extension of service to the site and an amendment to Lee Plan Map 4-b.
- c. Surface Water/Drainage Basins – The property is intended to be developed as part of and RPD (DCI2024-XXXXX). The project will be required to meet all LDC provisions for surface water management, pre-treatment, storage and treatment including the System Requirement: Prevent the flooding of designated evacuation routes on The Lee Plan Map 15 from the 25-year, 3-day storm event (rainfall) for more than 24 hours.
- d. Parks, Recreation, and Open Space – Lee County Parks and Recreation has provided a letter of service availability.
- e. Public Schools – A letter of capacity has been received from Lee County Schools.

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 site 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 development under 100 acres in the Environmental Enhancement and Preservation Communities Overlay. The approval offers the opportunity to provide obtainable and affordable housing for the residences of the Corkscrew Road corridor.

The proposed Corkscrew 80 RPD allows for development into a well-planned single-family community which accommodates increasing demand for residential density and will allow for increase bonus density, which is limited to affordable single-family housing, to be integrated into the growing surrounding commercial projects.



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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
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July 11, 2024

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- VI. ZONING ANALYSIS
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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.

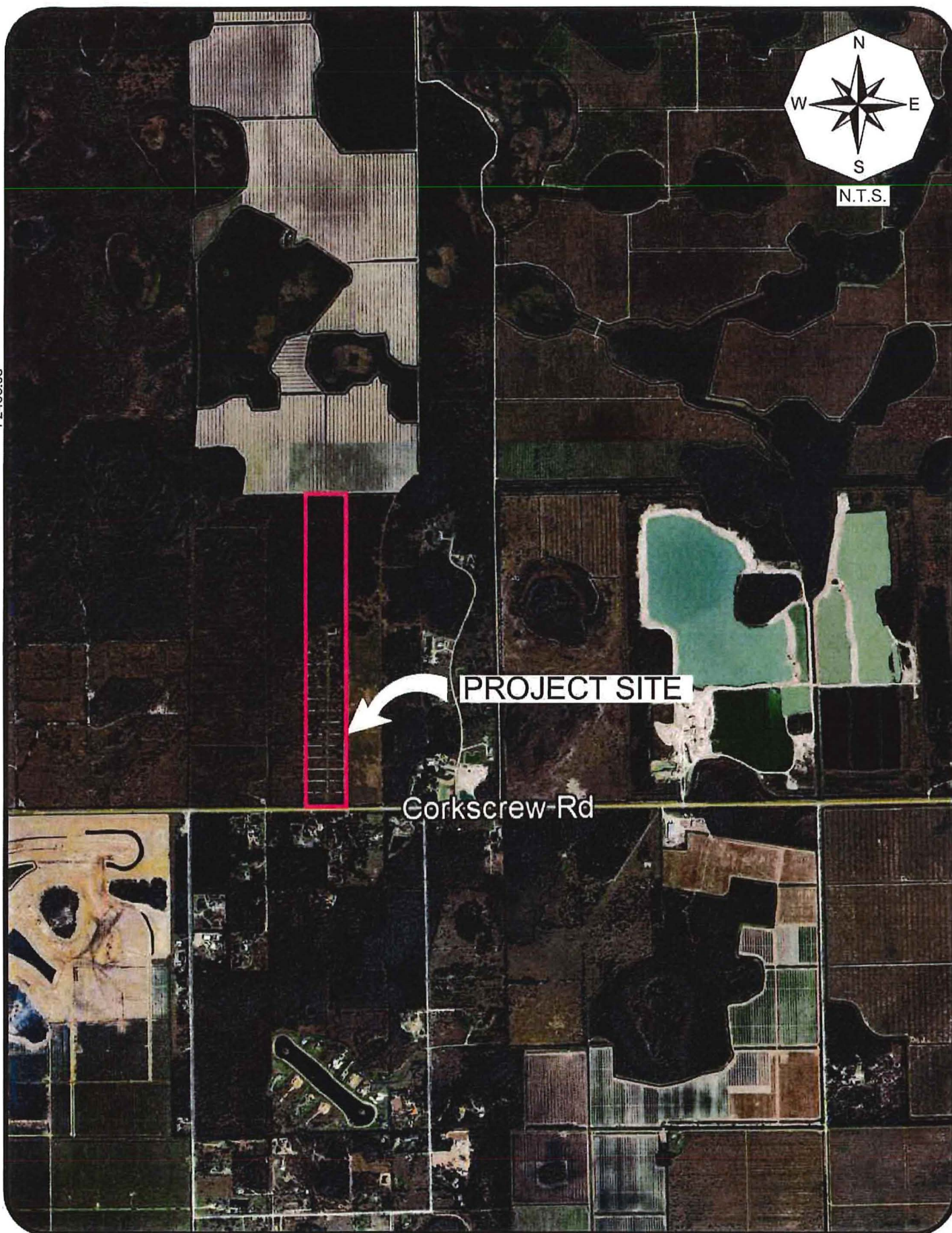
The site is currently in the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Category and is zoned as Agricultural (AG-2). The applicant is proposing to add the property into Lee Plan Map 1 – Special Treatment Areas Tier 1 and Environmental Enhancement and Preservation Communities 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*

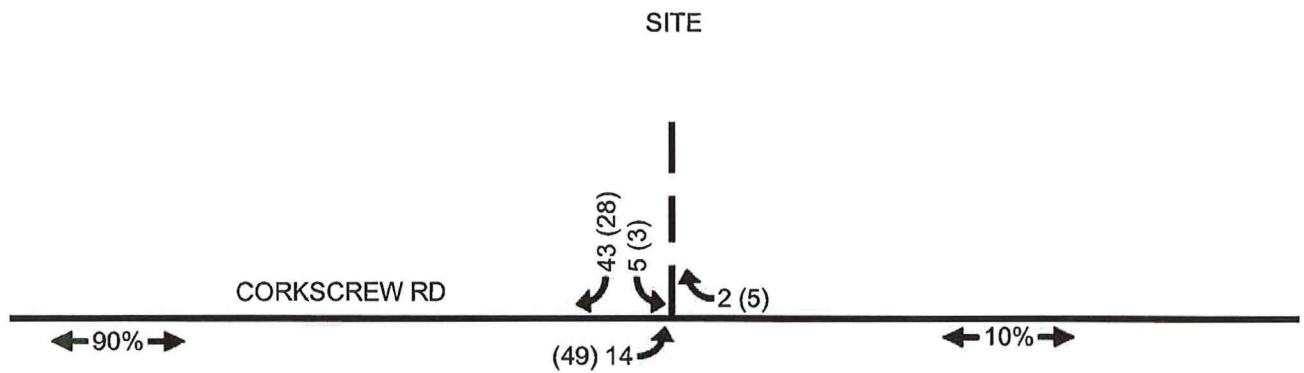
Online resource. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the FDOT resource is attached to the Appendix of this report for reference.

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



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

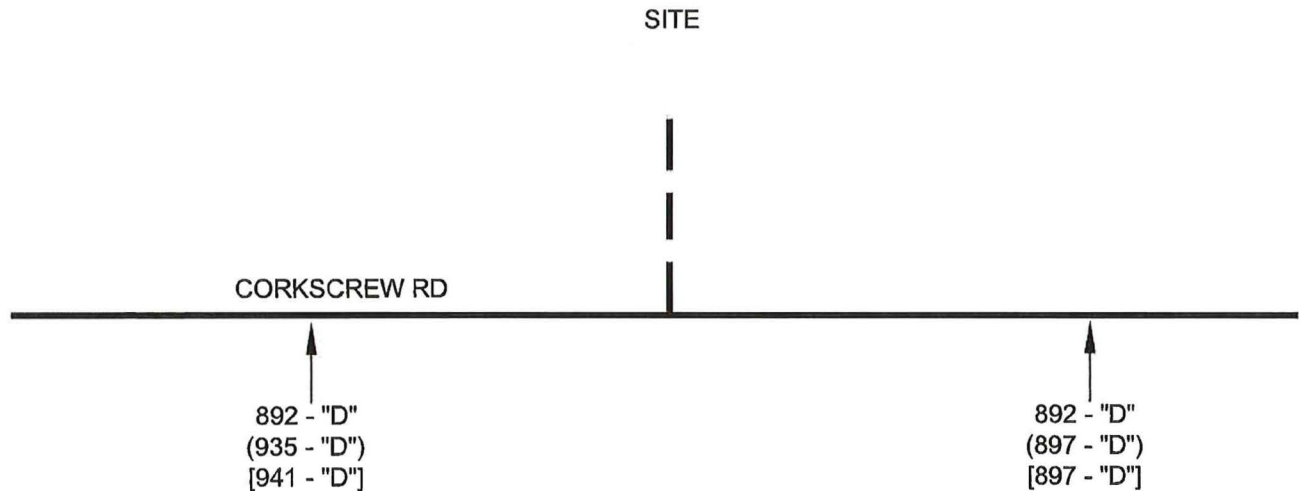
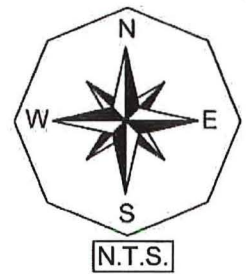
segments are anticipated to be significantly impacted as a result of the proposed development.

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 Allico 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

2045														2045 BACKGROUND PLUS PROJ	
ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	PEAK DIRECTION		PROJECT	PK DIR	PEAK DIRECTION		
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	TRAFFIC VOLUMES & LOS	TRAFFIC	PM PROJ	TRAFFIC VOLUMES & LOS			
		AADT	FDOT SITE #	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS	
Corkscrew Rd	E. of Alico Rd	16,587	124250	16,587	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)

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

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

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>	<u>GENERALIZED SERVICE VOLUMES</u>					<u>PERCENT</u>		
				<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

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR BASE YR	CURRENT	YRS OF GROWTH ¹	ANNUAL RATE	2023	2030		PERCENT	V/C	PROJECT	2030			V/C	2030		
						PK HR	PK HR	PK SEASON				BCKGRND		+ AM PROJ	V/C	BCKGRND		+ PM PROJ
						PEAK DIR. ²	VOLUME	LOS		Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS
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
	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

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**

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

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

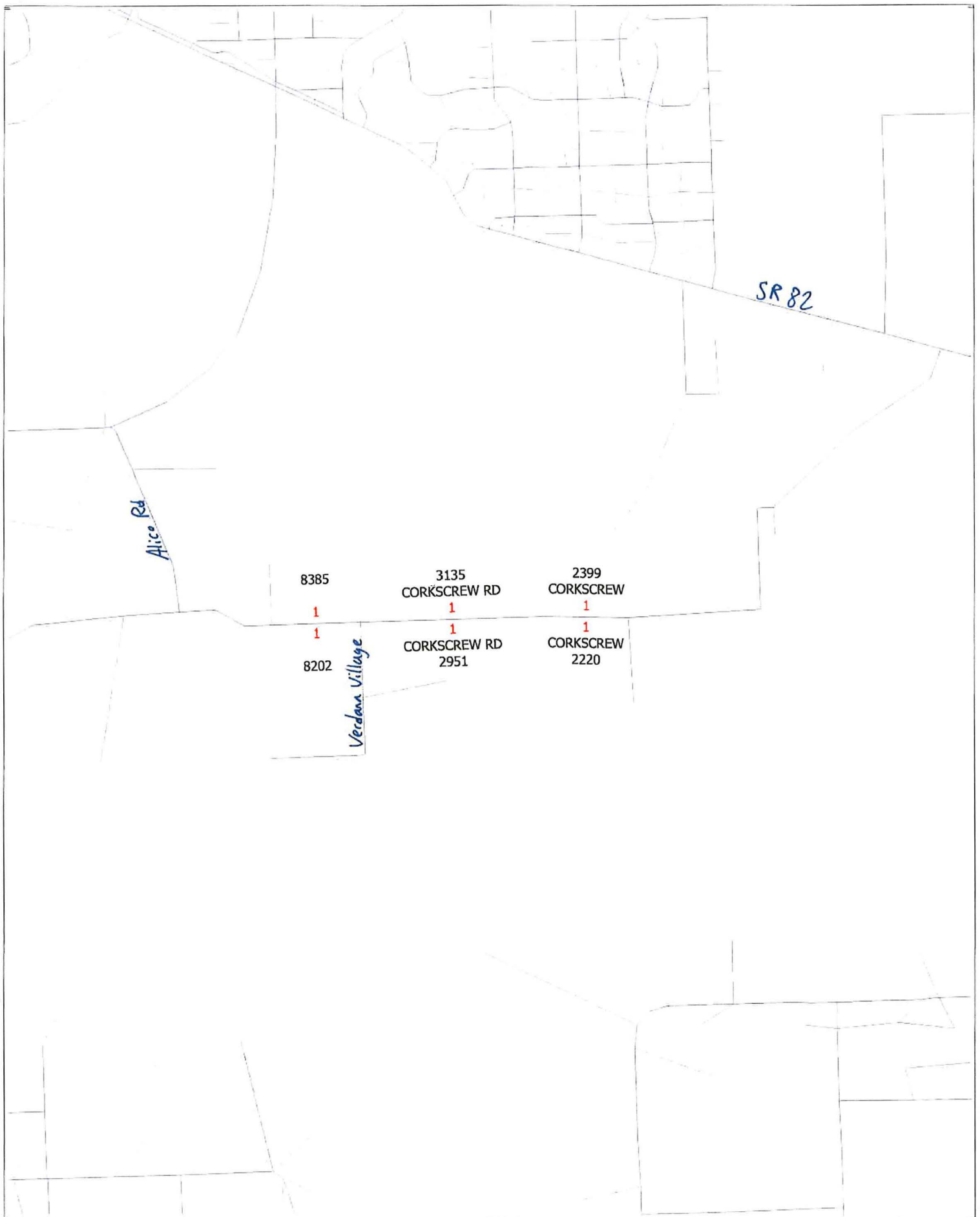
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

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

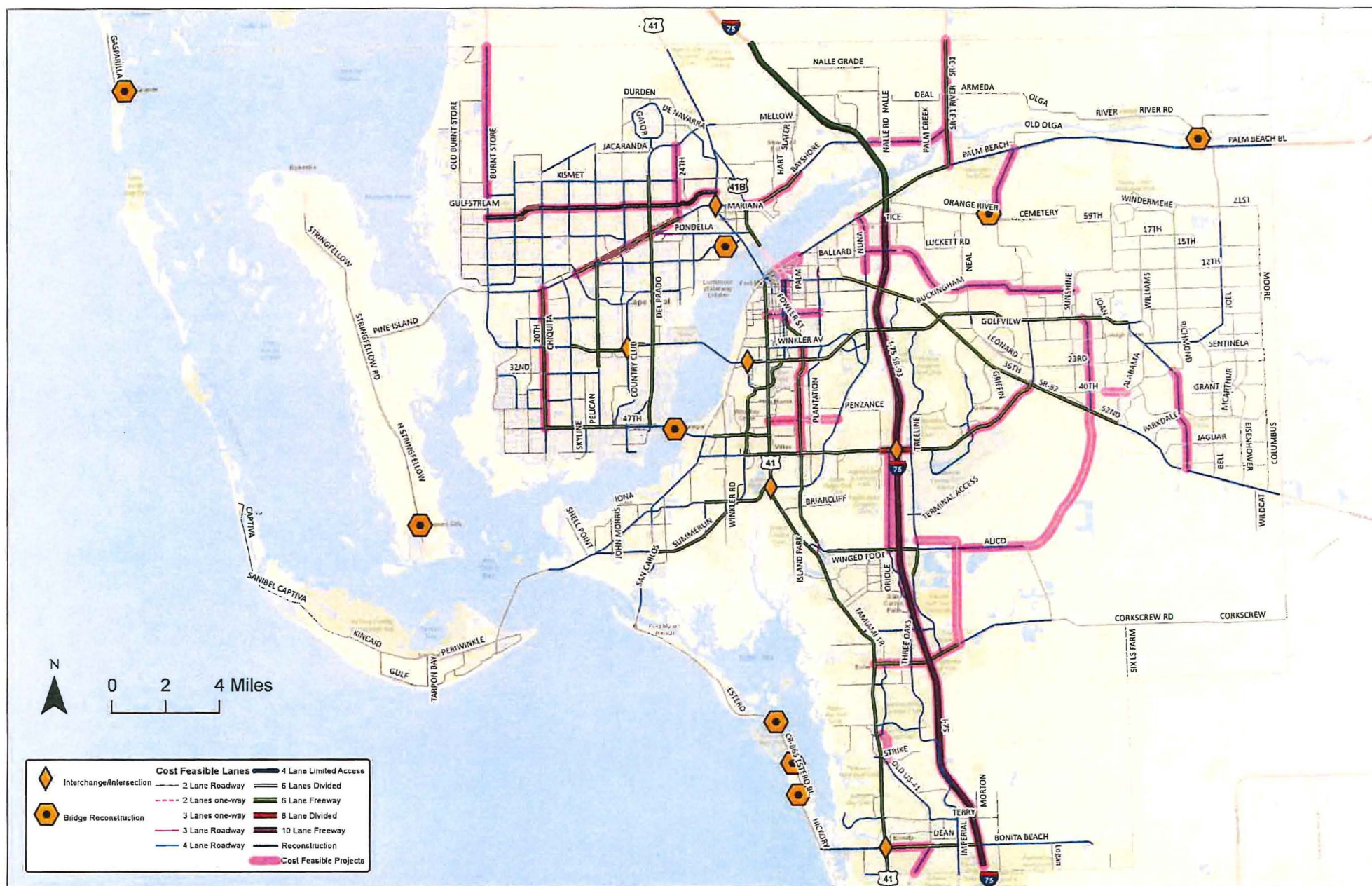
Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	326	0.38	C	343	0.40	
04900	CHAMBERLIN PKWY	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

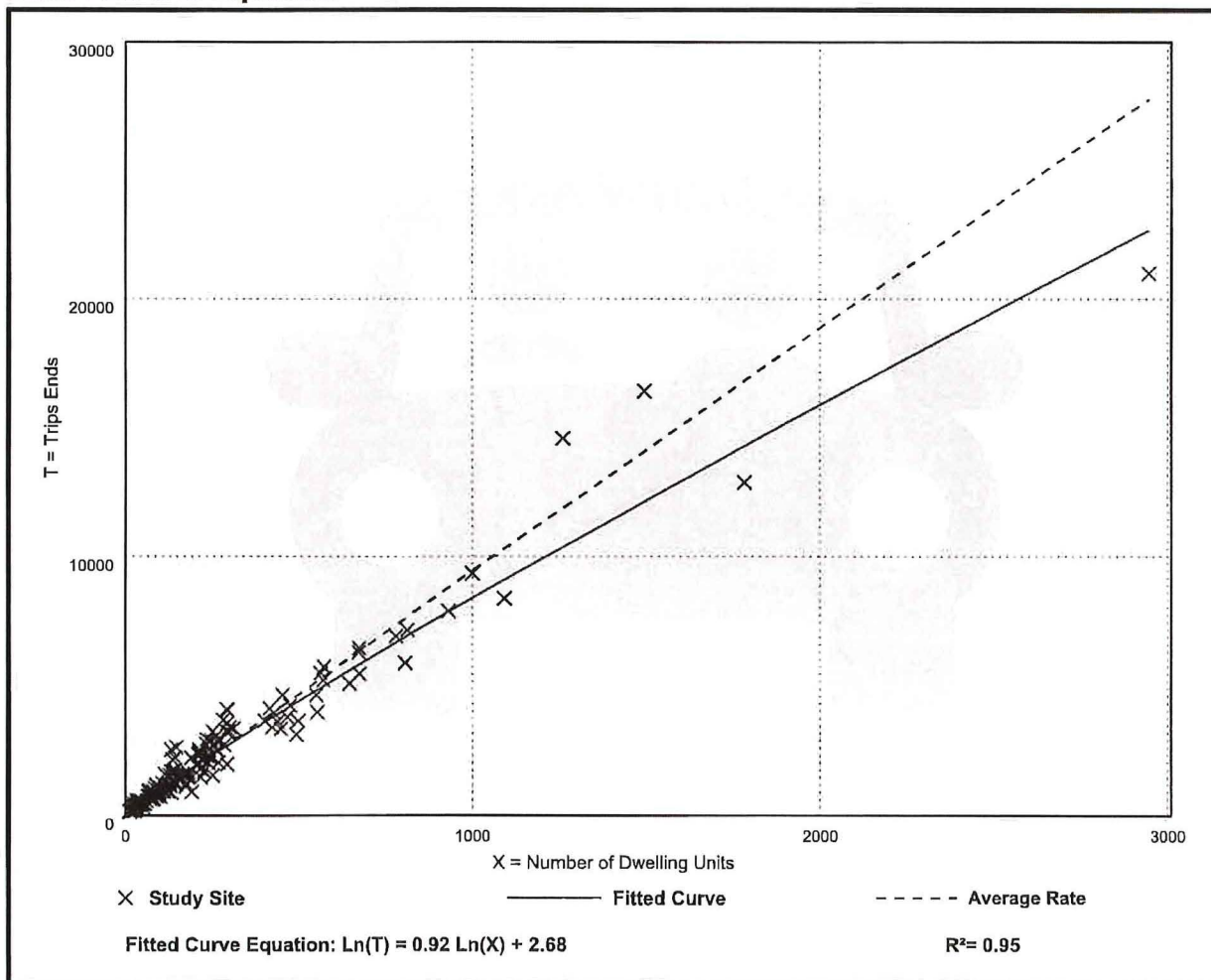
Avg. Num. of Dwelling Units: 246

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

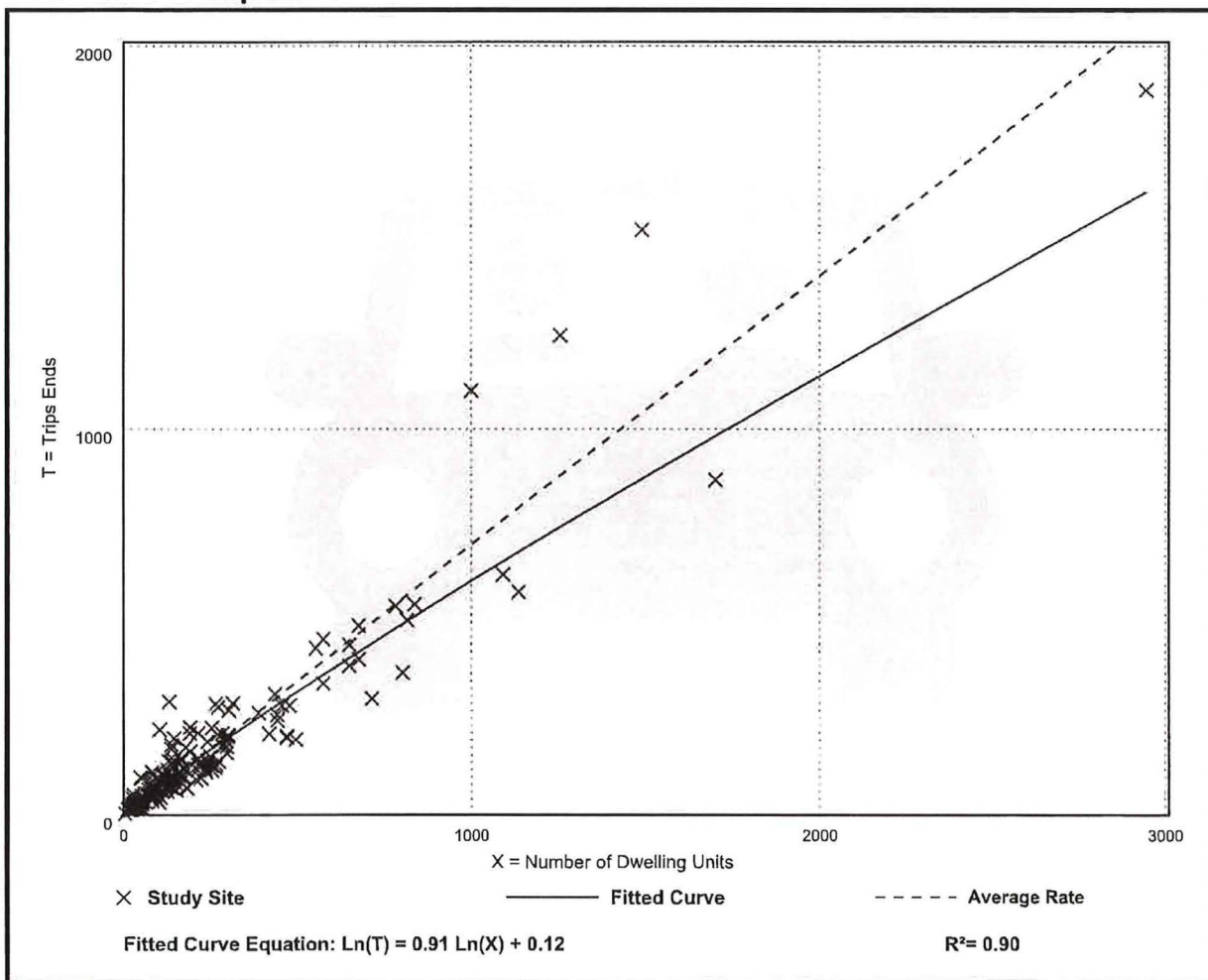
Avg. Num. of Dwelling Units: 226

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

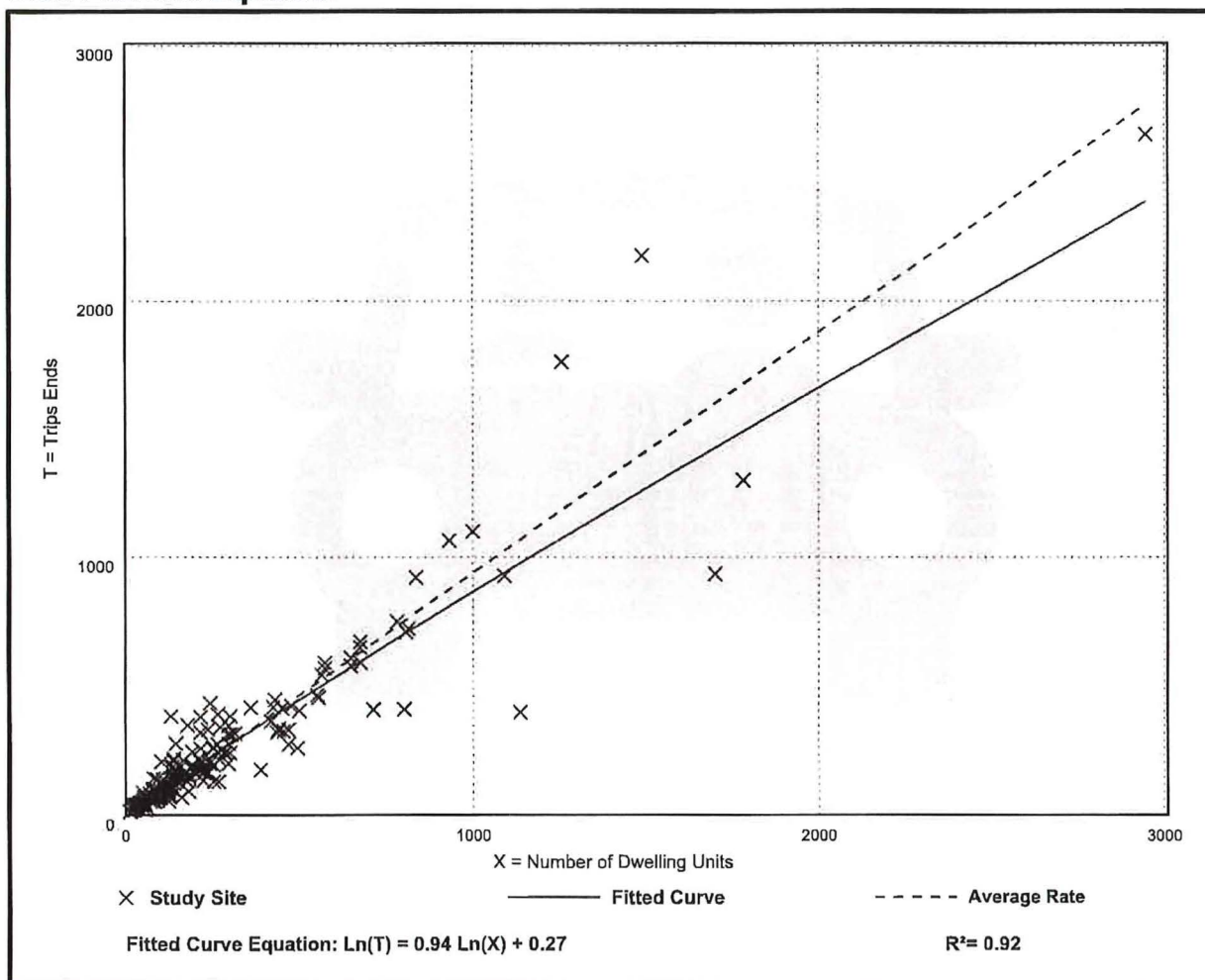
Avg. Num. of Dwelling Units: 248

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

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 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 has issued a letter of utility service availability for the site.

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.

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 an urban environment with current intense allowances for development that are appropriate as the site is serviced by or has commitments from all applicable urban services agencies such as EMS, Police, Fire, Transit, Utilities, Schools, Solid Waste and Parks. Additionally, the site will have access to major roadways with adequate carrying capacity.