



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 regarding location criteria for property as part of 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 78 single-family dwelling 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.

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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.

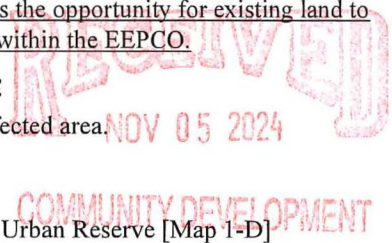
1. **Name of Applicant:** Corkscrew Alico, LLC
Address: 2240 W. First Street, Suite 101 City, State, Zip: Fort Myers, Florida 33901
Phone Number: 239-210-0455 E-mail: LBrown@creightondev.com

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.

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|--|--|--|
| <input checked="" type="checkbox"/> Public Acquisition [Map 1-D] | <input checked="" type="checkbox"/> Southeast Lee County Residential Overlay [Map 2-D] | <input type="checkbox"/> Urban Reserve [Map 1-D] |
| <input type="checkbox"/> Agricultural Overlay [Map 1-G] | <input type="checkbox"/> Mixed Use Overlay [Map 1-C] | <input type="checkbox"/> Water-Dependent Overlay [Map 1-H] |
| <input type="checkbox"/> Airport Mitigation Lands [Map 1-D] | <input type="checkbox"/> Community Planning Areas [Map 2-A] | <input type="checkbox"/> Private Recreational Facilities Overlay [Map 1-F] |
| <input type="checkbox"/> Airport Noise Zones [Map 1-E] | | |



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)



**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 ~~strikethrough~~ 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 or abutting the eastern border 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 west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road.

NO CHANGE TO REMAINDER OF POLICY SECTION