



October 31, 2024

Katie Woellner, AICP
Principal Planner
Lee County Community Development, Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

RECEIVED
NOV 05 2024

COMMUNITY DEVELOPMENT

**Re: Corkscrew 80 CPA – Map and Text Amendment
1st INSUFFICIENCY RESPONSE LETTER
CPA2024-00011 and 12**

Dear Katie:

Enclosed please find responses to your insufficiency letter dated *August 18, 2024*. The following information has been provided to assist with the approval process:

1. Revised Exhibit M3 – Mailing Labels
2. Revised Exhibit M6 - Soil Map 2024-07 (Atwell)
3. Revised Exhibit M6 - Topo Map_FL_Corkscrew_20240412_TM_geo
4. Revised Exhibit M7 – Boundary Survey
5. Revised Exhibit M7 – Legal Sketch and Description
6. Revised Exhibit M11 – Lee Plan Narrative
7. Revised Exhibit M14 – Public Facilities
8. Revised Exhibit M15 – Traffic Impact Statement
9. Revised Exhibit M17 – Letters of Determination of Availability
10. Revised Exhibit M18 – State Policy
11. Revised Exhibit M19 – Justification of Proposed Amendment
12. Revised Exhibit M20 – Planning Communities
13. Master Site File Letter - No Cultural Resources 2024-09-13
14. Exhibit M6 – Indigenous Habitat Management Plan (IHMP)
15. Exhibit M6 – Stormwater Management Plan
16. Exhibit M6 – Hydrological Restoration Plan
17. Exhibit M6 – Agricultural Overlay Map 1-G
18. Exhibit M6 – Wellfield Protection Map 4-C
19. Exhibit M6 – Hydric Surface and Groundwater Levels LeePlan Map 2-E
20. Exhibit M6 – FEMA FIRM 12071C0650F

The following is a list of staff comments with our responses in **bold**:

CPA2024-00011 — MAP AMENDMENT

APPLICATION MATERIALS

1. Remove the disclosure of interest or remove names at the bottom unless someone in the organization is a Lee County Employee, County Commissioner, or Hearing Examiner.



RESPONSE: The disclosure has been corrected. No person in the organization is a Lee County Employee, County Commissioner, or Hearing Examiner.

2. It appears a page of mailing labels from another application was included with this application package. Verify all labels are consistent with Exhibit M3.

RESPONSE: Please see revised Exhibit M3.

3. Exhibit M20 states that the property is not within a planning community with a specific LDC requirement in Chapter 33; however, it is within the Southeast Lee County Community Plan Area, which has requirements in the Comprehensive Plan for map and text amendments. Provide a meeting summary document on the required informational session per the requirements of Lee Plan Goal 17.

RESPONSE: Exhibit M20 has been revised. A public information session, as required for the Southeast Lee County Planning Community, has not been scheduled at the time of this submittal. The meeting will be held before mid-December. Staff will receive an invitation.

PLANNING COMMENTS

4. Exhibit M14, Section 2 states the existing maximum development of 85 units under DR/GR and 85 units under Intensive Development. This does not appear to accurately represent this application, as the application does not propose intensive development. Revise the analysis to reflect the number of units currently allowed under DR/GR and the proposed number under DR/GR with the additional map amendments. This analysis needs to demonstrate that the proposed water and sewer lines have adequate capacity to serve the increased density on the subject property.

RESPONSE: The calculations have been corrected. We are now requesting 78 units.

WATER RESIDENTIAL

Current Residential Density per Wetland and DR/GR FLUC

7 ERC X 250 GPD = 1,750 GPD

Proposed Residential Density per CPA Amendment to EEPCO Tier 1

78 ERC X 250 GPD = 19,500 GPD

Impact of CPA

19,500 GPD - 1,750 GPD = 17,750 GPD

SEWER RESIDENTIAL

Current Residential Density per Wetland and DR/GR FLUC

78 ERC X 200 GPD = 1,400 GPD

Proposed Impact of Residential within Intensive Development

78 ERC X 200 GPD = 15,600 GPD

Impact of CPA

19,500 GPD - 1,750 GPD = 14,200 GPD

5. The Lee Plan Analysis included an analysis of Conservation Lands FLU. Clarify how this relates to the application, specifically whether this also proposes adding lands to the Conservation Lands FLU category.

RESPONSE: The map amendment does not propose to add property to the Conservation Future Land Use Category. The narrative has clarified that 55% of the land is proposed to be in a conservation easement, not the Conservation FLUC.

The map amendment is to qualify this property as a Tier 1 land and make it eligible to be added to the EEPKO. The text amendment is to make some minor adjustments to the EEPKO policies to allow for the location criteria to be amended to allow this property into the EEPKO.

The development proposes to place 55% of the property in conservation easements in perpetuity and support the major environmental and hydrologic policies of the EEPKO. The 42.80± acres of lands to be put in a conservation easement neighbors existing Lee County 20/20 Imperial Marsh Preserve lands to the west creating a permanent connection of protected conservation lands in addition to a connect to surrounding conservation lands to the east and north per the Troyer Farms MPED.

6. Add a statement to the Lee Plan analysis addressing Lee Plan Policy 1.6.5 regarding the impacts of the proposed map amendments on Table 1(b) allocation for SE Lee County, the Lee County population projections, and the total population capacity of the FLU map.

RESPONSE: Please see revised Lee Plan Analysis addressing Policy 1.6.5.

7. The application materials only include a Lee Plan Analysis relating to Southeast Lee County for Policy 33.2.4. Revise the Lee Plan Analysis to demonstrate the map amendments' consistency with Goal 33, Objective 33.1, and the policies supporting Objective 33.1.

RESPONSE: Please see revised Lee Plan Analysis.

8. The analysis provided for Lee Plan Policy 33.2.4 does not sufficiently address all of the criteria for the EEPKO. Revise the analysis of this policy to demonstrate how the proposed map amendments are consistent with numbers 1-4 and the sub-policies therein. This analysis needs to demonstrate that the proposed map changes support all the intentions of the Southeast Lee Community Plan Area.

RESPONSE: Please see revised Lee Plan Analysis that includes the analysis below:

POLICY 32.2.4

2. The property is rezoned to a planned development that meets the following:

- a. Planned development must include a minimum of 60% open space, 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;**

See the submitted Hydrological Resource Report and Stormwater Management Plan. Additionally, JR Evans is preparing regional hydrologic restoration and flowway report for an upcoming EPR submittal and an Enhanced Like Management Plan will be created as well. This information is not yet complete.

2. Restore and accommodate existing and historic groundwater levels;

See the submitted Hydrological Resource Report and Stormwater Management Plan. Additionally, JR Evans is preparing regional hydrologic restoration and flowway report for an upcoming EPR submittal and an Enhanced Like Management Plan will be created as well. This information is not yet complete.

3. Restore and preserve wetlands;

Per the Atwell Indigenous Habitat Management Plan:

Approximately 23.19 acres of wetlands will be enhanced and preserved as shown on the Enhancement and Preservation Map as part of the IHMP. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. Exotics may be mechanically removed and treated from wetland areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygon currently mapped as FLUCCS Code 619M, 10.75 ac.). The limits of the wetland areas from which exotics will be mechanically removed will be determined based onsite specific conditions at the time of clearing.

4. Restore and preserve indigenous upland habitats;

Per the Atwell Indigenous Habitat Management Plan:

The Corkscrew property has the potential to play a significant role in the area's hydrology and wildlife corridor. The project is located adjacent to the Imperial Marsh Preserve, a county owned preserve, which abuts the Corkscrew Mitigation Bank to the east. To the west of the project is the Troyer Brothers preserve land which connects to the Imperial Marsh Preserve to the north.

By restoring and enhancing both upland and wetland habitats, this project will create a critical link that supports regional water hydrology and establishes a managed wildlife corridor, ensuring seamless ecological connectivity across the area.

The current land use practices within the property and exotic vegetation infestation significantly diminish wildlife utilization. The IHMP provides an avenue for the enhancement and preservation of this important piece of land.

5. Provide critical wildlife connections to adjacent conservation areas; and

See #4 above.

6. Provide 100' foot buffer along Corkscrew Road East of Alico Road.

See the MCP which meets this requirement.

- b. Includes an enhanced lake management plan, that:**
- 1. Applies best management practices for fertilizers and pesticides;**
 - 2. Provides erosion control and bank stabilization; and**
 - 3. Establishes lake maintenance requirements.**

The applicant is in the middle of composing the SFWMD ERP for the site. As part of the application the applicant has contracted with a consultant to produce the enhanced lake management plan that will be used for the ERP and at the time of local development order.

- c. 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.**

A site specific ecological and hydrological restoration plan is provided or underway. Atwell has provided an IHMP as part of this submittal which addresses wetland preservation and restoration, upland restoration, and reclaiming former agricultural lands. The plan addresses replanting plan, habitat restoration plan, success criteria, long term monitoring and maintenance. The preserved 55% of the property connects to a wildlife corridor to the east via Troyer Farms MPED to the Lee County 20/20 Imperial Marsh Preserve.

A hydrological study is part of this submittal by JR Evans. The hydrological restoration plan is in part addressed by the IHMP but the remaining details of the restoration plan such as preliminary excavation and grading plans, analysis of hydrological improvements and water budget narrative will be forthcoming as JR Evans works through the ERP and development order site plans over the next few months.

- 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 homeowners 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.**

Understood. The conservation area will be platted in a separate tract as demonstrated on the MCP.

- e. Record a Conservation Easement for a minimum of 55% of the planned development, 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.**

At the time of local development order (DO) a conservation easement will be recorded on the 42.80± acres of wetland and upland preserve areas as shown on the MPC.

f. Indigenous management plans must address human-wildlife coexistence.

See the Indigenous Habitat Management Plan (IHMP) by Atwell in the submittal.

g. Uses Florida Friendly Landscaping with low irrigation requirements in common elements.

The applicant intends to meet this requirement at the time of DO.

h. The stormwater management system must demonstrate through design or other means that water leaving the development meets state and federal water quality standards. The developer must obtain authorization from the Division of Natural Resources prior to discharge of stormwater from the development into the County's MS4 system directly or indirectly.

See the Stormwater Management Plan narrative in the resubmittal of the CPA titled "Exhibit M12 – Stormwater Management Plan".

i. Irrigation and fertilizers (or other chemicals) for agricultural purposes must be entirely eliminated at time of first development order approval for row crops and no later than 5 years from first development order approval for citrus groves. If cessation of citrus groves is to be phased, a phasing plan provided at the time of zoning must demonstrate regional environmental benefits, including but not limited to regional or historic surface water and wildlife connections, occurring with the first phase of development.

The site is a former agricultural area that is now inactive. The redevelopment of the site will remove the property from converting back into an agricultural use.

j. Protects public wells through compliance with the requirements of the Well Field Protection Ordinance.

The property is outside the wellfield protection zones as marked on "Exhibit M6 – Wellfield Zones Map 4-C".

k. Each planned development within the Overlay will be required to mitigate the traffic impacts of the planned development and provide its proportionate share of the needed roadway improvements in accordance with Administrative Code (AC) 13-16. The proportionate share amount can be offset, in accordance with AC 13-16, by the dedication of needed right-of-way or the construction of improvements that would measurably lessen the need for roadway improvements, or by payment of impact fees, or use of impact fee credits, or as otherwise set forth in a written agreement between Lee County and the Developer. Prior to a final determination of a Project's proportionate share amount, compliance may be met through an enforceable instrument that obligates the property owners within a planned development to pay the Project's proportionate share, with said instrument being recorded prior to the issuance of any development order. For the developments known as WildBlue

(CPA2014-00004) and Corkscrew Farms (CPA2015- 00001) if the instrument is recorded prior to the final determination of the proportionate share amount, the proportionate share payment may not exceed \$1,600 per unit above the road impact fee amount.

Understood.

- I. Connect to public water and sewer service. Connect to reuse water if available at time of development order approval.**

Understood. The development is required to connect and can only be developed when utilities are available. As part of the process this application is requesting to add the property into the Lee County sewer and water franchise areas.

- m. Obtain written verification as to adequate public services for the planned development, from the sheriff, EMS, fire district, and Lee County School District.**

Written verification has been received from all agencies listed. See the “Exhibit M14 - Public Facilities Impacts Analysis v01” and “Exhibit M17 - Letters of Determination for Service

- n. Demonstrate that the planned development will not result in significant detrimental impacts on present or future water resources.**

See the hydrological study, stormwater narrative and by early 2024 the site’s ERP.

ENVIRONMENTAL COMMENTS

9. Provide an analysis of Lee Plan policies 1.4.6, 2.3.1, 2.3.2, 33.1.1, 33.1.2, 33.1.4, 60.4.3, 61.1.6, 123.1.5, 123.2.10, 123.3.3, 126.1.1, 126.1.4 as well as Goal 63.

RESPONSE: Please see revised Lee Plan Analysis.

10. Expand on the analysis of Lee Plan 33.2.4 (1). The policy states that lands eligible for designation must 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. In the application, the applicant only indicated that a 12 ac cypress head and 6 ac of Pine Flatwoods would be preserved. Please provide scientific analysis/data to demonstrate that significant regional hydrological and wildlife connections can be provided to support the request.

RESPONSE: See Indigenous Habitat Management Plan by Atwell which addresses the species and wetland and upland restoration and reclamation.

11. Expand on the analysis of Lee Plan policy 1.6.10 detailing how the proposed preservation provides an "important regional hydrological and wildlife connection."

RESPONSE: Please see revised Lee Plan Analysis.

12. The applicant stated in the Lee Plan Analysis that preserving a minimum of 50% of the property in conservation easements will meet the intent of the EEPKO to improve, preserve,

and restore regional surface and groundwater resources. Please provide scientific analysis/data to support this claim.

RESPONSE: The site plan has been revised to meet the 55% conservation required in the EEP CO criteria. Moreover, the resubmittal has an Indigenous Habitat Management Plan, Hydrologic Restoration Plan, and Stormwater Management Plan. Containing supporting data. Additionally, over the next few months a Lake Enhancement Plan will be written and EPR application will be submitted. A copy of each should be available to staff prior to the staff report being written.

13. The applicant's Existing and Future Conditions Analysis narrative incorrectly indicated that the property abuts Lee County 20/20 lands to the north. Please revise accordingly.

RESPONSE: Please see revised Existing and Future Conditions Analysis.

14. The applicant's Existing and Future Conditions Analysis indicated, "There are no known environmentally sensitive areas recorded in the environmental assessment report." Please detail what significant regional hydrological and wildlife connections the subject property can provide.

RESPONSE: See the IHMP and regional exhibits.

15. Provide a description of the soils found on the property (identify the source of the information).

RESPONSE: See the soils map produced by Tyler King of Atwell labelled as "Exhibit M6- Soil Map 2024-07 (Atwell)". This map was part of the zoning request.

16. Provide a topographic map depicting the property boundaries and 100-year flood-prone areas indicated (as identified by FEMA).

RESPONSE: See the topo map from the USGS map website titled "Exhibit M6 - Topo Map_FL_Corkscrew_20240412_TM_geo".

17. Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

RESPONSE: Please see the Firmette Map titled "Exhibit M6- FEMA FIRM 12071C0650F".

18. Provide a map delineating onsite aquifer recharge areas, if applicable.

RESPONSE: See the Hydrological Restoration Plan and Stormwater Management Plan.

19. Provide an integrated surface and groundwater model to demonstrate compliance with Lee Plan policy 33.1.7. Please provide the integrated surface and groundwater supporting model files for Staff to review.

RESPONSE: See the Hydrological Restoration Plan and Stormwater Management Plan.

TRANSPORTATION COMMENTS

20. LCDOT staff has reviewed the Traffic Circulation Analysis attached as part of the applications for CPA2024-00011 and CPA2024-00012 (Corkscrew 80 CPA Map and Text Amendments) and does not have any comments at this time. Revisions to the application materials may create new comments in the future.

RESPONSE: Acknowledged.

CPA2024-00012 — TEXT AMENDMENT

APPLICATION MATERIALS

1. Remove the disclosure of interest or remove names at the bottom unless someone in the organization is a Lee County Employee, County Commissioner, or Hearing Examiner.

RESPONSE: The disclosure has been corrected. No person in the organization is a Lee County Employee, County Commissioner, or Hearing Examiner.

2. The proposed text amendment impacts properties within the Southeast Lee County Community Plan Area. Provide a meeting summary document on the required informational session per the requirements of Lee Plan Goal 17.

RESPONSE: The community meeting that will fulfill the requirements of Goal 18 for the Southeast Lee County Planning Community will be scheduled prior to Christmas 2024. Lee County staff will be invited.

PLANNING COMMENTS

3. The proposed text amendment does not provide any analysis that supports the text changes to the Lee Plan. Per the Text Amendment Application requirements, provide an analysis of the impacts of the proposed changes per the following to demonstrate the amendments are consistent with the intent of the Future Land Use and Community Plan Area:

- a. The proposed text amendment expands the opportunity for all parcels east of the intersection with Alico Road and on either the North or South side of Corkscrew Road to be eligible for incorporation into the EEPKO. Provide an analysis of the impact this would have on potential density and intensity in this Planning District.

RESPONSE: The request is to be amended to be site specific.

- b. The proposed text amendment to Policy 33.2.4 section 2a proposes to reduce the required open space for properties less than or equal to 100 acres. Provide an analysis of the potential open space loss in this Planning District and how this supports Lee Plan Goal 33 and its supporting policies and objectives.

RESPONSE: Request withdrawn. The application will meet the requirement for 60% open space.

- c. The proposed text amendment to Policy 33.2.4, section 2.a.6 proposes to reduce the buffer along Alico Rd for properties less than 100 acres. Provide documentation that demonstrates the reduced buffer will support streetscape continuity along this corridor.

RESPONSE: Request withdrawn. The application will meet the requirement for a 100-foot buffer on Corkscrew Road.

- d. The proposed text amendment to Policy 33.2.4, section 2.c appears to exempt properties under 100 acres from developing an ecological and hydrological restoration plan. Clarify whether that was the intent, and, if so, provide an analysis of the impact this would have on the Community Plan Area.

RESPONSE: The request is to be amended to be site specific.

- e. The proposed text amendment to Policy 33.2.4, section 2.e reduces the amount of land that needs to be placed in a conservation easement for properties less than 100 acres. Provide an analysis of the potential conservation loss and an analysis of how this is consistent with Lee Plan Goal 33.

RESPONSE: The request is to be amended to be site specific.

4. The traffic impact statement only addresses the 85 units proposed on the subject property. The proposed text amendments may impact properties other than the property with parcel ID 21-46-27-00-00001.0000. Revise the transportation analysis to reflect all potential transportation impacts of the proposed text amendments.

RESPONSE: Most amendments have been withdrawn. The reduction in conservation area is site specific and does not affect traffic. The analysis covers this now.

ENVIRONMENTAL COMMENTS

5. Provide justification and reasoning behind the proposed text changes. Many seem tied to the property's size, but the subject property is undeveloped. In addition, Staff does not understand how property size corresponds to the proposed text changes regarding the enhanced lake management plan and the development of a site-specific ecological and hydrological restoration plan.

RESPONSE: The text amendment has been substantially revised. Currently the property is being designed to meet all EEPKO requirements with a 100-foot buffer on Corkscrew Road, 55% of the acreage that connects abutting wildlife corridors and environmentally sensitive areas will be in a conservation easement, 60% open space and plans for stormwater, habitat restoration, wetland and upland preservation, and lake management.

6. Provide an overall analysis of potential environmental impacts (positive and negative) resulting from the proposed text amendment. The applicant's Environmental Impacts Analysis only examined the subject property. What additional properties will be eligible to utilize the applicant's proposed text amendment? What environmental impacts will this have (positive and negative)?

RESPONSE: Most amendments have been withdrawn and the remaining request for reduction of land in the conservation area is now site specific.

TRANSPORTATION COMMENTS

7. LCDOT staff has reviewed the Traffic Circulation Analysis attached as part of the applications for CPA2024-00011 and CPA2024-00012 (Corkscrew 80 CPA Map and Text Amendments) and does not have any comments at this time. Revisions to the application materials may create new comments in the future.

RESPONSE: Acknowledged.

ZONING COMMENTS

8. Analysis of Objective 2.1 states that the subject property is in an urbanized area, which is contrary to the intent of the Southeast Lee County Community Plan and the property's Future Land Use Category. Please clarify.

RESPONSE: Applicant understands it is not in a future urbanized area. The narrative has been corrected.

9. In the analysis of Objective 2.2.1, the applicant states that the proposed development provides significant distances between residential lots and the project boundary, but the proposed language requests a reduced buffer requirement for properties less than 100 acres. Please clarify how the reduced buffer and setback requirements are consistent with the surrounding development pattern and with the intent of the Southeast Lee County Community Plan.

RESPONSE: The reduced buffer was for the buffer along Corkscrew Road. This request for reduction has been removed. There are no requests for reduced buffers in the project.

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



Fred Drovdlis, AICP
Planning Director

CPA2024-00011



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: CORKSCREW 80 CPA – MAP

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

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

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

1. Name of Applicant: Corkscrew Alico, LLC

Address: 2240 W. First Street, Suite 101

City, State, Zip: Fort Myers, Florida 33901

Phone Number: 239-210-0455

E-mail: LBrown@creightondev.com

2. Name of Contact: Fred Droydlic, AICP

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

City, State, Zip: Fort Myers, FL 39901

Phone Number: 239-318-6707

E-mail: fdroydlic@rviplanning.com

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

City, State, Zip: Fort Myers, Florida 33901

Phone Number: 239-210-0455

E-mail: LBrown@creightondev.com

4. Property Location:

1. SiteAddress: 20351 Corkscrew Road

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

5. Property Information:

Total Acreage of Property: 78.69+/- acres (77.94+/- acres less 0.75 acre right-of-way)

Total Acreage Included in Request: 77.94 +/- acres

Total Uplands: 54.75 acres Total Wetlands: 23.19 acres (natural waterways) Current Zoning: AG-2

Current Future Land Use Category: DR/GR

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

Existing Land Use: Undeveloped vacant land

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

Residential Units/Density: 78 base units

Commercial Intensity: N/A

Industrial Intensity: N/A

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 78 base units

Commercial Intensity: N/A

Industrial Intensity: N/A

Public Facilities Impacts

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

1. Traffic Circulation Analysis: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

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

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

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

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

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

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

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

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

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

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

Environmental Impacts

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

I, Dan Creighton, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

Date

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ onlinenotarization on _____ (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

(Name typed, printed or stamped)

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Dan Creighton, Managing Member 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 as identified by STRAP21-46-27-00-00001.0000 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.

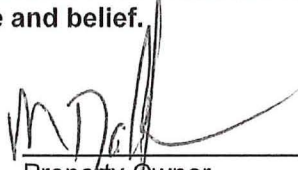
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for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

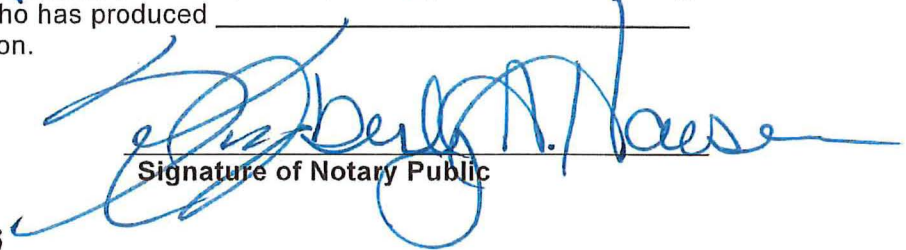
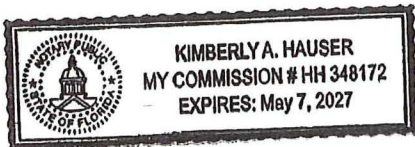
M. Dan Creighton
Print Name

*****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

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



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

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

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

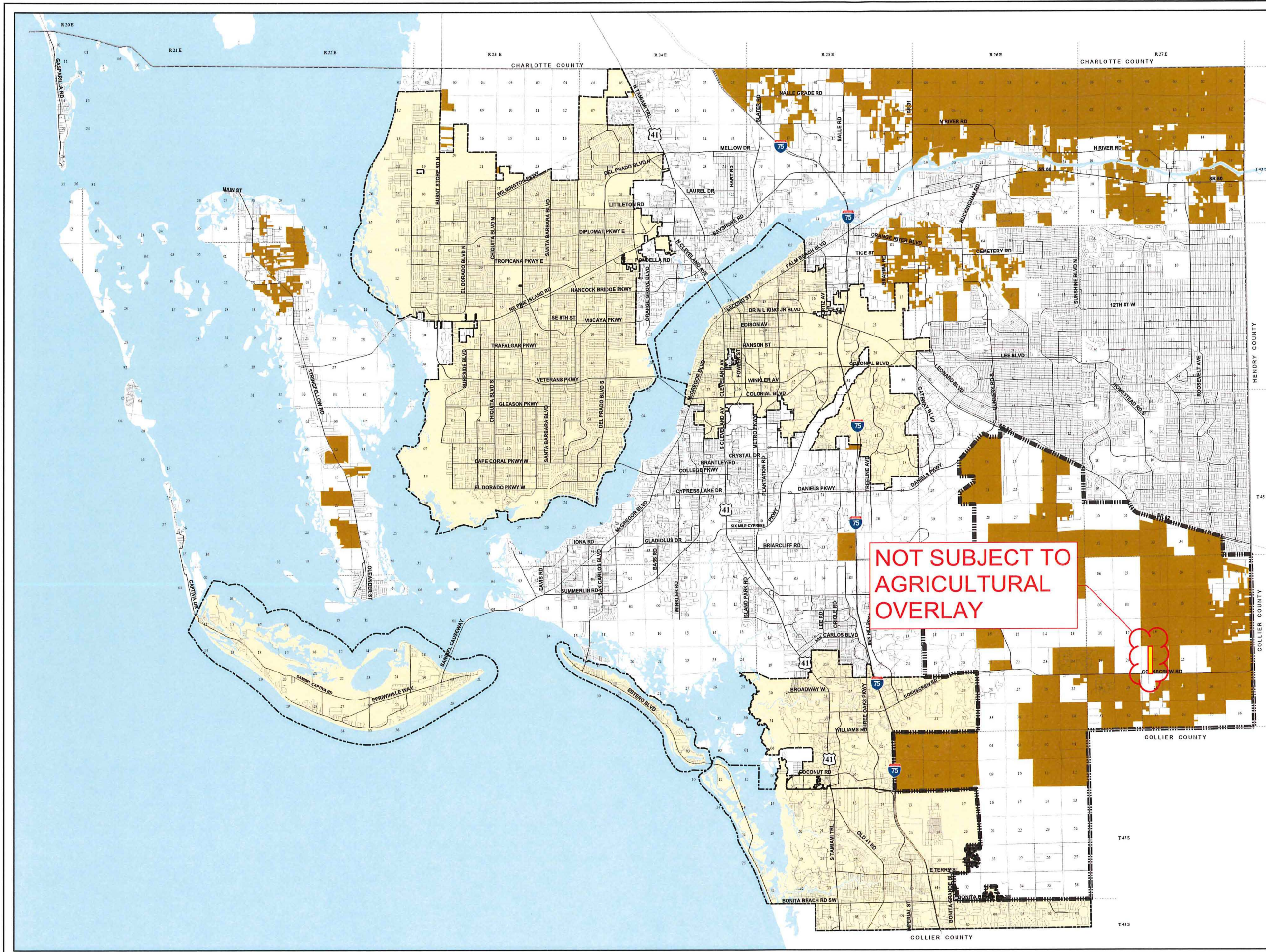
HANLEY JOHN F MRS
2334 SKI TRAIL CT
STEAMBOAT SPRINGS CO 80487

KENDALL WILLIAM J JR TR
20600 CORKSCREW RD
ESTERO FL 33928


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


MONTAGANO DAVID G
1277 WHEELING WAY
THE VILLAGES FL 32162


[illegible]



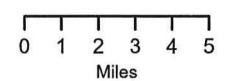
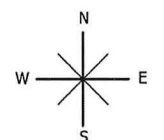
AGRICULTURAL OVERLAY

 Agricultural Operations
See Policy 1.6.7

 Southeast Lee County

 City Limits

Ord. No. 94-03, 03-04, 10-20, 10-43, 17-23



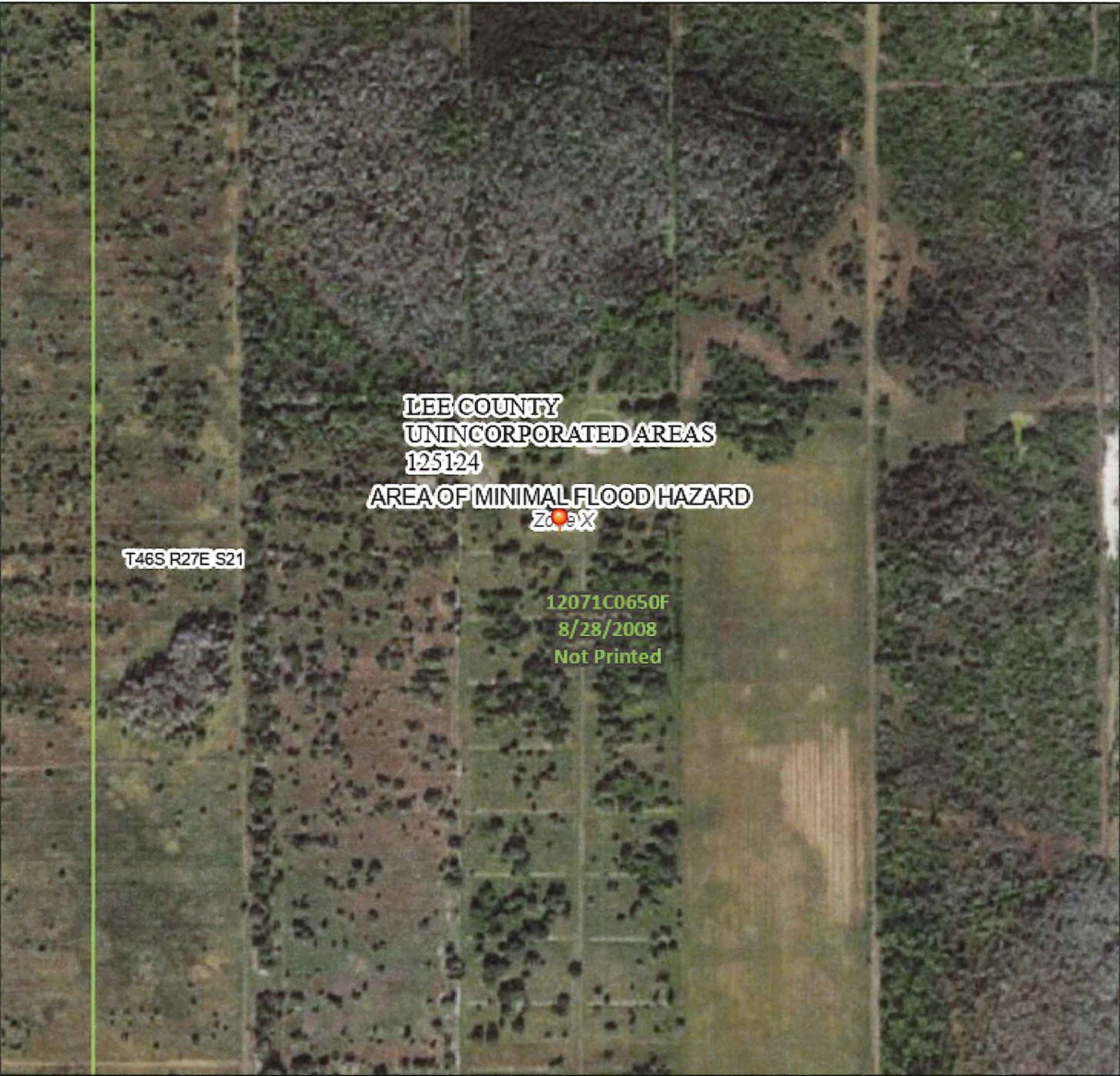
Map Generated: November 2021
City limits current to date of map generation

Lee Plan Map 1-G

National Flood Hazard Layer FIRMette



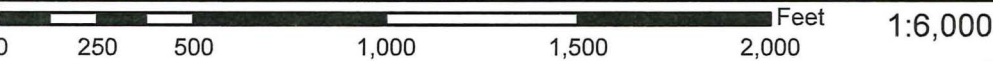
81°37'33"W 26°27'45"N



T46S R27E S21

LEE COUNTY
UNINCORPORATED AREAS
125124
AREA OF MINIMAL FLOOD HAZARD
Zone X

12071C0650F
8/28/2008
Not Printed



81°36'56"W 26°27'13"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

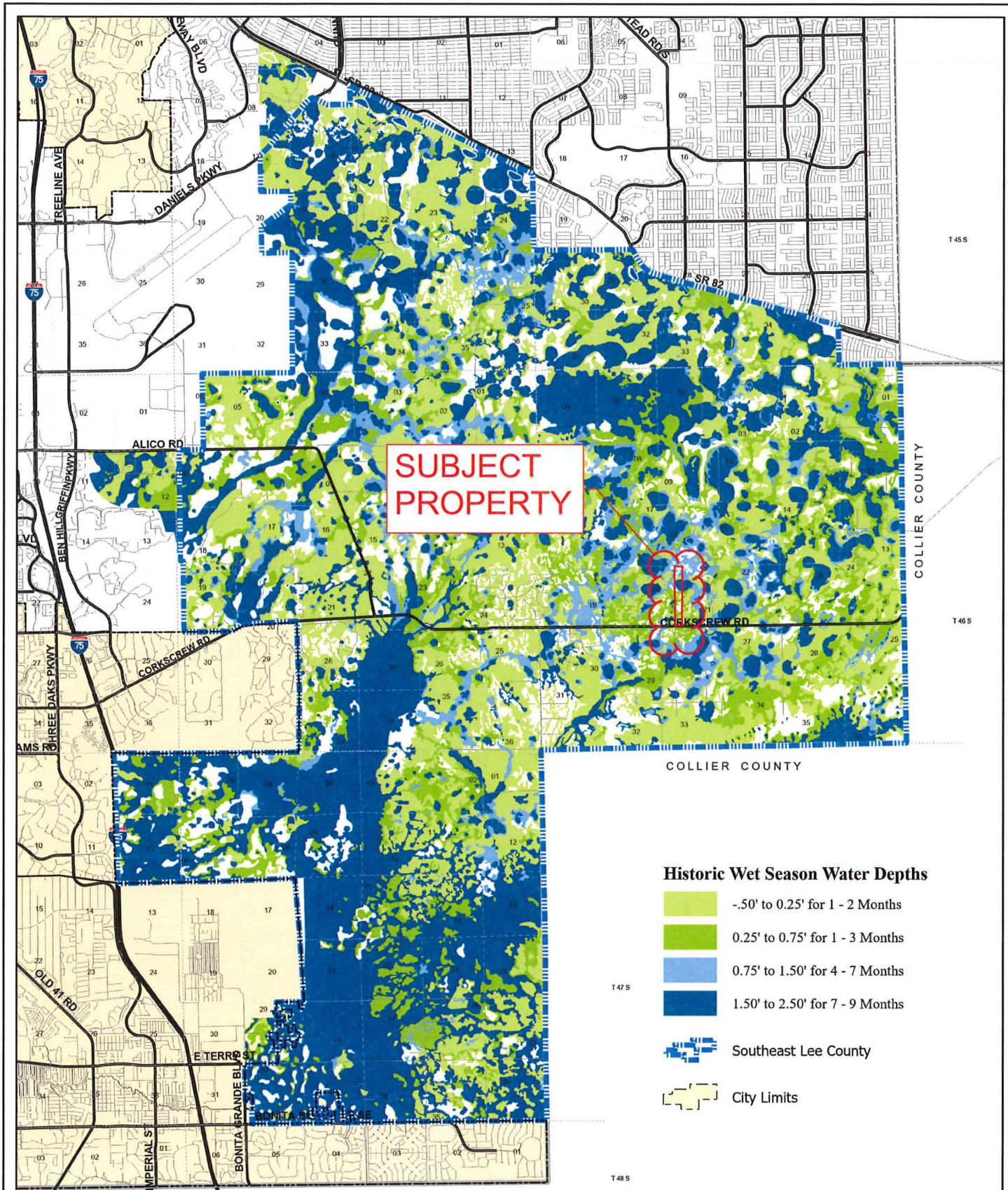


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

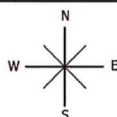
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/24/2024 at 1:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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

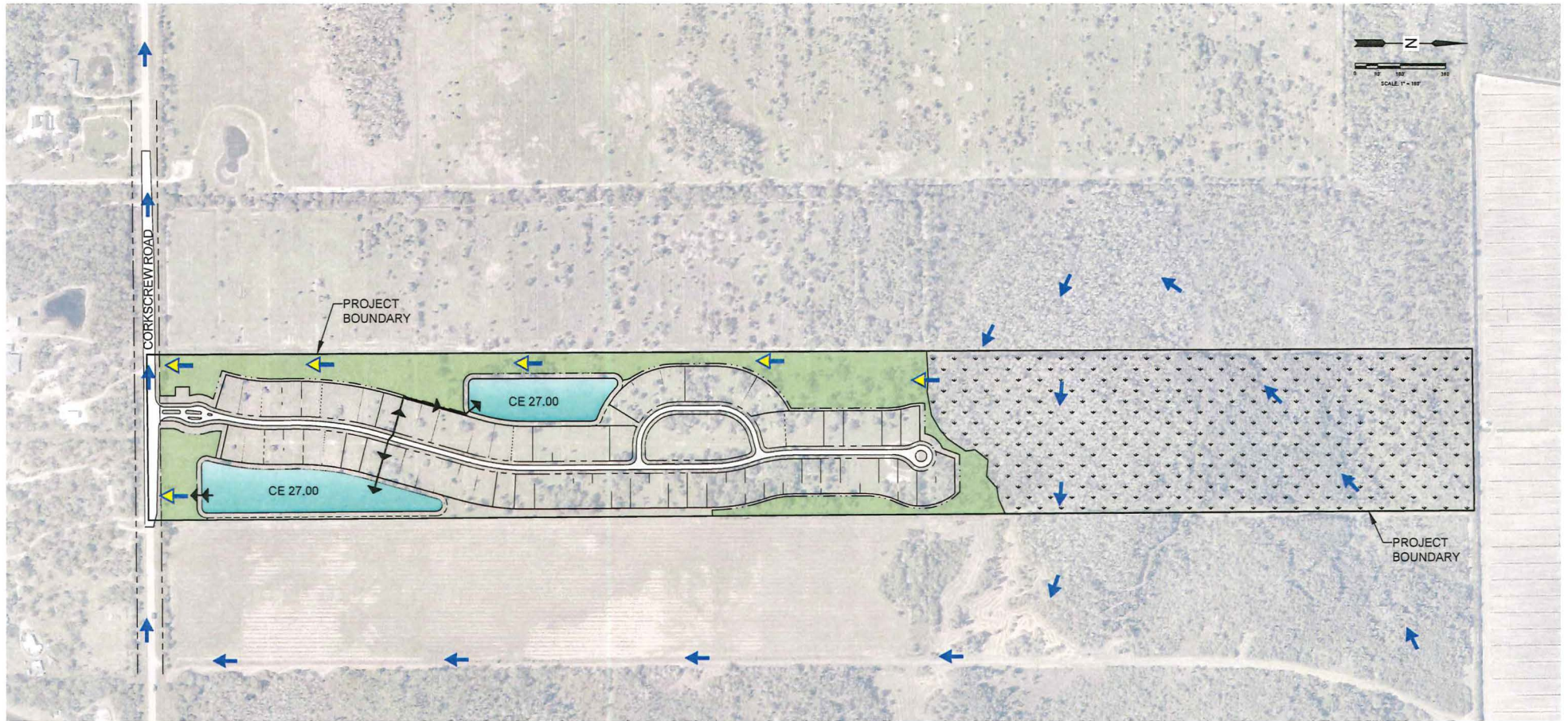
ORD. No. 10-43, 17-23



0 1 2 3 4 5
Miles

HISTORIC SURFACE AND GROUNDWATER LEVELS

Lee Plan Map 2-E



LEGEND

-  EXISTING WETLANDS
-  PROPOSED RESTORATION
-  LAKE
-  NEWLY CREATED REGIONAL PATHWAY
-  EXISTING FLOW DIRECTION
-  PROPOSED HYDROLOGIC INTERCONNECT
-  PROPOSED CONTROL STRUCTURE

NOTES:

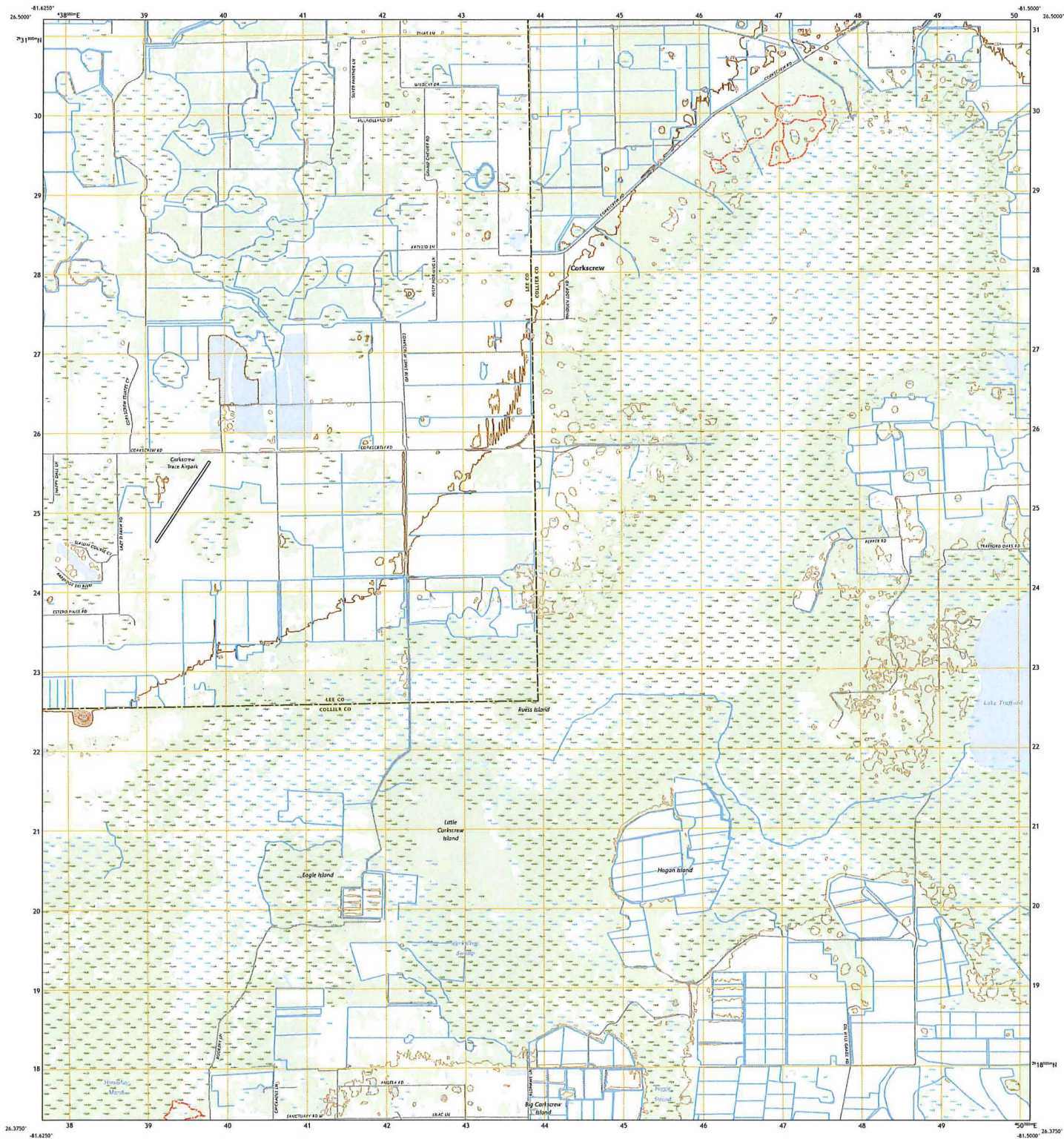
1. FINAL ELEVATIONS, AND DETAILS OF THIS HYDROLOGIC RESTORATION PLAN TO BE PROVIDED WITHIN THE FIRST DEVELOPMENT ORDER.



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



CORKSCREW QUADRANGLE
FLORIDA
7.5-MINUTE SERIES



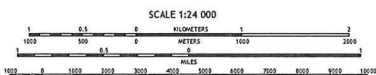
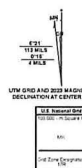
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:50,000-meter grid/Universal Transverse Mercator, Zone 17N
This map is not a legal document. Boundaries may be
generated for this map scale. Private land within government
reservations may not be shown. Ocean permission letters
entering private lands.

Language	U.S. Census	U.S. Census	U.S. Census
English	2010	2010	2010
Spanish	2010	2010	2010
Chinese	2010	2010	2010
Arabic	2010	2010	2010
Other	2010	2010	2010

UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

UTM Zone	UTM Easting	UTM Northing
18Q	500,000	1,900,000

UTM Zone 18Q
UTM Easting 500,000
UTM Northing 1,900,000



CONTOUR INTERVAL: 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

ALPHABETIC GRID REFERENCE

ROAD CLASSIFICATION	ROAD CLASSIFICATION
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	and
Interstate Route	US Route
	State Route

CORKSCREW, FL
2024



WELLFIELD PROTECTION ZONES

COMPOSITE ISO-TRAVEL TIME MAP

Travel Time

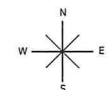
- 6-MONTHS
- 1-YEAR
- 5-YEARS
- 10-YEARS
- ASR-ZONE

* Permitted Well

City Limits

Ord. No. 89-02, 07-13, 14-10, 22-09

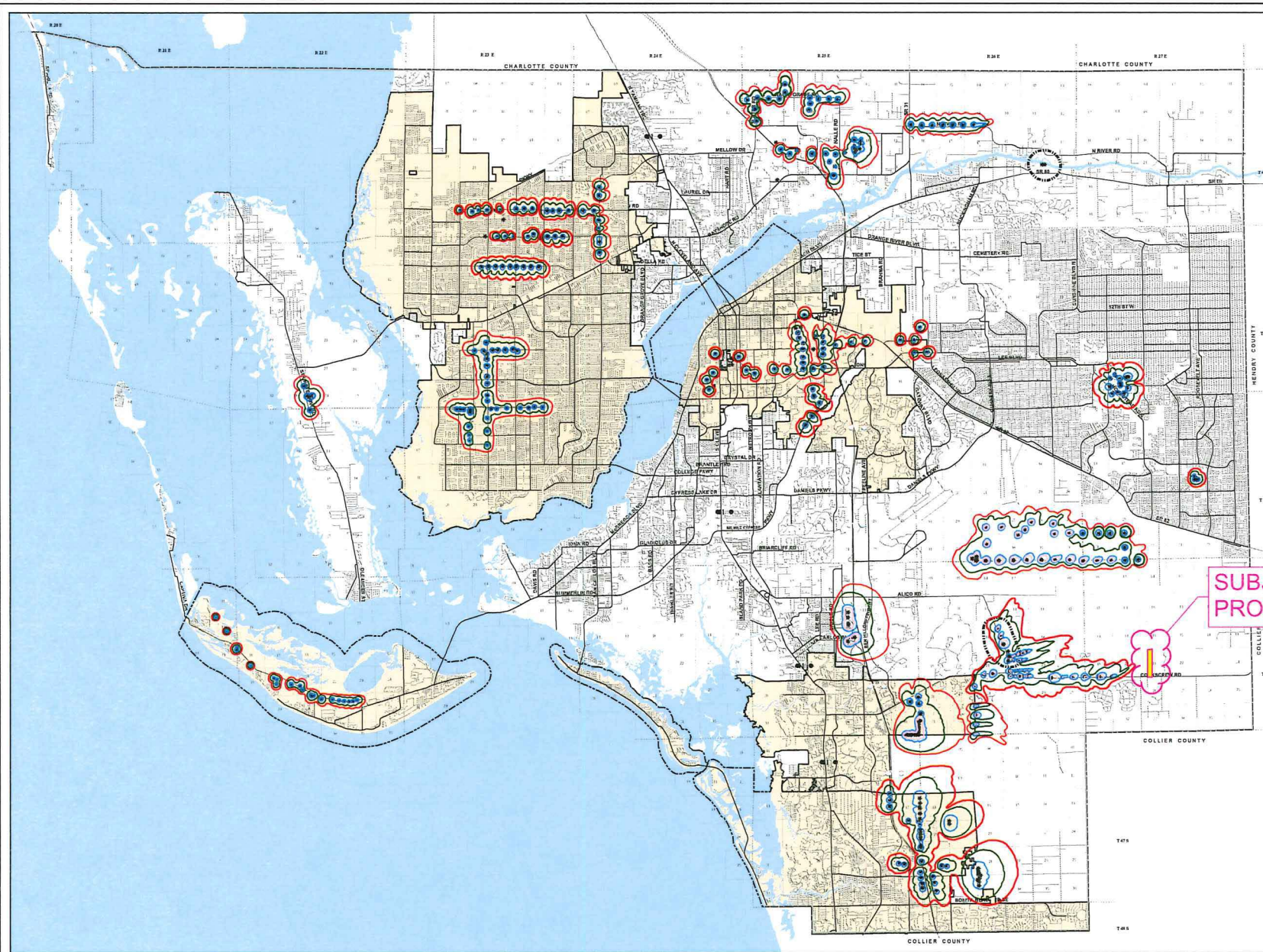
SUBJECT PROPERTY

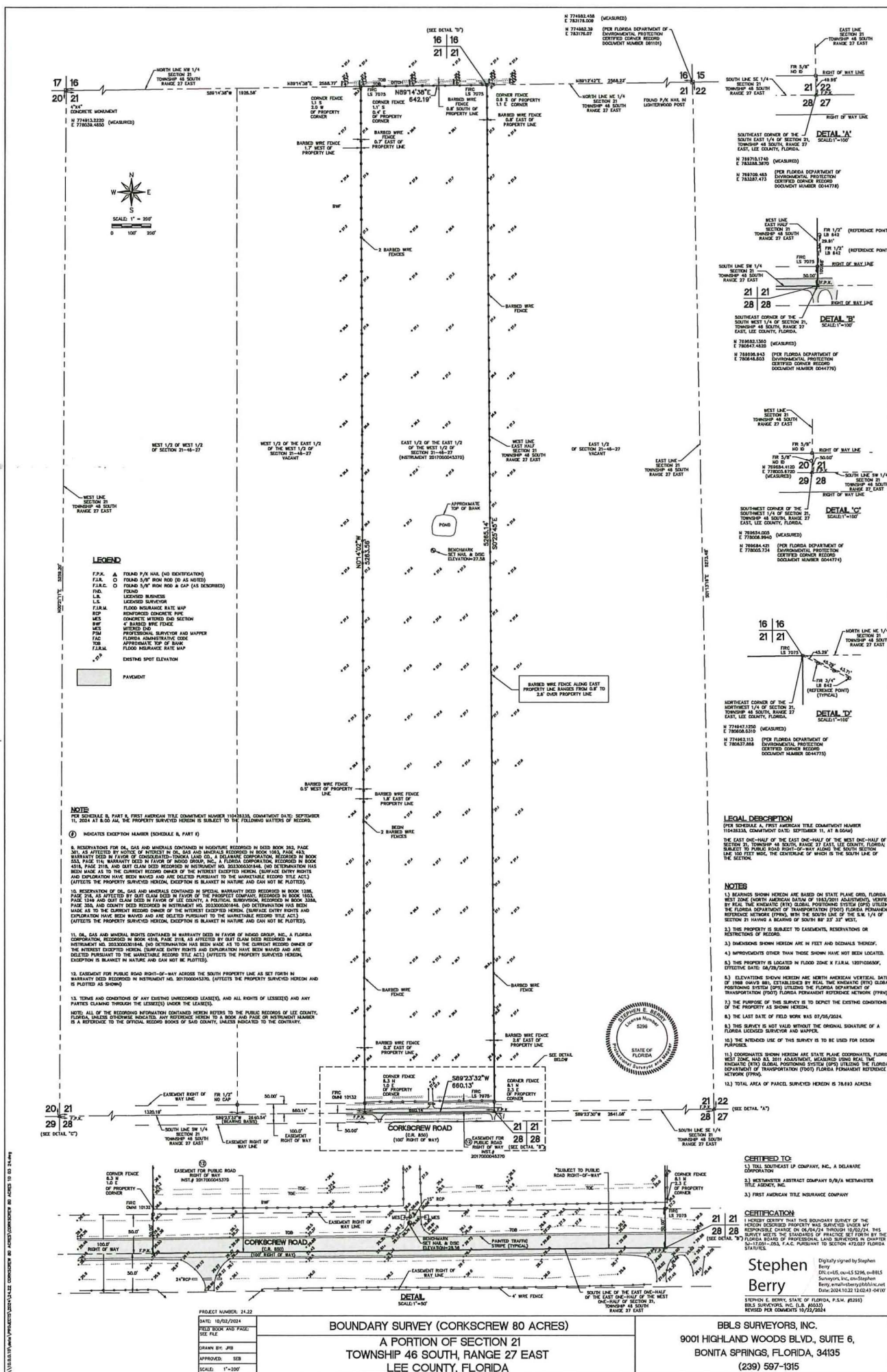


0 1 2 3 4 5
Miles

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

Lee Plan Map 4-C





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

**LEGAL DESCRIPTION
CORKSCREW 80 ACRES**

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

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, THENCE RUN S.89°23'32"W., ALONG THE SOUTH LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 21, FOR A DISTANCE OF 660.13 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 21; THENCE RUN N.00°14'02"W., ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 21, FOR A DISTANCE OF 5,263.56 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 21; THENCE RUN N.89°14'38"E., ALONG THE NORTH LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 21, FOR A DISTANCE OF 642.19 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 21; THENCE RUN S.00°25'45"E., ALONG THE EAST LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 21, FOR A DISTANCE OF 5,265.14 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 78.693 ACRES, MORE OR LESS.

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

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

**Stephen
Berry**

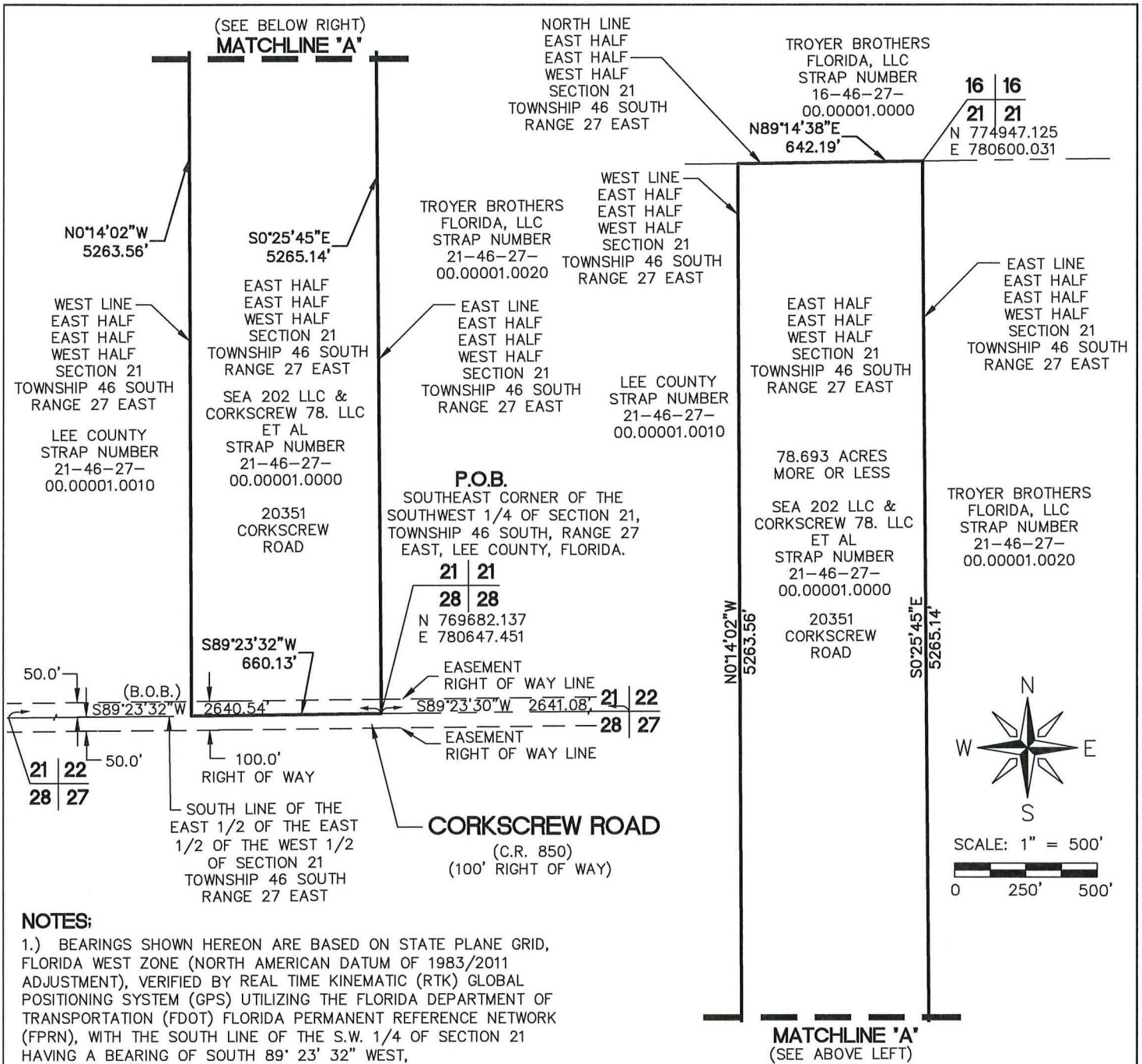
Digitally signed by Stephen Berry
DN: c=US, ou=LS 5296, o=BBLS
Surveyors, Inc., cn=Stephen
Berry, email=sberry@bbbsinc.net
Date: 2024.10.30 11:47:45 -04'00'

10/30/2024

STEPHEN E. BERRY, STATE OF FLORIDA, (PLS #5296)
BBLS SURVEYORS, INC., (LB #8033)
REVISED 10/30/2024

SEE ATTACHED SKETCH (SHEET 2 OF2)





NOTES:

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

LEGEND

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

THIS IS NOT A SURVEY

SHEET 2 OF 2
REVISED 10/30/2024

<p>DATE: 07/10/2024 FIELD BOOK: SEE FILE PAGE: SEE FILE DRAWN BY: MAC APPROVED: SEB FILE: SEE DAYSTAMP SCALE: 1" = 500'</p>	<p>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</p> <p>CORKSCREW 80 ACRES A PORTION OF SECTION 21 TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA</p>	<p>BBL'S SURVEYORS, INC. 9001 HIGHLAND WOODS BLVD., SUITE 6, BONITA SPRINGS, FLORIDA, 34135 (239) 597-1315</p>
---	--	---

I. REQUEST

Corkscrew Alico, LLC (“Applicant”) is requesting a Large-Scale Comprehensive Plan Map Amendment to amend Lee Plan maps as follows for a 78.69+/- acres (77.94+/- acres less 0.75 acre right-of-way) property located at 20351 Corkscrew Road in unincorporated Lee County, Florida, approximately five miles east of Corkscrew Road and Alico Road intersection.

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

Additionally, the Applicant is proposing a text amendment to Lee Plan Policy 33.2.4 to change the location criteria for acceptance into the EEPCO.

The CPA will be accompanied by a request to rezone from AG-2 to RPD to allow for 78 single-family dwelling units with supporting amenities. A companion RPD has been submitted as case DCI2024-00030.

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 78 single-family dwelling units.

III. EXISTING CONDITIONS

The site has a long history of agricultural exemption and is mostly cleared serving as pasture. The 78.69+/- acres (77.94+/- acres less 0.75 acre right-of-way) parcel has 23.19± acres of wetlands that will be enhanced and preserved and occupy the northern third of the site, and a total of and 42.80± acres of wetland and upland preserves. The exact area of the wetlands will be more precisely be measured during South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). At that point the wetlands and upland preserves will be placed in a conservation easement according to EEPKO policies.

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

Table 1: Inventory of Surrounding Lands

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

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

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

III. PROPOSED DEVELOPMENT

The proposed CPA and companion Residential Planned Development (RPD) will consist of up to 78 single-family home sites, an amenity center, roads, a surface water management system, and 42.80± acres of wetland and upland preserves, which will be put in a conservation easement. The community is designed with a main entrance leading to a cul-de-sac. Access is proposed centrally to the property onto Corkscrew Road with a 100-foot buffer on Corkscrew Road, again in fulfillment of the EEPKO standards. The property will have a minimum open space a minimum of 60% of the property and conservation areas at a minimum of 55% of the property.

The conservation areas will serve a larger environmental context by preserving a large cypress head wetland that spans beyond the property boundaries to the north, east and west. To the west are Lee County 20/20 Imperial Marsh Preserve and to the east Troyer Brothers land that has conservation areas that abut the subject property. As required by the EEPKO criteria, per the Indigenous Habitat Management Plan (IHMP), the subject property will preserve a minimum of 55% of the property in a conservation easement as part of the plan to meet the intent of the EEPKO to improve, preserve, and restore regional surface and groundwater resources.

The goal of the IHMP is to enhance the existing uplands and wetlands via exotic control. Exotics (as defined by the Florida Exotic Pest Plant Council's List of Invasive Species, Categories 1 and 2), which are present within the proposed preserves, will be removed to re-establish functional wetland and upland ecosystems. The wetland preservation areas consist of cypress and forested habitats that contain high densities of exotics, primarily *Melaleuca*. The site development plan was designed to preserve the wetlands and higher quality uplands onsite. Additionally, 11.15± acres of pasture will be restored to native upland habitat via exotic vegetation treatment and installation of supplemental planting.

The Corkscrew property has the potential to play a significant role in the area's hydrology and wildlife corridor. The project is located adjacent to the Imperial Marsh Preserve, a county owned preserve, which abuts the Corkscrew Mitigation Bank to the east. To the west of the project is the Troyer Brothers MPED established preserve land and wildlife corridor which connects to the Imperial Marsh Preserve to the north.

By restoring and enhancing both upland and wetland habitats, this project will create a critical link that supports regional water hydrology and establishes a managed wildlife corridor, ensuring seamless ecological connectivity across the area.

The current land use practices within the property and exotic vegetation infestation significantly diminish wildlife utilization. This IHMP provides an avenue for the enhancement and preservation of this important piece of land.

Wetland Enhancement

Approximately 23.19± acres of wetlands will be enhanced and preserved as shown on the Enhancement and Preservation Map as part of the IHMP. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. Exotics may be mechanically removed and treated from wetland areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygon currently mapped as FLUCCS Code 619M, 10.75 ac.). The limits of the wetland areas from which exotics will be mechanically removed will be determined based onsite specific conditions at the time of clearing.

Upland Enhancement

Approximately 8.46± acres of uplands will be preserved and enhanced. This consists of upland pine flatwoods that contain moderate densities of exotics. Exotics will be treated as described below. It is anticipated that supplemental planting will not be required for these areas.

Upland Restoration

Approximately 11.15± acres of uplands within the preserve were previously cleared and converted to agriculture.

Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the upland and wetland preservation areas will be treated. A vegetation removal permit associated with the development order is required for the initial exotic vegetation treatment.

IV. PUBLIC INFRASTRUCTURE

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

- Lee County Utilities (LCU) is the franchise provider to the subject property. In a letter received June 27, 2024, from LCU they state, "The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in place but are proposed." The companion CPA case requested the extension of the LCU franchise area to this property and that connection to the future lines be made with LCU capacities determined at the time of local development order. The utility expansion will loop to infrastructure at the SR 82 intersection to serve portions of the Kingston and FFD settlement agreement developments. The project will be required to be able to secure connection to public facilities prior to receiving an approved building permit.
- The site offers direct access to Corkscrew Road, a county maintained arterial roadway. The site has a singular vehicular ingress and egress point for residents. A secondary ingress and egress point will be provided to be used for emergency personnel only. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.
- The site is within the Estero Fire District, Lee County Sheriff's District, Solid Waste District Area. Letters of capacity availability have been received from fire, Lee County Sheriff, Lee County Emergency Medical Service (EMS) and Lee County Solid Waste.
- The subject property is 10 miles to the east of Pinewoods Elementary School, 13 miles to the east of Three Oaks Middle School, and 12.5 miles to the east of Estero High School. A letter of capacity availability has been received from Lee County School District.
- The site is not affected by the Corkscrew Road improvements as the improvements are to the west of the Alico Intersection and the subject property is to the east of said intersection.

VI. LEE PLAN COMPLIANCE

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

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

- 1.4.5, 1.6.10, 2.1, 2.2, 2.2.1, 4.1.1, 4.1.2, 5.1.1, 5.1.2, 5.1.3, 5.1.5, 5.1.10, 33.1.2, 33.1.3, 33.1.4, 33.2.4, 54.1.6, 61.3.6, 60.1.1, 60.1.3, 60.4.2, 60.4.3, 63.1.1, 63.2.1, 123.2.10, 125.1.2, 125.1.3, 124.1, 125.1.4, 126.1.1, and 126.1.4.

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.

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.

See the hydrologic restoration plan and stormwater management plan. More advanced hydrological modelling will be completed by the end of 2024 as the SFWMD ERP application is made.

2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.3 and 33.2 for potential density adjustments resulting from concentration or transfer of development rights.

The Corkscrew 80 RPD is a single-family subdivision that is seeking to be added to the EEPKO as a development that protects, preserves, and restores strategic regional hydrological and wildlife connections through conservation and restoration efforts for a minimum of 55% of the property.

The density of the property, that is either DR/GR or Wetlands FLUC, is seven units. Once accepted into the Tier 1 Special Treatment Area and then into the EEPKO, the density permitted will be 1 dwelling unit per acre, or 78 residential dwelling units within the DR/GR FLUC given Policy 33.2.4.3(e)(1) and Objective 33.3.

OBJECTIVE 1.5: WETLANDS. *Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in §373.4211, Fla. Stat.*

Per the Indigenous Habitat Management Plan (IHMP) approximately 23.19 acres of wetlands will be enhanced and preserved as shown on the Enhancement and Preservation Map. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section. Exotics may be mechanically removed and treated from wetland areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygon currently mapped as FLUCCS Code 619M, 10.75 ac.). The limits of the wetland areas from which exotics will be mechanically removed will be determined based onsite specific conditions at the time of clearing. These wetlands will be placed into a conservation easement, in line with the Environmental Enhancement and Preservation Communities Overlay (EEPCO) policies, ensuring their protection. This designation aligns with Lee County's Future Land Use Map, supporting both development and long-term wetlands preservation.

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

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

The Corkscrew 80 RPD site is proposed to be in the Environmental Enhancement and Preservation Communities Overlay (EEPCO) per CPA Map and Text Amendment. The approval of the CPA and the companion RPD will preserve 55% of the site as wetlands and upland reclaimed and restored preserves. Per the IHMP the restored, reclaimed and restored lands will create a permanent wildlife connection given it is the property between the Lee County 20/20 Imperial Marsh Preserve to the west, the Imperial Marsh, and continuation of similar lands to the east and north as set aside through the Troyer Brothers MPED.

See the hydrological study and the stormwater management plan.

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 in detail within the application, the project represents an infill development in a growing corridor of Lee County where residential development has been approved both east and west of this location citing approvals for 1 million square feet of nonresidential uses and over 22,000 homes in the Corkscrew corridor.

Various single-family and multifamily developments are proposed or located east and west of the Property, making for efficient use of planned extension of infrastructure to the Kingston Property. Included in the applicant's proposal is to add the property to the Lee Plan Map 1-D – Special Treatment Areas Tier 1 category, Map 2-D to be added to the EEPCO, and amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area

to connect to centralized potable water and sanitary sewer services once expansion to the site is complete.

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

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

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

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

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

The site offers direct access to Corkscrew Road, a county maintained arterial roadway with phase 1 of the expansion to 4 lanes being completed soon and phase 2 taking place in the near future which will expand the roadway in front of this property. The site has a singular vehicular ingress and egress point for residents with Estero Fire agreeing to not object to a lack of second connection given the narrow nature of this property and other nearby curb cuts on Corkscrew Road. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.

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

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

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

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

GOAL 4

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

STANDARD 4.1.1: WATER.

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

The site is currently not serviced by Lee County Utilities for sewer or water, but service extension is proposed by LCU and the applicant is requesting to be added to the service franchise maps for sewer and water preemptively with the understanding that now construction or development order approval can take place without connection to public water and sewer infrastructure.

The proposed residential development will be 1.0 dwelling units per gross acre and does not purpose any commercial or industrial development. The request to expansion of LCU service area will be in compliance with the level of service standards required by Lee County.

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

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

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

A Letter of Availability has been obtained from Lee County Utilities confirming that the property is not located within the Lee County Utilities Future Water Service Area; however, service lines are proposed as part of the Kingston agreement east of this location looping to service on SR 82.

The applicant has filed a Comprehensive Plan Map Amendment to amend Map 4-A and extend centralized potable water service to the property. The 2023 Concurrency Report states, "Any new connection to a multiple-user, single-development, or single-user private

system WTP in unincorporated Lee County will be reviewed for available WTP capacity on a case-by-case basis and will require a determination of availability of capacity at the time of development application."

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

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

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

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

6. ***If a development lies outside any service area as described above, the developer may:***
 - ***request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;***
 - ***establish a community water system for the development; or***
 - ***develop at an intensity that does not require a community water system.***

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

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

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

STANDARD 4.1.2: SEWER.

1. ***Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.***

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

The proposed residential development is 1.0 dwelling units per gross acre and does not purpose any commercial or industrial development. The request to expansion of LCU service area will be in compliance with the level of service standards required by Lee County.

- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.***

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

- 3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.***

A Letter of Availability has been obtained from Lee County Utilities confirming that the property is not located within the Lee County Utilities Future Sewer Service Area; however, service lines are proposed as part of the Kingston development agreement looping service to infrastructure on SR 82.

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

- 4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.***

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

5. *If a development lies outside any service area as described above, the developer may:*
- *request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
 - *establish a self-provided sanitary sewer system for the development;*
 - *develop at an intensity that does not require sanitary sewer service; or*
 - *if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.*

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

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

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

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

GOAL 5 (RESIDENTIAL LAND USES)

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

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments except if located within the Mixed-Use Overlay.

The request is to develop the 77.94-acre site as a Residential Planned Development (RPD), in accordance with the requirement for developments exceeding Development of County Impact (DCI) thresholds. This project does not fall within the Mixed-Use Overlay, and therefore, a Planned Development is the appropriate zoning mechanism. The proposed RPD will ensure a coordinated and structured approach to development, incorporating land use, environmental conservation, and infrastructure planning in compliance with county regulations.

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 overall site was designed with careful consideration of any potential physical constraints or hazards in the proposed RPD. The site is not located within a Coastal High Hazard Area (CHHA), evacuation zone, or flood-prone area. Additionally, the property does not face significant risks related to unstable soils, geologic conditions, or aircraft noise as shown in the environmental report titled "Exhibit M12 - Environmental Impact Analysis v01" and the Exhibit M6 – Soils Map.

Additionally, environmental constraints have been thoroughly evaluated as part of the Atwell Indigenous Habitat and Management Plan. Furthermore, stormwater management systems, including two lakes and detention areas, will be designed to manage surface water and mitigate potential storm hazards – see the Stormwater Management Plan by JR Evans.

The proposed design and density of the development have been adjusted accordingly to ensure the safety and long-term viability of the residential community, while preserving natural resources and complying with all relevant regulations.

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

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

POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space.

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

POLICY 5.1.10: In those instances where land under single ownership is divided into two or more land use categories by the adoption or revision of the Future Land Use Map, the allowable density under this Plan will be the sum of the allowable densities for each land use category for each portion of the land. This density can be allocated across the property provided that:

1. The Planned Development zoning is utilized; and



2. No density is allocated to lands designated as non-urban or Environmentally Critical that would cause the density to exceed that allowed on such areas; and

3. The land was under single ownership at the time this policy was adopted and is contiguous; in situations where land under single ownership is divided by roadways, railroads, streams (including secondary riparian systems and streams but excluding primary riparian systems and major flow-ways such as the Caloosahatchee River and Six Mile Cypress Slough), or other similar barriers, the land will be deemed contiguous for purposes of this policy; and

4. The resultant Planned Development affords further protection to environmentally sensitive lands if they exist on the property.

The property is in two land use categories: wetlands and DR/GR.

Density Reduction/Groundwater Resource	46.00+/-	Acres	59	% of Total
Wetland	31.94+/-	Acres	41	% of Total

The sensitive lands as determined by the IHMP specifies there is 54.75 acres of uplands and 23.19 acres of wetlands. The IHMP, per the requirements of the EEPKO, will preserve 55% of the site, or 19.61 acres of uplands and the 23.19 acres of wetlands (42.80 acres total), in conservation areas protecting the lands in perpetuity.

POLICY 5.2.4: The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible.

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

POLICY 33.1.2: The DR/GR Priority Restoration Strategy consists of seven tiers of land where protection and/or restoration would be most critical to restore historic surface and groundwater levels and to connect existing corridors or conservation areas (see Map 1-D). Within these tiers, density incentives will be utilized as a mechanism to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species; with Tier 1 and Tier 2 being the most incentivized tiers. Lee County may consider amendments to this Overlay based on changes in public ownership, land use, new scientific data, and/or demands on natural resources. This Overlay does not restrict the use of the land.

This policy is the foundation of the CPA Map Amendment in this application as a proposed Tier 1 property to be accepted into the EEPKO. The applicant believes and will seek to prove that the 78-acre property is a key piece of the regional flowway and wildlife connection that spans from the Lee County 20/20 Imperial Marsh Preserve to the west and the Imperial Marsh to the northeast with the Troyer Brothers MPED conservation areas and wildlife corridor completing the connection in alignment with the northern portion of the subject property that are proposed conservation lands.

POLICY 33.1.3: Pursue acquisition (partial or full interest) of land within the Tier 1 areas in the Priority Restoration Strategy Overlay through direct purchase; partnerships with other government agencies; long-term purchase agreements; right of first refusal contracts; land swaps; or other appropriate means to provide critical connections to conservation lands that serve as the backbone for water resource management and wildlife movement within

Southeast Lee County. Tier 2 lands are of equal ecological and water resource importance as Tier 1 but have better potential to remain in productive agricultural use. Tier 3 lands and the southern two miles of Tiers 5, 6, and 7 can provide an important wildlife connection to conservation lands in Collier County and an anticipated regional habitat link to the Okaloacoochee Slough State Forest. Tiers 1, 2, 3, and the southern two miles of Tiers 5, 6, and 7 may qualify for unique development incentives outlined in Objectives 33.2 and 33.3 due to the property's potential for natural resource benefits and/or wildlife connections. Additionally, the County may consider incentives, within all tiers, for private landowners to improve water resources and natural ecosystems.

The sensitive lands as determined by the IHMP specifies there is 54.75 acres of uplands and 23.19 acres of wetlands. Once accepted as a Tier 1 property, the IHMP, per the requirements of the EEPKO, will preserve 55% of the site, or 19.61 acres of uplands and the 23.19 acres of wetlands (42.80 acres total), in conservation areas protecting the lands in perpetuity.

POLICY 33.1.4: Restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership, and natural resource priority. On individual sites, restoration can be carried out in stages:

- 1. Initial restoration efforts would include techniques such as filling agricultural ditches and/or establishing control structures to restore the historic water levels as much as possible without adversely impacting nearby properties.***
- 2. Future restoration efforts would include the eradication of invasive exotic vegetation and the reestablishment of appropriate native ecosystems based upon the restored hydrology.***

Per the IHMP:

Wetland Enhancement

Approximately 23.19± acres of wetlands will be enhanced and preserved as shown on the Enhancement and Preservation Map as part of the IHMP. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. Exotics may be mechanically removed and treated from wetland areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygon currently mapped as FLUCCS Code 619M, 10.75 ac.). The limits of the wetland areas from which exotics will be mechanically removed will be determined based onsite specific conditions at the time of clearing.

Upland Enhancement

Approximately 8.46± acres of uplands will be preserved and enhanced. This consists of upland pine flatwoods that contain moderate densities of exotics. Exotics will be treated as described below. It is anticipated that supplemental planting will not be required for these areas.

Upland Restoration

Approximately 11.15± acres of uplands within the preserve were previously cleared and converted to agriculture.

Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the upland and wetland preservation areas will be treated. A vegetation removal permit associated with the development order is required for the initial exotic vegetation treatment.

POLICY 33.1.7: Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources.

See the Hydrological Restoration Plan, Stormwater Management Plan and as part of the local development order process, the ERP and Lake Management Plan.

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.***
- 2. The property is rezoned to a planned development that meets the following:***
 - a. Planned development must include a minimum of 60% open space, 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;***

See the submitted Hydrological Resource Report and Stormwater Management Plan. Additionally, JR Evans is preparing regional hydrologic restoration and flowway report for an upcoming EPR submittal and an Enhanced Lake Management Plan will be created as well. This information is not yet complete.

- 2. Restore and accommodate existing and historic groundwater levels;***

See the submitted Hydrological Resource Report and Stormwater Management Plan. Additionally, JR Evans is preparing regional hydrologic restoration and flowway report for an upcoming EPR submittal and an Enhanced Lake Management Plan will be created as well. This information is not yet complete.

- 3. Restore and preserve wetlands;***

Per the Atwell Indigenous Habitat Management Plan:

Approximately 23.19 acres of wetlands will be enhanced and preserved as shown on the Enhancement and Preservation Map as part of the IHMP. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. Exotics may be mechanically removed and treated from wetland areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygon

currently mapped as FLUCCS Code 619M, 10.75 ac.). The limits of the wetland areas from which exotics will be mechanically removed will be determined based onsite specific conditions at the time of clearing.

4. Restore and preserve indigenous upland habitats;

Per the Atwell Indigenous Habitat Management Plan:

The Corkscrew property has the potential to play a significant role in the area's hydrology and wildlife corridor. The project is located adjacent to the Imperial Marsh Preserve, a county owned preserve, which abuts the Corkscrew Mitigation Bank to the east. To the west of the project is the Troyer Brothers preserve land which connects to the Imperial Marsh Preserve to the north.

By restoring and enhancing both upland and wetland habitats, this project will create a critical link that supports regional water hydrology and establishes a managed wildlife corridor, ensuring seamless ecological connectivity across the area.

The current land use practices within the property and exotic vegetation infestation significantly diminish wildlife utilization. The IHMP provides an avenue for the enhancement and preservation of this important piece of land.

5. Provide critical wildlife connections to adjacent conservation areas; and

See #4 above.

6. Provide 100' foot buffer along Corkscrew Road East of Alico Road.

See the MCP which meets this requirement.

b. Includes an enhanced lake management plan, that:

- 1. Applies best management practices for fertilizers and pesticides;**
- 2. Provides erosion control and bank stabilization; and**
- 3. Establishes lake maintenance requirements.**

The applicant is in the middle of composing the SFWMD ERP for the site. As part of the application the applicant has contracted with a consultant to produce the enhanced lake management plan that will be used for the EPR and at the time of local development order.

c. 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.

A site specific ecological and hydrological restoration plan is provided or underway. Atwell has provided an IHMP as part of this submittal which addresses wetland preservation and restoration, upland restoration, and reclaiming former agricultural lands. The plan addresses replanting plan, habitat restoration plan, success criteria, long term monitoring and maintenance. The preserved 55% of the property connects to a wildlife corridor to the east via Troyer Brothers MPED to the Lee County 20/20 Imperial Marsh Preserve.

A hydrological study is part of this submittal by JR Evans. The hydrological restoration plan is in part addressed by the IHMP but the remaining details of the restoration plan such as preliminary excavation and grading plans, analysis of hydrological improvements and water budget narrative will be forthcoming as JR Evans works through the ERP and development order site plans over the next few months.

- 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 homeowners 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.**

Understood. The conservation area will be platted in a separate tract as demonstrated on the MCP.

- e. Record a Conservation Easement for a minimum of 55% of the planned development, 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.**

At the time of local development order (DO) a conservation easement will be recorded on the 42.80± acres of wetland and upland preserve areas as shown on the MPC.

- f. Indigenous management plans must address human-wildlife coexistence.**

See the Indigenous Habitat Management Plan (IHMP) by Atwell in the submittal.

- g. Uses Florida Friendly Landscaping with low irrigation requirements in common elements.**

The applicant intends to meet this requirement at the time of DO.

- h. The stormwater management system must demonstrate through design or other means that water leaving the development meets state and federal water quality standards. The developer must obtain authorization from the Division of Natural Resources prior to discharge of stormwater from the development into the County's MS4 system directly or indirectly.**

See the Stormwater Management Plan narrative in the resubmittal of the CPA titled "Exhibit M12 – Stormwater Management Plan".

- i. Irrigation and fertilizers (or other chemicals) for agricultural purposes must be entirely eliminated at time of first development order approval for row crops and no later than 5 years from first development order approval for citrus groves. If cessation of citrus groves is to be phased, a phasing plan provided at the time of zoning must demonstrate regional environmental benefits, including but not limited**

to regional or historic surface water and wildlife connections, occurring with the first phase of development.

The site is a former agricultural area that is now inactive. The redevelopment of the site will remove the property from converting back into an agricultural use.

j. Protects public wells through compliance with the requirements of the Well Field Protection Ordinance.

The property is outside the wellfield protection zones as marked on "Exhibit M6 – Wellfield Zones Map 4-C".

k. Each planned development within the Overlay will be required to mitigate the traffic impacts of the planned development and provide its proportionate share of the needed roadway improvements in accordance with Administrative Code (AC) 13-16. The proportionate share amount can be offset, in accordance with AC 13-16, by the dedication of needed right-of-way or the construction of improvements that would measurably lessen the need for roadway improvements, or by payment of impact fees, or use of impact fee credits, or as otherwise set forth in a written agreement between Lee County and the Developer. Prior to a final determination of a Project's proportionate share amount, compliance may be met through an enforceable instrument that obligates the property owners within a planned development to pay the Project's proportionate share, with said instrument being recorded prior to the issuance of any development order. For the developments known as WildBlue (CPA2014-00004) and Corkscrew Farms (CPA2015- 00001) if the instrument is recorded prior to the final determination of the proportionate share amount, the proportionate share payment may not exceed \$1,600 per unit above the road impact fee amount.

Understood.

l. Connect to public water and sewer service. Connect to reuse water if available at time of development order approval.

Understood. The development is required to connect and can only be developed when utilities are available. As part of the process this application is requesting to add the property into the Lee County sewer and water franchise areas.

m. Obtain written verification as to adequate public services for the planned development, from the sheriff, EMS, fire district, and Lee County School District.

Written verification has been received from all agencies listed. See the "Exhibit M14 - Public Facilities Impacts Analysis v01" and "Exhibit M17 - Letters of Determination for Service

n. Demonstrate that the planned development will not result in significant detrimental impacts on present or future water resources.

See the hydrological study, stormwater narrative and by early 2024 the site's ERP.

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 23.19 acres of wetlands that will be maintained during development and deeded into conservation areas in perpetuity including an additional 19.80 acres, or a minimum of 55% of the site. A majority of the conservation areas will abut the conservation lands to the west and those set aside through the zoning abutting to the east and north.

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

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

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.

See the Stormwater Management Plan.

POLICY 60.1.3: Examine steps necessary to restore principal flow-way systems to assure the continued environmental function, value, and use of natural surface water flow-ways and associated wetland systems.

See the Hydrological Restoration Plan.

POLICY 60.4.2: The County encourages new developments to design their surface water management system to incorporate existing wetland systems.

See the Stormwater Management Plan.

POLICY 60.4.3: The County encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.

See the Hydrological Restoration Plan and Stormwater Management Plan.

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

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

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

POLICY 61.3.6: Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff

conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin.

See the Hydrological Restoration Plan and Stormwater Management Plan.

POLICY 63.1.1: The Wellfield Protection Ordinance will be amended whenever better technical data is developed and whenever additional potable wellfields are proposed.

The property is outside of the wellfield protection zones as noted on "Exhibit M6 – Wellfield Zone Lee Plan Map 4-C".

POLICY 63.2.1: For maximum protection of groundwater resources, identify future wellfields and/or relocation site(s) for existing wellfields well in advance of need. Coordinate with SFWMD, other water suppliers, and DEP to avoid duplication and to assist in data collection and interchange.

An ERP will be sought as part of the local development order. The initial application for the permit to SFWMD will be made prior to the staff report for this case and the appearance in front of the Lee County LPA.

123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.

The wetlands that occupy the northern third of the site abut conservation areas to the west, east and north. Additionally, the IHMP propose to restore and reclaim uplands that abut the Lee County 20/20 Imperial March Preserve lands to the west and the zoned conservation areas in the Troyer Brothers MPED.

OBJECTIVE 124.1: Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.

Wetlands for this project will not be impacted and in fact will be restored and improved according to the IHMP. The zoning MCP plan also specifies the area considered wetlands to be preserved.

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 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 125.1.4 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.

126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.

The acceptance of the property as a Tier 1 resource and the data in the Hydrologic Restoration Plan and the IHMP puts 55% of the property in protection and removes the remaining portion of the property from the possibility of future agricultural operations.

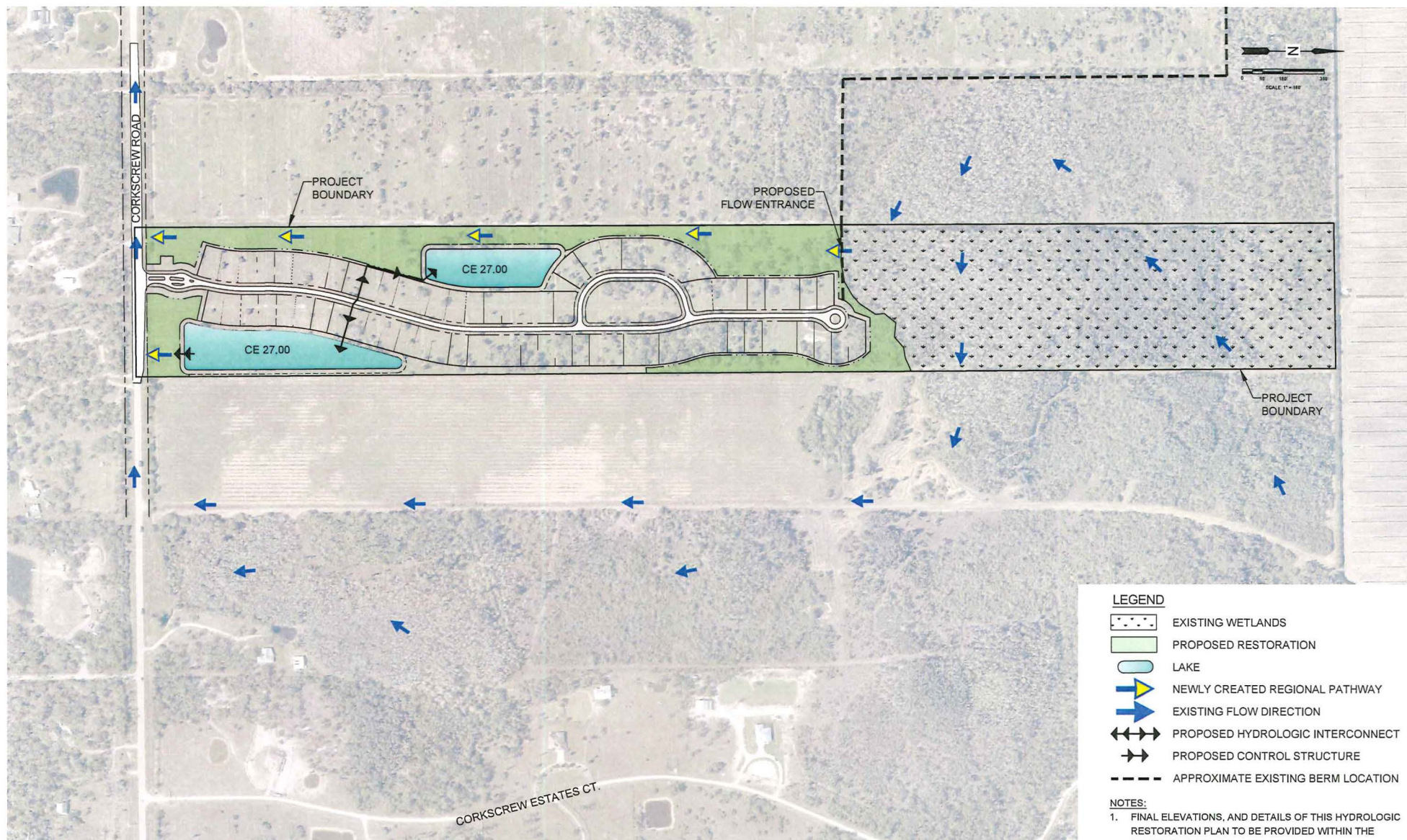
126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.

Again, we see the Hydrologic Restoration Plan, the Stormwater Management Plan, and the IHMP. In process is a Lake Enhancement and Management Plan that will be provided by the end of 2024.

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 change to location criteria allowing the property to be considered in the Environmental Enhancement and Preservation Communities Overlay. The location criteria specify property in the EEPKO should be west of the Lee County 20/20 Imperial Marsh Preserve yet this property abuts the preserve lands making this a logical extension given the hydrological and ecological benefits detailed in the request.

The proposed Corkscrew 80 RPD is a master-planned residential community with clustered development with 60% open space and 55% of the site in conservation and additional area in indigenous restoration that connects regional sensitive environmental lands. The development is designed to meet the criteria for the EEPKO and benefit the regional's hydrologic profile while providing single-family housing in the growing Corkscrew Road corridor.



20351 Corkscrew Road

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

Indigenous Habitat Management Plan

October 2024

Prepared by:

Atwell
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680

Introduction

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

The applicant proposes to construct a residential community at this location. This will include home sites, an amenity center, roads, a surface water management system, and 42.80± acres of wetland and upland preserves.

The goal of the Indigenous Habitat Management Plan (IHMP) is to enhance the existing uplands and wetlands via exotic control. Exotics (as defined by the Florida Exotic Pest Plant Council's List of Invasive Species, Categories 1 and 2), which are present within the proposed preserves, will be removed to re-establish functional wetland and upland ecosystems. The wetland preservation areas consist of cypress and forested habitats that contain high densities of exotics, primarily *Melaleuca*. The site development plan was designed to preserve the wetlands and higher quality uplands onsite. Additionally, 11.15 acres of pasture will be restored to native upland habitat via exotic vegetation treatment and installation of supplemental planting.

The Corkscrew property has the potential to play a significant role in the area's hydrology and wildlife corridor. The project is located adjacent to the Imperial Marsh Preserve, a county owned preserve, which abuts the Corkscrew Mitigation Bank to the east. To the west of the project is the Troyer Brothers preserve land which connects to the Imperial Marsh Preserve to the north.

By restoring and enhancing both upland and wetland habitats, this project will create a critical link that supports regional water hydrology and establishes a managed wildlife corridor, ensuring seamless ecological connectivity across the area.

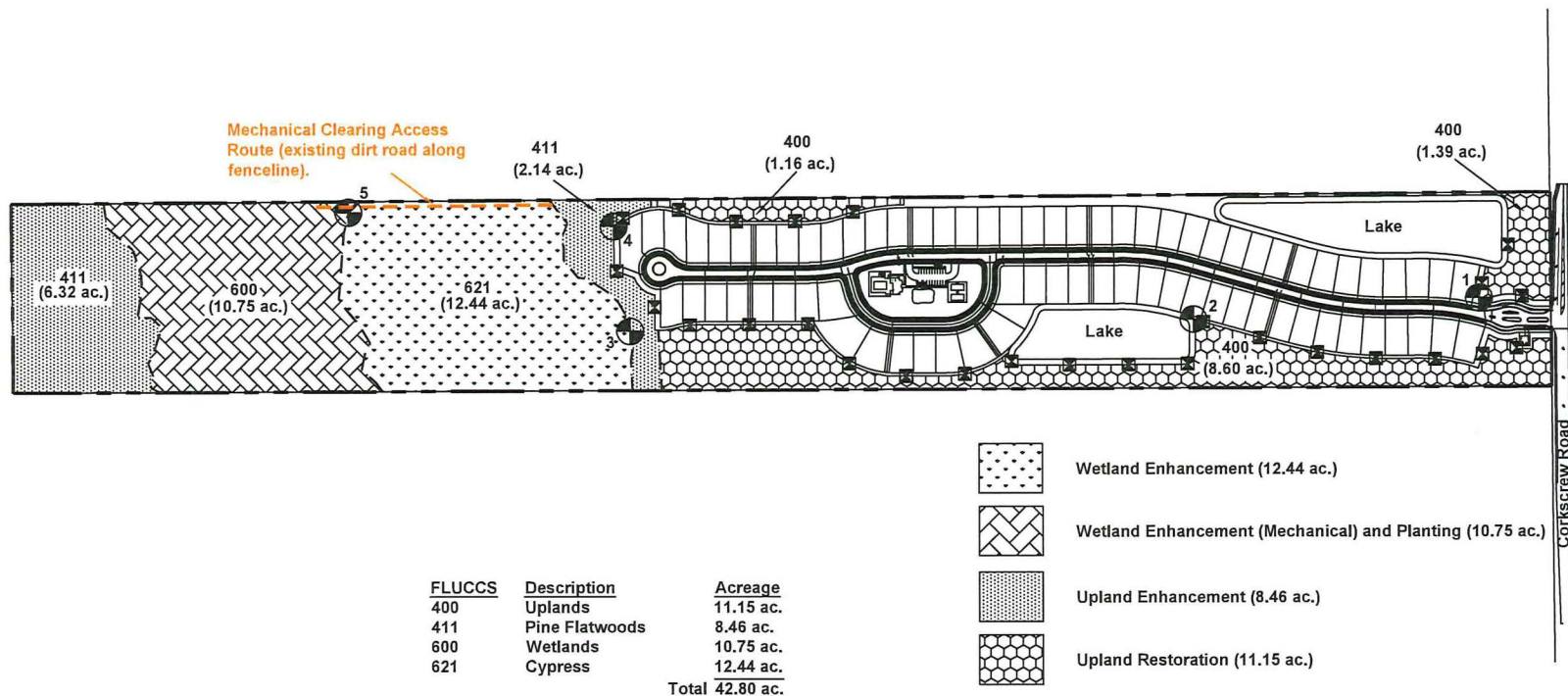
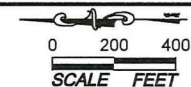
The current land use practices within the property and exotic vegetation infestation significantly diminish wildlife utilization. This IHMP provides an avenue for the enhancement and preservation of this important piece of land.

Wetland Enhancement

Approximately 23.19 acres of wetlands will be enhanced and preserved as shown on the Enhancement and Preservation Map (Figure 1). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. Exotics may be mechanically removed and treated from wetland areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygon currently mapped as FLUCCS Code 619M, 10.75 ac.). The limits of the wetland areas from which exotics will be mechanically removed will be determined based onsite specific conditions at the time of clearing.

After the completion of the initial exotic removal and/or treatment, the enhanced wetlands

SECTION: 21
TOWNSHIP: 46 S
RANGE: 27 E



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

1 Photo Point (typ.)(5)
X Preserve Sign

October 28, 2024 9:11:37 a.m.
Drawing: CESTINDIGENOUS.DWG
PERMIT USE ONLY, NOT FOR CONSTRUCTION

Figure 1. Indigenous Preserve Areas Map

20351 Corkscrew Road



will be evaluated for supplemental planting. This planting will focus on the areas that currently contain low densities of native trees (FLUCCS Code 619M). These areas will be planted with cypress and scattered slash pines in a random pattern at densities of approximately 220 trees per acre. If live native trees are present, those trees will count towards the required planting density. Plant material will consist of container grown three gallon trees and will be installed at the beginning of the first wet season following the completion of the initial exotic treatment event (Table 1). In areas with less than 50 percent cover by native wetland ground cover species two complete growing season following the initial exotic treatment, native wetland ground cover species will be installed at densities of 1,742± plants per acre (5± feet on center). The wetlands will also be evaluated at that time for the presence of native shrubs. Areas devoid of native shrubs will be planted with scattered clusters of one gallon shrubs consisting of seven shrubs planted 10 feet on center in each cluster. The final species list will be based upon site specific conditions and on plant material availability at the time of planting.

Table 1. Wetland Plantings

Botanical Name	Common Name	Size	Spacing (feet O.C.)	Estimated Number of Plants
CANOPY TREES				
<i>Pinus elliotii</i>	Slash pine	3 gal	15	TBD
<i>Taxodium</i> sp.	Cypress	3 gal	15	TBD
Total				TBD
SHRUBS				
<i>Chrysobalanus icaco</i>	Cocoplum	1 gal	10*	TBD
<i>Rapanea punctata</i>	Myrsine	1 gal	10*	TBD
<i>Viburnum obovatum</i>	Walter's viburnum	1 gal	10*	TBD
Total				
GROUND COVER				
<i>Blechnum serrulatum</i>	Swamp fern	4" liner	5	TBD
<i>Cladium jamaicense</i>	Saw-grass	4" liner	5	TBD
<i>Eleocharis</i> sp.	Spikerush	4" liner	5	TBD
<i>Panicum</i> sp.	Panicum grass	4" liner	5	TBD
<i>Rhynchospora</i> sp.	Beakrush	4" liner	5	TBD
<i>Spartina bakeri</i>	Sand cordgrass	4" liner	5	TBD
Total				

*Additional plant species may be included in the planting table prior to development order approval

Upland Enhancement

Approximately 8.46 acres of uplands will be preserved and enhanced. This consists of upland pine flatwoods that contain moderate densities of exotics. Exotics will be treated as described below. It is anticipated that supplemental planting will not be required for these areas.

Upland Restoration

Approximately 11.15 acres of uplands within the preserve were previously cleared and converted to agriculture. The treatment of exotics within the uplands will occur as described below. After the completion of the initial exotic removal and/or treatment, these uplands will be planted with native trees, shrubs, and groundcover species (Table 2). Plant material will be installed at the beginning of the first wet season following the completion of the initial exotic treatment event. If live native trees are present, those trees will count towards the required planting density. The final species list will be based upon site specific conditions and on plant material availability at the time of planting.

Table 2. Upland Restoration Planting

Botanical Name	Common Name	Size	Spacing (feet O.C.)	Estimated Number of Plants
CANOPY TREES				
<i>Pinus elliottii</i>	Slash pine	3 gal	25	TBD
<i>Quercus laurifolia</i>	Laurel oak	3 gal	25	TBD
Total				
SHRUBS				
<i>Chrysobalanus icaco</i>	Cocoplum	1 gal	15*	TBD
<i>Rapanea punctata</i>	Myrsine	1 gal	15*	TBD
Total				
GROUNDCOVER				
<i>Andropogon</i> sp.	Bushy bluestem	1 gal	5	TBD
<i>Eragrostis</i> sp.	Lovegrass	1 gal	5	TBD
<i>Muhlenbergia capillari</i>	Muhlygrass	1 gal	5	TBD
<i>Serenoa repens</i>	Saw palmetto	1 gal	5	TBD
<i>Tripsacum dactyloides</i>	Fakahatchee grass	1 gal	5	TBD
Total				

*Additional plant species may be included in the planting table prior to development order approval

Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the upland and wetland preservation areas will be treated. A vegetation removal permit associated with the development order is required for the initial exotic vegetation treatment.

Non-native trees and shrubs will be cut by chainsaw or machete just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. Treatment will occur immediately following cutting to ensure maximal uptake of the herbicide. All preserved areas will have the resulting vegetative material from the Conservation Easement and disposed of in accordance with local regulations. If non-woody exotics, such as cattail, are present within the preserve they will be treated by a

foliar application of an appropriate herbicide suitable for aquatic application. Herbicides will be used in strict accordance with label directions by trained applicators. Care will be taken to reduce damage to non-target native species to the maximum extent practical. The owner or his designee shall conduct vegetation control through the management of exotic, invasive and nuisance vegetation. Treatment efforts of the forested and herbaceous areas will include removal, monitoring and maintenance of invasive vegetation. The primary species to be eradicated include melaleuca, Brazilian pepper, and torpedo grass.

Exotic control of melaleuca and Brazilian pepper will be accomplished by chainsaw or machete. Large trees (greater than four-inch diameter at breast height (DBH)) may be girdled and killed in place with a stump specific herbicide suitable for aquatic application. The four inch DBH and smaller trees and shrubs will be cut just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. The resulting vegetative material will be disposed of by one or more of the following methods: 1) cut into four to six feet sections and stacked on the ground with alternating layers of trees at right angles to each other (log cabin) with the stacks no higher than 5± feet and spaced a minimum of 100± feet apart, 2) cut and placed into piles (tee-pee) with piles spaced a minimum of 100± feet apart, 3) where exotic density is less than 25 percent the exotics may be cut into two to four foot sections and scattered on the ground, and 4) woody exotic vegetation may be removed from the preserves.

Herbicides will be used in strict accordance with label directions by trained applicators. Care will be taken to reduce damage to non-target native species to the maximum extent practical. Access for the initial exotic vegetation treatment to the indigenous vegetation preserves will be via the existing dirt road along the northern property boundary (Figure 1).

Coverage by exotic vegetation within these areas will be maintained below five percent aerial cover. A marker dye will be added to the spray solution to help visualize where the solution is being applied. An appropriately licensed herbicide applicator will supervise the crew. Herbicides will be used carefully in accordance with the label provided.

Barricading

Prior to commencement of construction activities, the preserve areas will be staked in the field and the required erosion control barriers installed. These barriers will be inspected by County staff prior to commencement of construction activities. The operation of construction equipment, storage of equipment, and stockpiling of fill and construction material will be prohibited within the preservation areas. The staking identifying the limits of the preservation area will be maintained for the duration of adjacent construction activities.

Conservation Easement

A Conservation Easement will be recorded and placed over the upland and wetland preservation areas totaling 42.80± acres. Signage will be posted every 200 feet around the preserve areas (Figure 1). Homeowners will receive a brochure describing the purpose

and function of the preserves. Please see the attached sample sign and sample educational brochure (Appendix A).

Monitoring Reports

A Baseline Monitoring Event will be conducted prior to exotic treatment activities within the indigenous vegetation preserves and report submitted to Lee County Division of Environmental Sciences prior to Development Order approval. A Time Zero Monitoring Event will be conducted after completion of those activities within the preserve and the report submitted to Lee County Division of Environmental Sciences prior to issuance of the Certificate of Compliance. In addition, a monitoring report will be submitted annually to the Lee County Division of Environmental Sciences for five consecutive years starting one year from the date of the Certificate of Compliance issued for the project's infrastructure. The reports will document the overall status of the habitat within the indigenous vegetation preserve area. The report will also include photographs documenting the condition of the preserves and any other information relevant to the continued function of the preserve areas.

Wildlife Monitoring

Regular observations of fish and wildlife will be made during all monitoring events by qualified ecologists. This will consist of recording evidence and signs of wildlife (i.e., direct sighting, vocalization, nests, tracks, droppings, etc.).

Photographic Documentation

Permanent fixed-point photograph stations will be established in each of the monitored areas thereby providing physical documentation of the condition and appearance of an area, as well as any changes taking place. Panoramic photographs will accompany vegetation data in each report. Locations of photo stations will remain the same throughout the duration of the monitoring program.

Method and Frequency of Pruning and Trimming

No pruning or thinning of native vegetation within the indigenous vegetation preserves is proposed at this time. In the event that trimming becomes necessary to meet the ecological goals of this management plan, the trimming will be accomplished by hand using chainsaws or machetes and will be restricted to no more than 25 percent of an area during any particular one year interval. Cut vegetation will remain on-site.

The Lee County Division of Environmental Sciences will be notified prior to any preserve maintenance (other than routine annual exotic maintenance events).

Garbage Management

All garbage will be removed from the preserves prior to the issuance of the Certificate of Compliance for any part of the development. The preserves will be surveyed for garbage semi-annually.

Appendix A

Sample Preserve Sign and Educational Brochure

Corkscrew - 80

Indigenous Preserve Area

In order to enhance and maintain indigenous habitats and associated native wildlife, a preserve area has been established within Corkscrew 80. The indigenous vegetation preserves within Corkscrew 80 consist of 23.19 acres of wetlands and 19.61 acres of uplands. The goal of the indigenous vegetation preserves is to enhance the existing wetlands and uplands via exotic control and supplemental plantings. Preserve areas shall be maintained in a natural state through the treatment of exotic vegetation and periodic maintenance. These areas can be identified by signs which denote them as "Preserve Areas". Please do not disturb these areas or plant any vegetation within their confines.

The upland preserve areas consist of pine flatwoods vegetated by species such as slash pine (*Pinus elliotii*), cabbage palm (*Sabal palmetto*), gallberry (*Ilex glabra*), stagger bush (*Lyonia* sp.), saw palmetto (*Serenoa repens*), and wire grass (*Aristida* sp.). These areas provide important habitat for a variety of wildlife including the northern mockingbird (*Mimus polyglottos*), northern cardinal (*Cardinalis cardinalis*), gray catbird (*Dumetella carolinensis*) and various warblers and woodpeckers.



Small mammals, such as the raccoon (*Procyon lotor*) and nine-banded armadillo (*Dasypus novemcinctus*), and reptiles, such as the southern black racer (*Coluber constrictor*), eastern indigo snake (*Drymarchon corais couperi*), and green anole (*Anolis carolinensis*), may also occur within these pine flatwoods areas.

The forested wetland preserve area consist of cypress that have been invaded by exotics. Native species occurring in this area includes cypress (*Taxodium distichum*), laurel oak (*Quercus laurifolia*), cabbage palm, and swamp fern (*Blechnum serrulatum*). This area provides a natural conveyance of surface waters and habitat to a variety of animals. Wildlife that may utilize these areas includes small animals such as the tree frog (*Hyla* spp.), pig frog (*Rana grylio*), and various snakes.

A variety of birds including the red-shouldered hawk (*Buteo lineatus*), northern mockingbird, northern cardinal (*Cardinalis cardinalis*), bluegray gnatcatcher (*Polioptila caerulea*), and various warblers commonly occur within the forested wetland at various times of the year. Mammals such as the raccoon and rabbit (*Sylvilagus floridanus*) may also be present in the wetland.

The wetlands and uplands on-site have become invaded by problematic invasive exotic plants. These consist predominately of melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*). When exotics dominate native habitats, the naturally occurring flora (plants) and fauna (animals) become displaced. Other functions, such as water filtration and conveyance, can also be altered. Therefore, in order to improve the native habitats being preserved and to comply with State and County requirements, the exotics will be treated. Regular maintenance events will be undertaken to prevent the re-colonization of the preserves by exotics.

Once the exotics are treated in the wetland, habitat will be present on-site for a variety of state and federally protected wading birds including the little blue heron (*Egretta caerulea*), roseate spoonbill (*Ajaia ajaja*), tricolored heron (*Egretta tricolor*), and wood stork (*Mycteria americana*). These birds typically forage in freshwater wetlands throughout southwest Florida. The others wading birds mentioned stalk their prey which are usually small fish, insects, and amphibians. Please do not feed, harm or harass any wildlife.

Preserve Area

Please Do Not Disturb

This Area is Managed for Native Plants and Wildlife



Corkscrew 80
Residential Planned Development
Stormwater Management Plan Summary

The proposed Corkscrew 80 Residential Planned Development is set to transform approximately 78.7 acres of mostly dormant agricultural land in Southeastern Lee County into a thoughtfully designed residential community. Currently, the site consists of two-thirds sparsely vegetated pasture and roughly one-third densely vegetated wetland, much of which is exotic in nature. The project aims to preserve all of the indigenous wetlands onsite, and to create additional restoration area that will be placed under a conservation easement.

As a part of the project's development, a unified surface water management system for the residential portion of the project will be constructed. This surface water management system will contain both lakes and dry retention areas. These features will collect, store, treat, and control discharge of the runoff generated within the development pod. The attenuation and nutrient reduction will serve as a regional benefit, helping to reduce flooding within the already taxed Corkscrew Road roadside ditch system, and providing a net reduction in discharged nitrogen and phosphorus, helping to reduce the possibility of algal blooms and red tide that plague our already impacted water bodies.

Furthermore, the project serves to reconnect flow that has historically been severed. As can be seen within the accompanying Hydrologic Restoration Plan, there is a new flow path that will be integrated into the design of the community's conservation area. When reviewing available topographic information and aerials dating back to the 1960's, there is a berm along the northern edge of the upland area that disrupts the natural flow of water south. As a result, water rises within upstream areas and causes flooding within the Corkscrew Estates Court area, creating additional maintenance and potentially limiting emergency access.

In addition to this accommodation and consistent with Lee Plan Policy 13.4.6, marshes and flow-way areas will be utilized where feasible to convey water rather than the utilization of underground piping or defined and highly un-natural conveyances. These areas will be planted as marshes to encourage wildlife and propagation of wetland plant types as the project matures.



Irrigation for the site will be obtained via withdrawal from the onsite lakes and a recharge well. The anticipated withdrawals are dramatically less than the equivalent acreage of agricultural consumption, which will help maintain groundwater levels.

While the subject property is not located within any published FEMA flood hazard area, it will be designed such that the minimum finished floor elevation is no lower than the estimated 100-year, 3-day (zero discharge) storm stage for the individual development basins. The controlled discharge from the project will be designed to comply with SFWMD requirements. This flow restriction will be regulated via an engineered weir at the project's discharge point to constrict and regulate the discharge from the project.

In summary, Corkscrew 80 represents a commitment to sustainable development that prioritizes environmental stewardship while providing much-needed housing in Southeastern Lee County. Through innovative water management practices and habitat restoration efforts, this project aims to enhance both community living and regional ecological health.

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CORKSCREW 80 CPA

Historic Resources Impact Analysis

I. REQUEST

The 78.69+/- acres (77.94+/- acres less 0.75 acre right-of-way) 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").

The project is a Large-Scale Comprehensive Plan Map Amendment to amend Lee Plan maps as follows:

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

The Applicant is proposing a text amendment to Lee Plan Policy 33.2.4 to amend the permissible locational criteria for properties in the EEPCO.

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 Master Site File letter has been secured from the Division of Historical Resources - Florida Department of State which is included in this document.



This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myFlorida.com for project review information.

September 13, 2024



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Director of Planning

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In response to your inquiry on September 13, 2024, the Florida Master Site File lists no cultural resources recorded for the subject property located within Section 21 Township 46 Range 27E and identified as 20351 CORKSCREW RD, ESTERO, Fla.

When interpreting the results of this search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Federal, State and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



20351 CORKSCREW RD, ESTERO, FL



Corkscrew 80 CPA

Exhibit M14 - Public Facilities Impacts Analysis

1. REQUEST

The 78.69+/- acres (77.94+/- acres less 0.75 acre right-of-way) 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 Large-Scale Comprehensive Plan Map Amendment to amend Lee Plan maps as follows:

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

Additionally, the Applicant is proposing a text amendment to Lee Plan Policy 33.2.4 to amend the permissible locational criteria for properties in the EEPCO.

The CPA applications are companion requests to a Residential Planned Development (RPD) rezoning application and Bonus Density application. The Applicant seeks to rezone the 77.98 +/- acres from Agriculture zoning district (AG-2) to Residential Planned Development (RPD) to allow for 78 single-family dwelling units with supporting amenities.

2. POTABLE WATER

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

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

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

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

RESIDENTIAL

Current Residential Density per Wetland and DR/GR FLUC

7 ERC X 250 GPD = 1,750 GPD

Proposed Residential Density per CPA Amendment to EEPKO Tier 1

78 ERC X 250 GPD = 19,500 GPD

Impact of CPA

19,500 GPD - 1,750 GPD = 17,750 GPD

3. SANITARY SEWER

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

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

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

RESIDENTIAL

Current Residential Density per Wetland and DR/GR FLUC

78 ERC X 200 GPD = 1,400 GPD

Proposed Impact of Residential within Intensive Development

78 ERC X 200 GPD = 15,600 GPD

Impact of CPA

19,500 GPD - 1,750 GPD = 14,200 GPD

4. SOLID WASTE

Per the letter received from Lee County Solid Waste on June 4, 2024, The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed 85 residential dwelling units located 20351 Corkscrew Road through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

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

5. PARKS, RECREATION, AND OPEN SPACE

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

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

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

According to the Letter of Service availability received on May 30, 2024, in April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks and moved both from regulatory to non-regulatory standards. Considering this, we do not have the authority to deny your request based on parks service availability.

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

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

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

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

6. PUBLIC SCHOOLS

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

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

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

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

Programmed Improvements/Expansions

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

Letter of Availability

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

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

7. FIRE

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

8. SHERIFF

A letter of Availability dated June 4, 2024, states, "This Agency evaluated your rezoning request solely on its ability to provide law enforcement service to the development. Based on that criterion, we do not object to the proposed development. Law enforcement services will be provided from our Central District offices in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and adjust accordingly. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Heather Turco at (239) 477-1863 with any questions regarding the CPTED study."

9. EMS

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

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



10. SURFACE WATER MANAGEMENT

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

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

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



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 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 78 single-family dwelling units.

II. EXISTING CONDITIONS

The site has a long history of agricultural exemption and is mostly cleared serving as pasture. The 78.69+/- acres (77.94+/- acres less 0.75 acre right-of-way) parcel has 23.19± acres of wetlands that will be enhanced and preserved and occupy the northern third of the site, and a total of and 42.80± acres of wetland and upland preserves. The exact area of the wetlands will be more precisely be measured during South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). At that point the wetlands and upland preserves will be placed in a conservation easement according to EEPKO policies.

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

Table 1: Inventory of Surrounding Lands

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

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

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

III. PROPOSED DEVELOPMENT

The proposed CPA and companion Residential Planned Development (RPD) will consist of up to 78 single-family home sites, an amenity center, roads, a surface water management system, and 42.80± acres of wetland and upland preserves, which will be put in a conservation easement. The community is designed with a main entrance leading to a cul-de-sac. Access is proposed centrally to the property onto Corkscrew Road with a 100-foot buffer on Corkscrew Road, again in fulfillment of the EEPKO standards. The property will have a minimum open space a minimum of 60% of the property and conservation areas at a minimum of 55% of the property.

The conservation areas will serve a larger environmental context by preserving a large cypress head wetland that spans beyond the property boundaries to the north, east and west. To the west are Lee County 20/20 Imperial Marsh Preserve and to the east Troyer Brothers land that has conservation areas that abut the subject property. As required by the EEPKO criteria, per the Indigenous Habitat Management Plan (IHMP), the subject property will preserve a minimum of 55% of the property in a conservation easement as part of the plan to meet the intent of the EEPKO to improve, preserve, and restore regional surface and groundwater resources.

The goal of the IHMP is to enhance the existing uplands and wetlands via exotic control. Exotics (as defined by the Florida Exotic Pest Plant Council's List of Invasive Species, Categories 1 and 2), which are present within the proposed preserves, will be removed to re-establish functional wetland and upland ecosystems. The wetland preservation areas consist of cypress and forested habitats that contain high densities of exotics, primarily *Melaleuca*. The site development plan was designed to preserve the wetlands and higher quality uplands onsite. Additionally, 11.15± acres of pasture will be restored to native upland habitat via exotic vegetation treatment and installation of supplemental planting.

The Corkscrew property has the potential to play a significant role in the area's hydrology and wildlife corridor. The project is located adjacent to the Imperial Marsh Preserve, a county owned preserve, which abuts the Corkscrew Mitigation Bank to the east. To the west of the project is the Troyer Brothers MPED established preserve land and wildlife corridor which connects to the Imperial Marsh Preserve to the north.

By restoring and enhancing both upland and wetland habitats, this project will create a critical link that supports regional water hydrology and establishes a managed wildlife corridor, ensuring seamless ecological connectivity across the area.

The current land use practices within the property and exotic vegetation infestation significantly diminish wildlife utilization. This IHMP provides an avenue for the enhancement and preservation of this important piece of land.

Wetland Enhancement

Approximately 23.19± acres of wetlands will be enhanced and preserved as shown on the Enhancement and Preservation Map as part of the IHMP. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. Exotics may be mechanically removed and treated from wetland areas that are currently dominated with exotics and therefore have very few native species present (i.e. polygon currently mapped as FLUCCS Code 619M, 10.75 ac.). The limits of the wetland areas from which exotics will be mechanically removed will be determined based onsite specific conditions at the time of clearing.

Upland Enhancement

Approximately 8.46± acres of uplands will be preserved and enhanced. This consists of upland pine flatwoods that contain moderate densities of exotics. Exotics will be treated as described below. It is anticipated that supplemental planting will not be required for these areas.

Upland Restoration

Approximately 11.15± acres of uplands within the preserve were previously cleared and converted to agriculture.

Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the upland and wetland preservation areas will be treated. A vegetation removal permit associated with the development order is required for the initial exotic vegetation treatment.

IV. PUBLIC INFRASTRUCTURE

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

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

V. FUTURE CONDITIONS

The Corkscrew Road corridor, from Ben Hill Griffith to SR 82, is quickly growing with over 22,000 dwelling units and nearly 1 million square feet of nonresidential uses developed or have received zoning approvals. The site currently does not have water and sewer services available, but LCU states that extension of sewer and water service are proposed in the future as part of the Kingston development agreement. This extension is applicable to the request to amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

Corkscrew Road is being expanded with pedestrian walkways, multi-use paths and additional lanes to Alico Road intersection from Ben Hill Griffith. As development occurs east in the FFD or Kingston projects it is likely further Corkscrew Road improvements to SR 82 will be needed that will include frontage for this project, but no plans are funded to date.

Environmentally the immediate area of the subject property is largely preserved with the Imperial Marsh Preserve to the east, Lee County Imperial Marsh Preserve to the west as well as Corkscrew Strand (SFWMD), and the zoning for Troyer Farms with abutting conservation areas to the north and east. The future of this area is for the subject property to be developed with 1 unit an acre while preserving 55% of its boundary in a conservation easement to connect these valuable conservation areas already established. This property is the whole in the donut so to speak.



CORKSCREW 80 CPA

Exhibit M19 – Justification of Proposed Amendment

I. FLUC CHANGE JUSTIFICATION

1. The request to amend to **Map 1-D – Special Treatment Areas Tier 1 category and amending Map 2-D to add the property to the EEPKO** provide opportunities for beneficial conservation of natural resources, larger regional sensitive area connections, and clustered development in a highly desirable and quickly developing residential corridor.

The conservation areas will preserve a cypress head that extends east and west of the Property to Lee County 20/20 lands west and Troyer Brothers conservation areas as part of the MEPD zoning abutting to the east and north.

2. **Amendments to Maps 4-A and 4-B** are to designate the property in the Lee County Utilities (LCU) service area. Lee County Utilities (LCU) is the franchise provider to the subject property. In a letter received June 27, 2024, from LCU they state, "The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in place but are proposed." The companion CPA case requested the extension of the LCU franchise area to this property and that connection to the future lines be made with LCU capacities determined at the time of local development order. The utility expansion will loop to infrastructure at the SR 82 intersection to serve portions of the Kingston and FFD settlement agreement developments. The project will be required to be able to secure connection to public facilities prior to receiving an approved building permit.
3. The **Text Amendment** to Lee Plan Policy 33.2.4 is to change the locational criteria for eligibility to be designated on the Map 2-D as an Environmental Enhancement and Preservation Communities Overlay property. The current location criteria exclude the subject property from inclusion as an EEPKO property. The subject property is on the eastern border of the Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract) whereas the location criteria limits the inclusion to west of the Corkscrew Tract (see Figure 1 on next page).

The Hydrological Restoration Plan and Surface Water Management Plan demonstrate that there is berming and other flowway impediments on or near the eastern border of the Lee County Lands that would contribute to the Corkscrew Tract.

The language proposed below adds this property without opening other areas.

- 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.

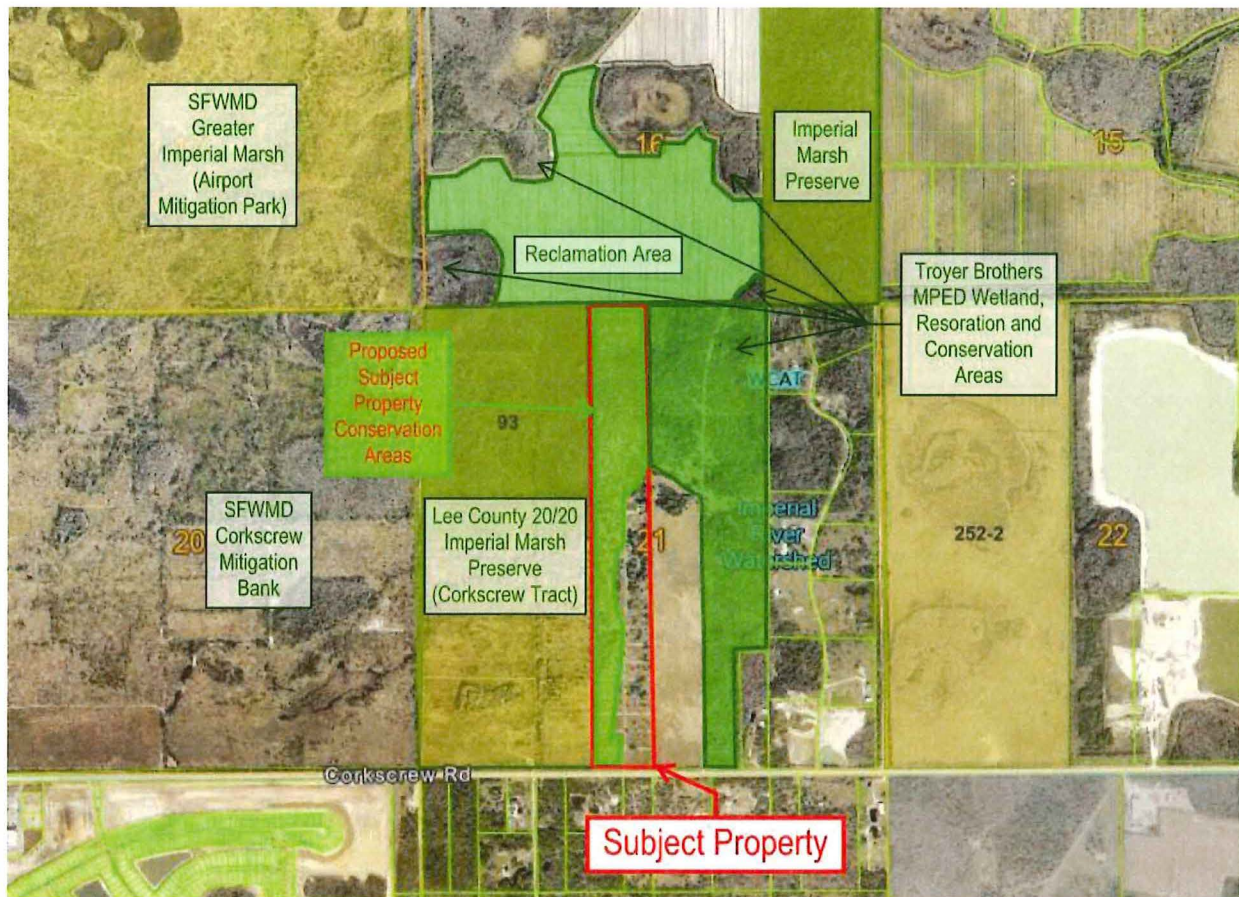


Figure 1



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September 13, 2024



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Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
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An aerial photograph showing a rural landscape. The terrain is a mix of green fields and dark, dense clusters of trees. A vertical road or path runs through the center-left. In the upper right, there is a small pond or body of water. A yellow rectangular text box is positioned in the center of the image, containing the address "20351 CORKSCREW RD, ESTERO, FL".

20351 CORKSCREW RD, ESTERO, FL