



GIS Tracking Sheet

Case No.: DCI 2000 - 000 58
Intake Date: Aug. 18, 2000
Project Name: Old Corkscrew Golf course
STRAP Number(s):
Planner Name: Jeff Jenkins Ext. 8570

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 9-5-00

INTAKE: DCI 00058

LEGAL SUFFICIENT

☒ YES

☐ NO

Initials:

Jm

If not, give brief explanation:

✓ I have questions about this: CCMB reference,
existing structures; Corkscrew - gem checked with
Margaret Lawson@DOT - Corkscrew is the road

MAP UPDATE following FINAL ACTION

Date:

☐ Hearing Examiner Decision

☐ Board of County Commissioner's Resolution

☐ Administrative Approval

☐ Blue Sheet

Zoning Notes:

MAP UPDATED

☐ YES

☐ NO

Initials:

If not, give brief explanation:

II-B-I

DESCRIPTION SKETCH

(NOT A BOUNDARY SURVEY)

SHEET NO. 1 OF 2

DESCRIPTION: The East 1/2 of the East 1/2 of Section 23; AND the West 1/2 of Section 24; AND the West 1400 feet of the East 1/2 of Section 24; LESS right-of-way for Corkscrew Road, all lying in Township 46 South, Range 26 East, Lee County, Florida and being more particularly described as follows:

Beginning at the Northwest corner of Section 24, Township 46 South, Range 26 East, Lee County, Florida and run thence N.88°49'15"E., 2619.28 feet along the North boundary of the Northwest 1/4 of said Section 24 to the Northeast corner of the Northwest 1/4 of said Section 24; thence N.88°49'12"E., 1400.06 feet along the North boundary of the Northeast 1/4 of said Section 24 to the East boundary of the West 1400.00 feet of the East 1/2 of said Section 24; thence S.00°39'26"E., 5177.78 feet along the East boundary of the West 1400.00 feet of the East 1/2 of said Section 24 to a point on the Northerly maintained right-of-way line of Corkscrew Road (50' from centerline); thence along said Northerly right-of-way line the following seven (7) courses: 1) S.89°29'39"W., 1400.00 feet to a point on the East boundary of the West 1/2 of said Section 24; 2) S.89°40'36"W., 1524.05 feet to a point of curvature; 3) Westerly, 174.62 feet along the arc of a curve to the left having a radius of 900.00 feet and a central angle of 11°07'00" (chord bearing S.84°07'06"W., 174.35 feet) to a point of tangency; 4) S.78°33'36"W., 240.33 feet to a point of curvature; 5) Westerly, 192.42 feet along the arc of a curve to the right having a radius of 1050.00 feet and a central angle of 10°30'00" (chord bearing S.83°48'36"W., 192.15 feet) to a point of tangency; 6) S.89°03'36"W., 505.09 feet to a point on the East boundary of the aforesaid Section 23; 7) S.89°29'08"W., 1328.97 feet to a point on the West boundary of the East 1/2 of the East 1/2 of said Section 23; thence N.00°39'08"W., 2581.13 feet along the West boundary of the East 1/2 of the East 1/2 of said Section 23; thence N.00°37'49"W., 2632.52 feet along the West boundary of the East 1/2 of the East 1/2 of said Section 23 to the Northwest corner of the East 1/2 of the East 1/2 of said Section 23; thence N.89°37'22"E., 1338.42 feet along the North boundary of said East 1/2 of the East 1/2 of Section 23 to the POINT OF BEGINNING.

Containing 637.113 acres, more or less.

RECEIVED
AUG 18 2000

PERMIT COUNTER

CURVE DATA TABLE

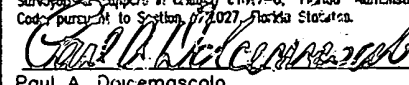
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	900.00	11°07'00"	174.62	87.59	174.35	S.84°07'06"W.
2	1050.00	10°30'00"	192.42	96.48	192.15	S.83°48'36"W.

Applicant's Legal Checked
by gjm 9-5-00

DCI 2000-00058

SEE SHEET NO. 2 FOR SKETCH OF DESCRIPTION

This Sketch Prepared For **VANESSE & DAYLOR, LLP**

REVISIONS						SURVEYOR'S CERTIFICATE		HEIDT & ASSOCIATES, INC.	
Description	Date	Dwn.	Ck'd	P.C.	Order No.	This certifies that a sketch of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to Section 672.027, Florida Statute.		SWANN PLAZA 2212 Swann Avenue Tampa Florida 33606 Phone (813) 253-5311	
						 Paul A. Doicemascolo FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881		HEIDT & ASSOCIATES, INC. CIVIL ENGINEERING LAND SURVEYING Certificate of Authorization Number LB 148	
						NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Drawn: R.E.T. Checked: P.A.D. P.C.: -- App'd: P.A.D. Date: 7-26-00 Dag: CORKSCREW-DS1 Order No.: VAD-CS-001	
						SECTIONS 23 & 24 - 46 - 26			

II-B-2

DESCRIPTION SKETCH

(NOT A BOUNDARY SURVEY)

SHEET NO. 2 OF 2

RECEIVED
AUG 18 2000

PERMIT COUNTER

Northwest corner of the
East 1/2 of the East 1/2
of Section 23, Township
46 South, Range 26 East

POINT OF BEGINNING
Northwest corner of Section 24,
Township 46 South, Range 26 East

North boundary of the Northeast 1/4
of Section 24, Township 46 South,
Range 26 East

North boundary of the Northwest 1/4
of Section 24, Township 46 South,
Range 26 East

N.88°49'12"E.
1400.06'

N.89°37'22"E.
1338.42'

N.88°49'15"E. 2619.28'

Northeast corner of the
Northwest 1/4 of Section 24,
Township 46 South, Range 26 East

North boundary of the East 1/2
of the East 1/2 of Section 23,
Township 46 South, Range 26 East

N.00°37'49"W. 2632.52'

West boundary of the East 1/2
of the East 1/2 of Section 23,
Township 46 South, Range 26 East

N.00°39'08"W. 2581.13'

East boundary of Section 23, Township 46 South, Range 26 East

637.113 Ac.±

SCALE: 1"=1000'

Bearings based on the North boundary of
the Northwest 1/4 of Section 24, Township
46 South, Range 26 East having a bearing
of N.88°49'15"E. (Assumed)

S.78°33'36"W.
240.33'

1328.97'
S.89°29'08"W.

S.89°03'36"W.
505.09'

1524.05'
S.89°40'36"W.

1400.00'
S.89°29'39"W.

Northerly Maintained right-of-way line

Applicant's Sketch Legal Checked
by gm 9-5-00

DCI 2000-00058

SEE SHEET NO. 1 FOR LEGAL DESCRIPTION

This Sketch Prepared For **VANESSE & DAYLOR, LLP**

REVISIONS

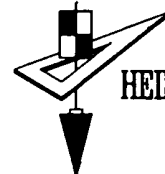
Description	Date	Dwn.	Ck'd	P.C.	Order No.

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the herein described property was
made under my supervision and meets the Minimum Technical
Standards set forth by the Florida Board of Professional
Surveyors & Mappers in Chapter 61G17-6, Florida Administrative
Code, pursuant to Section 472.27, Florida Statutes.

Paul A. Dolan
Paul A. Dolan
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881

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



HEIDT & ASSOCIATES, INC.

CIVIL ENGINEERING
LAND SURVEYING
Certificate of Authorization
Number LB 148

SWANN PLAZA
2212 Swann Avenue
Tampa Florida 33606
Phone (813) 253-5311

Drawn: R.E.T. Checked: P.A.D. P.C.: -- App'd: P.A.D.
Date: 7-28-00 Dwg: CORKSCREW-DS1 Order No.: VAD-CS-001
SECTIONS 23 & 24 - 46 - 26



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8570

April 3, 2001

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

David E. Crawford, AICP
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

RE: Old Corkscrew Golf Course PRFPD; File #DCI2000-00058

Dear Mr. Crawford:

The Development Services (DS) Division has reviewed the information provided on August 18, 2000 and supplemented on November 1, 2000 and March 13, 2001 for the above referenced zoning application. The Lee County Land Development Code requires additional information for the application to be found sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your convenience, we have attached all additional memoranda from the various Lee County reviewing agencies which have been received to date.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me, or the staff reviewers directly, should you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Jeffrey R. Jenkins, AICP
Senior Planner

Enclosures:

Checklist from the DS Division/Zoning Review, dated April 3, 2001
Checklist from the Planning Division/Environmental Sciences, dated March 29, 2001
Memorandum from the Lee County Planning Division, dated April 3, 2001
Memorandum from the Lee County Division of Natural Resources, dated March 29, 2001

copy w/o attachments:

Walter J. McCarthy, DS Director
John Fredyma, CAO (w/attachments)
Don Blackburn, DS Reviewer
Bob Rentz, TIS Reviewer
Paul O'Connor, Planning Division
Kim Trebatoski, Planning Division
Andy Getch, Lee County DOT
Roland Ottolini, Lee County Natural Resources
Zoning/DCI Files (w/attachments)

U:\200104\DCI20000.005\8\insufficient letter.wpd



*Lee County Regional
Water Supply Authority*

2180 West First Street, Suite 208
Fort Myers, Florida 33901
Phone (941) 332-5819
Fax (941) 479-5011

9/11/00

Mr. Jeff Jenkins
Department of Community Development
Development Services Division, 2nd floor
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: E. Corkscrew Project

Dear Mr. Jenkins:

Per your request, I am writing this letter to address Lee County Regional Water Supply Authority's (LCRWSA) opinion on the sufficiency/deficiency of the memorandum titled as: *Technical Memorandum, Groundwater Modeling Results, Old Corkscrew Golf Club, Fort Myers, Florida* (prepared by Missimer International, Inc., on July 24, 2000). In other words, you want to know whether or not adequate information has been submitted to review the development application.

Because the impact of groundwater pumping at the site was evaluated solely based on the groundwater modeling simulation, it is imperative to thoroughly review the details of the modeling processes. For example, conceptual model development, input data preparation and justification, model calibration, assumptions and limitations, and uncertainty of simulation results need to be evaluated in a professional manner. In addition, creation of a local model from an existing regional model requires several points to be checked (i.e. potential boundary effect and flow rate changes in local model). However, the provided memorandum appears to be lacking this information. In short, the submitted memorandum is insufficient for complete review. The electronic model files and any accompanying notes of the model are need for an effective review.

Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

Sam Lee, Ph.D.
Senior Hydrologist/Groundwater Modeler
Lee County Regional Water Supply Authority

LEE COUNTY
RECEIVED

SEP -8 AM 10:26

DEV/
NAT. RES. CNTR.
1ST FLOOR

INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS
ENVIRONMENTAL SERVICES DEPARTMENT
Division of Natural Resources Management

Date: September 8, 2000

TO: Jeff Jenkins
Senior Planner, Development
Services

From: Roland Ottolini
Director



SUBJECT: Old Corkscrew Golf Course, Sufficiency Review, DCI 2000-00058

The Division of Natural Resources has received the Application for Public Hearing for Planned Development for the above referenced project and finds it not sufficient for review based on the following:

Policy 16.4.1(Sec 34-941.d.3.d)

Please demonstrate that reuse and non-competing aquifer sources are not available. The applicant's groundwater model utilizes a higher specific yield than the Lee County Regional Water Supply Authority (LCRWSA) model. Please submit approvals from the LCRWSA. Also acknowledge the legal rights and ability to permit wellfield development in Section 19.

Policy 16.4.2 (Sec 34-941.d.3.c)

The project is located just east of several Lee County wellfields. Applicant has not demonstrated that adequate safeguards are in place to protect the water quality of existing and future public wellfields. Please delineate location of wellfield protection zones and adherence with Zone 1 criteria. Please submit approvals from the LCRWSA.

Policy 16.4.3 (Sec 34-941.f)

The proposed monitoring plan is incomplete. Please submit locations and sampling frequency of pre and post construction surface water and groundwater monitoring stations.

Policy 16.4.4 (Sec 34-941.f.1)

Pre-development groundwater and surface water analysis has not been submitted. Also address historic land use as it pertains to potential existing water quality conditions.

Policy 16.4.6 (Sec 34-941.d.3.b.i.1)

Based on aerial photography and soils survey it appears a portion of a large slough once traversed the northeast corner of the property. Applicant has not demonstrated how this corridor and the isolated wetlands will be restored and reconnected to offsite flow-ways. Please submit a topographic map depicting regional runoff patterns and surface water plan including locations of existing culverts, ditches and flow-ways.



LEE COUNTY
RECEIVED
00 SEP -5 AM 8:20

DEPARTMENT OF TRANSPORTATION

COMM. DEV./
PUB. WORKS. CNTR.
SECOND FLOOR

Memo

To: Jeff Jenkins, AICP
Development Services Planner

From: Elaine Wicks, E.I.
LDOT Engineer III *EW*

Date: August 29, 2000

Re: Old Corkscrew Golf Course
DCI2000-00058

The Department of Transportation has reviewed the Application for a Public Hearing for Planned Development for the above referenced project and has found the following items that need to be addressed:

- 1) There is an existing road on the south side of Corkscrew Road on the eastern edge of the proposed project (Six L's Farms Road). Please show this existing road on the MCP. The proposed access to the maintenance facility should either line up with the existing Six L's Farms Road or at least meet the minimum 660 foot connection separation on the arterial road.
- 2) Concerning Deviation 3, DOT would like the applicant to clarify if Deviation 3 is also being requested from Corkscrew Road or is it just related to the internal road. The reason for the clarification is because the MCP shows the lakes next to Corkscrew Road as not meeting the minimum setbacks. Therefore, to eliminate any confusion, please revise the MCP to show the required lake setbacks to Corkscrew Road.

If you have any comments or questions, please give me a call.

EMM/mlb

cc: File - Administrative

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST**

PROJECT NAME: Old Corkscrew Golf Course PRFPD [Synergy Golf]

CASE NUMBER: DCI 2000-00058

STRAP NUMBER(S): 23-46-26-00-0003.0000 & 24-46-26-00-00001.0000

ACREAGE: 637 acres [19.2 acres freshwater wetlands]

SUBMITTAL DATE: August 18, 2000

END DATE OF REVIEW: September 5, 2000

REVIEWED BY: Kim Trebatoski, Senior Environmental Planner

Phone #941-479-8183; FAX #941-479-8319

e-mail: trebatkm@leegov.com

RECOMMENDATION: X - Please see comments.

OK = Sufficiency requirement satisfied.

OK/A = Sufficiency satisfied, but additional information needed.

X = Sufficiency requirement not satisfied.

N/A = Not applicable to this submittal.

N/P = Not proposed with this submittal.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: X - The submitted FLUCCS map when overlayed on the aerial does not match what is shown on the aerial. There are areas with FLUCCS numbers indicative of native vegetation communities where there appears to be cultivated crops, and FLUCCS numbers indicative of cropland where there appears to be existing native vegetation. Please clarify, and revise the FLUCCS map accordingly.

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK/A - Pending FLUCCS clarification. Please note ES staff have not yet conducted a field verification. Additional information may be required.

3) Environmentally Sensitive Areas: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: X - Please submit a SFWMD verification of State jurisdictional wetlands.

4) PRFPD Design Standards - LDC Section 34-941(d):

- A. located, designed and operated to be compatible with any adjacent publicly owned lands; and not adversely affect any existing agricultural, mining or conservation activities. X **Please clarify if any buffer will be established between the proposed golf course and the airport mitigation / conservation lands abutting the north property line of the proposed PRFPD.**
- B. minimum 85% open space (up to 100% of the area of natural and man-made bodies of water may contribute to achieving the minimum open space requirement). OK
- C. surface water management plan must take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. X **Please submit information regarding the incorporation of the existing wetlands into the surface water management system. How will previously disturbed natural flowway corridors be restored?**
- D. located, designed and operated so that critical habitat is conserved and the development does not adversely impact any existing, viable on-site occupied wildlife habitat for federal, state, or county protected species, species of special concern, threatened, or endangered species; and preservation and/or management activities are incorporated as a condition of any approving zoning resolution to restrict the unnecessary loss of wildlife habitat or impact on protected species, species of special concern, threatened or endangered species. X **Please submit management plans for the Lee County listed species observed onsite [Big Cypress fox squirrel and burrowing owl] per LDC Section 34-941(d)(4)(a)(ii).**
- E. Maximum impact area 150 acres per 18 holes plus a maximum of 75 acres for each additional nine holes. X **Please revise note 12 on the MCP to include roughs, and pedestrian and cart pathways per LDC Section 34-941(d)(5)d.**

- F. Minimum indigenous preservation area: 200 acres per 18 holes plus 100 acres for each additional 9 holes. **Please revise the Project Summary table and Site Development Note 6 on the MCP to indicate the minimum required indigenous vegetation at 400 acres. Please note the intent of the indigenous preservation is to maintain or restore large tracts of native plant communities and allow wildlife to utilize and travel through the PRFPD. The proposed MCP does not adequately address restoration of large, contiguous tracts of native plant communities. Please contact ES staff to discuss.**

OK on-site existing 2:1 credit [(19.2 acres wetlands + 34.1 acres uplands) x 2 = 106.6 acres of existing indigenous preserved]

N/P off-site existing 1:1 credit within DRGR; Conservation Easement; minimum 50 acres unless within or adjacent to an existing or designated public acquisition

X on-site restoration 1:1

OK minimum size 3 acres with an average width no less than 100 feet; and minimum 75 foot width

X 25% credit (up to 2:1) for:

OK abuts existing indigenous preserve; private or public
X provide a link between existing preserves; private or public
Please explain how the proposed plan connects existing preserves. Is the applicant willing to provide a wildlife underpass to the preserves in the northwest corner of the proposed East Corkscrew PRFPD and this project in conjunction with the owners of the East Corkscrew PRFPD?

X abuts natural waterway or flowway **Please clarify how the proposed indigenous restoration will connect to existing flowways. The northwest corner of the property provides an opportunity to enhance/restore a portion of the existing natural flowway.**

N/P restored as rare and unique upland

X preliminary indigenous restoration plan submitted at zoning including:

X restored preserve locations and acreage of each area

X FLUCCS for each restored area with list of native plants found in the canopy, midstory, and groundcover

X incorporation of existing native plants to maximum extent

possible

- X by FLUCCS code list of commercially available native plants to be installed (number, size, and spacing at installation); planting density must be consistent with the plant community to be restored or created
- X general design strategy that illustrates the effort needed to recreate the intended native plant community
- X details of any hydrological alterations or improvements
- X commitment to a temporary irrigation system to insure the establishment of the plants
- X commitment to mulching of plants with organic mulch; use of cypress mulch prohibited
- X all management techniques and a general schedule to ensure the establishment of a native plant community (i.e. controlled burns; etc.)
- X commitment to 80% survivability of installed plants in perpetuity

Please submit a preliminary indigenous restoration plan.

- G. Narrative of BMP's to be used in design and maintenance of golf course. X
Please submit a golf course maintenance plan.

5) Deviations - All environmental deviation requests must be explained by documentation.
[34-412(a)]

SUFFICIENCY STATUS: OK

6) Miscellaneous - SUFFICIENCY STATUS: X

- A. Invasive Exotic Removal - Please revise Site Development Note 7 to indicate that exotic removal will be from the entire development area.**
- B. Practice Range - Please clarify if the proposed practice range will consist of turf or water.**

PLANNING DIVISION
M E M O R A N D U M



to: Jeff Jenkins, Senior Planner, Development Services
from: ^{POC} Paul O'Connor, AICP, Director of Planning
subject: Old Corkscrew Golf Course Sufficiency Comments (Case # DCI2000-00058)
date: September 11, 2000

The Division of Planning has reviewed the above-referenced project, and has determined that the application is INSUFFICIENT at this time. The following items must be addressed before the project can be reviewed for Lee Plan consistency. Staff comments are shown in italics.

Policy 16.2.9: Applications for Private Recreation Facility development will be reviewed and evaluated as to their impacts on, and must be compatible with any adjacent publicly owned lands.

Please provide more specific information on how the golf course will be compatible with the publicly owned lands to the north. What specific measures will be taken to ensure the integration of the golf course with the publicly owned lands?

Policy 16.3.1: Private Recreational Facilities will submit a Master Concept Plan at the time of Planned Development submittal that identifies the general location of proposed uses and structures, play fields and golf course routings. Minor adjustments to this Master Concept Plan may be made administratively at the discretion of the Director.

It is not clear from the Land Use Summary whether or not the practice range is included as part of the acreage total for "Golf Course" and "Impact Area." Staff would assume that the acreage of the practice range is included, but this issue must be clarified.

Policy 16.3.1 requires that golf course routings be shown on the MCP. The MCP currently does not show any pedestrian or cart paths. These areas must be depicted before the MCP can be reviewed for consistency with the Lee Plan.

The general location of the proposed restrooms must be graphically depicted on the MCP. Per Policy 16.3.9, restrooms are limited to two structures per 18 hole golf course, with each structure being limited to 150 square feet.

Exhibit II-E-2 states that water and sewer service will be provided to the property via extension of public infrastructure or the provision of an on-site well and wastewater package plant or septic system. Exhibit IV-D then states that water and sewer will be provided through on-site well and

septic system. Public utilities are not programmed to be extended to this area, therefore, on-site systems will be required. The location of the on-site septic system and all on-site wells must be shown on the MCP. See also the comments under Policy 16.4.8. Also, please revise Exhibit II-E-2 to remove the reference to the extension of Public utilities.

Policy 16.4.2: Applications for Private Recreational Facilities in or near existing and proposed wellfields must be designed to minimize the possibility of contamination of the groundwater during construction and operation.

Several Lee County wellfields are located just west of the subject property. The applicant has not demonstrated that measures will be taken to adequately protect the water quality of existing and future public wellfields. LDC Section 34-941.d.3.c requires adherence to Zone 1 criteria, which has not been demonstrated by the applicant. Also, see comments from the Division of Natural Resources Management regarding Policy 16.4.2.

Policy 16.4.3: Private Recreation Facilities must provide a monitoring program to measure impacts to surface and groundwater quality and quantity (see Objective 16.7).

The proposed monitoring plan is incomplete. See comments from the Division of Natural Resources Management regarding Policy 16.4.3.

Policy 16.4.4: As part of a rezoning request for a Private Recreation Facility in the DR/GR area, a pre-development groundwater and surface water analysis must be conducted and submitted to the County. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals which are anticipated to be associated with the project. Prior to the applicant commencing this baseline study, the methodology of the study must be submitted for review, comment, and approval by the County.

Pre-development groundwater and surface water analysis has not been submitted. Please submit the information required by Policy 16.4.4 and LDC Section 34-941.f.1. Also, see comments from the Division of Natural Resources Management regarding Policy 16.4.4.

Policy 16.4.6: The surface water management system design must incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural flowway corridors.

The application lacks information about the restoration of impacted flowway corridors and reconnection with off-site flowways. Please provide this information. Specifically, see comments on Policy 16.4.6 from the Division of Natural Resources Management.

Policy 16.4.8: If a proposed Private Recreation Facilities falls within an area identified as an anticipated drawdown zone for existing or future public well development, the project must utilize an alternative water supply such as reuse or withdrawal from a different non-competing aquifer or

show that adequate supply is available in excess of that being used for planned public water supply development.

Please show the location of all on-site wells, so that staff may determine if any wells are proposed to be located in an anticipated drawdown zone. Also, if the wells are proposed to be located in drawdown zones, please demonstrate how the project will utilize an alternative water supply such as reuse or withdrawal from a different non-competing aquifer, or show that adequate supply is available in excess of that being used for planned public water supply development. If a non-competing source will be used, then please demonstrate that the source is, in fact, non-competing.

Policy 16.5.2: All proposed fencing must be designed to permit wide-ranging animals to traverse the site.

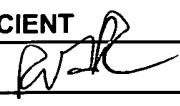
No fencing is specified on the MCP, although the Lee Plan narrative states that minimal fencing will be used. The location and type of fencing should be shown on the Master Concept Plan. Also see LDC Section 34-941(d.) (4)(a.) (iii.)

Policy 16.8.3: If a waterway crossing is necessary, then it must be designed to minimize the removal of trees and other shading vegetation. Any crossings of existing natural flowways and water bodies must be bridged. Created or restored flowways and water bodies may be crossed by bridges or culverts or a combination as approved by Lee County and the South Florida Water Management District.

The MCP does not indicate any type of water body crossings. Please indicate if there will be any bridging of water bodies or flowways, and if so, show their locations on the plan. Also see LDC Section 34-941(e)(3)(a)(i, ii, and iii).

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION**

ZONING TRAFFIC IMPACT STATEMENT SUFFICIENCY CHECKLIST

PROJECT <u>OLD CORKSCREW GOLF CLUB</u>	DCI CASE NO: <u>DCI2000-00058</u>
SUBMITTED FOR: <u>PRFPD</u>	RECOMMENDATION: <u>find SUFFICIENT</u>
DATE OF REVIEW: <u>September 06, 2000</u>	REVIEWED <u>Bob Rentz</u> 
COMMENTS INCLUDED <u>Yes</u>	DATE: <u>September 06, 2000</u>
METHODOLOGY MEETING <u>No</u>	SUFFICIENT (Y/N) <u>YES</u>

LEGEND

S- REQUIREMENT SATISFIED I - REQUIREMENT NOT SATISFIED

INFORMATION REQUIRED FOR ALL PROJECTS

- 1) S DESCRIPTION OF DEVELOPMENT AND ITE LAND USE CATEGORY. The TIS contains a general description of each type of use proposed, the units of development (i.e. the number of dwelling units, square feet of building floor area, etc.) and the Land Use Code for each type of use used in Trip Generation (i.e. Single-Family Detached Housing, 200 Lots, Land Use Code 210).
- S Land Use Codes are complete and appropriate for each proposed use.
- 2) S TRIP END RATES OR EQUATIONS. The TIS contains the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i.e. ITE TRIP GENERATION, current edition).
- S Trip generation is based on the combination of uses shown in the Schedule of Uses on the
- S Master Concept Plan which generates the highest total number of trips during the A.M. and P.M. peak hour of the adjacent street(s) and the A.M. and P.M. peak hour of the generator(s).
- S Trip generation has been based on regression equations where available; or
- S Average generation rates, where regression equations are unavailable or were approved in advance by Z&DS; or
- NA Trip generation rates from a study of one or more similar developments when the study was approved in advance by Z&DS.
- S Trip generation equations or average trip rates are complete and correct.

- 3) S SITE PLAN. The TIS contains a drawing showing the project's access point(s), and the location of all other access point(s) within 660' for project entrances on an arterial road, 330' for

Road(s) accessed:

Functional Classification:

Trafficway Classificati

Corkscrew Road

arterial

collector

- 4) S BACKGROUND TRAFFIC. The TIS contains peak season peak hour traffic for the current year and for the year in which the project is expected to be completed. For projects which are to be constructed in phases, peak season peak hour traffic for the year in which each phase of the project is expected to be completed is shown.

- 5) S DIRECTIONAL SPLITS. The TIS contains a drawing showing the percentage and the direction of travel for trips entering and exiting the project at each proposed access point. Distribution of traffic to project entrances is reasonable.

- 6) S AREA OF INFLUENCE. (Required of projects generating more than 100 trips during the A.M. or P.M. peak hour of the adjacent street.) The TIS contains a drawing showing the area of influence of the project (the area in which project traffic is 10% or more of the maximum service volume at LOS "C" on roadway links and 10% or more of the total approach volumes at intersections at project buildout).

 S

Distribution of traffic throughout the area of influence is reasonable. Distribution shows a reasonable reduction in trips as they move away from the project. reasonable reduction in trips as

- 7) S LEVEL OF SERVICE ANALYSIS. (Required of projects generating more than 100 trips during the A.M. or P.M. peak hour of the adjacent street.) The TIS contains an analysis of the Level of Service for all links within the area of influence.

 S

The TIS contains an analysis of the Level of Service for each 'of the project's access points and of all intersections within one-quarter mile of the project. The analysis follows the methods established in the most current edition of the HIGHWAY CAPACITY MANUAL for either unsignalized or signalized intersections.

- 8) NA

ARTERIAL ANALYSIS. (Required of projects generating more than 300 trips during the A.M. or P.M. peak hour of the adjacent street.) The TIS contains an analysis of the arterial road accessed or impacted in the area of influence which follows the methods established in the most current edition of the HIGHWAY CAPACITY MANUAL for an urban or suburban arterial road.

- 9) NA NECESSARY IMPROVEMENTS. (Required of projects when the Level of Service analysis shows that the LOS on links or at intersections falls below the minimums adopted in THE LEE PLAN.) The TIS contains a recommendation and analysis of the improvements that are needed to meet or exceed the LOS standard.

COMMENTS

2) Due to the fact that larger golf courses plan to attract & generate more trips, the trip generation should be based on acreage, rather than the number of holes.

The single-family generation was based on 2 dwelling units. However the application form states that there will be 3 dwelling units.

4)7) The 1998 DATA version of the Lee County D.O.T. link-specific service volumes should be used. Based on these service volumes, it appears that the segment of Corkscrew Rd. that abuts the project would operate at level of service **B**, rather than C, with and without the project.

The above revisions can be made at the time the Traffic Impact Statement is submitted with the Development Order application.



LEE COUNTY
SOUTHWEST FLORIDA

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION**

DCI SUFFICIENCY CHECKLIST

PROJECT: OLD CORKSCREW GOLF COURSE DCI CASE NO: DCI2000-00058
DISTRICT APPLIED PRFPD DATE OF REVIEW: SEPTEMBER 7, 2000
REVIEWED BY: PETE ECKENRODE SUFFICIENCY DETERMINATION: I
PREAPP. CONF. YES X NO DATE OF CONF:

TYPE OF APPLICATION

X PLANNED DEVELOPMENT [34-373] PD AMENDMENT [34-373(b)(1)]
 MINOR PD [34-373(b)(2)] EXISTING DEV. SEEKING PD [34-373(b)(3)]
 DRI [34-373(a)(2)H] AMENDMENT TO BUILT PD [34-373(b)(4)]

COMMENT SHEET ATTACHED? YES NO

LEGEND

S- REQUIREMENT SATISFIED I - REQUIREMENT NOT SATISFIED

A. GENERAL DESIGN STANDARDS

S The development has access to existing or proposed roads in accordance with Chapter 10 and as specified in the Lee Plan traffic circulation element or the official trafficways map of the county.
[34-411(d)(1)]

B. DEVIATIONS [34-412(a)]

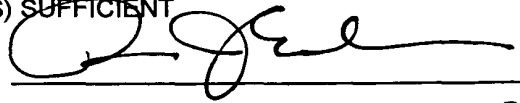
I The application and master concept plan include a schedule of deviations, including detail drawings and written justifications. [34-373(a)(6)a.9. or 34-373(a)(6)b.9.]

Deviation	Criterion (see below for			Defer to: (agency)
	a.	b.	c.	
1	<u>S</u>	<u>I</u>	<u>S</u>	<u> </u>
2	<u>S</u>	<u>I</u>	<u>S</u>	<u> </u>
3	<u>S</u>	<u>I</u>	<u>S</u>	<u> </u>
4	<u>S</u>	<u>I</u>	<u>S</u>	<u> </u>
5	<u>-</u>	<u>-</u>	<u>-</u>	<u>DEFER TO ZONING</u>
6	<u>S</u>	<u>I</u>	<u>I</u>	<u> </u>
7	<u> </u>	<u> </u>	<u> </u>	<u> </u>
8	<u> </u>	<u> </u>	<u> </u>	<u> </u>
9	<u> </u>	<u> </u>	<u> </u>	<u> </u>

- Criteria: a) Separate schedule provided in the application.
b) Sample detail drawings and written justification provided demonstrating how the deviation will operate to the benefit, or at least not to the detriment, of public safety and welfare.
c) Proper land development regulation section referenced in request.

C: ZONING TIS SUFFICIENCY CHECKLIST

S The Zoning TIS is (I) INSUFFICIENT or (S) SUFFICIENT

 9/7/00

Reviewer's Signature

Date

Sufficiency
Item No:

1B-4B,6B

PLEASE AMEND THE MCP TO KEY THE REQUESTED DEVIATIONS TO A SPECIFIC LOCATION ON THE PLAN.

4B

PLEASE PROVIDE A SAMPLE DETAIL DRAWING TO SHOW THE PROPOSED TYPICAL SECTION AT THE PROPOSED BULKHEAD.

PLEASE CLARIFY THE INTERSECTION SPACING AND LOCATION OF THE PROPOSED ACCESS POINTS. THE NOTED DIMENSIONS DO NOT MATCH THE LOCATIONS SHOWN.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8570

John E. Manning
District One

September 11, 2000

Douglas R. St. Cerny
District Two

Mitchell A. Hutchcraft, ASLA, AICP
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

Ray Judah
District Three

Andrew W. Coy
District Four

RE: Old Corkscrew Golf Course PRFPD; File #DCI2000-00058

John E. Albion
District Five

Donald D. Stilwell
County Manager

Dear Mr. Hutchcraft:

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

The Development Services Division has reviewed the information provided on August 18, 2000 for the above zoning application. The Lee County Land Development Code requires additional information for the application to be found sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your convenience, we have attached all additional memoranda from the various Lee County reviewing agencies which have been received to date.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me, or the staff reviewers directly, should you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


Jeffrey R. Jenkins, AICP
Senior Planner

Enclosures:

Checklists from DS Division including Zoning Review with Addendum, Development Review, and TIS Review; Checklists from Planning Division including Land Use and Environmental Sciences; and, Memorandums from Lee County DOT, Lee County Public Works, and Lee County Regional Water Supply Authority

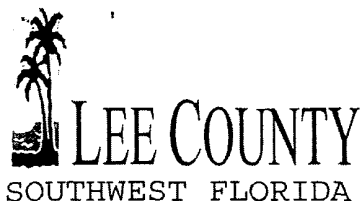
copy w/o attachments:

Walter J. McCarthy, DS Director
Dawn Perry-Lehnert, CAO (w/attachments)
Don Blackburn, DS Reviewer
Bob Rentz, TIS Reviewer
Paul O'Connor, Planning Division
Kim Trebatoski, Planning Division
Elaine Wicks, Lee County DOT
Roland Ottolini, Lee County Public Works
Dr. Sam Lee, Lee County Regional Water Supply Authority
Zoning/DCI Files (w/attachments)

S:\CASES\200009\DCI20000.005\8\insufficient letter.wpd

P.O. Box 398, Fort Myers, Florida 33902-0398 (941) 335-2111
Internet address <http://www.lee-county.com>

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DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

SUFFICIENCY CHECKLIST FOR PLANNED DEVELOPMENTS, AMENDMENTS, AND EXISTING DEVELOPMENTS REQUESTING PLANNED DEVELOPMENT ZONING

PROJECT NAME: Old Corkscrew Golf Course PRFPD CASE #: DCI2000-00058
REQUEST: PRFPD Rezoning from AG-2 DATE OF REVIEW: 9/11/2000
REVIEWED BY: Jeff Jenkins, AICP, Senior Planner SUFFICIENCY DETERMINATION: INSUFFICIENT
PREAPP. CONF? NO YES DATE OF CONF:

TYPE OF APPLICATION:

☒ MAJOR PLANNED DEVELOPMENT ☐ EXISTING DEVELOPMENT
☐ MINOR PLANNED DEVELOPMENT ☐ AMENDMENT

LEGEND:

OK - Requirement satisfied X - Requirement not satisfied
N/A - Not applicable RW - Requirement waived by director
REF - Referred to another agency for review

Initiation of Application - Legal Requirements.

- 01) ☒ By Landowner or County. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a.]
- a. ☒ The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]
1. ☒ If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b.]
2. ☒ If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)c.]
- b. ☐ N/A The property is subject to a land trust agreement, and the trustee initiated the application. [34-201(a)(1)a.2.]
1. ☐ N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- c. ☐ N/A The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

1. N/A The names of all parties having interest in the subject property including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- d. N/A The fee owner is a partnership and a general partner initiated the application. [34-201(a)(1)a.4.]
1. N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- e. N/A The fee owner is an association and the association or its governing body appointed an agent to initiate the application on behalf of the association. [34-201(a)(1)a.5.]
- f. N/A The application was initiated by the Board of County Commissioners. [34-201(a)(2)]
1. N/A A copy of the "Blue Sheet" authorizing initiation of the rezoning must be provided.
- 02) N/A **Condominium or Timeshare Condominium.** The property is a condominium or a timeshare condominium, as defined and regulated in F.S. chs. 718 and 721, respectively, and the application or petition has been initiated by both the condominium association and no less than 75 percent of the total number of condominium unit owners, or by both the owners' association and no less than 75 percent of timeshare condominium unit owners. [34-201(a)(1)b.]
- a. N/A The applicant(s) has provided a complete list of all unit owners, identified by unit number and time-share period, as applicable, along with proof that all unit owners who did not join in the application were given actual written notice thereof by the applicants. The applicant has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)b.2.]
- b. N/A The application contains a letter of opinion from a licensed Florida attorney, attesting that he has examined the declaration of condominium, the bylaws of the condominium association, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the county violates none of the provisions therein, or any federal or state law regulating condominiums or timeshare plans, or the rights of any of the nonparticipating unit owners, as derived from such documents and laws, and that approval of the requested act by the county would violate no such rights. [34-201(a)(1)b.3.]
- 03) N/A **Subdivision.** The property is a subdivision and the application or petition has been initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable. [34-201(a)(1)c.]
- a. N/A The applicant(s) has provided a complete list of all lot owners identified by lot number. Proof that all lot owners who did not join in the application were given actual written notice thereof by the applicant(s). The applicant(s) has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)c.2]

General Submittal Requirements For All Applications.

- 04) OK All properties within a single application must be abutting. [34-201(b)(1)]
- 05) X Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]

06) X All applications requiring a public hearing must include the following: [34-202(a)]

- a. OK **Legal description.** The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]
 - 1. OK The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. [34-202(a)(1)]
 - 2. OK The legal description must include a copy of the plat, if any, and the county STRAP number. [34-202(a)(1)]
- b. OK **Certified sketch of description.** A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. [34-202(a)(2)]
 - 1. OK If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. [34-202(a)(2)]
 - 2. N/A If the request is owner-initiated, the boundary sketch must include the location of existing structures on the property. [34-202(a)(2)]
- c. OK **Confirmation of Ownership.** If at any time during the review process the director concludes there is a question regarding ownership of the property, the director may require a title insurance policy, attorney's opinion of title, or owner's and encumbrance report. [34-202(a)(3)]
- d. OK **Area location map.** A map, at suitable scale, indicating the property described in the legal description. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public. [34-202(a)(4)]
- e. OK **Property owners list.** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. [34-202(a)(5)]
- f. OK **Surrounding property owners list.** A complete list of all property owners, and their mailing addresses, for all property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county at the time of sufficiency. [34-202(a)(6)]
- g. OK **Property owners map.** A map displaying all parcels of property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. This map must reference by number or other symbol the names on the property owners list. [34-202(a)(7)]

- h. N/A **Property restrictions.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, the application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form. [34-202(b)(2)]
- i. OK **Affidavit regarding proposed use.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, if buildings or structures exist on the property, the applicant must submit an affidavit stating that the buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of chapter 10 and this code. [34-202(b)(3)]
- j. N/A **Hazardous materials emergency plan for port facilities.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, any applicant seeking a rezoning for a private port facility must submit a hazardous materials emergency plan, which will be subject to the approval of the county divisions of emergency management, water resources and planning, and of the appropriate fire district. The plan must provide for annual monitoring for capacity and effectiveness of implementation. At the minimum, the plan must comply with the spill prevention control and countermeasure plan (SPCC) called for in the federal oil pollution prevention regulations, 40 CFR 112, as amended. [34-202(b)(4)]
- k. N/A **Rezoning of Mobile Home Parks.** If the proposed rezoning of an existing mobile home park as defined in F.S. Sec. 723.003, would result in the removal or relocation of mobile home owners, then the application must include facts sufficient to allow staff to conclude that adequate mobile home parks or other suitable facilities exist for the relocation of displaced owners. The facts to be provided are intended to meet the requirements of F.S. sec. 723.083 (1995). Therefore, the statutory definitions will prevail to the extent there is conflict with terms of this Code. [34-203(d)]
- N/A (1) Facts to be provided may typically include: STRAP number and street addresses of properties where mobile homes are to be removed from, and relocated to (i.e., the "relocation site"); and any building permit numbers issued for placement of the mobile home on the relocation site.
- N/A (2) If the relocation site is not within the legal description of the subject rezoning, then the property owner of property proposed for relocation must submit an affidavit stating that suitable facilities exist at the relocation site to accommodate the mobile home proposed to be relocated there.
- 07) N/A **Multiple Zoning Categories.** Applications for two or more planned development categories may be combined in one application. [34-373(a)(1)]
- a. N/A The subject property must be divided into development areas, each of which corresponds to a different planned development category. [34-373(a)(1)a.]
- b. N/A Each development area must be identified by a separate legal description. [34-373(a)(1)b.]
-

- 08) X **Covenants.** Any applicant for a rezoning or master concept plan confirmation under the planned development regulations as provided in this article must submit documentation corroborating unified control over the subject property. **[34-373(a)(3) & 34-374(a)]**
- 09) X **Description of existing conditions.** The application must be accompanied by the following: **[34-373(a)(4)]**
- a. OK A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 375 feet. **[34-373(a)(4)a.]**
 - b. REF Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/SCS system and the Florida Land Use and Cover Classification System, respectively. **[34-373(a)(4)b.]**
 - c. REF The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. **[34-373(a)(4)c.]**
 - d. N/A A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. **[34-373(a)(4)d.]**
 - e. REF A survey as required by chapter 10, article III, division 8, pertaining to protected species requirements. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(4)e.]**
 - f. OK A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. **[34-373(a)(4)f.]**
- 10) OK A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a. and e., and 34-145(d)(3). **[34-373(a)(5)]**
- 11) **Description of proposed development.** The application must be accompanied by a description of the proposed development. The applicant has the choice of using one of two options as follows. The option chosen must be clearly indicated on the application form. **[34-373(a)(6)]**
- Option chosen was:
- a. N/A Option 1. The subject parcel may be divided into development areas. For each development area, the following must be shown, either within the areas or on schedules keyed to the areas: **[34-373(a)(6)a]**
 - 1. N/A The general size, configuration and location of each sub area of development; **[34-373(a)(6)a.1.]**
 - 2. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; **[34-373(a)(6)a.2]**

3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity; **[34-373(a)(6)a.3]**
4. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual sub areas of development, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; **[34-373(a)(6)a.4]**
5. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development, the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into each development area; **[34-373(a)(6)a.5.]**
6. N/A Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)a.6.]**
7. N/A The percentage of open space, unless the proposed development is in a development area consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); **[34-373(a)(6)a.7]**
8. N/A The general location of excavations for on-site fill and wet retention; **[34-373(a)(6)a.8.]**
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation; **[34-373(a)(6)a.9.]**
10. N/A Where the subdivision of land is a feature of the proposed development, indicate on the plan of the proposed development regulations for each sub area, i.e., minimum size and dimensions of all of the lots, lot coverage, as well as all of the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district will be used, reference to the specific district shall be sufficient.; **[34-373(a)(6)a.10.]**
11. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(6)a.11.]**
12. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information:
 - a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**

- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. **[34-373(a)(7)b.]**
- c) N/A The proposed percentage of open space for the entire site. **[34-373(a)(7)c.]**
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. **[34-373(a)(7)d.]**

- b. N/A *Option 2.* The plan must indicate the general location of all proposed land uses, the general location and configuration and approximate dimensions of all proposed lots, parcels or outparcels, and the general location and pattern of vehicular and pedestrian circulation and movement within the site, for the entire site. **[34-373(a)(6)b.]**

This option requires the submittal of a clearly legible master concept plan, 24 inches by 36 inches in size, at an appropriate scale to adequately show the following information for each lot or on a schedule keyed to the lots.

- 1. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots. **[34-373(a)(6)b.1.]**
- 2. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual lots, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; **[34-373(a)(6)b.2.]**
- 3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity, for the parcel or for each lot if subdivided. **[34-373(a)(6)b.3.]**
- 4. N/A Where the subject property is divided into lots, indicate on the plan the general location, configuration, approximate dimensions and use of all proposed lots, parcels or outparcels as well as lot coverage, and the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district, will be used, reference to the specific district will be sufficient. **[34-373(a)(6)b.4.]**
- 5. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; **[34-373(a)(6)b.5.]**

6. N/A Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)b.6.]**
7. N/A The percentage of open space, unless the proposed development is a development consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); **[34-373(a)(6)b.7.]**
8. N/A The general location of excavations for on-site fill and wet retention; and **[34-373(a)(6)b.8.]**
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation. **[34-373(a)(6)b.9.]**
10. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments **[34-373(a)(6)b.10.]**
11. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information: **[34-373(a)(7)]**
- a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**
- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. **[34-373(a)(7)b.]**
- c) N/A The proposed percentage of open space for the entire site. **[34-373(a)(7)c.]**
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. **[34-373(a)(7)d.]**
- 12) X **Additional Requirements for All Major Planned Development Rezoning**
- a. X A written description of the surface water management plan that includes: **[34-373(b)(1)]**
1. X the runoff characteristics of the property in its existing state; **[34-373(b)(1)a.]**

2. X in general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained; [34-373(b)(1)b.]
 3. X the retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance; [34-373(b)(1)c.]
 4. X how existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate; [34-373(b)(1)d.]
 5. X the requirements for fill materials posed by this development for other than building pads (use, volume, etc.); [34-373(b)(1)e.]
 6. X If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. [34-373(b)(1)f.]
- b. REF A protected species management plan as required by chapter 10, sections 10-471 to 10-476. [34-373(b)(2)]
- c. N/A If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]

COMMENTS

-
1. Official Application Form is incomplete. STRAP numbers must be listed on cover page. Property owners names and addresses are not included. Date property was acquired not given. Agent information is insufficient. Reference to unidentified exhibits is not acceptable. Part IV, page 7 of 8, "Submittal Requirements" page was not submitted referencing documents and number of copies. Property address is 16871 Corkscrew Road, 33928.
 2. Authorization forms are incomplete. No authorization given from Taggart to applicant for both authorization form and Covenant of Unified Control document. No exhibit "A" attached to Taggart Covenant of Unified Control. Incorrect reference in Flint exhibit "A" used for both authorization form and Covenant of Unified Control document.
 3. Exhibit "I-B-3" is incomplete. See LDC Section 34-202(a)(5) for submittal requirements.
 4. Exhibit "I-F" does not accurately replicate official form. Exhibit must include all information as in official county form. The form must also be signed and notarized.
 5. Exhibit "III-B-3" contains insufficient information on private wastewater and irrigation facilities.
 6. See "ADDENDUM TO PD CHECKLIST" for OPTION 3 requirements.
 7. See other reviewer's comments as attached.

**ADDENDUM TO PD CHECKLIST
PRFPD Requirements--LDC Section 34-941**

Old Corkscrew Golf Course PRFPD; #DCI2000-00058

OPTION #3

- X (1) **Master Concept Plan:** A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the following information (notes and legends may be used to provide the required information):
- OK a. The general size, configuration and general location of proposed uses and structures, play fields and golf course routings. Minor adjustments to this Master Concept plan may be made administratively at the discretion of the Director.
 - OK b. The general area of any accessory buildings, structures and maintenance areas must be shown on the site plan. Minimum setbacks for accessory buildings and structures, as noted in subsection (d)(4), must be shown and used for the final placement of these buildings, structures or facilities.
 - OK c. The maximum height, in feet and number of stories, of any proposed buildings or structures;
 - X d. The uses requested, and:
 - i. If a campground: the number of camping units; the number and size of the camping restrooms including the number of toilets and showers proposed; and the location and size of the camping area office.
 - ii. If a horse stable: the size of the stable building.
 - iii. If a golf course: the location and size of the clubhouse, administrative, and maintenance areas, the number of golf course holes, the approximate location of tees, fairways, and golf course greens, and the number and size of golf course restrooms.
 - X e. The minimum width and composition of all proposed buffers along the perimeter of the subject property. Minimum building setbacks for buildings and structures, as noted in sub-section (d)(4) must be shown and used for the final placement of buildings, structures or facilities, unless a greater setback is deemed necessary by the Board of County Commissioners.
 - X f. The general location of all points of pedestrian and vehicular ingress and egress from existing easements or rights-of-way into the development.
 - N/A g. Proposed access and facilities for public transit in accordance with

ADDENDUM TO PD CHECKLIST
Old Corkscrew Golf Course PRFPD; #DCI2000-00058
PRFPD Requirements--LDC Section 34-941
September 11, 2000

sections 34-411(e) and 10-442, if the development is located on a public transit route.

- REF h. The general location of open space including the location of natural and man-made bodies of water, and areas of native vegetation to be retained or created.
- X i. The general location of excavations for on-site fill and wet retention;
- X j. The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation;
- OK k. A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement.
- REF (2) **Environmental assessment:** An environmental assessment including, at a minimum, an analysis of the environment, historical and natural resources.
- OK (3) A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a, and e., and 34-145(d)(3).
- X (4) **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal.

COMMENTS

1. Please delete "Detention/Retention Ponds" as this is not a recognized use in the LDC. This use has already been appropriately listed as an accessory use, entitled "Excavation, Water Retention."
2. Of the accessory uses, only the COP is limited "to be in conjunction with the clubhouse and golf course." However, it seems that is not exactly what is depicted in Ordinance # 00-14, as the limitation listed in that Ordinance states that COP uses ". . .located whole interior to a permitted clubhouse. . .outdoor golf course service in conjunction with a COP must be specifically requested. . ." [underlining added for emphasis]. As noted above, please include the exact footnote language in the schedule of uses, as it appears in Ordinance 00-14.

ADDENDUM TO PD CHECKLIST
Old Corkscrew Golf Course PRFPD; #DCI2000-00058
PRFPD Requirements--LDC Section 34-941
September 11, 2000

3. The property development regulations indicate that a restaurant of an unspecified size is proposed, however this is not listed in the schedule of uses (please note that per Ord.00-14 the use must be located in the clubhouse).
4. The schedule of uses indicates that there will be two dwelling units. However, LDC Sections 34-941(b)(1) and (c)(1) are clear that "no residential uses, other than a single caretaker's residence or a resident manager's unit, are permitted within the PRFPD District."
5. Please show the location of the Golf Course Restrooms, as required. Per LDC Section 34-941(c)(2)b, maximum two (2) structures permitted per 18-hole golf course. One additional structure may be added for each additional nine holes.
6. Practice range and tee are shown on the MCP, but the use has not been included in the accessory list of uses, as required by Ord. 00-14. Please revise.
7. Please remove the use Essential Services, Group I as there is no such use listed in the LDC. Essential Services is already listed as a permitted use within the schedule of uses.
8. A "Country Club" is a permitted use in the PRFPD, however a "Private Club" is not. Please remove the reference to "private."
9. Ordinance #00-14 requires you to show the location of the Recreational and Education Facilities on the MCP. Please revise the MCP to show these uses.
10. Please explain or show in a drawing how the fences and walls will be in compliance with LDC 34-941e)4)a.iii.
11. Please show the perimeter property buffers as required.
12. Please clarify the general location of all points of pedestrian and vehicular ingress and egress from existing easements or rights-of-way into the development including the proposed emergency access point, as required.
13. The general location of excavations for on-site fill and wet retention has not been depicted on the MCP. Please revise the MCP to shown these areas.

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST**

PROJECT NAME: Old Corkscrew Golf Course PRFPD [Synergy Golf]

CASE NUMBER: DCI 2000-00058

STRAP NUMBER(S): 23-46-26-00-0003.0000 & 24-46-26-00-00001.0000

ACREAGE: 637 acres [19.2 acres freshwater wetlands]

SUBMITTAL DATE: March 13, 2000

END DATE OF REVIEW: March 28, 2000

REVIEWED BY: Kim Trebatoski, Senior Environmental Planner
Phone #941-479-8183; FAX #941-479-8319
e-mail: trebatkm@leegov.com



RECOMMENDATION: OK

OK = Sufficiency requirement satisfied.

OK/A = Sufficiency satisfied, but additional information needed.

X = Sufficiency requirement not satisfied.

N/A = Not applicable to this submittal.

N/P = Not proposed with this submittal.

This checklist is for sufficiency of information to review for planned development rezoning. It does not grant or imply any approvals.

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK

3) Environmentally Sensitive Areas: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: OK

4) PRFPD Design Standards - LDC Section 34-941(d):

- A. located, designed and operated to be compatible with any adjacent publicly owned lands; and not adversely affect any existing agricultural, mining or conservation activities. **OK**
- B. minimum 85% open space (up to 100% of the area of natural and man-made bodies of water may contribute to achieving the minimum open space requirement). **OK**
- C. surface water management plan must take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **OK**
- D. located, designed and operated so that critical habitat is conserved and the development does not adversely impact any existing, viable on-site occupied wildlife habitat for federal, state, or county protected species, species of special concern, threatened, or endangered species; and preservation and/or management activities are incorporated as a condition of any approving zoning resolution to restrict the unnecessary loss of wildlife habitat or impact on protected species, species of special concern, threatened or endangered species. **OK**
- E. Maximum impact area 150 acres per 18 holes plus a maximum of 75 acres for each additional nine holes. **OK**
- F. Minimum indigenous preservation area: 200 acres per 18 holes plus 100 acres for each additional 9 holes. **OK**

OK on-site existing 2:1 credit

N/P off-site existing 1:1 credit within DRGR; Conservation Easement; minimum 50 acres unless within or adjacent to an existing or designated public acquisition

OK on-site restoration 1:1

OK minimum size 3 acres with an average width no less than 100 feet; and minimum 75 foot width

OK 25% credit (up to 2:1) for:

OK abuts existing indigenous preserve; private or public

OK provide a link between existing preserves; private or public

OK abuts natural waterway or flowway

N/P restored as rare and unique upland

OK preliminary indigenous restoration plan submitted at zoning including:

- OK restored preserve locations and acreage of each area
- OK FLUCCS for each restored area with list of native plants found in the canopy, midstory, and groundcover
- OK incorporation of existing native plants to maximum extent possible
- OK by FLUCCS code list of commercially available native plants to be installed (number, size, and spacing at installation); planting density must be consistent with the plant community to be restored or created
- OK general design strategy that illustrates the effort needed to recreate the intended native plant community
- OK details of any hydrological alterations or improvements
- OK commitment to a temporary irrigation system to insure the establishment of the plants
- OK commitment to mulching of plants with organic mulch; use of cypress mulch prohibited
- OK all management techniques and a general schedule to ensure the establishment of a native plant community (i.e. controlled burns; etc.)
- OK commitment to 80% survivability of installed plants in perpetuity

G. Narrative of BMP's to be used in design and maintenance of golf course. OK

5) Deviations - All environmental deviation requests must be explained by documentation. [34-412(a)]

SUFFICIENCY STATUS: OK

6) Miscellaneous - SUFFICIENCY STATUS: OK

PLANNING DIVISION
M E M O R A N D U M



to: Jeff Jenkins, Senior Planner, Development Services
from: Paul O'Connor, AICP, Director of Planning ^{POC}
subject: Old Corkscrew Golf Course Sufficiency (DCI2000-00058)
date: April 3, 2001

Planning staff has reviewed the most recent application for the Old Corkscrew Golf Course PRFPD (DCI2000-00058), and finds the application to be INSUFFICIENT. The information that has been provided is not yet adequate for staff to conduct a full review to determine consistency with the Lee Plan.

There is one outstanding item that has not been adequately addressed. LDC Section 34-941(f)(1) requires the submittal of pre-development groundwater and surface water analysis. Policy 16.4.4 of the Lee Plan is more specific about when this information should be submitted. It requires that the pre-development groundwater and surface water analysis must be completed and submitted to the County at the time of the rezoning request. In response to these Lee Plan and LDC requirements, the applicant has agreed to work with the County Natural Resources staff in determining the location of the testing points for the pre-development testing and analysis. This does not meet the intent of Policy 16.4.4. The policy clearly states that surface and ground water analysis must be **completed as part of a rezoning request**. This indicates that the analysis is a sufficiency item that must be submitted along with other application materials. The purpose of this requirement is to establish baseline data for future ground and surface water monitoring. In order for this application to be found sufficient, the applicant must submit a methodology to the County for review, comment, and approval. After the methodology has been approved, the applicant must conduct the initial ground and surface water analysis, as specified in the methodology, and submit the results to the County. At that point, the application will be found sufficient in regard to Policy 16.4.4. Any comment on the results of the analysis will then be reserved for substantive review.

Staff is aware of, and understands the applicant's position with regard to continually working with Natural Resources staff and submitting the required analysis at a later date. Staff believes, however, that doing so would not be consistent with the intent of Policy 16.4.4. Ground and surface water quality and quantity are of primary importance within the DR/GR land use category, which makes the information required by Policy 16.4.4 highly critical in the review of this rezoning. Staff encourages the applicant to submit this information as soon as possible to expedite the review of the project.

INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS
Division of Natural Resources Management

Date: March 29, 2001

TO: Jeff Jenkins
Senior Planner

From: Roland Ottolini, P.E.
Director

SUBJECT: Old Corkscrew Golf Course/ Case Number:DCI2000-00058

The Division of Natural Resources has received the applicant's letter dated March 13, 2001 that provides a response to the issues raised in our November 16, 2000 memo to you.

- The Lee County Regional Water Authority is in the process of being dissolved and has no current employees. Therefore, review of the applicant's water supply impacts should be directed to Lee County Utilities in addition to this office.
- The pre-development monitoring plan submitted by Missimer International on September 18, 2000 states that "surface water monitoring will not be performed because there are currently no on-site lakes or ponds". As discussed in our subsequent meeting, the applicant has agreed to work with our staff in determining location of the water entering the site and outfalls for pre-development testing and analysis.
- Site plan has been modified as requested to accommodate flow-way at northwest corner.

**INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS**

Division of Natural Resources

Date: November 16, 2000

TO: Jeff Jenkins
Senior Planner, Development
Services

From: Roland Ottolini, P.E.
Director

SUBJECT: Old Corkscrew Golf Course/ Case Number: DCI2000-00058

The Division of Natural Resources has received the applicant's October 31, 2000 letter response to our sufficiency questions raised in our memo dated September 8, 2000. We have the remaining issues:

- Please obtain Lee County Regional Water Supply approval for water supply impacts and specific yield issue.
- Perform pre-development surface water sampling at known site outfall(s) as part of monitoring plan.
- The historic slough was improperly identified at the northeast corner. We were referring to the former flow-way corridor at the northwest corner of the property (pre-agriculture development). The property, as is, creates a pinch point at a major northeast to southwest flow-way corridor. This area should be restored and reconnected to the system.

Memo

To: Jeff Jenkins, AICP
Development Services Planner

From: Elaine Mettauer, E.I. *emm*
LDOT Engineer III

Date: November 27, 2000

Re: **Old Corkscrew Golf Course**
DCI2000-00058

The Department of Transportation has reviewed the additional information and still does not find the zoning application sufficient for review:

- 1) Deviation 3 still needs to be clarified. As shown on the MCP, Deviation 3 is requesting a 25-foot setback from local roadways; however, the symbol for Deviation 3 is next to Corkscrew Road. Please revise the deviation on the MCP so that it is clear that the minimum setback from the Corkscrew Road right-of-way is 50 feet.
- 2) The MCP now clearly shows the area surrounding the maintenance facility as restoration. It also includes a chain link fence around the maintenance facility. There is no internal access from the maintenance facility to the golf course shown on the MCP therefore requiring all golf course related trips to use Corkscrew Road. This will create an unsafe traffic condition on Corkscrew Road. This golf course should be planned out so that once the maintenance entity for the golf course is in place they can adequately access all the areas of the golf course without accessing Corkscrew Road. The MCP needs to be revised to have all the golf course maintenance related trips use an internal roadway/pathway and not use Corkscrew Road.

If you have any comments or questions, please give me a call.

EMM/mlb

cc: File - Administrative

DCI SUFFICIENCY CHECKLIST

PROJECT: OLD CORKSCREW GOLF COURSE DCI CASE NO: DCI2000-00058
DISTRICT APPLIED PRFPD DATE OF REVIEW: 10/03/00
REVIEWED BY: PETER J. ECKENRODE SUFFICIENCY DETERMINATION: S
PREAPP. CONF. YES NO DATE OF CONF: _____

TYPE OF APPLICATION

X PLANNED DEVELOPMENT [34-373] _____ PD AMENDMENT [34-373(b)(1)]
_____ MINOR PD [34-373(b)(2)] _____ EXISTING DEV. SEEKING PD [34-373(b)(3)]
_____ DRI [34-373(a)(2)H] _____ AMENDMENT TO BUILT PD [34-373(b)(4)]

COMMENT SHEET ATTACHED? _____ YES _____ NO

LEGEND

S- REQUIREMENT SATISFIED I - REQUIREMENT NOT SATISFIED

A. GENERAL DESIGN STANDARDS

S The development has access to existing or proposed roads in accordance with Chapter 10 and as specified in the Lee Plan traffic circulation element or the official trafficways map of the county. [34-411(d)(1)]

B. DEVIATIONS [34-412(a)]

S The application and master concept plan include a schedule of deviations, including detail drawings and written justifications. [34-373(a)(6)a.9. or 34-373(a)(6)b.9.]

Deviation	Criterion (see below for			Defer to: (agency)
	a.	b.	c.	
1	<u>S</u>	<u>S</u>	<u>S</u>	_____
2	<u>S</u>	<u>S</u>	<u>S</u>	_____
3	<u>S</u>	<u>S</u>	<u>S</u>	_____
4	<u>S</u>	<u>S</u>	<u>S</u>	_____
5	_____	_____	_____	DEFER TO ZONING
6	<u>S</u>	<u>S</u>	<u>S</u>	_____
7	_____	_____	_____	_____
8	_____	_____	_____	_____
9	_____	_____	_____	_____
10	_____	_____	_____	_____
11	_____	_____	_____	_____
12	_____	_____	_____	_____
13	_____	_____	_____	_____

14				
15				
16				
17				
18				
19				
20				

- Criteria: a) Separate schedule provided in the application.
b) Sample detail drawings and written justification provided demonstrating how the deviation will operate to the benefit, or at least not to the detriment, of public safety and welfare.
c) Proper land development regulation section referenced in request.

C: ZONING TIS SUFFICIENCY CHECKLIST

S The Zoning TIS is (I) INSUFFICIENT or (S) SUFFICIENT

 11/17/00
Reviewer's Signature Date

Sufficiency
Item No:

PLANNING DIVISION
M E M O R A N D U M



to: Jeff Jenkins, Senior Planner, Development Services
from: ^{POC} Paul O'Connor, AICP, Director of Planning
subject: Old Corkscrew Golf Course (DCI2000-00058) 2nd Sufficiency Comments
date: November 27, 2000

The Division of Planning has reviewed the first sufficiency response for the above-referenced project, and has found that the application is still insufficient for review at this time. Upon review of the resubmittal package, staff found that all but one of the initial sufficiency comments have been adequately addressed. The one item that remains insufficient relates to Policy 16.4.4. This policy is reproduced below.

Policy 16.4.4: *As part of a rezoning request for a Private Recreation Facility in the DR/GR area, a pre-development groundwater and surface water analysis must be conducted and submitted to the County. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals which are anticipated to be associated with the project. Prior to the applicant commencing this baseline study, the methodology of the study must be submitted for review, comment, and approval by the County.*

The policy clearly states that pre-development groundwater and surface water analysis must be conducted and submitted at the time of rezoning. Staff does not agree with the applicant's assertion that surface water analysis does not need to be performed because the site does not contain any permanent surface water bodies. There is surface water traversing this property, therefore, the surface water analysis specified in this policy must be conducted and submitted during the rezoning process. The groundwater analysis must also be performed and submitted concurrent with the rezoning request as Policy 16.4.4 specifies. It cannot be postponed until a later date. County staff must review the ground and surface water analyses as part of the rezoning process, therefore, the application cannot be found sufficient for review until this information is provided.

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST**

PROJECT NAME: Old Corkscrew Golf Course PRFPD [Synergy Golf]

CASE NUMBER: DCI 2000-00058

STRAP NUMBER(S): 23-46-26-00-0003.0000 & 24-46-26-00-00001.0000

ACREAGE: 637 acres [19.2 acres freshwater wetlands]

SUBMITTAL DATE: November 1, 2000

END DATE OF REVIEW: November 20, 2000

REVIEWED BY: Kim Trebatoski, Senior Environmental Planner
Phone #941-479-8183; FAX #941-479-8319
e-mail: trebatkm@leegov.com



RECOMMENDATION: X - Please see comments.

OK = Sufficiency requirement satisfied.

OK/A = Sufficiency satisfied, but additional information needed.

X = Sufficiency requirement not satisfied.

N/A = Not applicable to this submittal.

N/P = Not proposed with this submittal.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK

3) Environmentally Sensitive Areas: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: OK/A - Please submit a SFWMD verification of State jurisdictional wetlands when it is received from Craig Schmittler, SFWMD.

4) PRFPD Design Standards - LDC Section 34-941(d):

A. located, designed and operated to be compatible with any adjacent publicly owned lands; and not adversely affect any existing agricultural, mining or conservation activities. OK

B. minimum 85% open space (up to 100% of the area of natural and man-made bodies of water may contribute to achieving the minimum open space requirement). OK

C. surface water management plan must take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. X

Please clarify how the perimeter of the property will be incorporated into the surface water management system. Will flows from offsite be accommodated? Will there be berms or ditches along the perimeter?

D. located, designed and operated so that critical habitat is conserved and the development does not adversely impact any existing, viable on-site occupied wildlife habitat for federal, state, or county protected species, species of special concern, threatened, or endangered species; and preservation and/or management activities are incorporated as a condition of any approving zoning resolution to restrict the unnecessary loss of wildlife habitat or impact on protected species, species of special concern, threatened or endangered species. OK

E. Maximum impact area 150 acres per 18 holes plus a maximum of 75 acres for each additional nine holes. OK

F. Minimum indigenous preservation area: 200 acres per 18 holes plus 100 acres for each additional 9 holes. OK/A

Please note the intent of the indigenous preservation is to maintain or restore large tracts of native plant communities and allow wildlife to utilize and travel

through the PRFPD. The proposed MCP does not adequately address restoration of large, contiguous tracts of native plant communities. Please contact ES staff to discuss.

OK on-site existing 2:1 credit
[(19.2 acres wetlands + 34.1 acres uplands) x 2 = 106.6 acres of existing indigenous preserved]

N/P off-site existing 1:1 credit within DRGR; Conservation Easement; minimum 50 acres unless within or adjacent to an existing or designated public acquisition

OK on-site restoration 1:1

OK minimum size 3 acres with an average width no less than 100 feet; and minimum 75 foot width

OK 25% credit (up to 2:1) for:

OK abuts existing indigenous preserve; private or public

OK provide a link between existing preserves; private or public

OK/A abuts natural waterway or flowway

The northwest corner of the property provides an opportunity to enhance/restore a portion of the existing natural flowway.

N/P restored as rare and unique upland

OK preliminary indigenous restoration plan submitted at zoning including:

OK restored preserve locations and acreage of each area

OK FLUCCS for each restored area with list of native plants found in the canopy, midstory, and groundcover

OK incorporation of existing native plants to maximum extent possible

OK by FLUCCS code list of commercially available native plants to be installed (number, size, and spacing at installation); planting density must be consistent with the plant community to be restored or created

OK general design strategy that illustrates the effort needed to recreate the intended native plant community

OK details of any hydrological alterations or improvements

OK commitment to a temporary irrigation system to insure the

establishment of the plants

OK commitment to mulching of plants with organic mulch; use of cypress mulch prohibited

OK all management techniques and a general schedule to ensure the establishment of a native plant community (i.e. controlled burns; etc.)

OK commitment to 80% survivability of installed plants in perpetuity

G. Narrative of BMP's to be used in design and maintenance of golf course. **OK**
Golf course maintenance plan to be submitted prior to local development order approval.

**5) Deviations - All environmental deviation requests must be explained by documentation.
[34-412(a)]**

SUFFICIENCY STATUS: OK

6) Miscellaneous - SUFFICIENCY STATUS: OK



BOARD OF COUNTY COMMISSIONERS

(941) 479-8570

Writer's Direct Dial Number: _____

November 27, 2000

John E. Manning
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

David E. Crawford, AICP
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

RE: Old Corkscrew Golf Course PRFPD; File #DCI2000-00058

Dear Mr. Crawford:

The Development Services Division has reviewed the information provided on November 1, 2000 for the above zoning application. The Lee County Land Development Code requires additional information for the application to be found sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your convenience, we have attached all additional memoranda from the various Lee County reviewing agencies which have been received to date.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me, or the staff reviewers directly, should you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Jeffrey R. Jenkins, AICP
Senior Planner

Enclosures:

2 Checklists from DS Division (Zoning Review with Addendum and Development Review)
Checklist from Planning Division/Environmental Sciences
Memorandum from Lee County Public Works
Memorandum from Lee County DOT

copy w/o attachments:

Walter J. McCarthy, DS Director
John Fredyma, CAO (w/attachments)
Don Blackburn, DS Reviewer
Bob Rentz, TIS Reviewer
Paul O'Connor, Planning Division
Kim Trebatoski, Planning Division
Elaine Mettauer, Lee County DOT
Roland Ottolini, Lee County Public Works
Samy Faried, Lee County Regional Water Supply Authority
Zoning/DCI Files (w/attachments)

U:\200011\DCI20000.005\8\insufficient letter.wpd

P.O. Box 398, Fort Myers, Florida 33902-0398 (941) 335-2111

Internet address <http://www.lee-county.com>

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

SUFFICIENCY CHECKLIST FOR PLANNED DEVELOPMENTS, AMENDMENTS, AND EXISTING DEVELOPMENTS REQUESTING PLANNED DEVELOPMENT ZONING

PROJECT NAME: Old Corkscrew Golf Course PRFPD CASE #: DCI2000-00058
REQUEST: PRFPD Rezoning from AG-2 DATE OF REVIEW: 04/03/01
REVIEWED BY: Jeff Jenkins, AICP, Senior Planner SUFFICIENCY DETERMINATION: INSUFFICIENT
PREAPP. CONF? NO YES DATE OF CONF: _____

TYPE OF APPLICATION: _____

☒ MAJOR PLANNED DEVELOPMENT ☐ EXISTING DEVELOPMENT
☐ MINOR PLANNED DEVELOPMENT ☐ AMENDMENT

LEGEND:

OK - Requirement satisfied X - Requirement not satisfied
N/A - Not applicable RW - Requirement waived by director
REF - Referred to another agency for review

Initiation of Application - Legal Requirements.

- 01) ☒ By Landowner or County. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. **[34-201(a)(1)a.]**
- a. ☐ The application was signed by the owner of the property or an authorized representative. **[34-201(a)(1)a.1.]**
1. ☐ If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. **[34-202(b)(1)b.]**
2. ☐ If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. **[34-202(b)(1)c.]**
- b. ☒ The property is subject to a land trust agreement, and the trustee initiated the application. **[34-201(a)(1)a.2.]**
1. ☒ The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. **[34-201(b)(2)a. & 34-202(b)(1)a]**
- c. ☐ The fee owner is a corporation, and a duly authorized corporate official initiated the application. **[34-201(a)(1)a.3.]**

1. OK The names of all parties having interest in the subject property including the names of all stockholders and the names of beneficiaries of trusts must be provided. **[34-201(b)(2)a. & 34-202(b)(1)a]**
- d. N/A The fee owner is a partnership and a general partner initiated the application. **[34-201(a)(1)a.4.]**
1. N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. **[34-201(b)(2)a. & 34-202(b)(1)a]**
- e. N/A The fee owner is an association and the association or its governing body appointed an agent to initiate the application on behalf of the association. **[34-201(a)(1)a.5.]**
- f. N/A The application was initiated by the Board of County Commissioners. **[34-201(a)(2)]**
1. N/A A copy of the "Blue Sheet" authorizing initiation of the rezoning must be provided.
- 02) N/A **Condominium or Timeshare Condominium.** The property is a condominium or a timeshare condominium, as defined and regulated in F.S. chs. 718 and 721, respectively, and the application or petition has been initiated by both the condominium association and no less than 75 percent of the total number of condominium unit owners, or by both the owners' association and no less than 75 percent of timeshare condominium unit owners. **[34-201(a)(1)b.]**
- a. N/A The applicant(s) has provided a complete list of all unit owners, identified by unit number and time-share period, as applicable, along with proof that all unit owners who did not join in the application were given actual written notice thereof by the applicants. The applicant has provided a sworn statement that the list has been verified and that written notice was given. **[34-201(a)(1)b.2.]**
- b. N/A The application contains a letter of opinion from a licensed Florida attorney, attesting that he has examined the declaration of condominium, the bylaws of the condominium association, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the county violates none of the provisions therein, or any federal or state law regulating condominiums or timeshare plans, or the rights of any of the nonparticipating unit owners, as derived from such documents and laws, and that approval of the requested act by the county would violate no such rights. **[34-201(a)(1)b.3.]**
- 03) N/A **Subdivision.** The property is a subdivision and the application or petition has been initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable. **[34-201(a)(1)c.]**
- a. N/A The applicant(s) has provided a complete list of all lot owners identified by lot number. Proof that all lot owners who did not join in the application were given actual written notice thereof by the applicant(s). The applicant(s) has provided a sworn statement that the list has been verified and that written notice was given. **[34-201(a)(1)c.2]**

General Submittal Requirements For All Applications.

- 04) OK All properties within a single application must be abutting. **[34-201(b)(1)]**
- 05) OK Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. **[34-201(b)(2)]**

06) OK All applications requiring a public hearing must include the following: **[34-202(a)]**

- a. OK **Legal description.** The request must include a legal description of the property upon which the action is to be initiated. **[34-202(a)(1)]**
 1. OK The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. **[34-202(a)(1)]**
 2. OK The legal description must include a copy of the plat, if any, and the county STRAP number. **[34-202(a)(1)]**
- b. OK **Certified sketch of description.** A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. **[34-202(a)(2)]**
 1. OK If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. **[34-202(a)(2)]**
 2. N/A If the request is owner-initiated, the boundary sketch must include the location of existing structures on the property. **[34-202(a)(2)]**
- c. OK **Confirmation of Ownership.** If at any time during the review process the director concludes there is a question regarding ownership of the property, the director may require a title insurance policy, attorney's opinion of title, or owner's and encumbrance report. **[34-202(a)(3)]**
- d. OK **Area location map.** A map, at suitable scale, indicating the property described in the legal description. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public. **[34-202(a)(4)]**
- e. OK **Property owners list.** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. **[34-202(a)(5)]**
- f. OK **Surrounding property owners list.** A complete list of all property owners, and their mailing addresses, for all property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county at the time of sufficiency. **[34-202(a)(6)]**
- g. OK **Property owners map.** A map displaying all parcels of property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. This map must reference by number or other symbol the names on the property owners list. **[34-202(a)(7)]**

- h. N/A **Property restrictions.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, the application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form. [34-202(b)(2)]
- i. OK **Affidavit regarding proposed use.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, if buildings or structures exist on the property, the applicant must submit an affidavit stating that the buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of chapter 10 and this code. [34-202(b)(3)]
- j. N/A **Hazardous materials emergency plan for port facilities.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, any applicant seeking a rezoning for a private port facility must submit a hazardous materials emergency plan, which will be subject to the approval of the county divisions of emergency management, water resources and planning, and of the appropriate fire district. The plan must provide for annual monitoring for capacity and effectiveness of implementation. At the minimum, the plan must comply with the spill prevention control and countermeasure plan (SPCC) called for in the federal oil pollution prevention regulations, 40 CFR 112, as amended. [34-202(b)(4)]
- k. N/A **Rezoning of Mobile Home Parks.** If the proposed rezoning of an existing mobile home park as defined in F.S. Sec. 723.003, would result in the removal or relocation of mobile home owners, then the application must include facts sufficient to allow staff to conclude that adequate mobile home parks or other suitable facilities exist for the relocation of displaced owners. The facts to be provided are intended to meet the requirements of F.S. sec. 723.083 (1995). Therefore, the statutory definitions will prevail to the extent there is conflict with terms of this Code. [34-203(d)]
- N/A (1) Facts to be provided may typically include: STRAP number and street addresses of properties where mobile homes are to be removed from, and relocated to (i.e., the "relocation site"); and any building permit numbers issued for placement of the mobile home on the relocation site.
- N/A (2) If the relocation site is not within the legal description of the subject rezoning, then the property owner of property proposed for relocation must submit an affidavit stating that suitable facilities exist at the relocation site to accommodate the mobile home proposed to be relocated there.
- 07) N/A **Multiple Zoning Categories.** Applications for two or more planned development categories may be combined in one application. [34-373(a)(1)]
- a. N/A The subject property must be divided into development areas, each of which corresponds to a different planned development category. [34-373(a)(1)a.]
- b. N/A Each development area must be identified by a separate legal description. [34-373(a)(1)b.]
-

- 08) **OK** **Covenants.** Any applicant for a rezoning or master concept plan confirmation under the planned development regulations as provided in this article must submit documentation corroborating unified control over the subject property. **[34-373(a)(3) & 34-374(a)]**
- 09) **OK** **Description of existing conditions.** The application must be accompanied by the following: **[34-373(a)(4)]**
- a. **OK** A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 375 feet. **[34-373(a)(4)a.]**
 - b. **OK** Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/SCS system and the Florida Land Use and Cover Classification System, respectively. **[34-373(a)(4)b.]**
 - c. **REF** The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. **[34-373(a)(4)c.]**
 - d. **N/A** A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. **[34-373(a)(4)d.]**
 - e. **OK** A survey as required by chapter 10, article III, division 8, pertaining to protected species requirements. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(4)e.]**
 - f. **OK** A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. **[34-373(a)(4)f.]**
- 10) **OK** A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a. and e., and 34-145(d)(3). **[34-373(a)(5)]**
- 11) **N/A** **Description of proposed development.** The application must be accompanied by a description of the proposed development. The applicant has the choice of using one of two options as follows. The option chosen must be clearly indicated on the application form. **[34-373(a)(6)]**

Option chosen was:

- a. **N/A** Option 1. The subject parcel may be divided into development areas. For each development area, the following must be shown, either within the areas or on schedules keyed to the areas: **[34-373(a)(6)a]**
 - 1. **N/A** The general size, configuration and location of each sub area of development; **[34-373(a)(6)a.1.]**
 - 2. **N/A** The maximum height, in feet and number of stories, of any proposed buildings or structures; **[34-373(a)(6)a.2]**

3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity; **[34-373(a)(6)a.3]**
4. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual sub areas of development, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; **[34-373(a)(6)a.4]**
5. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development, the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into each development area; **[34-373(a)(6)a.5.]**
6. N/A Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)a.6.]**
7. N/A The percentage of open space, unless the proposed development is in a development area consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); **[34-373(a)(6)a.7]**
8. N/A The general location of excavations for on-site fill and wet retention; **[34-373(a)(6)a.8.]**
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation; **[34-373(a)(6)a.9.]**
10. N/A Where the subdivision of land is a feature of the proposed development, indicate on the plan of the proposed development regulations for each sub area, i.e., minimum size and dimensions of all of the lots, lot coverage, as well as all of the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district will be used, reference to the specific district shall be sufficient.; **[34-373(a)(6)a.10.]**
11. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(6)a.11.]**
12. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information:
 - a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**

- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. **[34-373(a)(7)b.]**
- c) N/A The proposed percentage of open space for the entire site. **[34-373(a)(7)c.]**
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. **[34-373(a)(7)d.]**
- b. N/A Option 2. The plan must indicate the general location of all proposed land uses, the general location and configuration and approximate dimensions of all proposed lots, parcels or outparcels, and the general location and pattern of vehicular and pedestrian circulation and movement within the site, for the entire site. **[34-373(a)(6)b.]**
- This option requires the submittal of a clearly legible master concept plan, 24 inches by 36 inches in size, at an appropriate scale to adequately show the following information for each lot or on a schedule keyed to the lots.
1. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots. **[34-373(a)(6)b.1.]**
2. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual lots, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; **[34-373(a)(6)b.2.]**
3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity, for the parcel or for each lot if subdivided. **[34-373(a)(6)b.3.]**
4. N/A Where the subject property is divided into lots, indicate on the plan the general location, configuration, approximate dimensions and use of all proposed lots, parcels or outparcels as well as lot coverage, and the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district, will be used, reference to the specific district will be sufficient. **[34-373(a)(6)b.4.]**
5. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; **[34-373(a)(6)b.5.]**

6. N/A Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)b.6.]**
7. N/A The percentage of open space, unless the proposed development is a development consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); **[34-373(a)(6)b.7.]**
8. N/A The general location of excavations for on-site fill and wet retention; and **[34-373(a)(6)b.8.]**
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation. **[34-373(a)(6)b.9.]**
10. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments **[34-373(a)(6)b.10.]**
11. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information: **[34-373(a)(7)]**
- a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**
- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. **[34-373(a)(7)b.]**
- c) N/A The proposed percentage of open space for the entire site. **[34-373(a)(7)c.]**
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. **[34-373(a)(7)d.]**

12) OK **Additional Requirements for All Major Planned Development Rezoning**

- a. OK A written description of the surface water management plan that includes: **[34-373(b)(1)]**
1. OK the runoff characteristics of the property in its existing state; **[34-373(b)(1)a.]**

2. OK in general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained; [34-373(b)(1)b.]
 3. OK the retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance; [34-373(b)(1)c.]
 4. OK how existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate; [34-373(b)(1)d.]
 5. OK the requirements for fill materials posed by this development for other than building pads (use, volume, etc.); [34-373(b)(1)e.]
 6. OK If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. [34-373(b)(1)f.]
- b. OK A protected species management plan as required by chapter 10, sections 10-471 to 10-476. [34-373(b)(2)]
- c. N/A If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]

COMMENTS

1. All documentation reflecting Merrill R. Taggart, Trustee, must be re-executed bearing the signature of the new trustee given Mr. Taggart's recent death. This documentation must include the Authorization, Covenant of Unified Control, and the disclosure of interest. All documentation must be notarized as well.
2. The supplemental disclosure information for the corporations listed as stockholders within the documentation require signature by the applicant and must be notarized.
3. The major outstanding issue appears to be the issue of ground and surface water monitoring per the attached memoranda from the Planning Division and Natural Resources Division. As a requirement of the Environmental Monitoring requirements of the DR/GR, this monitoring is to be completed as part of the rezoning request.



DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

SUFFICIENCY CHECKLIST FOR PLANNED DEVELOPMENTS, AMENDMENTS, AND EXISTING DEVELOPMENTS REQUESTING PLANNED DEVELOPMENT ZONING

PROJECT NAME: Old Corkscrew Golf Course PRFPD CASE #: DCI2000-00058
 REQUEST: PRFPD Rezoning from AG-2 DATE OF REVIEW: 11/22/2000
 REVIEWED BY: Jeff Jenkins, AICP, Senior Planner SUFFICIENCY DETERMINATION: INSUFFICIENT
 PREAPP. CONF? NO YES DATE OF CONF: _____

TYPE OF APPLICATION: _____

☒ MAJOR PLANNED DEVELOPMENT ☐ EXISTING DEVELOPMENT
☐ MINOR PLANNED DEVELOPMENT ☐ AMENDMENT

LEGEND:

OK - Requirement satisfied X - Requirement not satisfied
 N/A - Not applicable RW - Requirement waived by director
 REF - Referred to another agency for review

Initiation of Application - Legal Requirements.

- 01) ☒ By Landowner or County. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. **[34-201(a)(1)a.]**
- a. ☐ OK The application was signed by the owner of the property or an authorized representative. **[34-201(a)(1)a.1.]**
1. ☐ OK If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. **[34-202(b)(1)b.]**
2. ☐ OK If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. **[34-202(b)(1)c.]**
- b. ☒ The property is subject to a land trust agreement, and the trustee initiated the application. **[34-201(a)(1)a.2.]**
1. ☒ The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. **[34-201(b)(2)a. & 34-202(b)(1)a]**
- c. ☒ The fee owner is a corporation, and a duly authorized corporate official initiated the application. **[34-201(a)(1)a.3.]**

1. X The names of all parties having interest in the subject property including the names of all stockholders and the names of beneficiaries of trusts must be provided. **[34-201(b)(2)a. & 34-202(b)(1)a]**
- d. N/A The fee owner is a partnership and a general partner initiated the application. **[34-201(a)(1)a.4.]**
1. N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. **[34-201(b)(2)a. & 34-202(b)(1)a]**
- e. N/A The fee owner is an association and the association or its governing body appointed an agent to initiate the application on behalf of the association. **[34-201(a)(1)a.5.]**
- f. N/A The application was initiated by the Board of County Commissioners. **[34-201(a)(2)]**
1. N/A A copy of the "Blue Sheet" authorizing initiation of the rezoning must be provided.
- 02) N/A **Condominium or Timeshare Condominium.** The property is a condominium or a timeshare condominium, as defined and regulated in F.S. chs. 718 and 721, respectively, and the application or petition has been initiated by both the condominium association and no less than 75 percent of the total number of condominium unit owners, or by both the owners' association and no less than 75 percent of timeshare condominium unit owners. **[34-201(a)(1)b.]**
- a. N/A The applicant(s) has provided a complete list of all unit owners, identified by unit number and time-share period, as applicable, along with proof that all unit owners who did not join in the application were given actual written notice thereof by the applicants. The applicant has provided a sworn statement that the list has been verified and that written notice was given. **[34-201(a)(1)b.2.]**
- b. N/A The application contains a letter of opinion from a licensed Florida attorney, attesting that he has examined the declaration of condominium, the bylaws of the condominium association, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the county violates none of the provisions therein, or any federal or state law regulating condominiums or timeshare plans, or the rights of any of the nonparticipating unit owners, as derived from such documents and laws, and that approval of the requested act by the county would violate no such rights. **[34-201(a)(1)b.3.]**
- 03) N/A **Subdivision.** The property is a subdivision and the application or petition has been initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable. **[34-201(a)(1)c.]**
- a. N/A The applicant(s) has provided a complete list of all lot owners identified by lot number. Proof that all lot owners who did not join in the application were given actual written notice thereof by the applicant(s). The applicant(s) has provided a sworn statement that the list has been verified and that written notice was given. **[34-201(a)(1)c.2]**

General Submittal Requirements For All Applications.

- 04) OK All properties within a single application must be abutting. **[34-201(b)(1)]**
- 05) OK Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. **[34-201(b)(2)]**

06) OK All applications requiring a public hearing must include the following: **[34-202(a)]**

- a. OK **Legal description.** The request must include a legal description of the property upon which the action is to be initiated. **[34-202(a)(1)]**
 1. OK The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. **[34-202(a)(1)]**
 2. OK The legal description must include a copy of the plat, if any, and the county STRAP number. **[34-202(a)(1)]**
- b. OK **Certified sketch of description.** A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. **[34-202(a)(2)]**
 1. OK If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. **[34-202(a)(2)]**
 2. N/A If the request is owner-initiated, the boundary sketch must include the location of existing structures on the property. **[34-202(a)(2)]**
- c. OK **Confirmation of Ownership.** If at any time during the review process the director concludes there is a question regarding ownership of the property, the director may require a title insurance policy, attorney's opinion of title, or owner's and encumbrance report. **[34-202(a)(3)]**
- d. OK **Area location map.** A map, at suitable scale, indicating the property described in the legal description. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public. **[34-202(a)(4)]**
- e. OK **Property owners list.** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. **[34-202(a)(5)]**
- f. OK **Surrounding property owners list.** A complete list of all property owners, and their mailing addresses, for all property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county at the time of sufficiency. **[34-202(a)(6)]**
- g. OK **Property owners map.** A map displaying all parcels of property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. This map must reference by number or other symbol the names on the property owners list. **[34-202(a)(7)]**

- h. N/A **Property restrictions.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, the application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form. **[34-202(b)(2)]**
- i. OK **Affidavit regarding proposed use.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, if buildings or structures exist on the property, the applicant must submit an affidavit stating that the buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of chapter 10 and this code. **[34-202(b)(3)]**
- j. N/A **Hazardous materials emergency plan for port facilities.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, any applicant seeking a rezoning for a private port facility must submit a hazardous materials emergency plan, which will be subject to the approval of the county divisions of emergency management, water resources and planning, and of the appropriate fire district. The plan must provide for annual monitoring for capacity and effectiveness of implementation. At the minimum, the plan must comply with the spill prevention control and countermeasure plan (SPCC) called for in the federal oil pollution prevention regulations, 40 CFR 112, as amended. **[34-202(b)(4)]**
- k. N/A **Rezoning of Mobile Home Parks.** If the proposed rezoning of an existing mobile home park as defined in F.S. Sec. 723.003, would result in the removal or relocation of mobile home owners, then the application must include facts sufficient to allow staff to conclude that adequate mobile home parks or other suitable facilities exist for the relocation of displaced owners. The facts to be provided are intended to meet the requirements of F.S. sec. 723.083 (1995). Therefore, the statutory definitions will prevail to the extent there is conflict with terms of this Code. **[34-203(d)]**
- N/A (1) Facts to be provided may typically include: STRAP number and street addresses of properties where mobile homes are to be removed from, and relocated to (i.e., the "relocation site"); and any building permit numbers issued for placement of the mobile home on the relocation site.
- N/A (2) If the relocation site is not within the legal description of the subject rezoning, then the property owner of property proposed for relocation must submit an affidavit stating that suitable facilities exist at the relocation site to accommodate the mobile home proposed to be relocated there.
- 07) N/A **Multiple Zoning Categories.** Applications for two or more planned development categories may be combined in one application. **[34-373(a)(1)]**
- a. N/A The subject property must be divided into development areas, each of which corresponds to a different planned development category. **[34-373(a)(1)a.]**
- b. N/A Each development area must be identified by a separate legal description. **[34-373(a)(1)b.]**
-

- 08) OK **Covenants.** Any applicant for a rezoning or master concept plan confirmation under the planned development regulations as provided in this article must submit documentation corroborating unified control over the subject property. **[34-373(a)(3) & 34-374(a)]**
- 09) OK **Description of existing conditions.** The application must be accompanied by the following: **[34-373(a)(4)]**
- a. OK A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 375 feet. **[34-373(a)(4)a.]**
 - b. OK Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/SCS system and the Florida Land Use and Cover Classification System, respectively. **[34-373(a)(4)b.]**
 - c. REF The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. **[34-373(a)(4)c.]**
 - d. N/A A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. **[34-373(a)(4)d.]**
 - e. OK A survey as required by chapter 10, article III, division 8, pertaining to protected species requirements. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(4)e.]**
 - f. OK A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. **[34-373(a)(4)f.]**
- 10) OK A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a. and e., and 34-145(d)(3). **[34-373(a)(5)]**
- 11) **Description of proposed development.** The application must be accompanied by a description of the proposed development. The applicant has the choice of using one of two options as follows. The option chosen must be clearly indicated on the application form. **[34-373(a)(6)]**

Option chosen was:

- a. N/A Option 1. The subject parcel may be divided into development areas. For each development area, the following must be shown, either within the areas or on schedules keyed to the areas: **[34-373(a)(6)a]**
 - 1. N/A The general size, configuration and location of each sub area of development; **[34-373(a)(6)a.1.]**
 - 2. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; **[34-373(a)(6)a.2]**

3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity; **[34-373(a)(6)a.3]**
4. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual sub areas of development, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; **[34-373(a)(6)a.4]**
5. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development, the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into each development area; **[34-373(a)(6)a.5.]**
6. N/A Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)a.6.]**
7. N/A The percentage of open space, unless the proposed development is in a development area consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); **[34-373(a)(6)a.7]**
8. N/A The general location of excavations for on-site fill and wet retention; **[34-373(a)(6)a.8.]**
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation; **[34-373(a)(6)a.9.]**
10. N/A Where the subdivision of land is a feature of the proposed development, indicate on the plan of the proposed development regulations for each sub area, i.e., minimum size and dimensions of all of the lots, lot coverage, as well as all of the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district will be used, reference to the specific district shall be sufficient.; **[34-373(a)(6)a.10.]**
11. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(6)a.11.]**
12. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information:
 - a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**

- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. **[34-373(a)(7)b.]**
- c) N/A The proposed percentage of open space for the entire site. **[34-373(a)(7)c.]**
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. **[34-373(a)(7)d.]**
- b. N/A Option 2. The plan must indicate the general location of all proposed land uses, the general location and configuration and approximate dimensions of all proposed lots, parcels or outparcels, and the general location and pattern of vehicular and pedestrian circulation and movement within the site, for the entire site. **[34-373(a)(6)b.]**
- This option requires the submittal of a clearly legible master concept plan, 24 inches by 36 inches in size, at an appropriate scale to adequately show the following information for each lot or on a schedule keyed to the lots.
1. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots. **[34-373(a)(6)b.1.]**
2. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual lots, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; **[34-373(a)(6)b.2.]**
3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity, for the parcel or for each lot if subdivided. **[34-373(a)(6)b.3.]**
4. N/A Where the subject property is divided into lots, indicate on the plan the general location, configuration, approximate dimensions and use of all proposed lots, parcels or outparcels as well as lot coverage, and the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district, will be used, reference to the specific district will be sufficient. **[34-373(a)(6)b.4.]**
5. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; **[34-373(a)(6)b.5.]**
-

6. N/A Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)b.6.]**
7. N/A The percentage of open space, unless the proposed development is a development consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); **[34-373(a)(6)b.7.]**
8. N/A The general location of excavations for on-site fill and wet retention; and **[34-373(a)(6)b.8.]**
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation. **[34-373(a)(6)b.9.]**
10. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments **[34-373(a)(6)b.10.]**
11. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information: **[34-373(a)(7)]**
- a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**
- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. **[34-373(a)(7)b.]**
- c) N/A The proposed percentage of open space for the entire site. **[34-373(a)(7)c.]**
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. **[34-373(a)(7)d.]**
- 12) X **Additional Requirements for All Major Planned Development Rezoning**
- a. X A written description of the surface water management plan that includes: **[34-373(b)(1)]**
1. X the runoff characteristics of the property in its existing state; **[34-373(b)(1)a.]**

2. X in general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained; [34-373(b)(1)b.]
 3. X the retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance; [34-373(b)(1)c.]
 4. X how existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate; [34-373(b)(1)d.]
 5. X the requirements for fill materials posed by this development for other than building pads (use, volume, etc.); [34-373(b)(1)e.]
 6. X If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. [34-373(b)(1)f.]
- b. OK A protected species management plan as required by chapter 10, sections 10-471 to 10-476. [34-373(b)(2)]
- c. N/A If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]

COMMENTS

-
1. Exhibit "I-F" must include full disclosure. Unless the corporations listed as stockholders within the documentation are exempt from disclosure (see LDC Section 201(b)(2)), complete disclosure is required of all entities.
 2. Full disclosure of the beneficiaries of the Trust for the Taggart parcel is required.
 3. A Surface Water Management Plan is required. (see item #12.a. above for reference)
 4. See "ADDENDUM TO PD CHECKLIST" for OPTION 3 requirements that remain.
 5. Samy Faried, Director of Lee County Regional Water Supply Authority, has not received adequate information for review which was previously requested with the first round sufficiency response.
 6. See other reviewer's comments as attached.

**ADDENDUM TO PD CHECKLIST
PRFPD Requirements--LDC Section 34-941**

Old Corkscrew Golf Course PRFPD; #DCI2000-00058

OPTION #3

- X (1) **Master Concept Plan:** A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the following information (notes and legends may be used to provide the required information):
- OK a. The general size, configuration and general location of proposed uses and structures, play fields and golf course routings. Minor adjustments to this Master Concept plan may be made administratively at the discretion of the Director.
 - OK b. The general area of any accessory buildings, structures and maintenance areas must be shown on the site plan. Minimum setbacks for accessory buildings and structures, as noted in subsection (d)(4), must be shown and used for the final placement of these buildings, structures or facilities.
 - OK c. The maximum height, in feet and number of stories, of any proposed buildings or structures;
 - X d. The uses requested.
 - X e. The minimum width and composition of all proposed buffers along the perimeter of the subject property. Minimum building setbacks for buildings and structures, as noted in sub-section (d)(4) must be shown and used for the final placement of buildings, structures or facilities, unless a greater setback is deemed necessary by the Board of County Commissioners.
 - OK f. The general location of all points of pedestrian and vehicular ingress and egress from existing easements or rights-of-way into the development.
 - N/A g. Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442, if the development is located on a public transit route.
 - REF h. The general location of open space including the location of natural and man-made bodies of water, and areas of native vegetation to be retained or created.
 - OK i. The general location of excavations for on-site fill and wet retention;

ADDENDUM TO PD CHECKLIST
Old Corkscrew Golf Course PRFPD; #DCI2000-00058
PRFPD Requirements--LDC Section 34-941
September 11, 2000

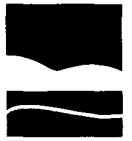
- OK j. The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation;
- OK k. A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement.
- REF (2) **Environmental assessment:** An environmental assessment including, at a minimum, an analysis of the environment, historical and natural resources.
- OK (3) A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a, and e., and 34-145(d)(3).
- OK (4) **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal.

COMMENTS

1. The "COP" use as depicted in the Schedule of Uses is a broad term as expressed. It is noted that the "COP" is in conjunction with the clubhouse and golf course. Staff recommends that the COP be further limited or defined by conditions. In addition, outdoor seating should also be listed if the "COP" is to be permitted on the exterior of the clubhouse.
2. The same condition as referenced to the "COP" use would apply to the "restaurant" use. The property development regulations indicate that the "restaurant" is ancillary to the clubhouse. However, the term "ancillary" does not limit the use to the clubhouse.
3. The schedule of uses indicates that there will be two dwelling units. However, LDC Sections 34-941(b)(1) and (c)(1) are clear that "no residential uses, other than a single caretaker's residence or a resident manager's unit, are permitted within the PRFPD District."
4. Incorrect reference to the LDC contained in Note #4 on the MCP.

FILE COPY

Vanasse
Daylor



Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

September 18, 2001

Ms. Kay DeSelem
Senior Planner
Lee County Dept. of Community Development
PO Box 398
Fort Myers, FL 33902-0398

RE: Old Corkscrew Golf Course PRFPD, File #DCI2000-00058

Dear Ms. DeSelem:

We formally request to withdraw the zoning application from further consideration in reference to the above case.

Thank you for your consideration of this request.

Sincerely,
Vanasse Daylor, LLP

A handwritten signature in black ink, reading "David E. Crawford".

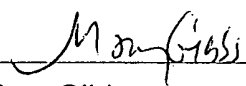
David E. Crawford, AICP
Director of Planning

cc: Margaret Emblidge
Bob Thinnes
Neale Montgomery

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF DEVELOPMENT SERVICES

DATE: October 2, 2001

To: Peter Cloutier
Internal Services Manager-
Fiscal

FROM: 
Mary Gibbs
Community Development Director

RE: Refund Request - Case #DCI2000-00058, Old Corkscrew Golf Course PRFPD
\$12,181.00, Account Code LC5150015500.341900.9008

On August 18, 2000 Vanasse Daylor submitted an application for a Public Hearing for a Planned Development and paid the fee of \$18,740.00, on case #DCI2000-00058. On September 28, 2001 Vanasse Daylor submitted a Request for Withdrawal stating that the property had been sold. Kay Deselem, reviewer informed that a 65% refund is appropriate. \$12,181.00 is 65% of the \$18,740.00 fee paid.

Send refund of \$12,181.00 to:

Synergy Golf Development
c/o Mr. David Crawford
Vanasse & Daylor LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

Attachments: 4

cc: Project File

MG/pkh

U:\200110\DCI20000.005\8\Refund Memo.wpd



September 28, 2001

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

Ms. Mary Gibbs
Lee County Dir. of Comm. Dev.
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398

SEP 28 2001

Jmc

COMBINED BY FAX CHITRON

RE: DCI2000-00058
V&D 80252

Dear Ms. Gibbs:

We are attaching a copy of our Application for Request for Withdrawal on the referenced project. The original of the application was turned in over the counter.

It is our understanding that the County has agreed to a 65% refund on the application fee. This is agreeable to our client; therefore, please have a check drawn to be made payable to the Bonita Bay Group. Kindly call us and we will arrange to have the check picked up so we may deliver it to our client.

Thanking you for your prompt attention. Should you have any questions, do not hesitate to contact me.

Sincerely,
Vanasse Daylor, LLP

David E. Crawford, AICP
Director of Planning

Cc: Margaret Emblidge
Bob Thinnies
Neale Montgomery
Pam Hendry

recpt. # 1199924389



LEE COUNTY

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

REQUEST FOR: (refer to back of sheet for special notes)

CONTINUANCE _____ DEFERRAL _____ ☒ WITHDRAWAL _____
REHEARING _____ WITHDRAWAL OF ADMINISTRATIVE APPEAL _____

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time _____

From: _____ Hearing Examiner _____ BOCC _____

1. Date of Scheduled Hearing: _____
2. Applicant/Project Name: _____
3. Tracking/Hearing/Application Number: DCI2000-00058
4. Date Decision was Rendered: _____
5. Type of Application-Check _____

☒ Rezoning _____ Special Exception _____ Variance _____ Other _____

6. Reason for request (If rehearing is requested, see Special Notes on Back):

Property has been sold and the new owner is not going to pursue this at this time.

Signature of applicant or authorized agent _____ Date 09-27-01 David E. Crawford

Name (typed or printed legibly) _____ David E. Crawford

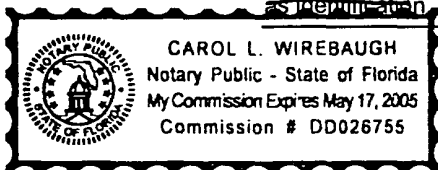
Address _____ 12730 New Brittany Blvd., Suite 600, Fort Myers, FL 33907

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27th day of September

2001 by David Crawford who is personally known to me or who produced



Signature of Notary Public Carol L. Wirebaugh

Printed Name of Notary Public Carol L. Wirebaugh

FEE \$ _____ RECEIPT NUMBER: _____

DATE PAID: _____ INTAKE BY: _____

LEE COUNTY
SUPERSEDED

RECEIVED
AUG 18 2000
PERMIT COUNTER

APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT

Applicant's Name: Synergy Golf

Project Name: Old Corkscrew Golf Course

STRAP Number(s): See Attached Exhibit

Application Form: X Computer Generated* County Printed

* By signing this application, the applicant affirms that the form has not been altered.

STAFF USE ONLY

Commission District: 05

Current Zoning: AG-2

Case Number: DCI 2000-00058

Date of Application: 8-18-00

Date HEX Public Hearing:

Land Use Classification(s): RPA/TE
DR/GR

Lee Plan Density Range: 1/20 ACRES
1/10 ACRES

Fee: 18,740.00

Date Fee Paid: 8-18-00

Receipt Number: J

Intake By: A

TYPE OF APPLICATION

 DRI
✓ DCI - Major
 DCI - Minor

 PD - Existing Development
 PD - Amendment
 OPTION 1 OPTION 2

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585

Fees Associated with Case # DCI2000-00058

10/1/2001
10:59:53 AM

Fee Type	Case No.	Start Date	End Date	Dept. Description	Trans. Code	Revenue Account No.	Create Date	Created By	Amount	Due
PD	DCI	1/1/1999	12/31/2005	DCI2000-00058	PD Base Fee	LC5150015500.341900.9008	8/18/2000	C05	\$18,740.00	\$0.00
									\$18,740.00	\$0.00

facsimile
TRANSMITTAL

Date: 9-27-01
To: David Crawford
Fax #: 437-4636
Re: DC12000-00058 Withdrawal
Pages: 3
From: Billie

Please see attached.

Thanks,

Billie

From the desk of...

Billie Jacoby
Internal Services Secretary
Lee County Development Services Division
1500 Monroe St.
Ft. Myers, FL 33901

941/479-8585



LEE COUNTY

**APPLICATION FOR REQUEST FOR CONTINUANCE,
DEFERRAL, WITHDRAWAL, OR REHEARING**

REQUEST FOR: (refer to back of sheet for special notes)

☐ CONTINUANCE ☐ DEFERRAL ☐ WITHDRAWAL
☐ REHEARING ☐ WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time _____

From: ☐ Hearing Examiner ☐ BOCC

1. Date of Scheduled Hearing: _____
2. Hearing/Application _____
3. Tracking/Hearing/Application Number: _____
4. Date Decision was Rendered: _____
5. Type of Application _____
☐ Rezoning ☐ Special Exception ☐ Variance ☐ Other
6. Reason for request (If rehearing is requested, see Special Notes on Back):

Signature of applicant or

Date

Name (typed or printed legibly)

Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____
20 ____ by _____ who is personally known to me or who produced
_____ as identification.

Signature of Notary Public

Printed Name of Notary Public

FEE \$ _____

RECEIPT NUMBER: _____

DATE PAID: _____

INTAKE BY: _____

SPECIAL NOTES

1. *Requests for DEFERRAL or CONTINUANCE must be in accordance with Section 34-235(1) or 34-235(2) of the Land Development.*
2. *If request for DEFERRAL or CONTINUANCE is for more than 60 days (or is indefinite), the applicant must apply in writing at least 45 days prior to the preferred hearing date to reactivate the case. All new evidence must be presented at that time.*
3. *CONTINUANCE: In the case of a request for CONTINUANCE, the applicant or his authorized agent, must submit this application to, and the application must be received by Lee County Community Development prior to the advertised hearing date, OR the applicant or his authorized agent must appear before the hearing board, and orally request the continuance.*

The hearing board may deny or grant the request for continuance:

- a. *If the request for CONTINUANCE is denied, the hearing will proceed in accordance with the published agenda.*
- b. *If a request for CONTINUANCE is approved, the hearing board may set date certain for hearing the application.*

Not more than one (1) applicant-initiated CONTINUANCE will be granted on the same application by each hearing board

4. *DEFERRAL: To qualify as a deferral, this application form must be received by Lee County Community Development prior to the time the Department submits notice of the hearing to the newspaper for publication. If application is not received in time, the applicant must request a CONTINUANCE instead.*
5. *REHEARING must be filed within 30 days of the decision.*
6. *REHEARING: You must attach a statement that explains with particularity any new evidence and the points of law or fact which you believe the Board of County Commissioners over-looked or misunderstood: include all documentation to support the request for a rehearing in accordance with Section 34-84(b). No oral testimony will be allowed when the Board considers whether to grant a rehearing of this case.*
7. *APPLICANT: must be the property owner OR his duly authorized representative OR, if for a rehearing, the aggrieved party.*
8. *FEES: A fee must be paid by the applicant or aggrieved party, in accordance with the adopted fee schedule.*

**LEE COUNTY
COMMUNITY DEVELOPMENT
1500 MONROE STREET P.O. BOX 398
FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585**



September 18, 2001

Ms. Kay DeSelem
Senior Planner
Lee County Dept. of Community Development
PO Box 398
Fort Myers, FL 33902-0398

RE: Old Corkscrew Golf Course PRFPD, File #DCI2000-00058

Dear Ms. DeSelem:

We formally request to withdraw the zoning application from further consideration in reference to the above case.

Thank you for your consideration of this request.

Sincerely,
Vanasse Daylor, LLP

David E. Crawford, AICP
Director of Planning

cc: Margaret Emblidge
Bob Thinnes
Neale Montgomery



LEE COUNTY

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

SEP 28 2001

REQUEST FOR: (refer to back of sheet for special notes)

CONTINUANCE _____ DEFERRAL _____ ☒ WITHDRAWAL _____
REHEARING _____ WITHDRAWAL OF ADMINISTRATIVE APPEAL _____

COMPTROLLER OF PUBLIC ACCOUNTS

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time _____

From: _____ Hearing Examiner _____ BOCC _____

1. Date of Scheduled Hearing: _____

2. Applicant/Project Name: _____

3. Tracking/Hearing/Application Number: DCI2000-00058

4. Date Decision was Rendered: _____

5. Type of Application-Check _____

☒ Rezoning _____ Special Exception _____ Variance _____ Other _____

6. Reason for request (If rehearing is requested, see Special Notes on Back):

Property has been sold and the new owner is not going to pursue this at this time.

Signature of applicant or authorized agent

Date 09-27-01

David E. Crawford

Name (typed or printed legibly)

David E. Crawford

Address

12730 New Brittany Blvd., Suite 600, Fort Myers, FL 33907

STATE OF FLORIDA

COUNTY OF LEE

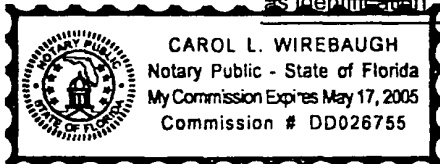
The foregoing instrument was acknowledged before me this

27th day of September

2001 by David Crawford

who is personally known to me or who produced

as identification



Signature of Notary Public

Carol L. Wirebaugh

Printed Name of Notary Public

Carol L. Wirebaugh

FEE \$ _____

RECEIPT NUMBER: _____

DATE PAID: _____

INTAKE BY: _____



September 28, 2001

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

RECEIVED
SEP 28 2001
Jmc
COMMUNITY DEVELOPMENT

Ms. Mary Gibbs
Lee County Dir. of Comm. Dev.
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398

RE: DCI2000-00058
V&D 80252

Dear Ms. Gibbs:

We are attaching a copy of our Application for Request for Withdrawal on the referenced project. The original of the application was turned in over the counter.

It is our understanding that the County has agreed to a 65% refund on the application fee. This is agreeable to our client; therefore, please have a check drawn to be made payable to the Bonita Bay Group. Kindly call us and we will arrange to have the check picked up so we may deliver it to our client.

Thanking you for your prompt attention. Should you have any questions, do not hesitate to contact me.

Sincerely,
Vanasse Daylor, LLP


David E. Crawford, AICP
Director of Planning

Cc: Margaret Emblidge
Bob Thinner
Neale Montgomery
Pam Hendry



LEE COUNTY

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

REQUEST FOR: (refer to back of sheet for special notes)

CONTINUANCE _____ DEFERRAL _____ x WITHDRAWAL _____
REHEARING _____ WITHDRAWAL OF ADMINISTRATIVE APPEAL _____

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time _____

From: _____ Hearing Examiner _____ BOCC _____

1. Date of Scheduled Hearing: _____
2. Applicant/Project Name: _____
3. Tracking/Hearing/Application Number: DCI2000-00058
4. Date Decision was Rendered: _____
5. Type of Application-Check
x Rezoning _____ Special Exception _____ Variance _____ Other _____

6. Reason for request (If rehearing is requested, see Special Notes on Back):

Property has been sold and the new owner is not going to pursue this at this time.

Signature of applicant or authorized agent

Date 09-27-01 David E. Crawford

Name (typed or printed legibly)

David E. Crawford

Address

12730 New Brittany Blvd., Suite 600, Fort Myers, FL 33907

STATE OF FLORIDA

COUNTY OF LEE

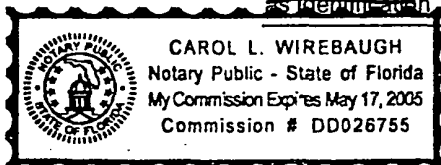
The foregoing instrument was acknowledged before me this

27th day of September

2001 by David Crawford

who is personally known to me ~~or who produced~~

as identification



Signature of Notary Public

Carol L. Wirebaugh

Printed Name of Notary Public

Carol L. Wirebaugh

FEE \$ _____

RECEIPT NUMBER: _____

DATE PAID: _____

INTAKE BY: _____

CONTINUED, WITHDRAWN CASES

- ☐ be sure that if a case is continued to a FRIDAY hearing date - it has a reso # assigned to it.
- ☐ be sure to RE-send out the worksheet to everybody on the cc list to inform them of what the worksheet/agenda date status is- see example....

WORKSHEET
HEARING EXAMINER
Wednesday, January 24, 2001

STATUS	TIME	PLANNER	CASE#	CASE NAME
CONTINUED	9:00 a.m.	Kay	REZ2000-00038	William Eilf
	2:00 p.m.	Chip	DCI2000-00056	Plumosa Farms

- ☐ **make sure to update the public hearing calendar and update the tentative hearing calendar as well**
- ☐ If a case has been advertised, the Hearing Examiner's office does all the notifying. No readvertisement unless the request has changed to a more intense use.
- ☐ If the case has not been advertised, it just gets moved to the new date and proceed as normal.
- ☐ When a case is **withdrawn**, file in the hold file cabinet drawer, until paper work comes through.
- ☐ Check with planner regarding any refund of money.
- ☐ When refund is involved, take file and paper work to Pam Hendry for Mary's signature.
- ☐ (Add Mis. Activity in tidemark and in notes section insert something like this: "file in HOLD drawer awaiting official withdrawal form (application)" and put the same the front of the folder then place in hold drawer.
- ☐ And at the type application insert HOLD in the disposition box...then when the actual form comes in replace it with WDOWN
- ☐ If still in pending stage, send a copy of withdrawal to County Attorney's Office. Check with planner if you should copy or E-mail any other reviewers.
- ☐ If case has been heard file microfilmed. If it has not been heard do not microfilm
- ☐ **the notification procedure for the above will be as follows and will be completed by whoever the case is assigned to:**
- ☐ **once the form has been received requesting one of the above, copies are to be made and distributed to:**
 - ☐ * HEX - if the request came to you first
 - ☐ * planner
 - ☐ * County Attorney's Office (2 copies and fax to them as well)
 - ☐ * Mary
 - ☐ * A revised notice is then sent to parties of record (time permitting).

- ☒ **~~If the case was scheduled and continued before or at the hearing all notices are done by HEX~~**

BCC

if the case has not yet been heard.....

For BCC cases - if a BCC case is continued we are to HAND deliver to each commissioner a copy of the continuance form with a note on top 'IMPORTANT - for the (BCC date) Monday BCC zoning hearing'

Also, after hand delivering the forms, add in tidemark "Misc. Activity" and in the notes section type "continuance form hand delivered to Commissioners" and sign off.

If the case has been heard and it was continued at the BCC hearing to another active hearing day- the only thing you have to do is add the case to the agenda and worksheet

make sure to reference on the new date - "continued from date" on the agenda and worksheet.

WHEN THE CASE IS CONTINUED TO A DATE - GET WITH PAM TO VERIFY WHAT YOU SHOULD OR SHOULD NOT DO FOR THE CASE.

- ☐ **NOTE: this procedure should be followed no matter how you are notified of the request (i.e., via fax, via the planner, via Tena at HEX, etc.)**
- ☐ **PER KAREN: THIS ALSO PERTAINS TO REQUESTS FOR REHEARING OF ZONING CASES.**
- ☐ **the original application for continuance goes into the file**
- ☐ **If a case has been noticed (ADVERTISED) and then continued.....when the case is rescheduled for another date.....the only thing you have to do is send out the agenda...no notices, no nothing.....the hex does everything.**
- ☐ **Tidemark: The planner is supposed to add and sign off on: "Hex Public Hearing - Continued"**
- ☐ **if for any reason the cases on the worksheet change - don't forget to revise anything that might be affected by the change:**
 - tidemark documents
 - Tidemark activities with dates
 - Worksheet
 - Agenda
 - Newrecords
 - PUBLIC hearing calendar
 - Tentative calendar

- ☐ also - if you replace the blue status sheet for staff reports - be sure to let Cheryl know to discard the old one

- ☐ regardless if the case is withdrawn or continued...be sure that there is an activity in tidemark (most likely "Misc. Activity" and in the notes section is the location of the file - either "in hold drawer" or "in withdrawn drawer".
- ☐ And sign off. So that if people are looking for the file - they can go directly into tidemark and this activity will inform them.



FILE COPY

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: **(941) 479-8336**

Bob Janes
District One

August 1, 2001

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Mr. David E. Crawford, AICP
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Ft. Myers FL 33907

RE: Old Corkscrew Golf Course PRFPD; File #DCI2000-00058

Dear Mr. Crawford:

The Development Services Division has reviewed your July 31, 2001 letter seeking a 60-day extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary to respond to staff's questions, and will allow an extension of the current August 3, 2001 resubmittal date until October 3, 2001. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Mary Gibbs, AICP
Director

copy via e-mail:

John Fredyma, Asst. County Attorney
Bob Rentz, TIS Reviewer
Kim Trebatoski, Planning Division
Roland Ottolini, Natural Resources

Don Blackburn, DS Reviewer
Paul O'Connor, Planning Division
Andy Getch, Lee County DOT
Zoning/DCI Files

U:\200108\DCI20000.00518\extension ltr 2 old corkscrew.wpd



VIA FACSIMILE

July 31, 2001

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 356

Ms. Kay DeSelem
Senior Planner
Lee County Dept. of Community Development
PO Box 398
Fort Myers, FL 33902-0398

RE: Old Corkscrew Golf Course PRFPD, File #DCI2000-00058

Dear Ms. DeSelem:

We continue to actively pursue the responses requested by the Development Services Division. I believe we will be ready to respond soon; however, in our effort to ensure that our responses contain valid and timely information, we hereby request an extension of 60 days.

Thank you for your consideration of this request.

Sincerely,
Vanasse Daylor, LLP

David E. Crawford, AICP
Director of Planning



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8570

April 3, 2001

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

David E. Crawford, AICP
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

RE: Old Corkscrew Golf Course PRFPD; File #DCI2000-00058

Dear Mr. Crawford:

The Development Services (DS) Division has reviewed the information provided on August 18, 2000 and supplemented on November 1, 2000 and March 13, 2001 for the above referenced zoning application. The Lee County Land Development Code requires additional information for the application to be found sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your convenience, we have attached all additional memoranda from the various Lee County reviewing agencies which have been received to date.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me, or the staff reviewers directly, should you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Jeffrey R. Jenkins, AICP
Senior Planner

Enclosures:

Checklist from the DS Division/Zoning Review, dated April 3, 2001
Checklist from the Planning Division/Environmental Sciences, dated March 29, 2001
Memorandum from the Lee County Planning Division, dated April 3, 2001
Memorandum from the Lee County Division of Natural Resources, dated March 29, 2001

copy w/o attachments:

Walter J. McCarthy, DS Director
John Fredyma, CAO (w/attachments)
Don Blackburn, DS Reviewer
Bob Rentz, TIS Reviewer
Paul O'Connor, Planning Division
Kim Trebatoski, Planning Division
Andy Getch, Lee County DOT
Roland Ottolini, Lee County Natural Resources
Zoning/DCI Files (w/attachments)

U:\200104\DCI20000.005\8\insufficient letter.wpd



DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

SUFFICIENCY CHECKLIST FOR PLANNED DEVELOPMENTS, AMENDMENTS, AND EXISTING DEVELOPMENTS REQUESTING PLANNED DEVELOPMENT ZONING

PROJECT NAME: Old Corkscrew Golf Course PRFPD CASE #: DCI2000-00058
REQUEST: PRFPD Rezoning from AG-2 DATE OF REVIEW: 04/03/01
REVIEWED BY: Jeff Jenkins, AICP, Senior Planner SUFFICIENCY DETERMINATION: INSUFFICIENT
PREAPP. CONF? NO YES DATE OF CONF: _____

TYPE OF APPLICATION: _____

☒ MAJOR PLANNED DEVELOPMENT ☐ EXISTING DEVELOPMENT
☐ MINOR PLANNED DEVELOPMENT ☐ AMENDMENT

LEGEND:

OK - Requirement satisfied X - Requirement not satisfied
N/A - Not applicable RW - Requirement waived by director
REF - Referred to another agency for review

Initiation of Application - Legal Requirements.

- 01) ☒ By Landowner or County. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a.]
- a. ☐ OK The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]
1. ☐ OK If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b.]
2. ☐ OK If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)c.]
- b. ☒ X The property is subject to a land trust agreement, and the trustee initiated the application. [34-201(a)(1)a.2.]
1. ☒ X The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- c. ☐ OK The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

1. OK The names of all parties having interest in the subject property including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
 - d. N/A The fee owner is a partnership and a general partner initiated the application. [34-201(a)(1)a.4.]
 1. N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
 - e. N/A The fee owner is an association and the association or its governing body appointed an agent to initiate the application on behalf of the association. [34-201(a)(1)a.5.]
 - f. N/A The application was initiated by the Board of County Commissioners. [34-201(a)(2)]
 1. N/A A copy of the "Blue Sheet" authorizing initiation of the rezoning must be provided.
- 02) N/A **Condominium or Timeshare Condominium.** The property is a condominium or a timeshare condominium, as defined and regulated in F.S. chs. 718 and 721, respectively, and the application or petition has been initiated by both the condominium association and no less than 75 percent of the total number of condominium unit owners, or by both the owners' association and no less than 75 percent of timeshare condominium unit owners. [34-201(a)(1)b.]
- a. N/A The applicant(s) has provided a complete list of all unit owners, identified by unit number and time-share period, as applicable, along with proof that all unit owners who did not join in the application were given actual written notice thereof by the applicants. The applicant has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)b.2.]
 - b. N/A The application contains a letter of opinion from a licensed Florida attorney, attesting that he has examined the declaration of condominium, the bylaws of the condominium association, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the county violates none of the provisions therein, or any federal or state law regulating condominiums or timeshare plans, or the rights of any of the nonparticipating unit owners, as derived from such documents and laws, and that approval of the requested act by the county would violate no such rights. [34-201(a)(1)b.3.]
- 03) N/A **Subdivision.** The property is a subdivision and the application or petition has been initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable. [34-201(a)(1)c.]
- a. N/A The applicant(s) has provided a complete list of all lot owners identified by lot number. Proof that all lot owners who did not join in the application were given actual written notice thereof by the applicant(s). The applicant(s) has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)c.2]

General Submittal Requirements For All Applications.

- 04) OK All properties within a single application must be abutting. [34-201(b)(1)]
- 05) OK Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]

06) OK All applications requiring a public hearing must include the following: [34-202(a)]

- a. OK **Legal description.** The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]
 1. OK The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. [34-202(a)(1)]
 2. OK The legal description must include a copy of the plat, if any, and the county STRAP number. [34-202(a)(1)]
- b. OK **Certified sketch of description.** A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. [34-202(a)(2)]
 1. OK If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. [34-202(a)(2)]
 2. N/A If the request is owner-initiated, the boundary sketch must include the location of existing structures on the property. [34-202(a)(2)]
- c. OK **Confirmation of Ownership.** If at any time during the review process the director concludes there is a question regarding ownership of the property, the director may require a title insurance policy, attorney's opinion of title, or owner's and encumbrance report. [34-202(a)(3)]
- d. OK **Area location map.** A map, at suitable scale, indicating the property described in the legal description. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public. [34-202(a)(4)]
- e. OK **Property owners list.** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. [34-202(a)(5)]
- f. OK **Surrounding property owners list.** A complete list of all property owners, and their mailing addresses, for all property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county at the time of sufficiency. [34-202(a)(6)]
- g. OK **Property owners map.** A map displaying all parcels of property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. This map must reference by number or other symbol the names on the property owners list. [34-202(a)(7)]

- h. N/A **Property restrictions.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, the application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form. [34-202(b)(2)]
- i. OK **Affidavit regarding proposed use.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, if buildings or structures exist on the property, the applicant must submit an affidavit stating that the buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of chapter 10 and this code. [34-202(b)(3)]
- j. N/A **Hazardous materials emergency plan for port facilities.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, any applicant seeking a rezoning for a private port facility must submit a hazardous materials emergency plan, which will be subject to the approval of the county divisions of emergency management, water resources and planning, and of the appropriate fire district. The plan must provide for annual monitoring for capacity and effectiveness of implementation. At the minimum, the plan must comply with the spill prevention control and countermeasure plan (SPCC) called for in the federal oil pollution prevention regulations, 40 CFR 112, as amended. [34-202(b)(4)]
- k. N/A **Rezoning of Mobile Home Parks.** If the proposed rezoning of an existing mobile home park as defined in F.S. Sec. 723.003, would result in the removal or relocation of mobile home owners, then the application must include facts sufficient to allow staff to conclude that adequate mobile home parks or other suitable facilities exist for the relocation of displaced owners. The facts to be provided are intended to meet the requirements of F.S. sec. 723.083 (1995). Therefore, the statutory definitions will prevail to the extent there is conflict with terms of this Code. [34-203(d)]
- N/A (1) Facts to be provided may typically include: STRAP number and street addresses of properties where mobile homes are to be removed from, and relocated to (i.e., the "relocation site"); and any building permit numbers issued for placement of the mobile home on the relocation site.
- N/A (2) If the relocation site is not within the legal description of the subject rezoning, then the property owner of property proposed for relocation must submit an affidavit stating that suitable facilities exist at the relocation site to accommodate the mobile home proposed to be relocated there.
- 07) N/A **Multiple Zoning Categories.** Applications for two or more planned development categories may be combined in one application. [34-373(a)(1)]
- a. N/A The subject property must be divided into development areas, each of which corresponds to a different planned development category. [34-373(a)(1)a.]
- b. N/A Each development area must be identified by a separate legal description. [34-373(a)(1)b.]

- 08) OK **Covenants.** Any applicant for a rezoning or master concept plan confirmation under the planned development regulations as provided in this article must submit documentation corroborating unified control over the subject property. [34-373(a)(3) & 34-374(a)]
- 09) OK **Description of existing conditions.** The application must be accompanied by the following: [34-373(a)(4)]
- a. OK A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 375 feet. [34-373(a)(4)a.]
 - b. OK Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/SCS system and the Florida Land Use and Cover Classification System, respectively. [34-373(a)(4)b.]
 - c. REF The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. [34-373(a)(4)c.]
 - d. N/A A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)d.]
 - e. OK A survey as required by chapter 10, article III, division 8, pertaining to protected species requirements. Upon written request, the director may waive this requirement for minor planned developments. [34-373(a)(4)e.]
 - f. OK A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. [34-373(a)(4)f.]
- 10) OK A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a. and e., and 34-145(d)(3). [34-373(a)(5)]
- 11) N/A **Description of proposed development.** The application must be accompanied by a description of the proposed development. The applicant has the choice of using one of two options as follows. The option chosen must be clearly indicated on the application form. [34-373(a)(6)]

Option chosen was:

- a. N/A Option 1. The subject parcel may be divided into development areas. For each development area, the following must be shown, either within the areas or on schedules keyed to the areas: [34-373(a)(6)a]
 - 1. N/A The general size, configuration and location of each sub area of development; [34-373(a)(6)a.1.]
 - 2. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; [34-373(a)(6)a.2.]

3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity; [34-373(a)(6)a.3]
4. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual sub areas of development, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; [34-373(a)(6)a.4]
5. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development, the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into each development area; [34-373(a)(6)a.5.]
6. N/A Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. [34-373(a)(6)a.6.]
7. N/A The percentage of open space, unless the proposed development is in a development area consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); [34-373(a)(6)a.7]
8. N/A The general location of excavations for on-site fill and wet retention; [34-373(a)(6)a.8.]
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation; [34-373(a)(6)a.9.]
10. N/A Where the subdivision of land is a feature of the proposed development, indicate on the plan of the proposed development regulations for each sub area, i.e., minimum size and dimensions of all of the lots, lot coverage, as well as all of the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district will be used, reference to the specific district shall be sufficient.; [34-373(a)(6)a.10.]
11. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments. [34-373(a)(6)a.11.]
12. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information:
 - a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. [34-373(a)(7)a.]

- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. [34-373(a)(7)b.]
- c) N/A The proposed percentage of open space for the entire site. [34-373(a)(7)c.]
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. [34-373(a)(7)d.]
- b. N/A Option 2. The plan must indicate the general location of all proposed land uses, the general location and configuration and approximate dimensions of all proposed lots, parcels or outparcels, and the general location and pattern of vehicular and pedestrian circulation and movement within the site, for the entire site. [34-373(a)(6)b.]

This option requires the submittal of a clearly legible master concept plan, 24 inches by 36 inches in size, at an appropriate scale to adequately show the following information for each lot or on a schedule keyed to the lots.

1. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots. [34-373(a)(6)b.1.]
2. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual lots, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; [34-373(a)(6)b.2.]
3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity, for the parcel or for each lot if subdivided. [34-373(a)(6)b.3.]
4. N/A Where the subject property is divided into lots, indicate on the plan the general location, configuration, approximate dimensions and use of all proposed lots, parcels or outparcels as well as lot coverage, and the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district, will be used, reference to the specific district will be sufficient. [34-373(a)(6)b.4.]
5. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; [34-373(a)(6)b.5.]

6. N/A Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)b.6.]**
7. N/A The percentage of open space, unless the proposed development is a development consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); **[34-373(a)(6)b.7.]**
8. N/A The general location of excavations for on-site fill and wet retention; and **[34-373(a)(6)b.8.]**
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation. **[34-373(a)(6)b.9.]**
10. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments **[34-373(a)(6)b.10.]**
11. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information: **[34-373(a)(7)]**
- a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**
- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. **[34-373(a)(7)b.]**
- c) N/A The proposed percentage of open space for the entire site. **[34-373(a)(7)c.]**
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. **[34-373(a)(7)d.]**

12) OK **Additional Requirements for All Major Planned Development Rezoning**

- a. OK A written description of the surface water management plan that includes: **[34-373(b)(1)]**
1. OK the runoff characteristics of the property in its existing state; **[34-373(b)(1)a.]**

2. OK in general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained; [34-373(b)(1)b.]
 3. OK the retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance; [34-373(b)(1)c.]
 4. OK how existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate; [34-373(b)(1)d.]
 5. OK the requirements for fill materials posed by this development for other than building pads (use, volume, etc.); [34-373(b)(1)e.]
 6. OK If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. [34-373(b)(1)f.]
- b. OK A protected species management plan as required by chapter 10, sections 10-471 to 10-476. [34-373(b)(2)]
- c. N/A If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]

COMMENTS

1. All documentation reflecting Merrill R. Taggart, Trustee, must be re-executed bearing the signature of the new trustee given Mr. Taggart's recent death. This documentation must include the Authorization, Covenant of Unified Control, and the disclosure of interest. All documentation must be notarized as well.
2. The supplemental disclosure information for the corporations listed as stockholders within the documentation require signature by the applicant and must be notarized.
3. The major outstanding issue appears to be the issue of ground and surface water monitoring per the attached memoranda from the Planning Division and Natural Resources Division. As a requirement of the Environmental Monitoring requirements of the DR/GR, this monitoring is to be completed as part of the rezoning request.

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST**

PROJECT NAME: Old Corkscrew Golf Course PRFPD [Synergy Golf]

CASE NUMBER: DCI 2000-00058

STRAP NUMBER(S): 23-46-26-00-0003.0000 & 24-46-26-00-00001.0000

ACREAGE: 637 acres [19.2 acres freshwater wetlands]

SUBMITTAL DATE: March 13, 2000

END DATE OF REVIEW: March 28, 2000

REVIEWED BY: Kim Trebatoski, Senior Environmental Planner
Phone #941-479-8183; FAX #941-479-8319
e-mail: trebatkm@leegov.com



RECOMMENDATION: OK

OK = Sufficiency requirement satisfied.

OK/A = Sufficiency satisfied, but additional information needed.

X = Sufficiency requirement not satisfied.

N/A = Not applicable to this submittal.

N/P = Not proposed with this submittal.

This checklist is for sufficiency of information to review for planned development rezoning. It does not grant or imply any approvals.

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK

3) Environmentally Sensitive Areas: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: OK

4) PRFPD Design Standards - LDC Section 34-941(d):

- A. located, designed and operated to be compatible with any adjacent publicly owned lands; and not adversely affect any existing agricultural, mining or conservation activities. OK
- B. minimum 85% open space (up to 100% of the area of natural and man-made bodies of water may contribute to achieving the minimum open space requirement). OK
- C. surface water management plan must take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. OK
- D. located, designed and operated so that critical habitat is conserved and the development does not adversely impact any existing, viable on-site occupied wildlife habitat for federal, state, or county protected species, species of special concern, threatened, or endangered species; and preservation and/or management activities are incorporated as a condition of any approving zoning resolution to restrict the unnecessary loss of wildlife habitat or impact on protected species, species of special concern, threatened or endangered species. OK
- E. Maximum impact area 150 acres per 18 holes plus a maximum of 75 acres for each additional nine holes. OK
- F. Minimum indigenous preservation area: 200 acres per 18 holes plus 100 acres for each additional 9 holes. OK

OK on-site existing 2:1 credit

N/P off-site existing 1:1 credit within DRGR; Conservation Easement; minimum 50 acres unless within or adjacent to an existing or designated public acquisition

OK on-site restoration 1:1

OK minimum size 3 acres with an average width no less than 100 feet; and minimum 75 foot width

OK 25% credit (up to 2:1) for:

OK abuts existing indigenous preserve; private or public

OK provide a link between existing preserves; private or public

OK abuts natural waterway or flowway

N/P restored as rare and unique upland

OK preliminary indigenous restoration plan submitted at zoning including:

- OK restored preserve locations and acreage of each area
- OK FLUCCS for each restored area with list of native plants found in the canopy, midstory, and groundcover
- OK incorporation of existing native plants to maximum extent possible
- OK by FLUCCS code list of commercially available native plants to be installed (number, size, and spacing at installation); planting density must be consistent with the plant community to be restored or created
- OK general design strategy that illustrates the effort needed to recreate the intended native plant community
- OK details of any hydrological alterations or improvements
- OK commitment to a temporary irrigation system to insure the establishment of the plants
- OK commitment to mulching of plants with organic mulch; use of cypress mulch prohibited
- OK all management techniques and a general schedule to ensure the establishment of a native plant community (i.e. controlled burns; etc.)
- OK commitment to 80% survivability of installed plants in perpetuity

G. Narrative of BMP's to be used in design and maintenance of golf course. OK

5) Deviations - All environmental deviation requests must be explained by documentation. [34-412(a)]

SUFFICIENCY STATUS: OK

6) Miscellaneous - SUFFICIENCY STATUS: OK

PLANNING DIVISION
M E M O R A N D U M



to: Jeff Jenkins, Senior Planner, Development Services
from: ^{POC} Paul O'Connor, AICP, Director of Planning
subject: Old Corkscrew Golf Course Sufficiency (DCI2000-00058)
date: April 3, 2001

Planning staff has reviewed the most recent application for the Old Corkscrew Golf Course PRFPD (DCI2000-00058), and finds the application to be INSUFFICIENT. The information that has been provided is not yet adequate for staff to conduct a full review to determine consistency with the Lee Plan.

There is one outstanding item that has not been adequately addressed. LDC Section 34-941(f)(1) requires the submittal of pre-development groundwater and surface water analysis. Policy 16.4.4 of the Lee Plan is more specific about when this information should be submitted. It requires that the pre-development groundwater and surface water analysis must be completed and submitted to the County at the time of the rezoning request. In response to these Lee Plan and LDC requirements, the applicant has agreed to work with the County Natural Resources staff in determining the location of the testing points for the pre-development testing and analysis. This does not meet the intent of Policy 16.4.4. The policy clearly states that surface and ground water analysis must be **completed as part of a rezoning request**. This indicates that the analysis is a sufficiency item that must be submitted along with other application materials. The purpose of this requirement is to establish baseline data for future ground and surface water monitoring. In order for this application to be found sufficient, the applicant must submit a methodology to the County for review, comment, and approval. After the methodology has been approved, the applicant must conduct the initial ground and surface water analysis, as specified in the methodology, and submit the results to the County. At that point, the application will be found sufficient in regard to Policy 16.4.4. Any comment on the results of the analysis will then be reserved for substantive review.

Staff is aware of, and understands the applicant's position with regard to continually working with Natural Resources staff and submitting the required analysis at a later date. Staff believes, however, that doing so would not be consistent with the intent of Policy 16.4.4. Ground and surface water quality and quantity are of primary importance within the DR/GR land use category, which makes the information required by Policy 16.4.4 highly critical in the review of this rezoning. Staff encourages the applicant to submit this information as soon as possible to expedite the review of the project.

INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS
Division of Natural Resources Management

Date: March 29, 2001

TO: Jeff Jenkins
Senior Planner

From: Roland Ottolini, P.E.
Director

SUBJECT: Old Corkscrew Golf Course/ Case Number:DCI2000-00058

The Division of Natural Resources has received the applicant's letter dated March 13, 2001 that provides a response to the issues raised in our November 16, 2000 memo to you.

- The Lee County Regional Water Authority is in the process of being dissolved and has no current employees. Therefore, review of the applicant's water supply impacts should be directed to Lee County Utilities in addition to this office.
- The pre-development monitoring plan submitted by Missimer International on September 18, 2000 states that "surface water monitoring will not be performed because there are currently no on-site lakes or ponds". As discussed in our subsequent meeting, the applicant has agreed to work with our staff in determining location of the water entering the site and outfalls for pre-development testing and analysis.
- Site plan has been modified as requested to accommodate flow-way at northwest corner.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(941) 479-8570

Writer's Direct Dial Number: _____

November 27, 2000

John E. Manning
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

David E. Crawford, AICP
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

RE: Old Corkscrew Golf Course PRFPD; File #DCI2000-00058

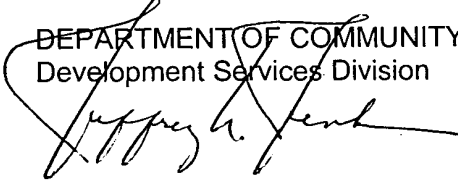
Dear Mr. Crawford:

The Development Services Division has reviewed the information provided on November 1, 2000 for the above zoning application. The Lee County Land Development Code requires additional information for the application to be found sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your convenience, we have attached all additional memoranda from the various Lee County reviewing agencies which have been received to date.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me, or the staff reviewers directly, should you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


Jeffrey R. Jenkins, AICP
Senior Planner

Enclosures:

2 Checklists from DS Division (Zoning Review with Addendum and Development Review)
Checklist from Planning Division/Environmental Sciences
Memorandum from Lee County Public Works
Memorandum from Lee County DOT

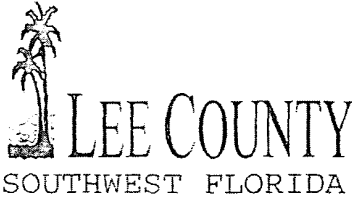
copy w/o attachments:

Walter J. McCarthy, DS Director
John Fredyma, CAO (w/attachments)
Don Blackburn, DS Reviewer
Bob Rentz, TIS Reviewer
Paul O'Connor, Planning Division
Kim Trebatoski, Planning Division
Elaine Mettauer, Lee County DOT
Roland Ottolini, Lee County Public Works
Samy Faried, Lee County Regional Water Supply Authority
Zoning/DCI Files (w/attachments)

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P.O. Box 398, Fort Myers, Florida 33902-0398 (941) 335-2111
Internet address <http://www.lee-county.com>

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

SUFFICIENCY CHECKLIST FOR PLANNED DEVELOPMENTS, AMENDMENTS, AND EXISTING DEVELOPMENTS REQUESTING PLANNED DEVELOPMENT ZONING

PROJECT NAME: Old Corkscrew Golf Course PRFPD CASE #: DCI2000-00058
REQUEST: PRFPD Rezoning from AG-2 DATE OF REVIEW: 11/22/2000
REVIEWED BY: Jeff Jenkins, AICP, Senior Planner SUFFICIENCY DETERMINATION: INSUFFICIENT
PREAPP. CONF? NO YES DATE OF CONF: _____

TYPE OF APPLICATION: _____

☒ MAJOR PLANNED DEVELOPMENT ☐ EXISTING DEVELOPMENT
☐ MINOR PLANNED DEVELOPMENT ☐ AMENDMENT

LEGEND:

OK - Requirement satisfied X - Requirement not satisfied
N/A - Not applicable RW - Requirement waived by director
REF - Referred to another agency for review

Initiation of Application - Legal Requirements.

- 01) ☒ By Landowner or County. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a.]
- a. ☒ OK The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]
1. ☒ OK If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b.]
2. ☒ OK If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)c.]
- b. ☒ X The property is subject to a land trust agreement, and the trustee initiated the application. [34-201(a)(1)a.2.]
1. ☒ X The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- c. ☒ X The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

1. X The names of all parties having interest in the subject property including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- d. N/A The fee owner is a partnership and a general partner initiated the application. [34-201(a)(1)a.4.]
1. N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- e. N/A The fee owner is an association and the association or its governing body appointed an agent to initiate the application on behalf of the association. [34-201(a)(1)a.5.]
- f. N/A The application was initiated by the Board of County Commissioners. [34-201(a)(2)]
1. N/A A copy of the "Blue Sheet" authorizing initiation of the rezoning must be provided.
- 02) N/A **Condominium or Timeshare Condominium.** The property is a condominium or a timeshare condominium, as defined and regulated in F.S. chs. 718 and 721, respectively, and the application or petition has been initiated by both the condominium association and no less than 75 percent of the total number of condominium unit owners, or by both the owners' association and no less than 75 percent of timeshare condominium unit owners. [34-201(a)(1)b.]
- a. N/A The applicant(s) has provided a complete list of all unit owners, identified by unit number and time-share period, as applicable, along with proof that all unit owners who did not join in the application were given actual written notice thereof by the applicants. The applicant has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)b.2.]
- b. N/A The application contains a letter of opinion from a licensed Florida attorney, attesting that he has examined the declaration of condominium, the bylaws of the condominium association, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the county violates none of the provisions therein, or any federal or state law regulating condominiums or timeshare plans, or the rights of any of the nonparticipating unit owners, as derived from such documents and laws, and that approval of the requested act by the county would violate no such rights. [34-201(a)(1)b.3.]
- 03) N/A **Subdivision.** The property is a subdivision and the application or petition has been initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable. [34-201(a)(1)c.]
- a. N/A The applicant(s) has provided a complete list of all lot owners identified by lot number. Proof that all lot owners who did not join in the application were given actual written notice thereof by the applicant(s). The applicant(s) has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)c.2]

General Submittal Requirements For All Applications.

- 04) OK All properties within a single application must be abutting. [34-201(b)(1)]
- 05) OK Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]

06) OK All applications requiring a public hearing must include the following: [34-202(a)]

- a. OK **Legal description.** The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]
 1. OK The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. [34-202(a)(1)]
 2. OK The legal description must include a copy of the plat, if any, and the county STRAP number. [34-202(a)(1)]
- b. OK **Certified sketch of description.** A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. [34-202(a)(2)]
 1. OK If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. [34-202(a)(2)]
 2. N/A If the request is owner-initiated, the boundary sketch must include the location of existing structures on the property. [34-202(a)(2)]
- c. OK **Confirmation of Ownership.** If at any time during the review process the director concludes there is a question regarding ownership of the property, the director may require a title insurance policy, attorney's opinion of title, or owner's and encumbrance report. [34-202(a)(3)]
- d. OK **Area location map.** A map, at suitable scale, indicating the property described in the legal description. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public. [34-202(a)(4)]
- e. OK **Property owners list.** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. [34-202(a)(5)]
- f. OK **Surrounding property owners list.** A complete list of all property owners, and their mailing addresses, for all property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county at the time of sufficiency. [34-202(a)(6)]
- g. OK **Property owners map.** A map displaying all parcels of property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. This map must reference by number or other symbol the names on the property owners list. [34-202(a)(7)]

- h. N/A **Property restrictions.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, the application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form. [34-202(b)(2)]
- i. OK **Affidavit regarding proposed use.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, if buildings or structures exist on the property, the applicant must submit an affidavit stating that the buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of chapter 10 and this code. [34-202(b)(3)]
- j. N/A **Hazardous materials emergency plan for port facilities.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, any applicant seeking a rezoning for a private port facility must submit a hazardous materials emergency plan, which will be subject to the approval of the county divisions of emergency management, water resources and planning, and of the appropriate fire district. The plan must provide for annual monitoring for capacity and effectiveness of implementation. At the minimum, the plan must comply with the spill prevention control and countermeasure plan (SPCC) called for in the federal oil pollution prevention regulations, 40 CFR 112, as amended. [34-202(b)(4)]
- k. N/A **Rezoning of Mobile Home Parks.** If the proposed rezoning of an existing mobile home park as defined in F.S. Sec. 723.003, would result in the removal or relocation of mobile home owners, then the application must include facts sufficient to allow staff to conclude that adequate mobile home parks or other suitable facilities exist for the relocation of displaced owners. The facts to be provided are intended to meet the requirements of F.S. sec. 723.083 (1995). Therefore, the statutory definitions will prevail to the extent there is conflict with terms of this Code. [34-203(d)]
- N/A (1) Facts to be provided may typically include: STRAP number and street addresses of properties where mobile homes are to be removed from, and relocated to (i.e., the "relocation site"); and any building permit numbers issued for placement of the mobile home on the relocation site.
- N/A (2) If the relocation site is not within the legal description of the subject rezoning, then the property owner of property proposed for relocation must submit an affidavit stating that suitable facilities exist at the relocation site to accommodate the mobile home proposed to be relocated there.
- 07) N/A **Multiple Zoning Categories.** Applications for two or more planned development categories may be combined in one application. [34-373(a)(1)]
- a. N/A The subject property must be divided into development areas, each of which corresponds to a different planned development category. [34-373(a)(1)a.]
- b. N/A Each development area must be identified by a separate legal description. [34-373(a)(1)b.]
-

- 08) OK **Covenants.** Any applicant for a rezoning or master concept plan confirmation under the planned development regulations as provided in this article must submit documentation corroborating unified control over the subject property. **[34-373(a)(3) & 34-374(a)]**
- 09) OK **Description of existing conditions.** The application must be accompanied by the following: **[34-373(a)(4)]**
- a. OK A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 375 feet. **[34-373(a)(4)a.]**
 - b. OK Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/SCS system and the Florida Land Use and Cover Classification System, respectively. **[34-373(a)(4)b.]**
 - c. REF The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. **[34-373(a)(4)c.]**
 - d. N/A A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. **[34-373(a)(4)d.]**
 - e. OK A survey as required by chapter 10, article III, division 8, pertaining to protected species requirements. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(4)e.]**
 - f. OK A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. **[34-373(a)(4)f.]**
- 10) OK A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a. and e., and 34-145(d)(3). **[34-373(a)(5)]**
- 11) **Description of proposed development.** The application must be accompanied by a description of the proposed development. The applicant has the choice of using one of two options as follows. The option chosen must be clearly indicated on the application form. **[34-373(a)(6)]**
- Option chosen was:
- a. N/A Option 1. The subject parcel may be divided into development areas. For each development area, the following must be shown, either within the areas or on schedules keyed to the areas: **[34-373(a)(6)a]**
 - 1. N/A The general size, configuration and location of each sub area of development; **[34-373(a)(6)a.1.]**
 - 2. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; **[34-373(a)(6)a.2]**

3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity; **[34-373(a)(6)a.3]**
4. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual sub areas of development, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; **[34-373(a)(6)a.4]**
5. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development, the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into each development area; **[34-373(a)(6)a.5.]**
6. N/A Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)a.6.]**
7. N/A The percentage of open space, unless the proposed development is in a development area consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); **[34-373(a)(6)a.7]**
8. N/A The general location of excavations for on-site fill and wet retention; **[34-373(a)(6)a.8.]**
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation; **[34-373(a)(6)a.9.]**
10. N/A Where the subdivision of land is a feature of the proposed development, indicate on the plan of the proposed development regulations for each sub area, i.e., minimum size and dimensions of all of the lots, lot coverage, as well as all of the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district will be used, reference to the specific district shall be sufficient.; **[34-373(a)(6)a.10.]**
11. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(6)a.11.]**
12. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information:
 - a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**

- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. [34-373(a)(7)b.]
- c) N/A The proposed percentage of open space for the entire site. [34-373(a)(7)c.]
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. [34-373(a)(7)d.]
- b. N/A Option 2. The plan must indicate the general location of all proposed land uses, the general location and configuration and approximate dimensions of all proposed lots, parcels or outparcels, and the general location and pattern of vehicular and pedestrian circulation and movement within the site, for the entire site. [34-373(a)(6)b.]
- This option requires the submittal of a clearly legible master concept plan, 24 inches by 36 inches in size, at an appropriate scale to adequately show the following information for each lot or on a schedule keyed to the lots.
1. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots. [34-373(a)(6)b.1.]
2. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual lots, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; [34-373(a)(6)b.2.]
3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity, for the parcel or for each lot if subdivided. [34-373(a)(6)b.3.]
4. N/A Where the subject property is divided into lots, indicate on the plan the general location, configuration, approximate dimensions and use of all proposed lots, parcels or outparcels as well as lot coverage, and the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district, will be used, reference to the specific district will be sufficient. [34-373(a)(6)b.4.]
5. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; [34-373(a)(6)b.5.]

6. N/A Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442. [34-373(a)(6)b.6.]
7. N/A The percentage of open space, unless the proposed development is a development consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); [34-373(a)(6)b.7.]
8. N/A The general location of excavations for on-site fill and wet retention; and [34-373(a)(6)b.8.]
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation. [34-373(a)(6)b.9.]
10. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments [34-373(a)(6)b.10.]
11. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information: [34-373(a)(7)]
- a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. [34-373(a)(7)a.]
- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. [34-373(a)(7)b.]
- c) N/A The proposed percentage of open space for the entire site. [34-373(a)(7)c.]
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. [34-373(a)(7)d.]

12) X Additional Requirements for All Major Planned Development Rezoning

- a. X A written description of the surface water management plan that includes: [34-373(b)(1)]
1. X the runoff characteristics of the property in its existing state; [34-373(b)(1)a.]

2. X in general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained; [34-373(b)(1)b.]
 3. X the retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance; [34-373(b)(1)c.]
 4. X how existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate; [34-373(b)(1)d.]
 5. X the requirements for fill materials posed by this development for other than building pads (use, volume, etc.); [34-373(b)(1)e.]
 6. X If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. [34-373(b)(1)f.]
- b. OK A protected species management plan as required by chapter 10, sections 10-471 to 10-476. [34-373(b)(2)]
- c. N/A If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]

COMMENTS

-
1. Exhibit "I-F" must include full disclosure. Unless the corporations listed as stockholders within the documentation are exempt from disclosure (see LDC Section 201(b)(2)), complete disclosure is required of all entities.
 2. Full disclosure of the beneficiaries of the Trust for the Taggart parcel is required.
 3. A Surface Water Management Plan is required. (see item #12.a. above for reference)
 4. See "ADDENDUM TO PD CHECKLIST" for OPTION 3 requirements that remain.
 5. Samy Faried, Director of Lee County Regional Water Supply Authority, has not received adequate information for review which was previously requested with the first round sufficiency response.
 6. See other reviewer's comments as attached.

ADDENDUM TO PD CHECKLIST
PRFPD Requirements--LDC Section 34-941

Old Corkscrew Golf Course PRFPD; #DCI2000-00058

OPTION #3

- X (1) **Master Concept Plan:** A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the following information (notes and legends may be used to provide the required information):
- OK a. The general size, configuration and general location of proposed uses and structures, play fields and golf course routings. Minor adjustments to this Master Concept plan may be made administratively at the discretion of the Director.
 - OK b. The general area of any accessory buildings, structures and maintenance areas must be shown on the site plan. Minimum setbacks for accessory buildings and structures, as noted in subsection (d)(4), must be shown and used for the final placement of these buildings, structures or facilities.
 - OK c. The maximum height, in feet and number of stories, of any proposed buildings or structures;
 - X d. The uses requested.
 - X e. The minimum width and composition of all proposed buffers along the perimeter of the subject property. Minimum building setbacks for buildings and structures, as noted in sub-section (d)(4) must be shown and used for the final placement of buildings, structures or facilities, unless a greater setback is deemed necessary by the Board of County Commissioners.
 - OK f. The general location of all points of pedestrian and vehicular ingress and egress from existing easements or rights-of-way into the development.
 - N/A g. Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442, if the development is located on a public transit route.
 - REF h. The general location of open space including the location of natural and man-made bodies of water, and areas of native vegetation to be retained or created.
 - OK i. The general location of excavations for on-site fill and wet retention;

ADDENDUM TO PD CHECKLIST

Old Corkscrew Golf Course PRFPD; #DCI2000-00058

PRFPD Requirements--LDC Section 34-941

September 11, 2000

- OK j. The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation;
- OK k. A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement.
- REF (2) **Environmental assessment:** An environmental assessment including, at a minimum, an analysis of the environment, historical and natural resources.
- OK (3) A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a, and e., and 34-145(d)(3).
- OK (4) **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal.
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-

COMMENTS

1. The "COP" use as depicted in the Schedule of Uses is a broad term as expressed. It is noted that the "COP" is in conjunction with the clubhouse and golf course. Staff recommends that the COP be further limited or defined by conditions. In addition, outdoor seating should also be listed if the "COP" is to be permitted on the exterior of the clubhouse.
2. The same condition as referenced to the "COP" use would apply to the "restaurant" use. The property development regulations indicate that the "restaurant" is ancillary to the clubhouse. However, the term "ancillary" does not limit the use to the clubhouse.
3. The schedule of uses indicates that there will be two dwelling units. However, LDC Sections 34-941(b)(1) and (c)(1) are clear that "no residential uses, other than a single caretaker's residence or a resident manager's unit, are permitted within the PRFPD District."
4. Incorrect reference to the LDC contained in Note #4 on the MCP.

DCI SUFFICIENCY CHECKLIST

PROJECT: OLD CORKSCREW GOLF COURSE DCI CASE NO: DCI2000-00058
 DISTRICT APPLIED PRFPD DATE OF REVIEW: 10/03/00
 REVIEWED BY: PETER J. ECKENRODE SUFFICIENCY DETERMINATION: S
 PREAPP. CONF. YES NO DATE OF CONF:

TYPE OF APPLICATION

 X PLANNED DEVELOPMENT [34-373] PD AMENDMENT [34-373(b)(1)]
 MINOR PD [34-373(b)(2)] EXISTING DEV. SEEKING PD [34-373(b)(3)]
 DRI [34-373(a)(2)H] AMENDMENT TO BUILT PD [34-373(b)(4)]

COMMENT SHEET ATTACHED? YES NO

LEGEND

S- REQUIREMENT SATISFIED I - REQUIREMENT NOT SATISFIED

A. GENERAL DESIGN STANDARDS

 S The development has access to existing or proposed roads in accordance with Chapter 10 and as specified in the Lee Plan traffic circulation element or the official trafficways map of the county. [34-411(d)(1)]

B. DEVIATIONS [34-412(a)]

 S The application and master concept plan include a schedule of deviations, including detail drawings and written justifications. [34-373(a)(6)a.9. or 34-373(a)(6)b.9.]

Deviation	Criterion (see below for			Defer to: (agency)
	a.	b.	c.	
1	<u> S </u>	<u> S </u>	<u> S </u>	<u> </u>
2	<u> S </u>	<u> S </u>	<u> S </u>	<u> </u>
3	<u> S </u>	<u> S </u>	<u> S </u>	<u> </u>
4	<u> S </u>	<u> S </u>	<u> S </u>	<u> </u>
5	<u> </u>	<u> </u>	<u> </u>	<u> DEFER TO ZONING </u>
6	<u> S </u>	<u> S </u>	<u> S </u>	<u> </u>
7	<u> </u>	<u> </u>	<u> </u>	<u> </u>
8	<u> </u>	<u> </u>	<u> </u>	<u> </u>
9	<u> </u>	<u> </u>	<u> </u>	<u> </u>
10	<u> </u>	<u> </u>	<u> </u>	<u> </u>
11	<u> </u>	<u> </u>	<u> </u>	<u> </u>
12	<u> </u>	<u> </u>	<u> </u>	<u> </u>
13	<u> </u>	<u> </u>	<u> </u>	<u> </u>

14				
15				
16				
17				
18				
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20				

- Criteria: a) Separate schedule provided in the application.
b) Sample detail drawings and written justification provided demonstrating how the deviation will operate to the benefit, or at least not to the detriment, of public safety and welfare.
c) Proper land development regulation section referenced in request.

C: ZONING TIS SUFFICIENCY CHECKLIST

S The Zoning TIS is (I) INSUFFICIENT or (S) SUFFICIENT



Reviewer's Signature

11/17/00

Date

Sufficiency
Item No:

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST**

PROJECT NAME: Old Corkscrew Golf Course PRFPD [Synergy Golf]

CASE NUMBER: DCI 2000-00058

STRAP NUMBER(S): 23-46-26-00-0003.0000 & 24-46-26-00-00001.0000

ACREAGE: 637 acres [19.2 acres freshwater wetlands]

SUBMITTAL DATE: November 1, 2000

END DATE OF REVIEW: November 20, 2000

REVIEWED BY: Kim Trebatoski, Senior Environmental Planner
Phone #941-479-8183; FAX #941-479-8319
e-mail: trebatkm@leegov.com



RECOMMENDATION: X - Please see comments.

OK = Sufficiency requirement satisfied.

OK/A = Sufficiency satisfied, but additional information needed.

X = Sufficiency requirement not satisfied.

N/A = Not applicable to this submittal.

N/P = Not proposed with this submittal.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK

3) Environmentally Sensitive Areas: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: OK/A - Please submit a SFWMD verification of State jurisdictional wetlands when it is received from Craig Schmittler, SFWMD.

4) PRFPD Design Standards - LDC Section 34-941(d):

- A. located, designed and operated to be compatible with any adjacent publicly owned lands; and not adversely affect any existing agricultural, mining or conservation activities. OK
- B. minimum 85% open space (up to 100% of the area of natural and man-made bodies of water may contribute to achieving the minimum open space requirement). OK
- C. surface water management plan must take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. X
Please clarify how the perimeter of the property will be incorporated into the surface water management system. Will flows from offsite be accommodated? Will there be berms or ditches along the perimeter?
- D. located, designed and operated so that critical habitat is conserved and the development does not adversely impact any existing, viable on-site occupied wildlife habitat for federal, state, or county protected species, species of special concern, threatened, or endangered species; and preservation and/or management activities are incorporated as a condition of any approving zoning resolution to restrict the unnecessary loss of wildlife habitat or impact on protected species, species of special concern, threatened or endangered species. OK
- E. Maximum impact area 150 acres per 18 holes plus a maximum of 75 acres for each additional nine holes. OK
- F. Minimum indigenous preservation area: 200 acres per 18 holes plus 100 acres for each additional 9 holes. OK/A
Please note the intent of the indigenous preservation is to maintain or restore large tracts of native plant communities and allow wildlife to utilize and travel

through the PRFPD. The proposed MCP does not adequately address restoration of large, contiguous tracts of native plant communities. Please contact ES staff to discuss.

OK on-site existing 2:1 credit
[(19.2 acres wetlands + 34.1 acres uplands) x 2 = 106.6 acres of existing indigenous preserved]

N/P off-site existing 1:1 credit within DRGR; Conservation Easement; minimum 50 acres unless within or adjacent to an existing or designated public acquisition

OK on-site restoration 1:1

OK minimum size 3 acres with an average width no less than 100 feet; and minimum 75 foot width

OK 25% credit (up to 2:1) for:

OK abuts existing indigenous preserve; private or public

OK provide a link between existing preserves; private or public

OK/A abuts natural waterway or flowway

The northwest corner of the property provides an opportunity to enhance/restore a portion of the existing natural flowway.

N/P restored as rare and unique upland

OK preliminary indigenous restoration plan submitted at zoning including:

OK restored preserve locations and acreage of each area

OK FLUCCS for each restored area with list of native plants found in the canopy, midstory, and groundcover

OK incorporation of existing native plants to maximum extent possible

OK by FLUCCS code list of commercially available native plants to be installed (number, size, and spacing at installation); planting density must be consistent with the plant community to be restored or created

OK general design strategy that illustrates the effort needed to recreate the intended native plant community

OK details of any hydrological alterations or improvements

OK commitment to a temporary irrigation system to insure the

establishment of the plants

OK commitment to mulching of plants with organic mulch; use of cypress mulch prohibited

OK all management techniques and a general schedule to ensure the establishment of a native plant community (i.e. controlled burns; etc.)

OK commitment to 80% survivability of installed plants in perpetuity

- G. Narrative of BMP's to be used in design and maintenance of golf course. OK
Golf course maintenance plan to be submitted prior to local development order approval.

5) Deviations - All environmental deviation requests must be explained by documentation.
[34-412(a)]

SUFFICIENCY STATUS: OK

6) Miscellaneous - SUFFICIENCY STATUS: OK

**INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS**

Division of Natural Resources

Date: November 16, 2000

TO: Jeff Jenkins
Senior Planner, Development
Services

From: Roland Ottolini, P.E.
Director

SUBJECT: Old Corkscrew Golf Course/ Case Number: DCI2000-00058

The Division of Natural Resources has received the applicant's October 31, 2000 letter response to our sufficiency questions raised in our memo dated September 8, 2000. We have the remaining issues:

- Please obtain Lee County Regional Water Supply approval for water supply impacts and specific yield issue.
- Perform pre-development surface water sampling at known site outfall(s) as part of monitoring plan.
- The historic slough was improperly identified at the northeast corner. We were referring to the former flow-way corridor at the northwest corner of the property (pre-agriculture development). The property, as is, creates a pinch point at a major northeast to southwest flow-way corridor. This area should be restored and reconnected to the system.

Memo

To: Jeff Jenkins, AICP
Development Services Planner

From: Elaine Mettauer, E.I.
LDOT Engineer III *EMM*

Date: November 27, 2000

Re: **Old Corkscrew Golf Course**
DCI2000-00058

The Department of Transportation has reviewed the additional information and still does not find the zoning application sufficient for review:

- 1) Deviation 3 still needs to be clarified. As shown on the MCP, Deviation 3 is requesting a 25-foot setback from local roadways; however, the symbol for Deviation 3 is next to Corkscrew Road. Please revise the deviation on the MCP so that it is clear that the minimum setback from the Corkscrew Road right-of-way is 50 feet.
- 2) The MCP now clearly shows the area surrounding the maintenance facility as restoration. It also includes a chain link fence around the maintenance facility. There is no internal access from the maintenance facility to the golf course shown on the MCP therefore requiring all golf course related trips to use Corkscrew Road. This will create an unsafe traffic condition on Corkscrew Road. This golf course should be planned out so that once the maintenance entity for the golf course is in place they can adequately access all the areas of the golf course without accessing Corkscrew Road. The MCP needs to be revised to have all the golf course maintenance related trips use an internal roadway/pathway and not use Corkscrew Road.

If you have any comments or questions, please give me a call.

EMM/mlb

cc: File - Administrative

APPLICANT\PROPERTY OWNERSHIP INFORMATION

**PART II
GENERAL INFORMATION**

A. Request:

1. Rezoning from AG-2 TO: (check all applicable)

<input checked="" type="checkbox"/> PRFPD - Golf courses	<input type="checkbox"/> MPD - Mixed Use
<input type="checkbox"/> RPD - Residential	<input type="checkbox"/> RVPD - Recreational Vehicle
<input type="checkbox"/> MHPD - Mobile Home	<input type="checkbox"/> CFPD - Community Facilities
<input type="checkbox"/> CPD - Commercial	<input type="checkbox"/> AOPD - Airport Operations
<input type="checkbox"/> IPD - Industrial	

2. Option Chosen: X Option 1 [34-373(a)(6) a] Option 2 [34-373(a)(6) b]

3. Other - Provide specific details: The request is in the new PRFPD zoning district

B. Legal Description and Boundary Sketch: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

X NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 61G 17-6.006 FAC. (labeled Exhibit II-B-2.). If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.

N/A YES. Property is identified as:

Subdivision Name: N/A

Plat Book: N/A Page: N/A Unit: N/A Block: N/A Lot: N/A

Section: N/A Township: N/A Range: N/A

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

C. Project Street Address: Corkscrew Road

D. General Location Of Property (referenced to major streets): The subject site is located on the north side of Corkscrew Road, approximately one and one-half mile east of the intersection of Alico Road and Corkscrew Road.

E. Lee Plan Information

1. Lee Plan Land Use Classification: Density Reduction / Groundwater Resource

2. Are you proposing any Lee Plan amendments, which could affect the subject property? X NO

 YES. If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM) s? X NO YES. If yes, specify the minimum elevation required for the first habitable floor). N/A NGVD (MSL)

2. Are there any environmentally sensitive lands such as, but not limited to: wetlands (as defined in the Lee Plan); flow-ways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1 (2)] or listed species occupied habitat (see Sec. 10-474 of the Land Development Code) on the subject property? _____ NO X YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2. attached hereto.

G. Present Use of Property: Is the property vacant? _____ NO X YES

If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s) will be in compliance with all applicable requirements of the Land Development Code. [Sec. 34-202(b)(3)]

Briefly describe current use of the property: The site is currently being used for agricultural
 purposes.

H. Property Dimensions

1. Width (average if irregular parcel): 5,299.23 Feet
2. Depth (average if irregular parcel): 5,177.78 Feet
3. Frontage on road or street: 5,299.23 Feet on Corkscrew Road
(Name of street)
4. Total land area: 637 Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:

- a. Freshwater wetland areas 19.2
- b. Other wetland areas 0
- c. Submerged land subject to tidal influence: 0
- d. Total (a + b + c): 19.2

2. Remaining developable land (H.4 less I.1.d): 617.8

**PART III
PROPOSED DEVELOPMENT**

A. Nature of Request

1. Will the development contain living units? _____ NO **X** YES. If the answer is yes, please indicate the total number of living units proposed, by type:

 2 Single Family N/A Mobile Homes N/A Recreational Vehicles
 N/A Zero-Lot-Line N/A Duplex/Two Family N/A Townhouses
 N/A Multiple Family N/A TOTAL ALL TYPES

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

a. PERMITTED total units (from Exhibit III-A-2): 138

b. PROPOSED total units (from A-1. above): 2

c. PROPOSED density (from Exhibit III-A-2): N/A

3. Will the development contain non-residential areas? _____ NO **X** YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

Retail: 3500 Total gsf (Only associated with the Golf Clubhouse)

Offices: 0 Total gsf (only associated with the Golf Clubhouse)

Medical: 0 gsf Non-medical: 0 gsf

Hotel/Motel: 0 Total units

Size of units: N/A 0-425 sq. Ft. N/A 426-725 sq. Ft. N/A 726 or more sq. Ft.
(number) (number) (Number)

Industrial: 0 Total gsf

Under roof: 0 gsf Not under roof: 0 gsf

Mines, Quarries, or General Excavation:

Acres to be excavated: 58.8

Other-specify: _____

Number of Beds (if applicable): 0 OR: 0 gsf

4. Building Height

 35 Maximum height of buildings (in feet above grade)

 1 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions? **X** NO _____ YES. If yes, please submit an explanation and label it Exhibit III-A-5.

B. Facilities

1. Fire District: Estero Fire District

2. Water Supply

a. Estimated daily consumption of potable water:

1. Residential units: 500 gpd

2. Mobile Home units: 0 gpd

3. Rec. Vehicle units: 0 gpd

4. Commercial: 0 gpd

5. Industrial: 0 gpd

b. Source of potable water: On-site wells

c. Do you have a written agreement from the utility company to serve your project? X NO
_____ YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: On-site wells

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

1. Residential units: 500 gpd

2. Mobile Home units: 0 gpd

3. Recreational Vehicles: 0 gpd

4. Commercial: 0 gpd

5. Industrial: 0 gpd

b. Is any special effluent anticipated? X NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

c. Source of sanitary sewer service: On-site Septic Field

d. Do you have a written agreement from the utility company to serve your project? X NO _____ YES. If yes, please submit a copy of the agreement.

e. Will a private on-site disposal facility be used? X NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

f. Are individual sewage disposal systems proposed? X NO _____ YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement? X NO _____ YES
_____ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

PART IV SUBMITTAL REQUIREMENTS

COPIES REQUIRED				Exhibit #	Item
X	10	10	10		Completed application [34-201(b)]
X	1	1	1		Application Fee [34-202(a)(9)]
X	2	2	2	I-B-1	Notarized Authorization Form (if applicable) [34-201(a)(1)]
N/A	2	2	2	I-B-2	Blue Sheet (If applicable) [34-201(a)(2)]
X	2	2	2	I-B-3	List of Property Owners (If applicable) [34-202(a)(5)]
N/A	2	2	2	I-B-4	Notarized Covenant & doc. Of Unified Control [34-373(a)(3)]
X	2	2	2	I-B-5	Surrounding Property Owners List [34-202(a)(6)]
X	2	2	2	I-B-6	Property Owners Map [34-202(a)(7)]
X	2	2	2	I-F	Notarized Disclosure Form (if applicable) [34-201(b)(1)]
N/A	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [34-202(b)(2)]
X	10	10	10	II-B-1	Legal Description [34-202(a)(1)]
X	10	10	10	II-B-2	Certified sketch of description (if applicable) [34-202(a)(2)]
N/A	2	2	2	II-B-3	Plat Book Page (if applicable) [34-202(a)(1)]
X	10	10	10	II-D	Area Location Map [34-202(a)(4)]
N/A	10	10	10	II-E-1	Lee Plan Amendment (if applicable) [34-373(a)(5) & 34-491]
X	10	10	10	II-E-2	Narrative/how prop. Complies with Lee Plan, etc. [34-373(a)(5)]
X	10	10	10	II-F-1	Environ. Sensitive Lands map (if app.) [34-373(a)(5)]
X	4	4	4	II-F-2	Environmental Assessment [34-1573]
X	10	4	4	II-F-3	Exist. Zoning & current land use map/photo [34-373(a)(4)]
X	10	4	4	II-F-4	Soils, vegetation and ground cover maps [34-373(a)(4)b.]
X	10	4	4	II-F-5	Topography map (if available) [34-373(a)(4)b.]
N/A	10	-	-	III-A-2	Density Calcs (if applicable) [34-373(a)(6) a.3 & (6) b.3 & (7) a.]
N/A	10	-	-	III-A-5	Aviation Hazard (if applicable) [34-1001 et seq.]
N/A	10	-	-	III-B-3	Sanitary Sewer Facilities (if applicable) [34-442 (1) n]
X	4	-	4	III-C	Traffic Imp. Statement (if applicable) [34-373(a)(6) a.11 or b.10]
N/A	4	-	4	III-C	TIS Exemption Form (if applicable) [34-373(a)(6) a.11 or b.10]
N/A	10	4	4	IV-A	Public transit routes map (if applicable) [34-373(a)(4)d.]
X	10	4	4	IV-B	Protected Species Survey (if applicable) [34-373(a)(4) e.]
N/A	10	4	4	IV-B	Prot. Spec. Survey Exemption (if applicable) [34-373(a)(4) e.]
N/A	10	4	4	IV-C	Existing easements and r-o-w map. [34-373(a)(4)f.]
X	10	10	10	IV-D	Description of proposed development. [34-373(a)(6)]
X	10	10	10	IV-E	Master Concept Plan (Option 1) [34-373(a)(6) a.]
N/A	10	10	10	IV-F	Master Concept Plan (Option 2) [34-373(a)(6) b.]
X	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
X	10	10	10	IV-G	Schedule of Uses [34-373(a)(6) a.3. or b.3 and 34-373(a)(7)]
X	10	10	10	IV-H	Schedule of Dev. & Justification [34-373(a)(6)a.9 or b.9 & (7)d]
N/A	4	-	-	IV-I	Surface Water Management Plan [34-373(b)(1)]
X	4	-	-	IV-J	Protected Species Management Plan [34-373(b)(2)]
N/A	10	10	0	IV-K	Program for phased development (if applicable) [34-373(b)(3)]
N/A	10	10	10	IV-L	Haz. Mat. Emer. Plan (if applicable) [34-202(b)(4)]
N/A	-	4	-	IV-M	Mobile Home Park Rezoning Information [34-373(d)]

also

DCI 2000-00058

EXHIBIT II-F-2
ENVIRONMENTAL ISSUES



A. **Topography:** Describe the range of surface elevations of the property:

The subject site is relatively flat with a range from 26+/- feet
in the northeasterly portion of the property to 23+/- feet in the
southwesterly portion of the property.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

See Attached Passarella and Associates Report

[illegible]

Continued

C. Preservation/Conservation of Natural Features: Describe how the lands listed in B. above will be protected by the completed project: _____

See Attached Passarella and Associates Report

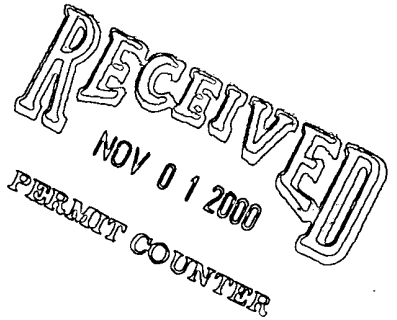
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29

DCI 2000-00058

EXHIBIT III-A-2

PRELIMINARY DENSITY CALCULATIONS*
(Complete only if living units are proposed).



A. Gross Residential Acres

1. Total land area: 637 acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): 12.3 acres
 - a. R-O-W providing access to non-residential uses: 1.8 acres
 - b. Non-residential use areas: 10.5 acres
3. Gross residential acres (Line A.1 less A.2): _____ acres
 - a. Uplands areas: 617.8 acres
 - b. Freshwater Wetlands areas: 19.2 acres
 - c. Other Wetland areas: 0 acres

B. Lee Plan Land Use Classification: DRGR/Wetlands (If more than one classification, calculations for each classification must be submitted)

Density Standards (from Lee Plan Table 1)

1. Maximum standard density for Land Use Classification: 2 units/gross res. acre
2. Maximum total density for Land Use Classification: 2 units/gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

C. Intensive Development, Central Urban, and Urban Community Areas:

1. Standard density uplands units (A.3.a. times B.1) 0 units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) 0 units
3. Total standard density units (sum of C.1 & C.2) 0 units
4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1)))] 0 units
5. Sub-total permitted standard density units: 0 Units (line C.3 or C.4 - whichever is less)
- ** 6. BONUS UNITS
 - a. Low-moderate housing density: 0 units
 - b. TDR units: 0 units
 - c. Sub-total (C.6.a plus C.6.b) 0 units
7. Total Permitted Units (C.5. plus C.6.c): 0 units ((may not exceed (A.3.a. times B.2) plus

(A.3.b. and A.3.c. times .05)).

* Subject to staff review and correction.

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

continued

D. Suburban land use areas

1. Standard density uplands units (A.3.a. times B.1) 0 units
2. Standard density freshwater wetlands units (A.3.b. times B.1) 0 units
3. Total standard density units (sum of D.1 & D.2) 0 units
4. Maximum upland density (A.3.a. times 8) 0 units
5. Total permitted units: 0 Units (line D.3 or D.4 - whichever is less)

E. Outlying Suburban Land Use Areas

1. Standard density uplands units (A.3.a. times B.1) 0 units
2. Standard density freshwater wetlands units (A.3.b times B.1) 0 units
3. Total standard density (sum of E.1 & E.2) 0 units
4. Maximum upland density (A.3.a times 4***) 0 units
5. Total permitted units: 0 units (line E.3 or E.4 - whichever is less)

F. Open Lands

1. Total acres of "Open Land" 0 acres
2. Maximum open land density (F.1 times 0.2****) 0 units
3. Total permitted units: 0 units

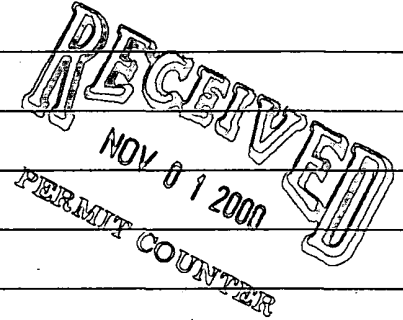
** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

*** Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

**** One unit per five acres if the PD process is being used to prevent adverse impacts on environmentally sensitive lands (as defined in Policy 77,1,1,4)

DCI 2000-00058
EXHIBIT III-B-3
SANITARY SEWER FACILITIES

- A. **Special Effluent:** If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics: There will be no special effluent produced on the site.



- B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment: The project will utilize septic fields for wastewater treatment for the facilities on the site. These facilities will include the clubhouse, maintenance building and golf course bathrooms.
2. Quality of the effluent: The wastewater facilities on site will be treated to Lee County Health Dept. standards.
3. Expected life of the facility: Unless public utilities are provided to the site, the proposed septic system will remain in place for the lifetime of the golf course development.
4. Who will operate and maintain the internal collection and treatment facilities: The owner of the golf will maintain the internal collection and treatment facilities.
5. Receiving bodies or other means of effluent disposal: There will be no receiving bodies utilized in the proposed system.

Continued

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields: There is currently no spray irrigation
water resources available to the site. If at sometime in the future spray irrigation water
resources do become available, the applicant has no objections to using the golf course as a
facility to dispose of the spray irrigation water.

2. Current water table conditions: See the Missimer information submitted to the LCWRSA.

3. Proposed rate of application: N/A

4. Back-up system capacity: N/A



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8570

Bob Janes
District One

May 31, 2001

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

David E. Crawford, AICP
Vanasse & Daylor, LLP
8270 College Parkway, Suite 205
Fort Myers, FL 33919

RE: Old Corkscrew Golf Course PRFPD; File #DCI2000-00058

Dear Mr. Crawford:

The Development Services Division has reviewed your letter seeking an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow an extension until August 3, 2001. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Sincerely,

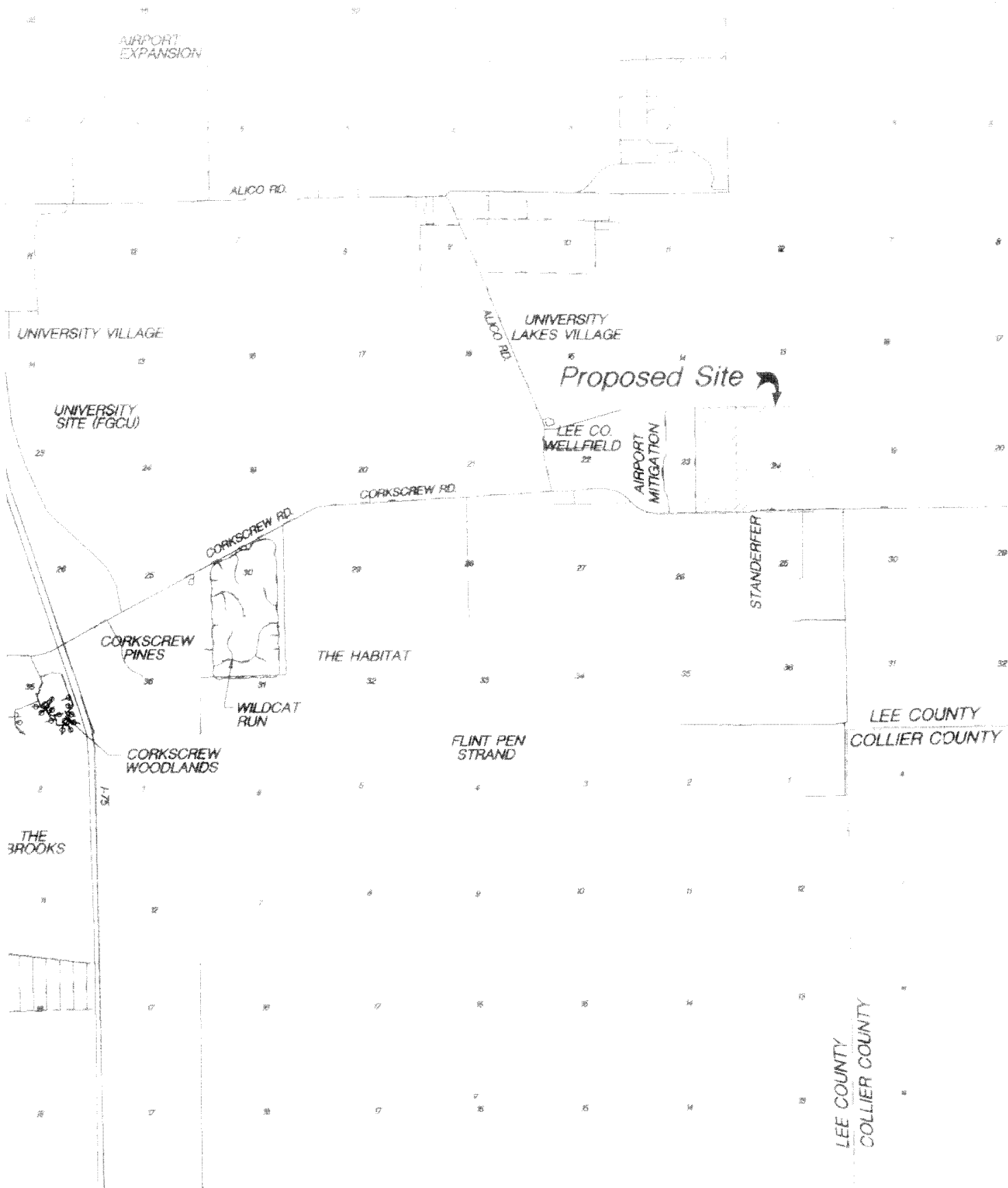
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Jeffrey R. Jenkins, AICP
Senior Planner

copy via e-mail:

Mary Gibbs, Director
John Fredyma, CAO
Don Blackburn, DS Reviewer
Bob Rentz, TIS Reviewer
Paul O'Connor, Planning Division
Kim Trebatoski, Planning Division
Andy Getch, Lee County DOT
Roland Ottolini, Natural Resources
Zoning/DCI Files

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Project#
80252

Academy

UDCMAP--vau

V&D

VANASSE & DAYLOR LLP
8270 College Pkwy Suite 205
Fort Myers, FL 33919
Phone: (941) 437-4601
Fax: (941) 437-4636
E-Mail: admin@vanday.com

Prepared For
SYNERGY GOLF COURSE

Scale
N.T.S.

Date
2-14-00

Page Title:

AREA LOCATION MAP
EXHIBIT B-D

Page:

1
of
1

DEVELOPMENT SERVICES DIVISION
DCI SUFFICIENCY REVIEW-PRIVATE RECREATIONAL FACILITIES PLANNED DEVELOPMENT
TRANSMITTAL SHEET

TO: Distribution FROM: Jeff Jenkins DATE: March 13, 2001
Walter J. McCarthy - Xmittal sheet only
John Fredyma, Assistant County Attorney
DS Reviewer - Pete Eckenrode
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Planning
Elaine Mettauwer, LCDOT
Roland Ottolini- Natural Resources

PROJECT NAME: Old Corkscrew Golf Course

CASE DCI2000-00058

INFORMATION SUMMARY:

RESUBMITTAL

☐ To update your file

RESPONSE REQUIRED BY: March 27, 2001

☒ Review and forward sufficiency
questions or make finding of
sufficiency

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI File/ZONE File



COURTESY NOTICE OF RECEIPT OF ZONING APPLICATION

Date: April 16, 2001

Case number: DCI2000-00058

Case name: Old Corkscrew Golf Course

Request: Rezone from Agriculture (AG-2) to Private Recreational Facilities
Planned Development (PRFPD) to allow golf course uses on
637± total acres of land.

Location: Corkscrew Road, on the north side of Corkscrew Road,
approximately 1½ miles east of the intersection of Alico Road
and Corkscrew Road.

Location map: SEE REVERSE

Property owner's representative: David E. Crawford, AICP
Vanasse & Daylor
437-4601

Lee County Planner: Jeffrey R. Jenkins, AICP, Senior Planner
479-8570

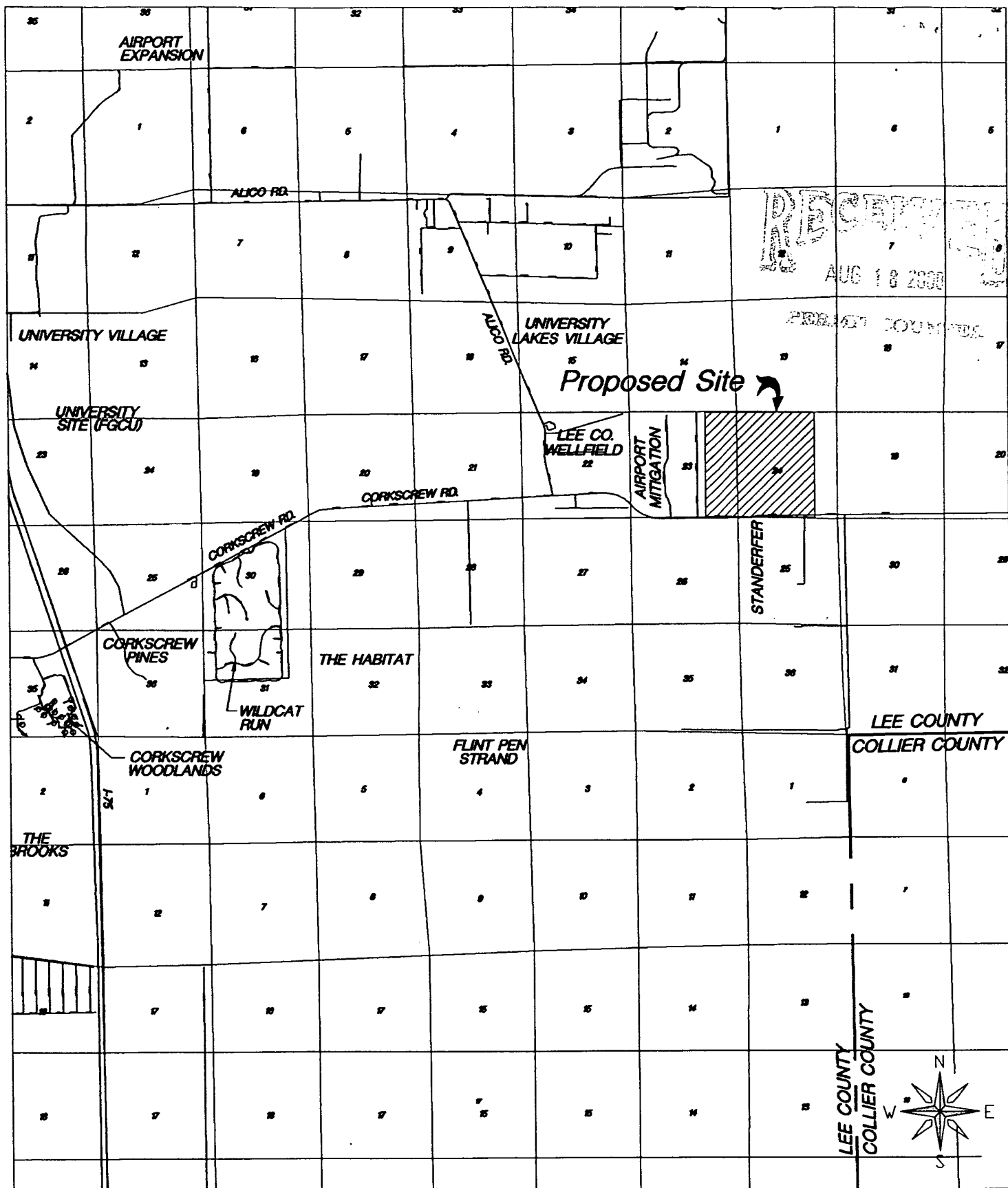
The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 941/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

bjj

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mailed out 4/16/01



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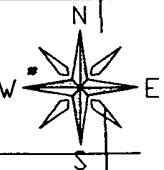
PERMIT COUNTY

Proposed Site

STANDERFER

LEE COUNTY
COLLIER COUNTY

LEE COUNTY
COLLIER COUNTY



Project#:
80252

Acad#:
LOCMAP-rev



VANASSE & DAYLOR LLP
8270 College Pkwy Suite 205
Fort Myers, FL 33919
Phone: (941)437-4801
Fax: (941)437-4636
E-Mail: admin@vanday.com

Prepared For:
SYNERGY GOLF COURSE

Scale:
NTS

Date:
7-14-00

Page Title:
AREA LOCATION MAP
EXHIBIT II-D

Page:
1
of
1

DCI 2000-00058

24-46-26-00-00001.0000
FLINT HARRY L + NORA B

245 HOMESTEAD RD

LEHIGH ACRES FL 33936

13-46-26-00-00001.1000
LEE COUNTY

P O BOX 398

FORT MYERS FL 33902

13-46-26-00-00001.3000
LEE COUNTY

P O BOX 398

FT MYERS FL 33902

13-46-26-00-00001.5000
LEE COUNTY

PO BOX 398

FT MYERS FL 33902

14-46-26-00-00001.0000
LEE COUNTY

P O BOX 398

FT MYERS FL 33902

23-46-26-00-00002.0040
ELLARD MICHAEL P + SUSAN K

19731 BURGUNDY FARMS RD

ESTERO FL 33928

23-46-26-00-00002.0070
RICHBOURG DONALD

PO BOX 742

ESTERO FL 33928

23-46-26-00-00002.007B
JESION VICKI

19431 BURGUNDY ROAD

ESTERO FL 33928

23-46-26-00-00002.0100
HEALY TIM

PO BOX 901

ESTERO FL 33928

23-46-26-00-00002.0130
MILLENNIA MANAGEMENT INC

11000 METRO PKWY STE 7

FORT MYERS FL 33912

13-46-26-00-00001.0000
LEE COUNTY

P O BOX 398

FT MYERS FL 33902

13-46-26-00-00001.2000
LEE COUNTY

P O BOX 398

FT MYERS FL 33902

13-46-26-00-00001.4000
LEE COUNTY

P O BOX 398

FT MYERS FL 33902

13-46-26-00-00001.6000
LEE COUNTY

P O BOX 398

FT MYERS FL 33902

23-46-26-00-00002.0010
HILLMAN LOWELL G JR

19141 BURGUNDY FARMS RD

ESTERO FL 33928

23-46-26-00-00002.0050
PROCUNIER CYNTHIA K

P O BOX 828

ESTERO FL 33928

23-46-26-00-00002.007A
JESION VICKI

19431 BURGUNDY RD

ESTERO FL 33928

23-46-26-00-00002.0090
HEALY TIMOTHY J

P O BOX 901

ESTERO FL 33928

23-46-26-00-00002.0110
KUO ROGER + ANNE

9125 SW 52ND ST

MIAMI FL 33165

23-46-26-00-00002.0160
GOODMAN TROY TR

RT 30 18477 FLAMINGO RD SE

FT MYERS FL 33912

23-46-26-00-00002.016A
GOODMAN TROY TR

RT 30 18477 FLAMINGO RD SE

FT MYERS FL 33912

23-46-26-00-00002.018A
ELLARD MICHAEL P + SUSAN K

P O BOX 1019

ESTERO FL 33928

23-46-26-00-00002.0240
HITTLE DEBBIE A

19093 COCONUT RD

FT MYERS FL 33912

23-46-26-00-00003.0000
TAGGART MERRILL R TR

1305 RIO VISTA

FT MYERS FL 33901

25-46-26-00-00001.0140
JOYCE MICHAEL P + CHRISTINA L

17350 CORKSCREW RD

ESTERO FL 33928

25-46-26-00-00001.7100
YOUNGQUIST HARVEY + RENE

20750 SIX L FARM ROAD

ESTERO FL 33928

23-46-26-00-00002.0180
ZAWACKI JOSEPH + ELIZABETH

RT 59 18384 ORIOLE RD SE

FT MYERS FL 33912

23-46-26-00-00002.0200
THIBODEAU GEORGIA B

630 13TH CT SE

CAPE CORAL FL 33990

23-46-26-00-00002.024A
CZEBATUL MICHAEL + DIANNE M

4560 PINE RD

FT MYERS FL 33908

25-46-26-00-00001.0000
MOORE BRIAN J TR

P O BOX 67111

CUYAHOGA FALLS OH 44222

25-46-26-00-00001.0220
HELTER HOMER W + DIANA K

1100 9TH ST S APT C102

NAPLES FL 34102

26-46-26-00-00001.0000
FLORIDA FARM DEVELOPMENT CO

P O BOX 3088

IMMOKALEE FL 34143

March 13, 2001

Mr. Jeffrey R. Jenkins, AICP
Senior Planner
Department of Community Development
Development Services Division
P.O. Box 398
Ft. Myers, FL 33902-0398



PERMIT COUNTER

Re: Old Corkscrew Golf Club PRFPD; File # DCI2000-00058

Dear Mr. Jenkins:

In response to your letter dated November 27, 2000 concerning the Old Corkscrew Golf Club, I am pleased to submit the following information. (For your convenience, I have copied and accented the staff's comments and then provided the applicant's response in the regular font):

Development Services Division
Sufficiency Checklist for Planned Developments

1. **Exhibit "I-F" must include full disclosure. Unless the corporations listed as stockholders within the documentation are exempt from disclosure (see LDC Section 201(b)(2)), complete disclosure is required of all entities.**

Attached is a supplemental disclosure form Exhibit "I-F" identifying all stockholders with the corporations in question.

2. **Full disclosure of the beneficiaries of the Trust for the Taggart parcel is required.**

Attached is a list that identifies all the beneficiaries of the Taggart parcel.

3. **A Surface Water Management Plan is required. (See item #12.a. above for reference).**

Item 12.a.1

Existing storm water drainage patterns are in general from Northeast to Southwest. Sheet flow is the primary method of conveyance until the run-off is intercepted by numerous interconnected shallow swales constructed as part of the existing farming operations. Several existing wetland areas assist with the capture and conveyance of stormwater run-off.

Item 12.a.2

Two (2) primary North-South flow-ways will be established to convey on-site and off-site drainage through the property. A series of lakes and swales will also be utilized where necessary. The ultimate and primary discharge point will remain near the Southwest corner of the property. Where the flow-ways are unable to reach isolated off-site drainage pockets, swales may be incorporated into the design. Upgrades to existing off-site discharge facilities, if necessary, will be analyzed during the final design phase.

Item 12.a.3

The retention features proposed include a system of interconnected man made lakes, swales and flow-ways, along with existing natural wetland communities. A combination of these systems will provide the storage and conveyance system for the site drainage. The owner and operator of the golf course will maintain the surface water management system in its entirety.

Item 12.a.4

The existing natural wetland features shall remain and be enhanced by mimicking the historical stormwater inflow and outflow characteristics. This will be accomplished by reestablishing the historical drainage characteristics of the site through the creation of the proposed North-South flow-ways previously mentioned.

Item 12.a.5

The objective for meeting the site fill requirements will be to balance the needs of the golf course with the material available on site. The primary source of this material will be from the proposed lake, swale, and flow-way excavations.

Item 12.a.6

N/A.

4. See "ADDENDUM TO PD CHECKLIST" FOR option 3 requirements that remain.

The addendum items for option 3 are addressed below.

5. Samy Faried, Director of Lee County Regional Water Supply Authority, has not received adequate information for review, which was previously requested with the first round of sufficiency response.



The requested information was provided to The Lee County Regional Water Supply Authority on September 17, 2000. Please see the responses provided in this letter to the Lee County Division of Natural Resources Management.

6. See other reviewer's comments as attached.

No response necessary.

"ADDENDUM TO PD CHECKLIST" for Option 3 requirements

- 1. The "COP" use as depicted in the Schedule of Uses is a broad term as expressed. It is noted that the "COP" is in conjunction with the clubhouse and golf course. Staff recommends that the "COP" be further limited or defined by conditions. In addition, outdoor seating should also be listed if the "COP" is to be permitted on the exterior of the clubhouse.**

As requested, I have amended the language on the Master Concept Plan to limit the COP to the clubhouse area and as served from a golf cart on the course. It is the intent of the applicant to provide consumption on premises the same as all the other golf courses in the area.

- 2. The same condition as referenced to the "COP" use would apply to the "restaurant" use. The property development regulations indicate that the "restaurant" is ancillary to the clubhouse. However, the term "ancillary" does not limit the use to the clubhouse.**

I have amended the Master Concept Plan to limit the "ancillary" restaurant use to the clubhouse area only. As we discussed in our meeting, it is not the intent of the applicant to build a restaurant facility anywhere on the property except as associated with the golf course clubhouse.

- 3. The Schedule of uses indicates that there will be two dwelling units. However, LDC Sections 34-941(b)(1) and (c)(1) are clear that "no residential uses, other than a single caretakers residence or resident manager's unit, are permitted within the PRFPD District.**

Based on the statements made by Matt Noble during our meeting, it is my understanding that this item is no longer an issue and that the County staff will not object to the two residences requested for the project.

- 4. Incorrect reference to the LDC contained in Note #4 on the MCP.**

As requested, I have amended the Master Concept Plan and changed Note #4 to have the correct number. The mistake was a scrivener's error.

Division of Planning/Environmental Sciences
Planned Development Rezoning Checklist

- 3) **Environmentally Sensitive Area:** - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. [34-373(a)(4)c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

Please submit a SFWMD verification of State jurisdictional wetlands when it is received from Craig Schmittler, SFWMD.

Please find attached a copy of the signed South Florida Water Management District wetland jurisdictional determination for the property.

- 4) **PRFPD Design Standards – LDC Section 34-941(d)**

C. Surface water management plan must take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors.

Please clarify how the perimeter of the property will be incorporated into the surface water management plan. Will flows from offsite be accommodated? Will there be berms or ditches along the perimeter?

It is the intent of the applicant to integrate the stormwater flows from surrounding land uses into the flow-ways that are being created on the property, especially the publicly owned areas to the north. As currently being designed the surface water management plan for the project will limit as much as permissible by the SFWMD any berms or ditches along the subject site's perimeter. It will be the applicant's design to remove the all the drainage swales on the property and especially the existing ditch located along the northern property line. The stormwater management plans being designed for the project will reintegrate the flows leaving the publicly owned areas to the north and redirect them across the golf course property via the flow-ways. The plans will also remove the existing berms located around the wetlands on the property. These actions will allow for the wetlands that are located on the property to be returned to their historic hydroperiods and allow for the stormwater to remain on-site in the flow-ways longer to facilitate percolation into the area aquifers.

F. Minimum indigenous area: 200 acres per 18 holes plus 100 acres for each additional 9 holes.

Please note the intent of the indigenous preservation is to maintain or restore large tracts of native plant communities and allow wildlife to utilize

and travel through the PRFPD. The proposed MCP does not adequately address restoration of large, contiguous tracts of native plant communities. Please contact ES staff to discuss.

On-site existing 2:1 credit

[(19.2 acres wetlands = 34.1 acres uplands) x 2 = 106.6 acres of existing indigenous preserved]

25% credit (up to 2:1) for: abuts natural waterway or flowway

The northwest corner of the property provides an opportunity to enhance/restore a portion of the existing natural flowway.

Per a December 11, 2000 meeting with County staff, the golf course on the east half of the property has been redesigned to accommodate a wider, more consolidated wetland flow-way and upland habitat corridor. The design changes allow for the restoration of a large, contiguous tract of native plant communities on the east half of the site. In addition, the plan has been revised to include the restoration of a wetland flow-way in the northwest corner of the property. Attached to this response is a revised indigenous restoration plan that reflects these changes.

G. Narrative of BMP's to be used in design and maintenance of golf course.

Golf Course maintenance plan to be submitted prior to local development order approval.

The applicant agrees to submit a golf course maintenance plan prior to the issuance of a local development order. The applicant will meet all the requirements found in Objective 16.8: Golf Course Performance Standards located in the Lee Plan.

Lee County Department of Transportation

- 1) Deviation 3 still needs to be clarified. As shown on the MCP, Deviation 3 is requesting a 25-foot setback from local roadways; however, the symbol for Deviation is next to Corkscrew Road. Please revise the deviation on the MCP so that it is clear that the minimum setback from the Corkscrew Road right-of-way is 50 feet.**

The symbol for Deviation 3 next to Corkscrew Road has been removed on the Master Concept plan. The applicant will meet the required 50-foot setback for water bodies adjacent to the Corkscrew Road right-of-way. The applicant would request that Deviation #3 adjacent to the access road into the clubhouse area be approved to allow the lakes to be within 25 feet of the road right-of-way.

- 2) The MCP now clearly shows the area surrounding the maintenance facility as restoration. It also includes a chain link fence around the maintenance facility. There is no internal access from the maintenance facility to the golf course shown on the MCP therefore requiring all golf course related trips to use Corkscrew Road. This will create an unsafe traffic condition on Corkscrew Road. This golf course should be planned out so that once the maintenance entity for the golf course is in place they can adequately access all the areas of the golf course without accessing Corkscrew Road. The MCP needs to be revised to have all the golf course maintenance related trips use an internal roadway/pathway and not use Corkscrew Road.

The Master Concept Plan has been amended to show a gate in the fence surrounding the project's maintenance facility to allow access to the golf course without impacting Corkscrew Road. Please note that it was never the applicant's desire or intent to take any golf course maintenance equipment onto Corkscrew Road.

Public Works
Environmental Services Department
Division of Natural Resources Management

The Division of Natural Resources has received the applicant's October 31, 2000 letter response to our sufficiency questions raised in our memo dated September 8, 2000. We have the remaining issues:

- **Please obtain Lee county Regional Water Supply approval for water supply impacts and specific yield issue.**

As requested, electronic files of Missimer International's MODFLOW model files were submitted to the Lee County Regional Water Supply Authority (LCRWSA) on September 17, 2000. Also provided was a justification for the use of the specific yield of 0.2, which has historically been used and accepted by the South Florida Water Management District for impact analyses in the project site area. To date, neither Missimer International nor the applicant received any response from the LCRWSA concerning this matter.

- **Perform pre-development surface water sampling at known site outfall(s) as part of monitoring plan.**

Missimer International submitted pre- and post-development monitoring plans to the Lee County Division of Natural Resources Management on September 18, 2000. As we discussed in our meeting concerning this project, we agree to work with staff to obtain the appropriate existing conditions surface water samples

needed by the County to obtain the base line water quality information. V We would respectfully, request that the previously submitted plans be reviewed and approved so that they can be implemented as proposed.

- **The historic slough was improperly identified at the northeast corner. We were referring to the former flow-way corridor at the northwest corner of the property (pre-agriculture development). The property, as is, creates a pinch point at a major northeast to southwest flow-way corridor. This area should be restored and reconnected to the system.**

As we agreed to in our meeting, I have amended the Master Concept Plan to show the historic slough located in the northwest corner of the site as part of the area on the plan to be preserved and reconnected.

Other Comments

Base on our recent telephone conversation, it is our understanding that the staff has been discussing their desire to have the project's maintenance facility be accessed internally from the main access road to the clubhouse.

The applicant would prefer not to have access to the maintenance facility from the main clubhouse entrance. The location of the project's maintenance facility in the southeasterly most point on the property was done on purpose to keep the facility as far away from the public wellfield as possible. Because the maintenance facility is not located anywhere near the main entrance to the project, it would be a substantial and unnecessary burden to the applicant to access the facility as suggested.

The applicant believes that Corkscrew Road is a public facility that is partially paid for by taxes generated by from this project and the property owner has a right to use the roadway like any other property owner in the County. Since the intersection separation between the clubhouse entrance and the maintenance entrance will substantially exceed the requirements found in the LDC, since the proposed land use will provide substantial distances along Corkscrew Road with no intersections and given that there are no apparent improved safety benefits to be had by requiring the maintenance facility access from the main entrance roadway, the applicant is at a loss to understand what benefit would be derived by requiring an unnecessary roadway internal to the site. Additionally, requiring an internal roadway to the maintenance facility would cause substantial and unnecessary construction and land related costs to the applicant. We would request that this type of access requirement not be a condition for this project.

Please be aware that all the maintenance equipment used on the golf courses, mowers and the like, will access the maintenance facility internally and have no impact on Corkscrew Road. The applicant has met the Lee County DOT request to amend the Master Concept Plan to show this equipment access.



Should you have any questions concerning the responses in this submittal, please do not hesitate to contact me.

Sincerely,
Vanasse & Daylor, LLP

A handwritten signature in black ink, appearing to read 'David E. Crawford'. The signature is fluid and cursive, with a large, stylized 'D' and 'C'.

David E. Crawford, AICP
Director of Planning

Cc: Franz Rosinus, Synergy Golf
Jim Fields, Synergy Golf
Neale Montgomery, Pavese Law Firm
Ken Passarella, Passarella and Associates
Bob Maliva, Missimer International

**Old Corkscrew Golf Course
Taggart Estate Beneficiaries
(160-Acre Parcel)**

33.0%	Estate of Eva Birch C/O Sharon Toomer P.O. Box 911 – Freeport, TX 77542-0911 Atty: Wallace Shaw P.O. Box 3073 Freeport, TX 77542 Telephone: 1-409-233-2411
20.5%	Lillian Taggart 1305 Rio Vista Ft. Myers, FL 33901
15.0%	Mark Adolphus 200 S. Brentwood St. 2F Clayton, MO 63105 Telephone: 1-314-862-9287
10.0%	Philip M Rasmusson 2428 McGregor Blvd. Ft. Myers, FL 33901 Telephone: 334-7093
7.5%	Dr. Paul Somerville 2805 N. Highway A1A Indialantic, FL 32903 Telephone: 1-407-773-1854
5.0%	Peggy and Edmund Poulson 1403 Dubonnet Ct. Ft. Myers, FL 33919 Telephone: 482-4341
5.0%	Estate of William Guthrie Catherine Guthrie Kelly Johnson Northern Trust Bank P.O. Box 1358 Venice, FL 34284-1358 Telephone: 1-941-486-4814
4.0%	Ronda Schneider 3217 Colony Club Blvd. Pompano Beach, FL. 33406 Telephone: 1-954-781-2236

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MAR 13 2001

PERMIT COUNTER

**Old Corkscrew Golf Course
Taggart Estate Beneficiaries
(160-Acre Parcel)**

33.0%	Estate of Eva Birch C/O Sharon Toomer P.O. Box 911 – Freeport, TX 77542-0911 Atty: Wallace Shaw P.O. Box 3073 Freeport, TX 77542 Telephone: 1-409-233-2411
20.5%	Lillian Taggart 1305 Rio Vista Ft. Myers, FL 33901
15.0%	Mark Adolphus 200 S. Brentwood St. 2F Clayton, MO 63105 Telephone: 1-314-862-9287
10.0%	Philip M Rasmusson 2428 McGregor Blvd. Ft. Myers, FL 33901 Telephone: 334-7093
7.5%	Dr. Paul Somerville 2805 N. Highway A1A Indialantic, FL 32903 Telephone: 1-407-773-1854
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4.0%	Ronda Schneider 3217 Colony Club Blvd. Pompano Beach, FL. 33406 Telephone: 1-954-781-2236

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MAR 13 2001
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Exhibit I-F (1)

Supplemental Disclosure of Interest For:

Strap No. 23-46-26-00-00003.0000
24-46-26-00-00001.0000

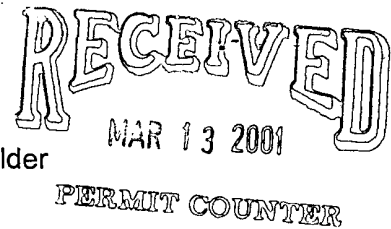
Case No. DCI2000-00058

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership, list the names of the contract purchasers below, including officers, stockholders, beneficiaries or partners.

Name of Corporation: Synergy Golf Development, Inc.

Ownership of the Stockholders Listed on Exhibit I-F:

1. Healthcare Development Resources, Inc.
James J Fields, President and Sole Shareholder
2039 Mission Drive
Naples, FL 34109
2. Krystopowicz, Inc.
William J. Krystopowicz, President and Sole Shareholder
205 Preswick Park Drive
Newnaks, GA 30265
3. F & U Holdings, Inc.
Franz J. Rosinus, President and Sole Shareholder
25151 Pennyroyal Drive
Bonita Springs, FL 34134
4. Imperial River, Limited
Franz J. Rosinus, General and Managing Partner
25151 Pennyroyal Drive
Bonita Springs, FL 34134
5. Ebenhoeh US Real Estate Holdings, L.P.
Franz J. Rosinus, General and Managing Partner
25151 Pennyroyal Drive
Bonita Springs, FL 34134
6. Bonita Golf, Limited
Franz J. Rosinus, General and Managing Partner
25151 Pennyroyal Drive
Bonita Springs, Florida 34134



Each stockholder owns on-sixth (1/6) of the stock of the applicant corporation

DCI 2000-00058

Exhibit I-F (1)

Supplemental Disclosure of Interest For:

Strap No. 23-46-26-00-00003.0000

Case No. DCI2000-00058

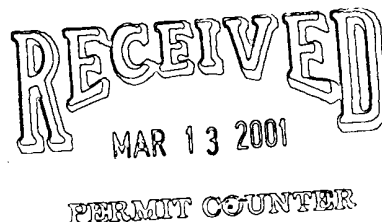
24-46-26-00-00001.0000

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership, list the names of the contract purchasers below, including officers, stockholders, beneficiaries or partners.

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Bonita Springs, FL 34134
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Franz J. Rosinus, General and Managing Partner
25151 Pennyroyal Drive
Bonita Springs, FL 34134
6. Bonita Golf, Limited
Franz J. Rosinus, General and Managing Partner
25151 Pennyroyal Drive
Bonita Springs, Florida 34134



Each stockholder owns on-sixth (1/6) of the stock of the applicant corporation

DCI 2000-00058



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

FORT MYERS SERVICE CENTER 2301 McGregor Boulevard, Fort Myers, FL 33901
(941) 338-2929 • FL WATS 1-800-248-1201 • Suncom 748-2929 • Fax (941) 338-2936 • www.sfwmd.gov/org/exo/ftmyers/



October 25, 2000

Mr. Ken Passarella
Passarella and Associates, Inc.
4575 Via Royale, Suite 201
Ft. Myers, Florida 33919

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OCT 26 2000

PASSARELLA AND
ASSOCIATES, INC.

Subject: Corkscrew Road Property; Informal Jurisdictional Wetland Inspection;
Lee County, S-23 & 24 / T-46-S / R-26-E; S-19 / T-46-S / R-27-E

Dear Mr. Passarella:

The District offers the following in response to your request for a determination of the jurisdictional wetland boundaries and other surface waters located within the subject property. Craig Schmittler, Environmental Analyst, of the Natural Resource Management Division, conducted a site inspection on June 7, 2000.

The project boundaries shown on the attached aerial identify the approximate limits of the property inspected. Based on the information provided and the results of the site inspection, the jurisdictional wetlands and other surface waters, as defined in Chapter 62-340 F.A.C., within the limits of the subject property are shown on the attached aerial photographs. The jurisdictional wetlands are hatched in red and the other surface waters are cross-hatched in red.

This correspondence is an informal pre-application jurisdictional determination pursuant to Section 373.421(6) and F.A.C. 62-312.040(7). It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding jurisdictional determination may be obtained by submitting an application to the South Florida Water Management District Ft. Myers office for a formal determination pursuant to Chapter 40E-4.042 F.A.C. or by applying for a permit.

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DCI 2000-00058

GOVERNING BOARD

Michael Collins, *Chairman*
Michael D. Minton, *Vice Chairman*
Mitchell W. Berger

Vera M. Carter
Gerardo B. Fernandez
Patrick J. Gleason

Nicolas J. Gutierrez, Jr.
Harkley R. Thornton
Trudi K. Williams

EXECUTIVE OFFICE

Frank R. Finch, P.E., *Executive Director*
James E. Blount, *Chief of Staff*

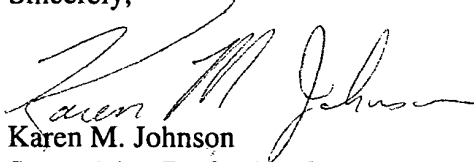
SERVICE CENTER

Chip Merriam, *Director*

Mr. Passarella
Corkscrew Road Property
Page 2

A file has been set up with pre-application materials at the Ft. Myers Service Center office. If you have any further questions please contact Craig Schmittler at (941) 338-2929 ext. 7739.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen M. Johnson". The signature is fluid and cursive, with a large initial "K" and "J".

Karen M. Johnson
Supervising Professional
Ft. Myers Service Center

KMJ/cds - Attachment (Memo, Location Map, and Aerials)

c: USACOE - Ft. Myers w/ memo, location map, and aerial
DEP- w/ memo, location map

DCI 2000-00058

Exhibit A

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Old Corkscrew Golf Club

Property Owner Addresses

Taggart Parcel

23-46-26-00-00003.0000

Merrill R. Taggart, Trustee
1305 Rio Vista
Ft. Myers, FL 33901

Flint Parcel

24-46-26-00-00001.0000

Harry L. & Nora B. Flint
245 Homestead Rd.
Lehigh Acres, FL 33936

Exhibit B

Old Corkscrew Golf Club

Authorized Agents

Franz J. Rosinus – Applicant / Agent

President / CEO
Synergy Golf
26811 South Bay Dr., Suite 240
Bonita Springs, FL 34135
Telephone: (941) 949-0990
Fax: (941) 498-1433

Mitchel A. Hutchcraft - Agent

Executive vice President
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Ft. Myers, FL 33907
Telephone: (941) 437-4601
Fax: (941) 437-4636

David E. Crawford - Agent

Director of Planning
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Ft. Myers, FL 33907
Telephone: (941) 437-4601
Fax: (941) 437-4636

Neale Montgomery – Agent

Attorney
Pavese, Haverfield, et.al.
1833 Hendry Street
Ft. Myers, FL 33901
Telephone: (941) 336-6235
Fax: (941) 332-2243

Ken Passarella – Agent

Environmental Consultant
4575 Via Royale, Suite 201
Ft Myers, FL 33919
Telephone: (941) 247-0067
Fax: (941) 274-0069

Tom Missimer – Agent
Water Resources Consultant
Missimer International
8140 College Parkway, Suite 202
Ft. Myers, FL 33919
Telephone: (941) 432-9494
Fax: (941) 432-9453

Bob Maliva – Agent
Water Resources Consultant
Missimer International
8140 College Parkway, Suite 202
Ft. Myers, FL 33919
Telephone: (941) 432-9494
Fax: (941) 432-9453

DEVELOPMENT SERVICES DIVISION
DCI SUFFICIENCY REVIEW -PRIVATE RECREATIONAL FACILITIES PLANNED DEVELOPMENT
TRANSMITTAL SHEET

TO: Distribution FROM: Jeff Jenkins DATE: November 1, 2000
Walter J. McCarthy - Xmittal sheet only
John Fredyma, Assistant County Attorney
DS Reviewer - Pete Eckenrode
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Planning
Elaine Mettauer, LCDOT
Roland Ottolini- Natural Resources
Samy Faried - Regional Water Supply Auth.

PROJECT NAME: Old Corkscrew Golf Course

CASE DCI2000-00058

INFORMATION SUMMARY:

RESUBMITTAL

- ☐ To update your file
- ☒ Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: November 16, 2000

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI File/ZONE File

October 31, 2000

Mr. Jeffrey R. Jenkins, AICP
Senior Planner
Department of Community Development
Development Services Division
P.O. Box 398
Ft. Myers, FL 33902-0398

DCI 2000-00058

RECEIVED
NOV 01 2000
PERMIT COUNTER

Re: Old Corkscrew Golf Club PRFPD; File # DCI2000-00058

Dear Mr. Jenkins:

In response to your letter dated September 11, 2000 concerning the Old Corkscrew Golf Club, I am pleased to submit the following information. (For your convenience, I have copied and accented the staff's comments and then provided the applicant's response in the regular font):

Development Services Division
Sufficiency Checklist for Planned Developments

1. **Official Application form is incomplete. STRAP numbers must be listed on the cover page. Property owners' names and addresses are not included. Date property was acquired not given. Agent information is insufficient. Reference to unidentified exhibits is not acceptable. Part IV, page 7 of 8, "Submittals Requirements" page was not submitted referencing documents and number of copies. Property address is 16871 Corkscrew Road, 33928.**

As you requested, attached is an amended the Official Application form. The new form has listed the project's STRAP numbers on the cover page. I have amended the application to provide the names and addresses of the property owners. In addition, I have amended the application to provide the relevant Agent information. In reference to any exhibits identified in the application, I have correct the information by providing specific identification labels (see attached Exhibits A and B). As requested, attached to this document is an amended Official Application with the "Submittal Requirements" page. Finally, I have changed the property's address to reflect the above information.

2. **Authorization forms are incomplete. No authorization given from Taggart to applicant for both authorization form and Covenant of Unified Control document. No exhibit "A" attached to Taggart Covenant of Unified Control. Incorrect reference in Flint exhibit "A" used for both authorization form and Covenant of Unified Control document.**

As requested, I am providing new authorization forms and Covenant of Unified Control documents for both Flint and Taggart. These forms provide the appropriate authorization to the applicant, Franz Rosinus. In addition, I am to eliminate all the problems associated with this item, I am providing a legal description Exhibit "A" for both the Taggart and Flint Authorizations and Covenant of Unified Control documents.

- 3. Exhibit "I-B-3" is incomplete. See LDC Section 34-202(a)(5) for submittal requirements.**

I have change Exhibit I-B-3 provide the names and addresses of the property owners. The amended document should now meet the requirements of the LDC.

- 4. Exhibit I-F does not accurately replicate official form. Exhibit must include all information as in official county form. The form must also be signed and notarized.**

The project's Disclosure of Interest Form (Exhibit I-F) was provided to me from the applicant's legal council. Council believes it to be adequate and appropriate for the purpose it is being used. However, in order to avoid any conflict, I am attaching to this document is a new Exhibit I-F on the County's official form.

- 5. Exhibit "III-B-3" contains insufficient information on private wastewater and irrigation facilities.**

I have amended Exhibit III-B-3 to provide the appropriate additional information. It is provided with the amended application.

- 5. See "ADDENDUM TO PD CHECKLIST" for Option 3 requirements.**

- (1) Master Concept Plan: A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the following information (notes and legends may be used to provide the required information:**

d. The uses requested, and:

- i. If a campground: the number of camping units; the number and size of the camping restrooms including the number of toilets and showers proposed; and the location and size of the camping area.**

The proposed project will not have any campgrounds associated with the project.

- ii. If a horse stable: the size or the stable building.**

The proposed project will not have any stables.

- iii. If a golf course: the location and size of the clubhouse, administrative, and maintenance areas, the number of golf course holes, the approximate location of tees, fairways, and golf course greens, and the number and size of golf course restrooms.**

The location of the project's one clubhouse is shown on the MCP. Although it has not been designed at the present time, it will be no greater than the 40,000 square feet allowed by the regulations (20,000 square feet per 18 hole golf course.) All administrative offices for the golf course will be located within the clubhouse. With respect to project's maintenance facility will most likely contain several buildings. They will not exceed the 50,000 square feet as allowed by the regulations. (25,000 square feet per 18 hole golf course.) The golf course itself will contain 36 holes (two 18-hole courses). The tees, fairways and greens are shown on the MCP. Finally, as allowed by the regulations, the project will contain no more than 2 restrooms per 18 holes. These facilities will be no larger than the allowed 150 square feet each.

- e. The minimum width and composition of all proposed buffers along the perimeter of the subject property. Minimum building setbacks for buildings and structures, as noted in sub-section (d)(4) must be shown and used for the final placement of buildings, structures or facilities unless a greater setback is deemed necessary by the Board of County Commissioners.**

All golf facilities (tees, fairways, greens and driving range) and all buildings (clubhouse, caretaker and manager dwelling units and maintenance facility) will have a minimum setback of 50 feet from the perimeter of the property. These buffers and setbacks are as cited in Note 4 on the MCP.

- f. The location of all points of pedestrian and vehicular ingress and egress from existing easements of rights-of-way into the development.**

As shown and dimensioned on the MCP, the development will have two access points from Corkscrew Rd. The westerly most access point will be the main entrance going to the clubhouse. It is the intent of the applicant to heavily landscape this area and place lakes on either side of the entry road for dramatic effect. The easterly most access point will be into the maintenance facility. This access will align with the Six L's Ranch Rd. across Corkscrew Rd. per DOT's request.

- i. The general location of excavations for on-site fill and wet retention.**

The locations of the excavation / water retention areas have been relabeled and are shown on the MCP.

- j the location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation.**

The MCP has been revised to show the locations of the requested deviations that are keyed to the schedule of deviations. I have also included a drawing of the Deviation 4 as requested (see attached drawing IV-H).

- (4) Demonstration of Compatibility: Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal.**

Exhibit IV-D submitted with the request for rezoning addressed these issues (see attached exhibit). The project is compatible with the adjacent land uses in that it produces relative little noise, odor and lighting. With respect to the visual impacts, the proposed golf course will add to the beauty of the area. As proposed, the historic drainage patterns will be reestablished on the property as much as possible and the existing wetlands on the site will be rehydrate. In addition, the existing exotics will be removed from the site. The Estero Fire District will provide fire protection and EMS safety services to the project. The transportation impacts of the development are minor. Sewage disposal will be handle by septic fields. All solid waste produced on the site will be collected by the Lee County franchise holder and disposed of at the County's incineration facilities.

It is the applicant's opinion that the proposed development will compliment the area and provided many benefits to the surrounding property owners, including the residential areas to the west and the publicly owned lands to the north. Given the commercial operation of the golf course, an income stream will be produce to provide long term funding for the maintenance of the drainage flowways and wildlife corridor features being created on the site.

Based on this information, the proposed development will enhance the area and be an improvement to the adjacent lands.

6. See other reviewer's comments as attached.

No comment necessary. See the following responses.

Addendum to PD Checklist
PRFPD Requirements—LDC Section 34-941

- 1. Please delete "Detention/Retention Ponds" as this is not a recognized use in the LDC. This use has already been appropriately listed as an accessory use, entitled "Excavation, Water Retention."**

I have amended the Schedule of Uses on the Master Concept Plan (MCP) to delete the "Detention/Retention Ponds" as requested.

2. Of the accessory uses, only the COP is limited **"to be in conjunction with the clubhouse and golf course."** However, it seems that is not exactly what is depicted in Ordinance #00-14, as the limitation listed in that Ordinance states that COP uses **"...located whole interior to a permitted clubhouse...outdoor golf course service in conjunction with a COP must be specifically requested..."** [underlining added for emphasis]. As noted above, please include the exact footnote language in the schedule of uses, as it appears in Ordinance 00-14.

As we discussed on the telephone, I have changed the COP use on the MCP Accessory Use list to clarify the specific use for the proposed COP. As envisioned by the applicant, the COP would be used for the clubhouse and golf course areas only. It is the applicant's intent to serve "adult beverages" in the clubhouse dinning room, bar and outside during nice weather on the adjoining clubhouse decks. In addition, the club would operate a cart that served alcoholic beverages to the golfer playing on the course. Finally, there may be times 3 or 4 times a year that during special events at the club where beverages may be served in tents located on the grounds adjacent to the club. These types of operations are common to all golf clubs in the area and the applicant would request that this project be allowed to provide the same services to be competitive in the market place.

3. The property development regulations indicate that a restaurant of an unspecified size is proposed, however this is not listed in the schedule of uses (please note that per Ordinance 00-14 the use must be located in the clubhouse).

It is the intent of the applicant to have only one restaurant on the property and it will be located in the clubhouse. I have amended the property development regulations to reflect that any restaurant on the site will be associated with the golf operation and will not be a separate freestanding structure.

4. The schedule of uses indicates that there will be two dwelling units. However, LDC Sections 34-941(b)(1) and (c)(1) are clear that **"no residential uses, other than a single caretaker's residence or a resident manager's unit, are permitted with the PRFPD district."**

As we discussed, I do not believe that the regulations concerning this matter is as clearly written as you have stated above. It is the intent of the applicant to place two residential units on the subject property, one for a caretaker and one for a resident manager. The LDC states that there will be only one unit per PRFPD, however, it is our opinion that it was assumed when the regulation were written that each PRFPD would be for 18 holes of golf. Because we are requesting two 18-hole courses with one PRFPD and since everything else in the regulations is based on 18 holes, we believe that the number of resident units associated with this request should be two.

It is our opinion, that given the amount of acreage for this project, it will be physically impossible for one caretaker / manager person to patrol the entire property and keep proper surveillance on the natural preserve areas, the golf course and the clubhouse facilities twenty-four hours a day. Additionally, only

having one caretaker / manager to make sure that no poaching or other illegal activities take place on the site during the times that the club is closed will be impossible. We would request that two dwelling units be allowed in order to maximize the safety of the project and the areas further to the north. We do not believe that we will be negatively impacting adjacent properties with respect to the residential uses and believe that with the increased human presence will increase the overall areas well-being.

If required, we could divide the rezoning into two parts and double the work for the staff, Hearing Examiner and the BoCC if staff believes that is necessary. I do not believe that additional paper work would be beneficial to any of the parties involved. I respectfully request that the staff approve the two residential units as requested and justified above.

I have amended the Schedule of Uses to add one caretaker residence and one resident manager residence. This hopefully will provide greater clarification.

5. **Please show the location of the Golf Course Restrooms, as required. Per LDC Section 34-941(c)(2)b, maximum two (2) structures permitted per 18-hole golf course. One additional structure may be added for each additional nine holes.**

As requested, I have revised the MCP to show the locations of the four proposed Golf Course Restrooms.

6. **Practice range and tee are shown on the MCP, but the use has not been included in the accessory list of uses, as required by Ordinance 00-14. Please revise.**

As requested, I have revised the Schedule of Uses to show the practice range and tees as an accessory use.

7. **Please remove the use Essential Services, Group I as there is not such use listed in the LDC. Essential Services is already listed as a permitted use within the schedule of uses.**

As requested, I have revised the MCP to remove the Essential Services, Group I use from the Schedule of Uses.

8. **A "Country Club" is a permitted use in the PRFPD, however a "Private Club" is not. Please remove the reference to "private."**

As requested, I have revised the wording in the Schedule of Uses to show "Country Club" only. I have removed the word "Private".

9. **Ordinance #00-14 requires you to show the location of the Recreation and Education Facilities on the MCP. Please revise the MCP to show these uses.**

As the project has been planned, there will not be a freestanding "Recreational and Educational Facility" on the property. It is the intent of the applicant to have

a golf education function on the property, but it will be located within the clubhouse and will use the existing golf course and driving range for practice purposes. Based on your comments, I have amended the MCP's Schedule of Uses to show the Recreation and Education limited to the Clubhouse only.

10. Please explain or show in a drawing how the fences and walls will be in compliance with LDC 34-941e)4)a.iii.

The MCP has been amended to show the location of the fencing on the property. It is the intent of the applicant to minimize the amount of fencing to be used on the site. The amended MCP shows a barbed wire (cattle) fence located long the eastern property line. This existing fence will remain in this position because of the active cattle-grazing and agricultural operations that exist on the adjacent property east of the subject parcel. There will also be a chain link fence surrounding the golf maintenance facility for security purposes. Finally, there may be some decorative fencing along Corkscrew Rd and at the entrance to the project also for security purposes. It is the intent of the applicant not to place fencing along the northern and western property lines unless some unknown type of security problem arises in the future.

With respect to walls, at the present time that applicant does not anticipate placing walls within the project.

11. Please show the perimeter property buffer as required.

It is the intent of the applicant to meet the perimeter property buffer requirements as identified in the in Ordinance 14-00.

12. Please clarify the general location of all points of pedestrian and vehicular ingress and egress from existing easements or rights-of-way into the development including the proposed emergency access point as required.

As currently designed, the project will have two accesses from Corkscrew Rd., one to the clubhouse area and one to the maintenance facility. I have amended the dimensions lines on the MCP to give a more accurate location for these entrances and I have aligned the maintenance facility access with the Six L's Ranch Rd. as requested by LCDOT.

13. The general location of excavations for on-site and wet retention has not been depicted on the MCP. Please revise the MCP to show these areas.

As requested, I have revised the submitted MCP to show the seven areas previously identified as lakes to show them as "Excavation/Water Retention" areas.

DCI Sufficiency Checklist

1B-4B, 6-B Please amend the MCP to key the requested deviations to a specific location on the Plan.

I have revised the MCP to show the locations of the deviations.

4B Please provide a sample detail drawing to show the proposed typical section at the proposed bulkhead.

As requested, I have attached to this letter a sample detail drawing that shows a proposed typical section of a bulkhead that will be used in areas in the project lakes that we may want to accent.

Please clarify the intersection spacing and location of the proposed access points. The noted dimensions do not match the locations.

As requested, I have corrected the MCP to accurately dimension the intersection spacing dimensions.

Zoning Traffic Impact Statement Sufficiency Check list

- 2) Due to the fact that larger golf courses plan to attract & generate more trips, the trip generation should be based on acreage, rather than the number of holes.**

This issue will be addressed during the Lee County Development Order review process.

The single-family generation was base on 2 dwelling units. However, the application form states that there will be 3 dwelling units.

The project will not have more than 2 dwelling units. One will be for the facilities caretaker and one for the club manager.

- 4)7)The 1998 DATA version of the Lee County D.O.T. link-specific service volumes should be used. Based on these service volumes, it appears that the segment of Corkscrew Rd. that abuts the project would operate at a level of service B, rather that C, with or without the project.**

As stated below, this issue will be addressed during the Development Order review process.

The above revisions can be made at the time the Traffic Impact Statement is submitted with the Development Order application.

Division of Planning

Policy 16.2.9: Applications for Private Recreation Facility expansion will be reviewed and evaluated as to their impacts on, and must be compatible with any adjacent publicly owned lands.

Please provide more specific information on how the golf course will be compatible with the publicly owned lands to the north. What specific measures will be taken to ensure the integration of the golf course with the publicly owned lands?

The Old Corkscrew Golf Club has been designed to be compatible with the public lands that surround it. Specifically, the holes on the golf course have generally been arranged so that drainage flowways and wildlife corridors can be created to move stormwater and wildlife from the public lands to the north, through the project to the lands south of Corkscrew Rd.

Specifically, there are three activities that will be under taken to make the proposed golf courses compatible with the public lands to the north. First there is existing barbed wire fences located along the sites' northern property line. As proposed, this fencing would be removed. This action would allow free large-scale wildlife to have total access from the areas to the north.

Secondly, there is a drainage swales running along the northern property line. These swales move stormwater away from the existing farm fields and wetlands and drains to the swales located along Corkscrew Rd. This conveyance system will be removed and a new stormwater management system will be installed that will allow the water be rerouted through the property via wetlands, lakes and flowways. The rechanneled stormwater will allow a more natural transition from the north and will allow the existing wetlands on the site to have their natural hydroperiod reestablished. Additionally, it will allow smaller-scale wildlife to access the project site and utilize the wildlife corridors and existing wetlands for their benefit.

And finally, the existing farm fields will be revegetated using natural plant material. As planned, the westerly 18 holes will use more canopy tree material, while the easterly course will be more open and use more grass materials. This type of planting scheme will provide different habitats for the site and encourage different species to utilize the area.

Policy 16.3.1: Private Recreational Facilities will submit a Master Concept Plan at the time of the Planned Development submittal that identifies the general location of proposed uses and structures, play fields and golf course routings. Minor adjustments to this Master Concept Plan may be made administratively at the discretion of the Director.

It is not clear from the Land Use Summary whether or not the practice range is included as part of the acreage total for "Golf Course" and "Impacted Area." Staff would assume that the acreage of the practice range is included, but this issue must be clarified.

The driving range was included in the total acreage of the golf course. The MCP land use summary has been revised to clarify this issue.

Policy 16.3.1 requires that golf course routings be shown on the MCP. The MCP currently does not show any pedestrian or cart paths. These areas must be depicted before the MCP can be reviewed for consistency with the Lee Plan.

The MCP has been amended to show the proposed location of the golf course cart paths. Please be aware that these locations have to be somewhat conceptual in that the holes as they are developed on the property may move slightly and the associated golf cart paths will have to be adjusted accordingly.

The general location of the proposed restrooms must be graphically depicted on the MCP. Per Policy 19.3.9, restrooms are limited to two structures per 18-hole golf course, with each structure being limited to 150 square feet.

The MCP for the project has been amended to show the location of the bathrooms. Two facilities have been identified for each 18 holes per Policy 19.3.9.

Exhibit II-E-2 states that water and sewer will be provided to the property via extension of public infrastructure or the provision of an on-site well and wastewater package plant or septic system. Exhibit IV-D then states that water and sewer will be provided through on-site well and septic system. Public utilities are not programmed to be extended to this area, therefore, on-site systems will be required. The location of the on-site septic system and all on-site wells must be shown on the MCP. See also the comments under Policy 16.4.8. Also, please revise Exhibit II-E-2 to remove the reference to the extension of public utilities.

As I discussed with you, there appears to some miscommunication concerning this item. The applicant understands that there is currently no public infrastructure at the site. The proposed project will initially utilized on-site wells and septic systems for potable water and sewer service to the site's facilities. The applicant is currently reviewing the economic possibility of extending the public infrastructure to the site. If this alternative makes economic sense and if other property owners around the site participate in the extension, the applicant has no objection to this alternative method of infrastructure provision and would participate in the extension of utilities to the property at some time in the future.

The general location of the on-site septic fields that will be used at the clubhouse, maintenance buildings and the golf course bathrooms will general be adjacent to them as allowed by the Lee County Health Department. The locations of the project's wells will located off-site and will not impact adjacent public facilities.

With respect the Exhibit II-E-2, attached to this submittal is a revised copy with a clarification of the statement.

Policy 16.4.2: Applications for Private Recreation Facilities in or near existing and proposed wellfields must be designed to minimize the possibility of contamination of the groundwater during construction and operation.

Several Lee County wellfields are located just west of the subject property. The applicant has not demonstrated that measures will be taken to adequately protect the water quality of existing and future public wellfields. LDC Section 34-941.d.3.c requires adherence to Zone 1 criteria, which has not been demonstrated by the applicant. Also, see comments from the Division of Natural Resources Management regarding Policy 16.4.2.

(DNRM Comments: Please delineate location of wellfield protection zones and adherence with Zone 1 criteria. Please submit approvals from the LCRWSA)

Copies of the wellfield protection zone maps for Sections 23 and 24, which encompass the project site, are provided in Figure 1 and 2. The western and central

parts of the project site are located in Zone 3 and 4 and this in accordance with Policy 16.4.5 will be under Zone 1 restrictions. The maintenance facility will be located at the southeast corner of the project site and will this be located outside of the wellfield protection zones.

Both the Lee County Wellfield Protection Ordinance and Goal 16 of the Lee Plan were written specifically to ensure that development activities in the vicinity of public wellfields and in DR/GR areas are conducted in a manner that would not result in contamination that might impact the County's present and future water supply. The construction and operation of the proposed golf course will meet all of the safeguards and requirements included in the Lee County Wellfield Protection Ordinance and Goal 16 of the Lee Plan and any other applicable regulations. It is the applicant's intention to construct and operate the proposed golf courses in an environmentally sound manner. The regulatory framework is in place to ensure that any private recreation facility in a DR/GR area is constructed and operated using best management practices.

Policy 16.4.3: Private Recreation Facilities must provide a monitoring program to measure impacts to surface and groundwater quality and quantity (see Objective 16.7).

The proposed monitoring plan is incomplete. See comments from the Division of Natural Resources Management regarding Policy 16.4.3.

(DNRM Comments: Please submit locations and sampling frequency of pre and post construction surface water and groundwater monitoring stations.)

Baseline (pre-development) and post development monitoring plans were submitted to the DNRM on September 18, 2000.

Policy 16.4.4: As part of a rezoning request for a Private Recreation Facility in the DR/GR area, a pre-development groundwater and surface analysis must be conducted and submitted to the county. This analysis is intended to establish baseline data to identify those nutrients and chemicals, which are anticipated to be associated with the project. Prior to the applicant commencing this baseline study, the methodology of the study must be submitted for review, comment, and approval by the County.

Pre-development groundwater and surface water analysis has not been submitted. Please submit the information required by Policy 16.4.4 and LDC 34-941.f.1. Also, see comments from the Division of Natural Resources Management regarding Policy 16.4.4.

(DNRM Comments: Also address historic land use as it pertains to potential existing water quality conditions.)

Pre-development surface water analyses will not be performed because the site does not contain permanent surface water bodies. Because of the considerable amount of time that will be required to receive approval of the pre-development plans, schedule well drilling, and have laboratory analyses performed, the applicant respectively requests that the receipt of pre-development analyses not delay

approval of the rezoning of the project site. The applicant requests instead that it be made a condition of the rezoning that the County approved pre-development groundwater analysis plans must be performed before any construction may begin on the property.

Policy 16.4.6: The surface water management system design must incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural flowway corridors.

The application lack information about restoration of impacted flowway corridors and reconnection with off-site flowways. Please provide this information. Specifically, see comments on Policy 16.4.6 from the Division of Natural Resources Management.

Existing stormwater drainage patterns are in general from the northeast to southwest. Sheet flow is the primary method of conveyance until the runoff is intercepted by numerous interconnected shallow swales constructed as part of the historical farming operations. Several existing wetland areas assist with the capture and conveyance of the property's stormwater runoff.

Perimeter swales will be constructed, where necessary, to provide a positive outfall conveyance for the adjacent properties. Should additional conveyance be necessary to serve isolated off-site drainage pockets, the off-site discharge facilities, if necessary, will be analyzed during the design phase of the project.

The primary retention features for the project include a system of interconnected man-made lakes with existing natural wetland communities incorporated into the storage and/or conveyance system. The Owner and operator of the golf course will maintain the system over time.

Mimicking existing stormwater inflow and outflow characteristics through the use of proper grading and/or drainage structures will allow the existing natural wetlands to survive. In addition, created flowways will be used to establish habitats. It is the intent of the applicant to mimic the pre-development water table elevations as closely as possible.

Policy 16.4.8: If a proposed Private Recreation Facilities falls within a area identified as an anticipated drawdown zone for existing or future public well development, the project must utilize an alternative water supply such as reuse or withdrawal from a different non-competing aquifer or show that adequate supply is available in excess of that being used for planned public water supply development.

Please show the location of all on-site wells so that staff may determine if any wells are proposed to be located in an anticipated drawdown zone. Also, if the wells are proposed to be located in drawdown zones, please demonstrate how the project will utilize an alternative water supply such as reuse or withdrawal from a different non-competing aquifer, or show that adequate supply is available in excess of that being used for planned public water supply development. If a non-competing source will be used, then please demonstrate that the source is, in fact, non-competing.

The proposed irrigation wellfield will be located along the northern boundary of Section 19, over two miles east of the Lee County wellfield. Approximately 75% of the water will be obtained from the sandstone and/or water table aquifer, which are currently being used by the Lee County wellfield. The remaining 25% will be obtained from the lower Hawthorn aquifer, which contains brackish water and is a non-competing aquifer. The results of groundwater modeling that demonstrates that the proposed irrigation groundwater withdrawals will not impact the County's present or future water supply have already been submitted to the County. The general locations of the proposed wells are shown in the modeling report.

Policy 16.5.2: All proposed fencing must be designated to permit wide-ranging animals to traverse the site.

No fencing is specified on the MCP, although the Lee Plan narrative states that minimal fencing will be used. The location and type of fencing should be shown on the Master Concept Plan. Also see LDC Section 34-91(d)(4)(a)(iii).

This issue has already been address in the Addendum to the PD Checklist, Item #10.

Policy 16.8.3: If a waterway crossing is necessary, then it must be designated to minimize the removal of trees and other shading vegetation. Any crossings or existing natural flowways and water bodies must be bridged. Created or restored flowways and water bodies may be crossed by bridges or culverts or a combination as approved by Lee County and the South Florida Water Management District.

The MCP does not indicate any type of water body crossings. Please indicate if there will be any bridging of water bodies or flowways, and if so, show their locations of the plan. Also see LDC Section 34-941(e)(3)(a)(i, ii and iii).

There are no existing natural flowways or water bodies on the site. It is the intent of the applicant to create flowways and water retention areas on the site and some of those bodies will require some bridging. I have revised the MCP to show where bridges are expected to cross the created wildlife corridors and flowways.

Division of Planning/Environmental Sciences
Planned Development Rezoning Checklist

1) Soils, Vegetation FLUCCS, Topography:

The submitted FLUCCS map when overlayed on the aerial does not match what is shown on the aerial. There are areas with FLUCCS numbers indicative of native vegetation communities where there appears to be cultivated crops, and FLUCCS number indicative of cropland where there appears to be existing native vegetation. Please clarify, and revise the FLUCCS amp accordingly.

The aerial photograph has been corrected, and the FLUCFCS map overlayed on the corrected aerial has been forwarded to Lee County staff under separated cover.

2) Protected Species Survey:

ES staff has not yet conducted a field verification. Additional information may be required.

If additional information is required after the staff's field verification is completed, the applicant agrees to provide whatever information is reasonably available.

3) Environmentally Sensitive Areas:

Please submit a SFWMD verification of State jurisdictional wetlands.

The SFWMD wetland lines were field verified by Craig Schmittler from the SFWMD on June 7, 2000. The verified lines were then survey located. Maps delineating the surveyed wetlands have been forwarded to the SFWMD for sign-off. Final documentation of SFWMD verification of the lines has not yet been received. Copies of this documentation will be forwarded to Lee County staff upon receipt. Should staff have any questions regarding the wetland lines, please contact Craig Schmittler at (941) 338-2929.

4) PRFPD Design Standards – LDC Section 34-941(d)

A. Please clarify if any buffer will be established between the proposed golf course and the airport mitigation / conservation lands abutting the north property line of the proposed PRFPD.

The intent of the design of the project was to located the clubhouse, caretaker's and resident manager's dwelling units, maintenance facility and driving range on the south side of the property along Corkscrew Road away from the airport mitigation/conservation lands to the north. Golf course, lakes, and indigenous preserves/restoration were located on the north side of the property adjacent to the airport mitigation/conservation lands. It is proposed that golf holes will be setback a minimum of 50 feet from the north property line in areas abutting the airport mitigation/conservation lands.

C. Please submit information regarding the incorporation of the existing wetlands into the surface water management system. How will previously disturbed natural flowway corridors be restored?

A review of the historic aerial photographs of the property shows no well-defined flowways across the property. Based on the 1966 aerials, there appears to have been broad "slough" crossing the property in the northeast to the southwest direction that could have supported surface water flows at times of seasonal high water events. The 1970 aerials show the property was converted to agricultural use. The conversion to agriculture included the construction of an irrigation system of ditches and berms. These ditches and berms eliminated the historic sheet flow across the property.

The proposed restoration plan includes the re-establishment of these sloughs by eliminating the existing ditches and berms and connecting the existing isolated cypress wetlands by a series of interconnected

freshwater marshes and wet prairies. Where feasible, these sloughs will be restored with the general location of the historic sloughs as depicted on the 1966 aerials. The water levels in the existing isolated wetlands and restored sloughs will be enhanced via control structures as part of the stormwater management system for the project. Stormwater from the golf course will be treated in retention areas and lakes prior to discharge into the wetland areas. The installation of control structures will reestablish more historic hydroperiods within the preserved and restored wetlands.

D. Please submit management plans for the Lee County listed species observed onsite [Big Cypress fox squirrel and burrowing owl] per LDC Section 34-941(d)(5)d.

Please find attached a Big Cypress fox squirrel and burrowing owl management plan for the project.

E. Please revise note 12 on the MCP to include roughs, and pedestrian and cart pathways per LDC Section 34-941(d)(5)d.

As requested, Note 12 on the MCP has been revised to include roughs and pedestrian and cart pathways.

F. Please revise the Project Summary table and Site development Note 6 on the MCP to indicate the minimum required indigenous vegetation at 400 acres. Please note the intent of the indigenous preservation is to maintain or restore large tracts of native plant communities and allow wildlife to utilize and travel through the PRFPD. The proposed MCP does not adequately address restoration of large, contiguous tracts of native plant communities. Please contact ES staff to discuss.

As requested, the Project Summary table and the site development Note 6 have been revised to indicate the minimum required indigenous vegetation as a total of 400 acres.

25% credit (up to 2:1) for:

Please explain how the proposed plan connects existing preserves. Is the applicant willing to provide a wildlife underpass to the preserves in the northwest corner of the proposed East Corkscrew PRFPD and this project in conjuncture with the owners of the East Corkscrew PRFPD?

The proposed plan provides connections from off-site wildlife habitat to the north across the property to off-site habitat to the west. The proposed plan also provides habitat connectivity for the isolated wetland and upland habitats located within the existing farm fields to off-site habitat to the north and west. With respect to the wildlife underpass on Corkscrew Road, the project is not creating any impacts that warrant the inclusion of a wildlife underpass. As planned, the project has been designed to significantly improve the habitat on the property. Given the existing type of wildlife found on the site and given the planned habitat improvements

to be made on the property, most of that wildlife will remain on the site. It is not feasible for the applicant to address substantial infrastructure improvements to address wider-ranging animals located in the region.

Please clarify how the proposed indigenous restoration will connect to existing flowways. The northwest corner of the property provides an opportunity to enhance / restore a portion of the existing natural flowway.

As discussed in the response to Item 4C, it appears that no well-defined wetland flowways historically occurred on the property. Based on the review of historic aerials, it appears that surface water sheet flowed across portions of the property at times of seasonal high water. These historic sheet flows have been eliminated as a result of the ditching and berming for irrigation of the existing farm fields.

It is proposed to re-establish sheet flows across the property by restoring/creating two wetland systems across the site. (See attached indigenous restoration plan.) The two-wetland systems will cross the property in a north to south direction and interconnect the isolated wetlands within the existing farm fields. The wetland systems will include a mosaic of interconnected cypress, wet prairie, and freshwater marsh habitats.

Please submit a preliminary indigenous restoration plan.

Please find attached an indigenous restoration plan prepared by Passarella and Associates for the project.

G. Please submit a golf course maintenance plan.

Not only the golf course itself, but the project's maintenance facility is required by the DR/GR approvals and Section 34-941 to be maintained at the highest levels by utilizing the standards set by the Audubon program. Based on this fact, the applicant would request that this requirement be placed as a condition during the project development order review process. If possible, the applicant does not desire to produce this plan prior to the completion of the rezoning process and assurances that the maintenance facility will be approved as shown on the MCP.

6) Miscellaneous

A. Invasive Exotic Removal - Please revise Site Development Note 7 to indicate that exotic removal will be from the entire development area.

As requested, I have revised Site Development Note 7 on the MCP to indicate that the project's exotic removal program will include the entire development area.



B. Practice Range - Please clarify if the proposed practice range will consist of turf or water.

The project's practice/driving range will consist of turf.

Lee County Department of Transportation

- 1) There is an existing road on the south side of Corkscrew Road on the eastern edge of the proposed project (Six L's Farms Road). Please show this existing road on the MCP. The proposed access to the maintenance facility should either line up with the existing Six L's Farms Road or at least meet the minimum 660 foot connection separation on the arterial road.

The MCP has been revised to show the location of the existing Six L's Farms Road and, as requested, the access point into the maintenance facility has been changed to align with it.

- 2) Concerning Deviation 3, DOT would like the applicant to clarify if Deviation 3 is also being requested from Corkscrew Road or is it just related to the internal road. The reason for the clarification is because the MCP shows the lakes next to the Corkscrew Road as not meeting the minimum setbacks. Therefore, to eliminate any confusion, please revise the MCP to show the required lake setbacks to Corkscrew Road.

The applicant would request that Deviation 3 be amended to include a setback of 50 feet from the Corkscrew Rd. right-of-way line. This deviation would only be approved for the two lakes at the entry road into the project. The deviation is requested to maximize the aesthetic appeal of the entry road into the project. If the lakes are setback too far from the right-of-way line they will not be visible from the roadway and will therefore not achieve their goal for the project. Because they will not cause a health, safety or welfare issue for the public, the applicant would request that the County DOT staff approve this request.

Public Works

Environmental Services Department

Division of Natural Resources Management

Policy 16.4.1 (Sec. 34-941.d.3.d)

Please demonstrate that reuse and non-competing aquifer sources are not available. The applicant's groundwater model utilizes a higher specific yield than the Lee County Regional Water Supply Authority (LCRWSA) model. Please submit approvals from the LCRWSA. Also acknowledge the legal rights and ability to permit wellfield development in Section 19.

Both Gulf Environmental Services, Inc., and Lee County Utilities were contacted in order to obtain information regarding the feasibility of obtaining a source of reclaimed water for irrigation on the project site area. Neither of the utilities has reclaimed water mains near the project nor do they plan to construct them in the project site vicinity in the near future. The applicant has no objection to the County mandating the use of reclaimed water should it become available. Such a requirement is

typically included in the South Florida Water Management District (SFWMD) water use permit.

The principal concern for projects in the DR/GR area are impacts to the County's ability to permit with the SFWMD its present and future water requirements. The modeling that was performed for the Old Corkscrew Golf Club parcel was conducted in accordance with methodologies approved (required) by the SFWMD. The use of a specific yield value of 0.2 for the water table aquifer in the project site area has typically been acceptable by the District.

Most recent literature on groundwater modeling indicates that specific yields of 0.3 to 0.4 is appropriate in most sedimentary environment environments. Underestimations of specific yield values for groundwater modeling is noted as being the primary reason dispersivity values have had to be inordinately large to provide satisfactory calibrations. Our use of 0.2 is in line with and accepted by regulatory agencies knowledgeable of Lee County water resources and given recent scientific discussions probably conservatively low. In fact, a specific yield of 0.2 was used by Lee County in the impact analysis for the Lee County Corkscrew wellfield for the latest SFWMD water use permit renewal.

The use of a lower specific yield (0.1) would not greatly affect the results of our impact modeling. However, we are concerned that by requiring the use of an incorrectly low specific yield value, the County may be setting a precedent that would be unfavorable for the County in its own water use permitting.

With respect to the applicant's legal right to place a wellfield in Section 19, the applicant acknowledges that he must obtain legal authorization from the property owners on which the proposed golf course wellfield before water can be withdrawn and utilized on the proposed development. I am working on obtaining a letter of authorization from the property owners where the wellfield is located. I am aware that the authorization must meet Lee County's legal requirements for legal access to the property in question and I will meet those standards. I will provide the authorization documents under separate letterhead.

Comments by Same Lee of the LCRWSA: Mr. Lee requested copies of the electronic files for the groundwater impact model and accompanying notes on the modeling procedure.

The requested information was delivered to Sam Lee on September 18, 2000.

Policy 16.4.2 (Sec 34-941.d.3.c)

The project is located just east of several Lee County wellfields. Applicant has not demonstrated that adequate safeguards are in place to protect the water quality of existing and future public wellfields. Please delineate location of wellfield protection zones and adherence with Zone 1 criteria. Please submit approvals from the LCRWSA.

This issue has been addressed previously in the comments made by the Division of Planning. Figures 1 and 2 included in this submission identify the location of the wellfield protection zones. The proposed wellfield being developed for this project will not be located in a Zone 1 area. Missimer International has submitted the data

and information concerning this matter to the LCRWSA and is awaiting their approvals at the present time.

Policy 16.4.3 (Sec 34-941.f)

The proposed monitoring plan is incomplete. Please submit locations and sampling frequency of pre and post construction surface water and groundwater monitoring stations.

This Policy has been previously addressed in the Division of Planning comments.

Policy 16.4.4 (Sec 34-941.f.1)

Pre-development groundwater and surface water analysis has not been submitted. Also address historic land use as it pertains to potential existing water quality conditions.

This Policy has been previously addressed in the Division of Planning comments.

Policy 16.4.6 (Sec 34-941.d.3.b.i.1)

Based on aerial photography and soils survey it appears a portion of a large slough once traversed the northeast corner of the property. Applicant has not

demonstrated how this corridor and the isolated wetlands will be restored and reconnected to offsite flowways. Please submit a topographic map depicting regional runoff patterns and surface water plan including locations of existing culverts, ditches and flowways.

As previously discussed and based on historic aerials, the northeast corner of the site never contained a "slough." The property has been affected by sheet flow during seasonal rain events. This sheet flow was interrupted by the agricultural activities currently located on the property that began in the 1970's. The only slough located near the property is to the west and northwest of the property and it does not presently impact the site.

As previously discussed, it is the applicant's intent to create flowways and wildlife corridors through the site. These facilities, along with the reintegrated stormwater management system on the property, which will rehydrate the isolated wetlands and reconnect them to the larger systems to the north and west, is intended to mimic the historic stormwater flows on the site as much as possible, while at the same time providing the property owner the golf course use for the property.

Attached to this letter is the requested map that generally depicts the regional runoff patterns and shows the general locations of the existing culverts and ditches currently on the property. It is impossible to provide a surface water management plans for the project at this time because it has not yet been designed. Presently, there are no flowways located on the property.

Lee County Regional Water Supply Authority

Because the impact of groundwater pumping at the site was evaluated solely based on the groundwater modeling simulation, it is imperative to thoroughly review the details of the modeling processes. For example, conceptual model

development, input data preparation and justification, model calibration, assumptions and limitations, and uncertainty of simulation results need to be evaluated in a professional manner. In addition, creation of a local model from an existing regional model requires several points to be checked (i.e. potential boundary effect and flow rate changes in local model). However, the provided memorandum appears to be lacking this information. In short, the submitted memorandum is insufficient for complete review. The electronic model files and any accompanying notes of the model are needed for an effective review.

This informational request has been previously addressed in the Division of Planning comments.

Should you have any questions concerning the responses in this submittal, please do not hesitate to contact me.

Sincerely,
Vanasse & Daylor, LLP



David E. Crawford, AICP
Director of Planning

Cc: Franz Rosinus
Neale Montgomery
Ken Passarella
Bob Maliva

DCI 2000-00058

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as **Old Corkscrew Golf Club/Section 24, Township 46R South, Range 26 East, Lee County, Florida** and legally described in Exhibit "A" attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate **Franz J. Rosinus as President of Synergy Golf & Country Club Development, Inc.** as the legal representatives of the property and, as such, these entities are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes, but is not limited to, hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. These legal representatives will be the only entities permitted to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

This authorization is specifically limited to the zoning application designated **Old Corkscrew Golf Club**, proposing uses including a private recreation facility incorporating a thirty-six hole golf course, a clubhouse with ancillary food service, related golf retail and personal facilities, a maintenance facility, and two caretaker houses, as more specifically described in Sheet 1 of 1 of Vanasse & Daylor, LLP Exhibit IV-E "Synergy Golf Course Master Concept Plan". The agents named herein have no authority to bind the owners for any other purpose. Furthermore, the owners shall not be responsible for any fees or costs, either of the agents nor any of their subagents or consultants.

Harry L. Flint
Harry L. Flint

Nora B. Flint
Nora B. Flint

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 18th day of October, 2000 by Harry L. Flint and Nora B. Flint, who are personally known to me or who have produced _____ as identification.

Lori Ann Ursitti
Notary Public

Lori Ann Ursitti
Printed Name of Notary Public

My Commission Expires: _____



EXHIBIT "A"

**ALL SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

EXHIBIT 1-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Section 24, Township 46 South, Range 26 East, Lee County, Florida and legally described in Exhibit "A" attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate **Franz J. Rosinus as President of Synergy Golf & Country Club Development, Inc.** as the legal representatives of the property and, as such, these entities are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes, but is not limited to, the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. These legal representatives will remain the only entities to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.

The undersigned recognize the following and will be guided accordingly in the pursuit of the development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representatives identified herein are responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan even if the property is subsequently sold in whole or in part, unless and until new or amended covenant of unified control is delivered to and recorded by Lee County.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions, which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions, and safeguards of the planned development.

RECEIVED
NOV 01 2000
PUBLIC CENTER

6. This authorization is specifically limited to the zoning application designated **Old Corkscrew Golf Club**, proposing uses including a private recreation facility incorporating a thirty-six hole golf course, a clubhouse with ancillary food service, related golf retail and personal facilities, a maintenance facility, and two caretaker houses, as more specifically described in Sheet 1 of 1 of Vanasse & Daylor, LLP Exhibit V-E "Synergy Golf Course Master Concept Plan". The agents named herein have no authority to bind the owners for any other purpose. Furthermore, the owners shall not be responsible for any fees or costs, either of the agents nor any of their subagents or consultants.

Harry L. Flint
Harry L. Flint

Nora B. Flint
Nora B. Flint

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 18th day of October, 2000 by Harry L. Flint and Nora B. Flint, who are personally known to me or who have produced _____ as identification.

LoriAnn Ursitti
Notary Public
LoriAnn Ursitti
Typed Name of Notary



My Commission Expires: _____

DCI 2000-00058

EXHIBIT "A"

**ALL SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

DCI 2000-00058

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

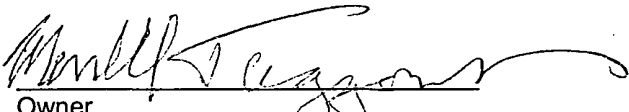
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NOV 01 2000
PROPERTY COUNTER

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Old Corkscrew Golf Club and legally described in Exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Franz Rosinus as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by Lee County.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.


Owner
Merrill R. Taggart, Trustee
Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

Sworn to (or affirmed) and subscribed before me this 25th day of OCT. 1999
by Merrill R. Taggart, Trustee who is personally known to me, or
has produced as
identification.



William A. Keyes, Jr.
MY COMMISSION # CC432157 EXPIRES
June 21, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

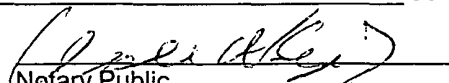

Notary Public
William A. Keyes, Jr.
(Name typed, printed or stamped)

Exhibit A

Legal Description

Taggart Parcel

**The east ½ of the east ½ of Section 23, Township 46
South, Range 26 east less the right-of-way for
Corkscrew Rd.**

DCI 2000-00058

LETTER OF AUTHORIZATION
TO LEE COUNTY COMMUNITY DEVELOPMENT

RECEIVED
NOV 01 2000
PERMIT CENTER

The undersigned do hereby swear or affirm that they are the fee simple titleholders and owners of record of property commonly known as Old Corkscrew Golf Club and legally described in Exhibit A attached hereto. The property described herein is the subject of an application for zoning or development. We hereby designate Franz Rosinus as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Owner* (signature)

Merrill R. Taggart, Trustee
Printed Name

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 25 day of OCT

2000

by Merrill R. Taggart, Trustee, who is personally known to

me or who has produced _____ as

identification.

Charles H. Keyes, Jr.
Notary Public

(SEAL)



William A. Keyes, Jr.
MY COMMISSION # CC632157 EXPIRES
June 21, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

William A. Keyes, Jr.
(Name typed, printed or stamped)

Exhibit A

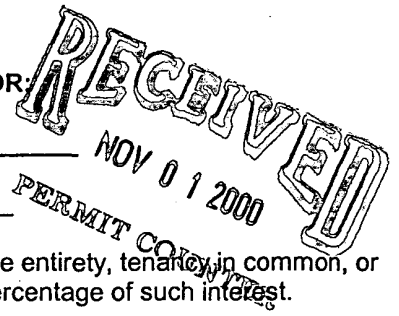
Legal Description

Taggart Parcel

**The east ½ of the east ½ of Section 23, Township 46
South, Range 26 east less the right-of-way for
Corkscrew Rd.**

DCI 2000-00058

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR



STRAP NOS. 23-46-26-00-00003.0000 and 24-46-26-00-00001.0000

CASE NO. Old Corkscrew Golf Club PRFPD; File #DCI2000-00058

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office

Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

(over)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock
Synergy Golf Development, Inc	
President: Franz J. Rosinus	
25151 Pennyroyal Drive	
Bonita Springs, FL 34134	
Vice President: James J. Fields	
2039 Mission Drive	
Naples, FL 34109	
Treasurer: William J Krystopowicz	
205 Preswick Park Drive	
Newnan, GA 30265	
Stockholders:	
1. Healthcare Development Resources, Inc.	16.66%
2. Krystopowicz, Inc.	16.66%
3. F&U Holdings	16.66%
4. Imperial River, Limited	16.66%
5. Ebenhoeh US Real Estate Holdings, L.P.	16.66%
6. Bonita Golf, Limited	16.66%

Date of Contract:
04-25-99 Flint
09-02-99 Taggart

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____

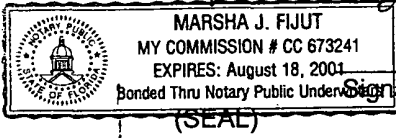
(Applicant)

Franz J Rosinus

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 17th day of October, 2000 ~~19~~, by Franz J. Rosinus, who is personally known to me or who has produced personally known as identification.



Marsha J Fijut
Signature of Notary Public

MARSHA J. FIJUT

Printed Name of Notary Public

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PERMIT COUNTER

DCI 2000-00058

Exhibit IV-D

Old Corkscrew Golf Club

A Private Recreational Facility

Rezoning Description, Purpose and Intent

July 13, 2000

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PERMIT COUNTER

A. Introduction

DCI 2000-00058

In February 2000 Lee County and the Department of Community Affairs approved a Lee County Comprehensive Plan Amendment to allow Private Recreational Facilities, including golf courses, within the Density Reduction/Groundwater Resource (DRGR) land use category. In June 2000 Lee County approved the related Land Development Code amendment that effectuated the local regulations for Private Recreational Facilities to be built in portions of DRGR located in the southeastern area of the County. As a result of these approvals, Synergy Golf is submitting a request for a 36-hole golf course, consistent with the adopted comprehensive plan language found in Goal 16 of the Lee Plan.

B. Location

The proposed project is located on 640 ac. +/- in Section 23 and 24, Township 46 South, Range 26 East in Lee County. The proposed project is located on the north side of Corkscrew Road, approximately 6 miles east of I-75.

C. Adjacent Land Uses

The surrounding area is predominately undeveloped or converted for agricultural uses. All of the surrounding property is zoned AG-2, and has a land use designation of DRGR. The specific existing land uses surrounding the property is as follows:

	<u>Zoning</u>	<u>Existing Land Uses</u>
North:	AG-2	Publicly Owned Lands; Agricultural Fields; Vacant
South:	AG-2	Corkscrew Road; Citrus Grove; Forests; Vacant
East:	AG-2	Agricultural Fields; Vacant
West:	AG-2	2.5-10 acre Homesites with 2 Private Residences

D. Proposed Uses

The proposed uses for this property includes a Private Recreation Facility, incorporating a 36-hole (2-18 hole) golf course, a clubhouse with ancillary food service, related golf retail and personal facilities, a maintenance facility and 2 care taker houses.

E. Zoning Justification

As required by 34-145(d) of the Lee County Land Development Code, the proposed development complies with all applicable Lee Plan, Land Development Code and codes or regulations. A brief discussion of how the proposed project satisfies these criteria is presented below. A more comprehensive analysis of how the project complies with the Lee Plan is presented in Exhibit II-E-2.

1. This project has been designed and located to ensure that it meets or exceeds all level of service standards for public infrastructure.

a. Water and Sewer

Potable water will be provided for the project by a private on-site well. Similarly, the wastewater generated by the project will be treated on-site through the construction of a drain field septic system. If public lines are extended within a reasonable distance of the site and if it is economically feasible, the project will connect to the public facility.

b. Irrigation

Irrigation supply for the project will be provided through well located off-site in Section 19, which is east of the subject property. The Off-site location is intended to move the irrigation source as far away from the County's wellfield as possible in order to insure that the public water source is not impacted. The irrigation source will be provided subject to the demonstration that the proposed irrigation water wellfield will have no significant impact on either present or future public water supply, wetlands, aquifer water, or other existing legal users. The wells would tap the water table, sandstone, and/or lower Hawthorn aquifers. If re-use water lines become available in this area in the future, the project will connect, subject to other limitations approved as part of this rezoning package.

c. Transportation

The project has direct access to Corkscrew Road, approximately 1 mile east of Alico Road in Lee County. Completion of the project is expected prior to 2002 Peak Season.

Similar to many other types of land uses, golf course development creates concentrations of traffic volumes that typically occur in rather well defined patterns and consequently are readily predictable by the use of variable empirical rates. The rate at which golf course development generates vehicle trips depends largely on the number of holes and the availability and location of residential communities that utilize the facility. The typical AM Peak trips total 91 (entering and exiting), while the PM Peak trips total 102.

When this anticipated trip volume is factored into the background traffic, the result is that the road operates at a Level of Service (LOS) "C", in either the built or no built scenarios.

The Traffic Impact Statement (TIS) prepared for this project shows that there are no significant or adverse impacts to the LOS of the adjacent roadway system with the development of this project. Appropriate turn lanes as required during the Development Order phase of the project's approvals will be constructed as necessary. No other transportation impacts are anticipated for the project. However, transportation impact fees will be paid in accordance with the respective ordinance.

d. Education

The requested land use is not proposing any residential units, and therefore will not generate any additional demand on the public school system. There will be two caretaker houses on the property, but it is anticipated that the residents of these houses will be older caretaker types of people and will not have children in their households.

e. Recreation

The proposed project is a private recreational facility designed to provide recreational opportunities for the members and guests of the club. It is anticipated that the public will have access to the club and therefore the facility will provide substantial opportunities for recreational activities for the citizens of Lee County.

The proposed project will also provide over 624.7 acres of open space with 36 holes of golf. It will be managed in compliance with the Audubon International Signature Series design standards, ensuring that the project will provide significant habitat opportunities for a variety of wildlife, while at the same time reconnecting important flowways that will assist in improving the quality and value of the public lands located north of the project.

The construction of this facility will offset the general demand place on the County to provide recreational facilities to ensure compliance with the minimum Level of Service for future development in the district.

f. Fire Service

The proposed project is located in the Estero Fire District, and will be required to pay all applicable impact fees. Further, the great majority of the proposed development site was previously farmed and is over 583.7 acres open space. After the project is developed, an active management plan for the natural areas will be instituted. The result of these activities will result in a significant reduction in the potential need for fire protection services.

The Estero Fire and Rescue District has been contacted in regard to the proposed development and has submitted a letter indicating the capacity and willingness to provide service. The subject letter is attached.

g. Compatibility

As required by Section 34-941 of the Land Development Code, the proposed development is compatible with the surrounding land uses. All of the "active use areas" (clubhouse, driving range, parking areas, maintenance facility, and caretaker residences) are internally located or effectively screened by preservation areas or landscaped buffer areas. The only native area on the site, other than the wetlands that were retained during the historical farming operations, are located along the eastern property line. This area will be substantially preserved. The rest of the perimeter of the property will be landscaped and buffered in order to integrate the golf uses on the site with the adjacent publicly owned areas to the north and to buffer Corkscrew Road to the south. Where wetlands exist on the property, they will be retained, enhanced by removing exotic materials and hydrated via the project's water management system design.

The proposed golf maintenance area located at the southeastern corner of the property will be fenced for security, and will be landscaped to provide visual screening. Since there is minimal native vegetation in this area of the site, this buffer will contain, at a minimum, a 15-foot buffer yard and 5 trees per 100 linear feet with a solid double row hedge. Every effort will be made to retain any existing vegetation with the buffer area to provide additional screening.

All lighting fixtures will be designed to avoid creating a glare on adjacent properties through the use of downward deflectors, reduced pole heights, and sensitive locations. Only areas that require lighting for safety or security will be illuminated.

The proposed use will not create any adverse effects such as dust, noise or odor on any adjacent land uses. Some of specific measures that have been implemented to ensure compatibility are as follows:

- Where existing vegetation is located along the perimeter of the property, they have been retained to help ensure that the site edge is maintained or enhance;
- Where past agricultural activities have destroyed the native materials on the property lines, significant buffer areas will be created;
- The clubhouse, caretaker residences, parking area, driving range and practice areas have all been located internal to the site, and are significantly setback from any property line;
- The access road into the facility is limited in length to minimize impervious area. The road layout virtually eliminates any immediate frontage on any adjacent property boundaries, except for the connection with Corkscrew Road;
- A significant amount of lakes, mounding and landscaping will be placed along Corkscrew Road to visually buffer the proposed uses;
- A 50-foot setback is retained around the perimeter of the project, with some areas reaching 425 feet on the western portion of the site;
- The maintenance area has been located along the eastern boundary of the property in order to provide for maximum separation from the Lee

County Wellfield. It has also been carefully sited to avoid being located adjacent to any existing residential uses. As previously mentioned, the maintenance area will be carefully buffered, and will be managed in accordance with the Audubon International and FDEP Best Management Practices;

- There are several residential units adjacent to the subject site. These units are generally located adjacent to the southwest corner of the property. The site plan has been carefully designed to provide significant vegetative preserves in these areas, and the only proposed use will be golf holes, creating virtually not noise, visual blight, odor or glare on the adjacent properties;
- The application of fertilizers and pesticides will be in conformance with Audubon Standards, which ensures that there will be no adverse impacts on any adjacent properties from the maintenance facility or from the golf course maintenance activities; and
- The proposed use is a very low intensity use, and is significantly more compatible with the adjacent uses than the active agricultural activities that have previously impacted the site or mining activities that could be placed on the site in the future. Both agriculture and mining create significant visual and audio impacts to adjacent land uses, not to mention the ancillary trucking operations that would have to impact Corkscrew Road if an active mining operation were approved for the site instead of a golf course.

The goal of this development is to maintain a significant amount of the existing vegetation to maintain the existing natural character of the site, while focusing development areas to the previously impacted areas on the property.

2. In addition to providing adequate public services, the proposed development is consistent with the Lee Plan. Below is a brief description of how the densities and intensities are consistent with the Lee Plan. For a more comprehensive analysis of the project's consistency with the Lee Plan, refer to Exhibit II-E-2.

Lee Plan Densities and Intensities

No residential units (except for the allowed caretaker residences) that are associated with the allowed DRGR densities in the Lee Plan are being proposed with this request. This is consistent with the permitted density for the DRGR, as well as the provisions of Goal 16. In fact, the development eliminates the possibility of approximately 64 dwelling units being placed on this property at a density of 1 dwelling unit per acre. Further, the proposed use is permitted as a result of an approved comprehensive plan amendment (PAT 98-08).

3. This proposed development meets or exceeds all of the requirements of the LDC. The specific LDC policies addressed by this application are submitted below:
 - **Section 34-9141 (Open Space)**
Goal 16 and the LDC require a minimum of 85% open space for the project. The proposed development will provide in excess of 98.5% open space – significantly exceeding the minimum standard.

- **Section 10-416 and 34-941 (Buffer Requirements)**
No buffers are required for the development unless buildings are located within 25 feet of the property line. All buildings planned for the site, except for those in the maintenance facility, are internal to the site and are setback much more than the minimum of 25 feet from the property boundary. With respect to the maintenance facilities, all building within the facility will be setback at least 25 feet from the property line. Fencing and landscaping are being proposed for the maintenance facility area, which because of its setback will exceed the required minimum.
- **Section 34-2020 (Parking)**
The minimum number of parking spaces will be provided, but a deviation has been requested to allow some of the "Peak Season" parking to be converted to grass. This will enable the project to provide an even greater percentage of the site in open space.
- **Section 34-941 (Perimeter Setbacks)**
The project has been designed to locate all "active use" areas towards the middle of the site, and to provide a significant setback from all perimeter property lines. All uses have been located to minimize any visual presence from surrounding properties or from Corkscrew Road. The clubhouse and parking area is setback a minimum of 300 feet from the perimeter – slightly greater than any of the required minimum setbacks.
- **Section 10-285 (Traffic Impact Statement)**
The project Traffic Impact Statement shows that the project will have virtually no impact on the Level of Service on the adjacent roadway, with a LOS of "C" anticipated with, or without, the proposed development. This LOS is consistent with the County concurrency requirements.
- **Recreation Facilities Planned Development**
The proposed uses are all consistent with the uses permitted in a Recreation Facilities Planned Development.
- **Commercial Uses**
Any commercial uses proposed for the development are ancillary to the permitted, primary use.
- **Division 4, Chapter 10 and Section 34-941 (Utilities)**
The site will be privately service for both water and sewer services, which satisfies all the requirements of the regulations mentioned above.
- **Chapter 34, Section 34-941 (Open Space, Preserve and Buffering)**
The proposed development will meet or exceed the minimum required open space, indigenous preserve and buffering requirements of the above reference regulations.

- **Section 34-411 and 34-491 (Planning)**

The planning processes that have been taken place to provide for the proposed development on this property adequately addresses the issues identified in these sections.

- **Chapter 30 (Signage)**

The proposed project will meet the signage limitations as identified in this Chapter of the LDC.

4. In addition to complying with the specific requirements listed above, the proposed development also meets or exceeds several performance categories contained in the LDC. As detailed below, the project Master Concept Plan sufficiently addresses compatibility with adjacent uses, impacts to natural resources, and the minimization of hazards or nuisances.

- a. **Compatibility with Surrounding Uses**

As presented above, the subject project has been designed to minimize any adverse impacts on adjacent uses, and has preserved indigenous areas along the western perimeter where it was available. This protection provides a significant buffer to the existing and future residences located to the west of the site.

- b. **Impacts to Natural Resources**

As mentioned previously, the development contains a total of indigenous uplands and wetlands of 53.3 acres. Existing wetlands have been retained with virtually no impact. Further, the project provides approximately 98.5% open space.

The westerly portion of the site is located within a Wellfield Protection Zone. Most of the proposed development, specifically including the clubhouse and maintenance areas, is located outside of any protection zone. The proposed irrigation water for the development will come from wellfields located along the northern boundary of Section 19 approximately 2 miles from the Lee Corkscrew wellfield. The irrigation source will be groundwater derived from a combination of the water table (surficial) aquifer, sandstone aquifer and the lower Hawthorn aquifer. Based on the modeling done for the project, the potential for significant adverse impacts to the County's present or future water supply is effectively eliminated. Groundwater and surface water monitoring at the project's wellfield will allow the County to oversee the effectiveness of the best management practices employed at the facility. This is in compliance with Section 34-941 (d)(3)d of the LDC.

The project will be constructed and managed in accordance with the Audubon International Signature Series design standards, as well as the Florida Department of Environmental Protection's BMPs. The combination of these design and management techniques, combined with a state of the art irrigation system, very low intensity development, significant retention of wildlife habitat, and detailed water resource management activities, ensures that the environmental resources of the site will not be adversely impacted.

In compliance with Section 34-941 of the LDC, the proposed development will provide a minimum of 100 acres of indigenous preserve on site, if available. The majority of the site has been previously cleared for agricultural purposes. All of the wetlands on site and the existing indigenous vegetation located on the western boundary of the site meets the preservation of indigenous requirements contained in Section 34-941 (E)(5)(e).

The stormwater management system has been designed to integrate the natural features found on the property. The system relies on a series of pre-treatment swales and detention areas prior to discharge into the natural system. Also, the site has been designed to reattach historic flowways that at one time use to flow across the property. While this flow way system has not been shown on the regional flow way map, it is important to reestablish historic stormwater flow areas throughout the area where possible. By taking these actions, the project can assist in improving historic drainage and retention patterns.

Finally, design elements such as under drains below the golf greens, and higher finished elevations under the golf holes, have been incorporated to provide additional opportunities for water management. Conversely, the open areas of the site will be allowed to flood in elevated water conditions, providing for additional surface water storage, and eliminating the need to pump water off-site. This will play an important role in managing the overall surface stormwater system.

F. Summary

As detailed in Section 34-145(d)(3) and Section 34-941 of the LDC, the attached application demonstrates the following:

1. The applicant is entitled to the rezoning because it is consistent with the Lee Plan, Land Development Code and other applicable codes and regulations;
2. The request will meet or exceed all performance and locational standards identified in the regulations;
3. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan;
4. The request is compatible with the existing or planned uses in the surrounding area;
5. Adequate infrastructure will be provided to accommodate the development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these and other regulations, we contend that this application for a rezoning will not place an undue burden upon exiting transportation or planned infrastructure facilities, and the facilities are available and adequate to serve the

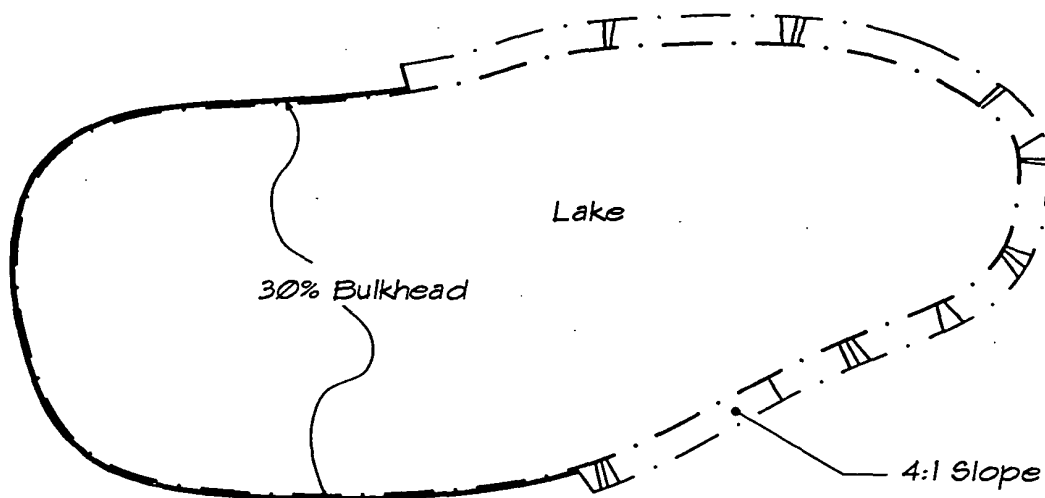
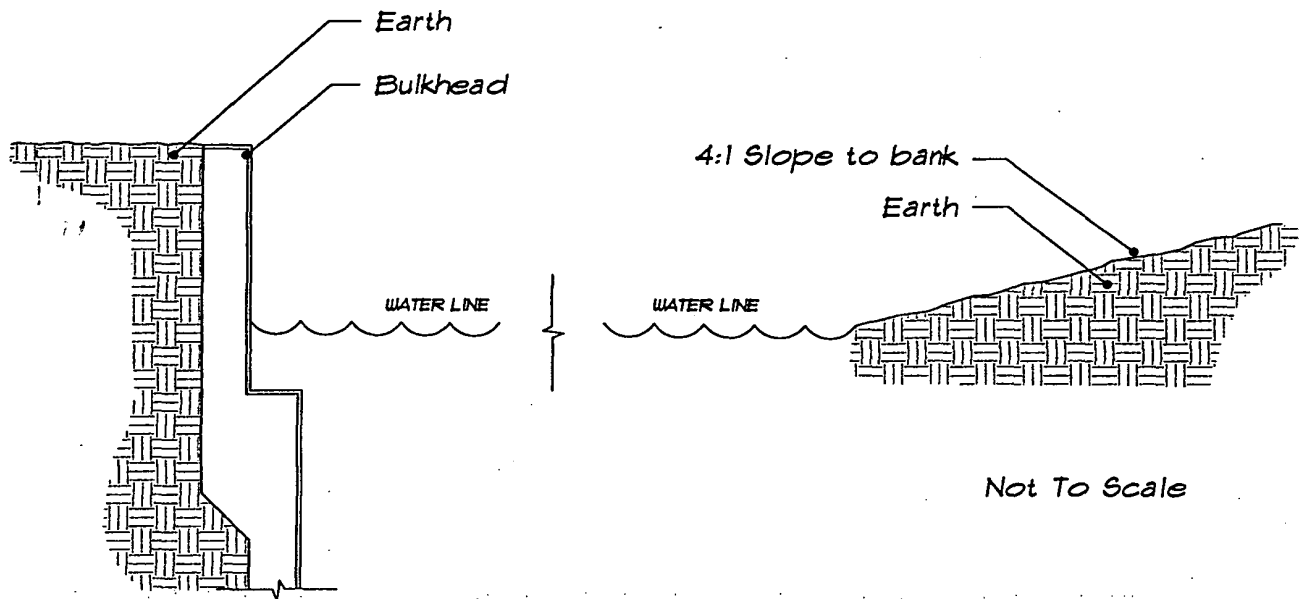
proposed land use at the proposed intensities. Similarly, the proposed recreational nature is appropriate at the subject location, and is compatible with existing or planned uses in the surrounding area. For these reasons, the requested Private Recreational Facility Planned Development (PRFPD) should be approved.

EXHIBIT IV-H

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PERMIT COUNTER

4. Deviation from LDC Section 10-329 (EX4), which requires that excavation bank slopes be no grater than 4:1, to allow the project to conform to SFUMD permits. The intent of this deviation is to allow a maximum of 30% of any lake edge to incorporate bulkheads.

DCI 2000-00058





September 18, 2000

Mr. Roland Ottolini
Deputy Director
Lee County Natural Resources Management
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
NOV 01 2000

PERMIT COUNTER

DCI 2000-00058

Re: Baseline and post-development monitoring plans
Old Corkscrew Golf Course PRFPD File #DCI2000-00058

Dear Mr. Ottolini:

Missimer International, Inc. is pleased to provide you with the following baseline and post-development monitoring plans for the Old Corkscrew Golf Course. Enclosed is a site plan showing the locations of the planned lakes, wetland areas, golf holes, club house and maintenance area. The subject site had historically had an agricultural land use, which appears in aerial photographs to have included cattle pasture and/or row crops. The land surface gradient is toward the southwest. The regional groundwater flow direction at the project site would be expected to be to the southwest or west, toward the Lee County wellfield.

For the pre-development groundwater testing, it is proposed that two (2) water table aquifer wells be installed. Each well would be constructed of 2-inch diameter schedule 40 PVC with 15 feet of machine-slotted screen and 5 feet of solid riser. The proposed locations of the monitoring wells (MW-1 and MW-2) are shown on the attached plans. Well MW-1 is located in a downgradient part of the property and well MW-2 is located in a central to upgradient part of the property. Groundwater samples from the wells would be collected and analyzed for the following parameters:

Specific conductance	Nitrate	Copper
Chloride	Orthophosphate	Zinc
pH	BOD	Lead
Total Kjeldahl Nitrogen	Pesticides (EPA 619)	

Pre-development surface water monitoring will not be performed because there are currently no on-site lakes or ponds.

The post development groundwater monitoring shall include the sampling of wells MW-1 and MW-2 quarterly for the same parameters as above. The post-development surface water monitoring shall consist of the quarterly sampling of two planned golf course lakes (sample



locations SS-1 and SS-2 on the enclosed site plan) for the same set of parameters as above plus dissolved oxygen and turbidity. The above-noted lakes were chosen because they are located in the downgradient part of the property and would therefore ultimately receive run-off from large parts of the property. The outfall of the surface water management system, which will be located at the southwest corner of the property, will also be sampled quarterly, if it contains standing water.

Please do not hesitate to contact me if you have any questions concerning the above plans or would like any of the sampling locations changed.

Sincerely,

A handwritten signature in cursive script, appearing to read 'R. G. Maliva', is written above the typed name.

Robert G. Maliva, Ph.D., P.G.
Senior Hydrogeologist

RGM

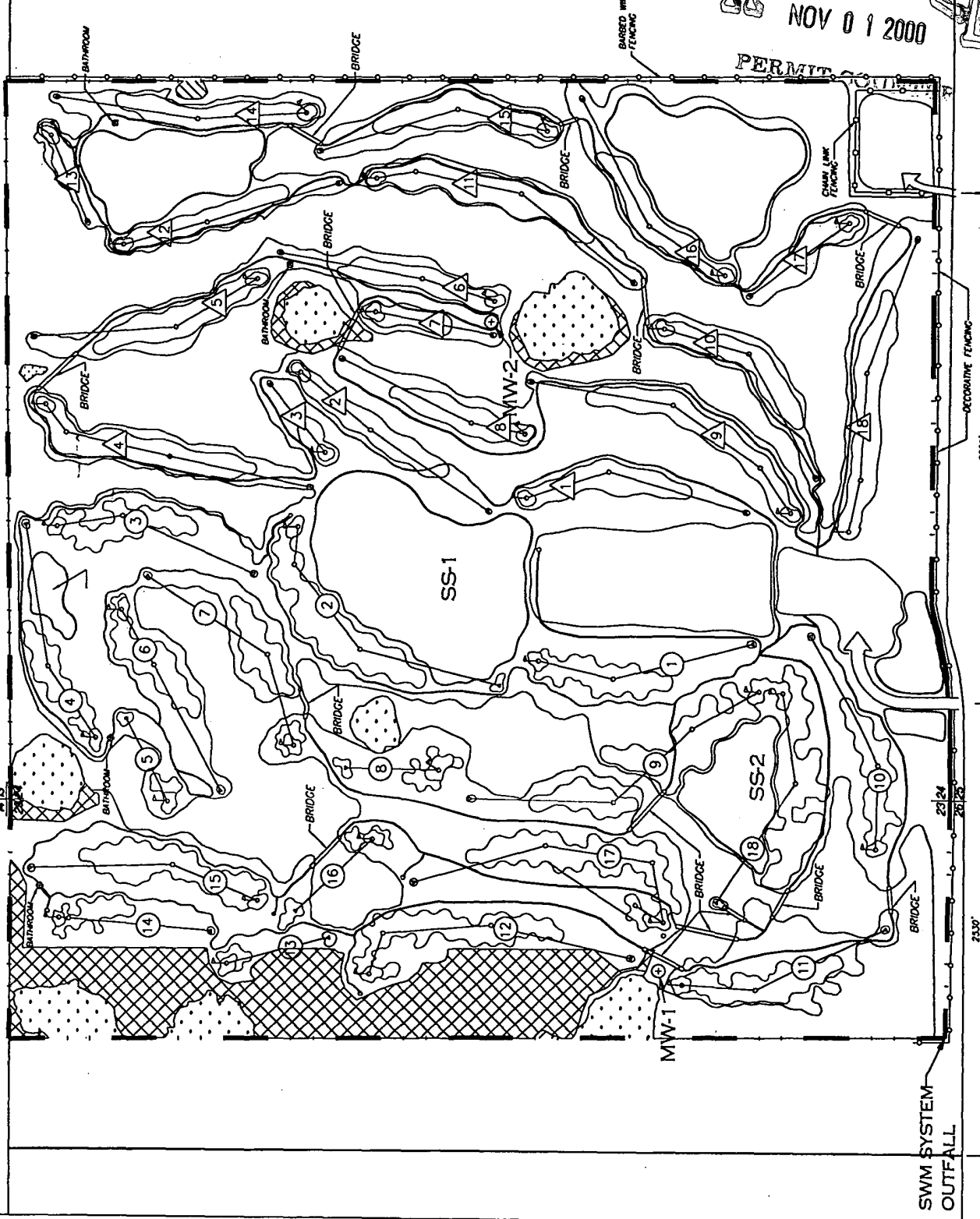
pc. David Crawford

13/18
24/19

DCI 2000-00058

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24/19
25/20



82' S. BAYCH ROAD

Project#: 80252
Acad#: 80252-MCP



VANASSE & DAYLOR LLP
12730 NEW BRITANNY BLVD
SUITE 600
Fort Myers, FL 33907
Phone: (941) 437-4601
Fax: (941) 437-4636
E-Mail: admin@vanday.com

Prepared For:
OLD CORKSCREW
Scale: NTS Date: 10-29-00

Page Title:
BASELINE AND POST-
DEVELOPMENT MONITORING PLAN

Page: 1 of 1

Groundwater and Environmental Services

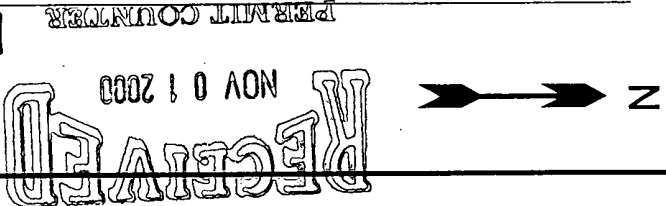
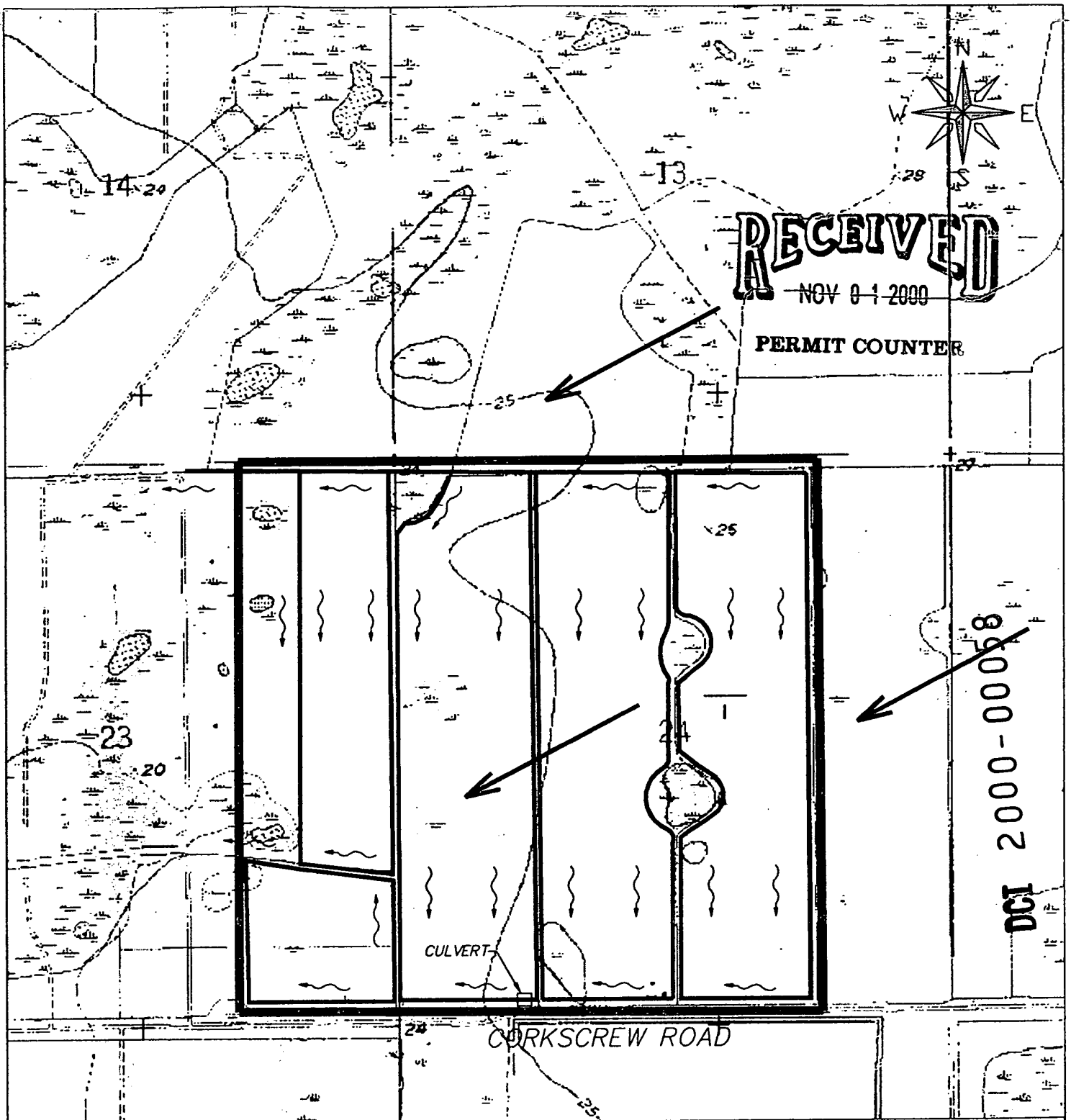


FIGURE 1. WELLFIELD PROTECTION ZONE MAP, SECTION 23.



LEGEND

← SWALE FLOW DIRECTION

← GENERAL FLOW DIRECTION

□ CULVERT

— PROJECT BOUNDARY

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PERMIT COUNTY

DCI 2000-00058

**OLD CORKSCREW GOLF CLUB
LEE COUNTY
INDIGENOUS RESTORATION PLAN
AND
PROTECTED SPECIES MANAGEMENT PLAN**

October 2000

Prepared For:

Vanasse & Daylor, LLP
12730 New Brittany Blvd.
Suite 600
Fort Myers, Florida 33907

Prepared By:

Passarella and Associates, Inc.
4575 Via Royale, Suite 201
Fort Myers, Florida 33919
(941) 274-0067

Project No. 00VAD501

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INTRODUCTION

This report details the indigenous restoration plan and protected species management plan for the Old Corkscrew Golf Club. The restoration plan has been designed to comply with the requirements of Lee County Land Development Code Section 34-941(e)(5)(f)(iii)(a) for Private Recreational Facilities Planned Developments. The protected species management plan has been prepared in accordance with Section 34-941(d)(4)(a)(ii) of the Lee County Land Development Code.

The Old Corkscrew Golf Club property totals 637± acres and is located in Sections 23 and 24, Township 46 South, Range 25 East, Lee County (Figure 1). The project site is on the north side of Corkscrew Road, approximately 1.5 miles east of the intersection of Alico Road and Corkscrew Road. The property consists primarily of improved pasture with some scattered cypress domes and a strip of forested lands along the western property boundary.

The surrounding land uses consist of residential, pasture and row crop, and forested lands. The agricultural areas are found adjacent to the eastern and northern property line. Corkscrew Road runs along the southern portion of the property, and a residential area and forested lands are located adjacent to the western property line.

EXISTING INDIGENOUS VEGETATION COMMUNITIES

The existing indigenous vegetation communities on the Old Corkscrew property are shown on Figure 2, and a description of each is provided below.

Woodland Pasture (FLUCFCS Code 213)

This upland habitat totals 3.2± acres or 0.5 percent of the property. The canopy contains slash pine (*Pinus elliottii*) and cypress (*Taxodium distichum*). The sub-canopy consists of Brazilian pepper (*Schinus terebinthifolius*), slash pine, and cypress. The ground cover includes bahia grass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), and tropical soda apple (*Solanum viarum*).

Pine Flatwoods (FLUCFCS Code 411)

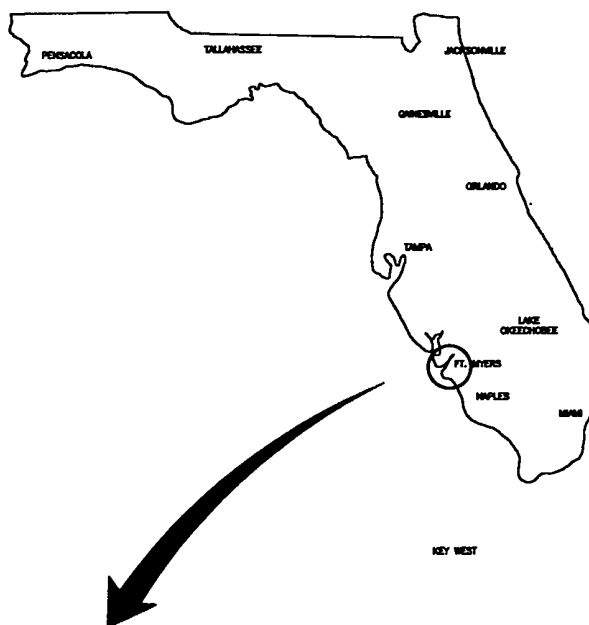
This upland habitat totals 24.1± acres or 3.8 percent of the property. The canopy is dominated by slash pine. The sub-canopy consists of cabbage palm (*Sabal palmetto*), slash pine, and wax myrtle (*Myrica cerifera*). The ground cover includes saw palmetto (*Serenoa repens*), staggerbush (*Lyonia fruticosa*), black root (*Pterocaulon virgatum*), and ceasar weed (*Urena lobata*).

Pine Flatwoods, Disturbed (FLUCFCS Code 4119)

This upland habitat totals 3.9± acres or 0.6 percent of the property. The canopy contains slash pine and scattered melaleuca (*Melaleuca quinquenervia*). The sub-canopy consists of slash pine, cabbage palm, melaleuca, and Brazilian pepper. The ground cover includes saw palmetto, staggerbush, ceasar weed, and black root.

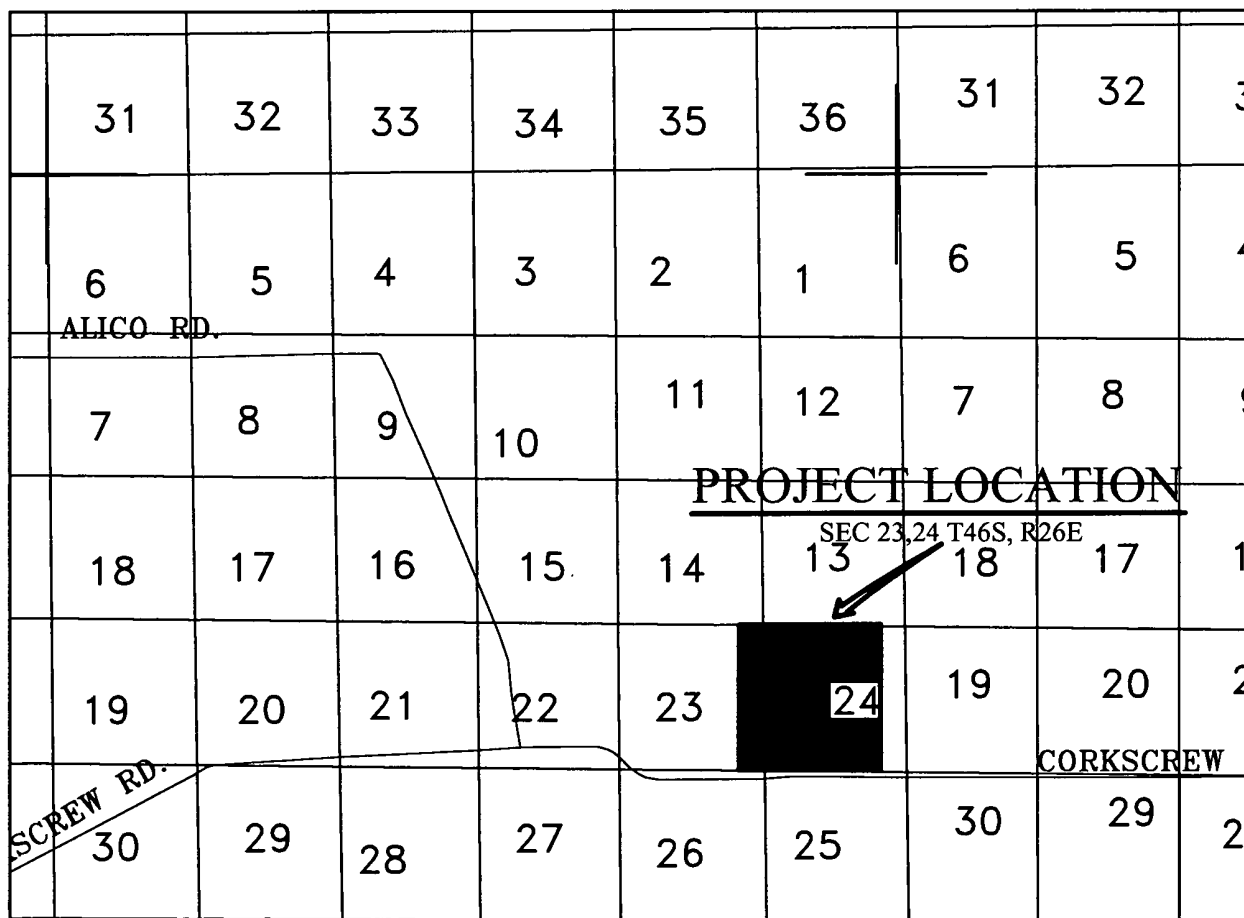


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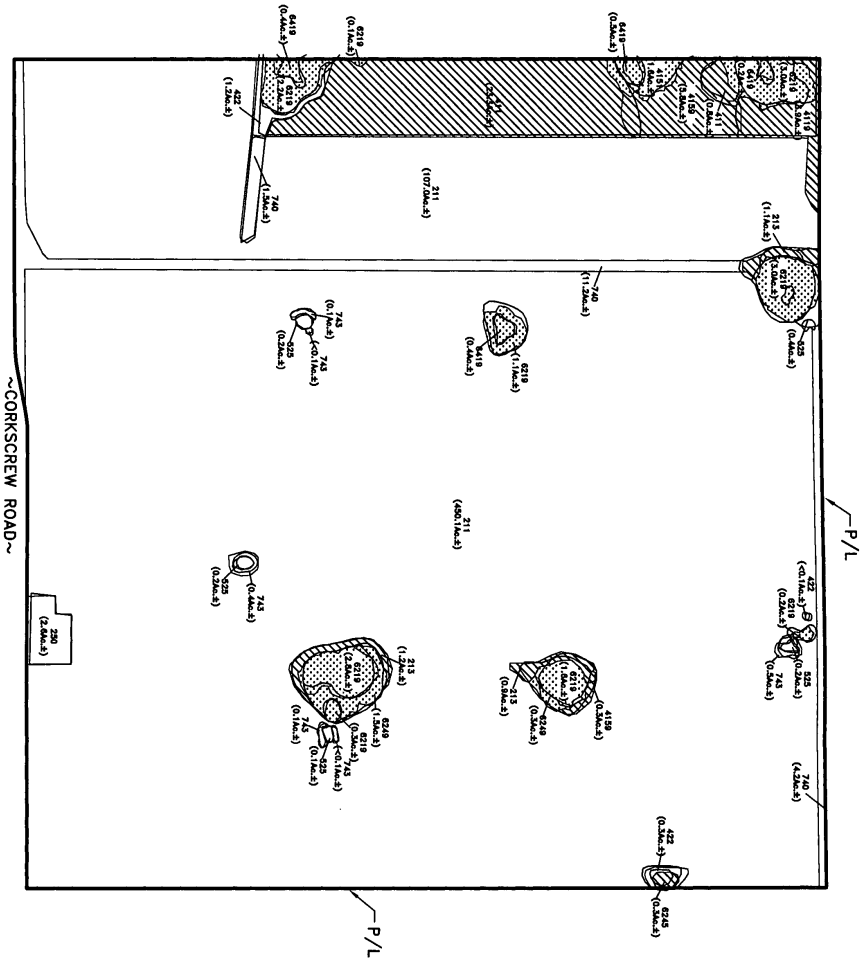
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PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

FIGURE 1. PROJECT LOCATION MAP

DRAWN BY: PF DATE: 8/7/00



LEGEND

SPRINK WETLANDS AND LEE COUNTY
INDIGENOUS VEGETATION (19.2Ac.±)

LEE COUNTY INDIGENOUS UPLANDS
(37.6Ac.±)

NOTES:

FLUCFCS LINES ESTIMATED FROM
1"=200' AERIAL PHOTOGRAPHS AND
LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE,
COVER AND FORMS CLASSIFICATION
SYSTEM (FLUCFCS) (FDOT 1985).

PROPERTY BOUNDARY PER VANESSE AND
DAYLOR, INC. DRAWING NO. COK-000000
DATED 7-21-00.

SWFMD JURISDICTIONAL WETLAND LINES
SHOWN HAVE BEEN FIELD VERIFIED BY
CRAIG SCHMITTLER ON JUNE 7, 2000.

APPROVED WETLAND LINES SHOWN HAVE
BEEN SURETY LOCATED.

REVISIONS	DATE	DESCRIPTION	DATE	DESCRIPTION
ADDED CORRESPONDING ROAD NOTE	8/4/00	K.C.P.	8/3/00	1"=800'
ADDED PROPERTY LINE NOTE		K.C.P.	8/3/00	VERTICAL SCALE
CORRECT FLUCFCS CODE		S.L.O.	8/3/00	SEC./MFC./P.M.C.
<p>PASSARELLA and ASSOCIATES, INC. Consulting Ecologists 4575 Via Royale Suite 201 Ft. Myers, FL 33919</p> <p>OLD CORKSCREW GOLF CLUB FLUCFCS, WETLANDS, AND LEE COUNTY INDIGENOUS VEGETATION MAP</p>				
DRAWING NO.: 00VAD501-2				FIGURE NO. FIGURE 2

Pine, Hydric (FLUCFCS Code 4151)

This wetland community totals 1.6± acres or 0.3 percent of the property. The canopy is dominated by slash pine. The sub-canopy includes cabbage palm, slash pine, melaleuca, and Brazilian pepper. The ground cover includes such species as beak-rush (*Rhynchospora inundata*), little blue maidencane (*Amphicarpum muhlenbergianum*), shrubby camphorweed (*Pluchea rosea*), chocolate weed (*Melochia corchorifolia*), wiregrass (*Aristida stricta*), and yellow-eyed grass (*Xyris* sp.).

Pine, Disturbed (FLUCFCS Code 4159)

This upland community occupies 6.1± acres or 1.0 percent of the property. The canopy is dominated by slash pine and melaleuca (<50 percent coverage). The sub-canopy contains scattered Brazilian pepper, wax myrtle, and cabbage palm. Ground cover species include ceasar weed, finger grass (*Eustachys petraea*), and chocolate weed.

Cypress, Disturbed (FLUCFCS Code 6219)

This wetland community totals 14.3± acres or 2.2 percent of the property. Vegetatively the canopy is dominated by bald cypress (*Taxodium distichum*) and melaleuca (<50 percent coverage). The sub-canopy includes cabbage palm, Brazilian pepper, and cypress. The ground cover consists of swamp fern (*Blechnum serrulatum*), little blue maidencane, juniper leaf (*Polypremum procumbens*), and cogon grass (*Imperata cylindrica*).

Pine/Cypress, Drained (FLUCFCS Code 6245)

This area totals 0.3± acre or less than 0.1 percent of the property. The canopy contains cypress, slash pine, and cabbage palm. The sub-canopy includes Brazilian pepper, slash pine, and cypress. The ground cover includes ceasar weed, swamp fern, and pasture grasses.

Pine/Cypress, Disturbed (FLUCFCS Code 6249)

This habitat totals 1.8± acres or 0.3 percent of the property. The canopy contains cypress, slash pine, cabbage palm, and melaleuca. The sub-canopy consists of cypress, Brazilian pepper, and cabbage palm. The ground cover includes such species as swamp fern, cogon grass, chocolate weed, and sawgrass (*Cladium jamaicense*).

Freshwater Marsh, Disturbed (FLUCFCS Code 6419)

This area totals 1.5± acres or 0.2 percent of the property. The canopy and sub-canopy is mostly open with slash pine on the perimeter. The ground cover includes fireflag (*Thalia geniculata*), pickerelweed (*Pontederia cordata*), and sawgrass.

INDIGENOUS RESTORATION GENERAL DESIGN STRATEGY

The general design strategy of the indigenous restoration plan is to enhance the existing indigenous vegetation on the property and to re-establish native plant communities that historically existed within the farm fields. The design includes the contouring of the farm fields to eliminate the existing ditching and berming and to establish grades conducive for the establishment of native plant communities. The design will include the establishment of both native upland and wetland habitats. Only native vegetation species endemic to Southwest Florida plant communities will be utilized in the design. Water management design for the project will include water control techniques as

needed to maintain appropriate hydroperiods for the proposed wetland plant communities. Details of proposed planting grades and water management design for the indigenous restoration areas will be provided prior to Development Order approval for the project. Exotic vegetation removal and restoration of indigenous habitats will be done concurrently with construction of the golf course.

PROPOSED RESTORED INDIGENOUS VEGETATION COMMUNITIES

To complement the existing indigenous vegetation on the property, it is proposed to restore 181.6± acres of indigenous vegetation within the existing farm fields. A total of five indigenous vegetation communities (two upland and three wetland) will be restored on the property. The habitats to be restored include Dry Prairie (FLUCFCS Code 340), Pine Flatwoods (FLUCFCS Code 411), Cypress (FLUCFCS Code 621), Freshwater Marsh (FLUCFCS Code 641), and Wet Prairie (FLUCFCS Code 643). The general location of the restored vegetation communities is shown on Figure 3 and Appendix A. A planting list with minimum plant sizes and planting densities for each of these habitat types is provided in Tables 1 through 5.

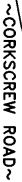
Table 1. Dry Prairie (FLUCFCS Code 340) Planting List

Common Name	Scientific Name	Container Size	Density (On Center)
Canopy			
None	-	-	-
Midstory¹			
Fetterbush	<i>Lyonia lucida</i>	1 gal.	20 ft.
Gallberry	<i>Ilex glabra</i>	1 gal.	20 ft.
Staggerbush	<i>Lyonia fruticosa</i>	1 gal.	20 ft.
Tarflower	<i>Befaria racemosa</i>	1 gal.	20 ft.
Wax myrtle	<i>Myrica cerifera</i>	1 gal.	20 ft.
Ground Cover²			
Broomsedge	<i>Andropogon virginicus</i>	Liner/BR ³	3 ft.
Bushy bluestem	<i>Andropogon glomeratus</i>	Liner/BR	3 ft.
Dwarf live oak	<i>Quercus minima</i>	1 gal.	10 ft.
Elliot lovegrass	<i>Eragrostis elliottii</i>	Liner	3 ft.
Gopher apple	<i>Licania michauxii</i>	Liner	3 ft.
Pennyroyal	<i>Piloblephis rigida</i>	1 gal.	10 ft.
Purple lovegrass	<i>Eragrostis spectabilis</i>	Liner	3 ft.
Sand cordgrass	<i>Spartina bakeri</i>	Liner/BR	3 ft.
Saw palmetto	<i>Serenoa repens</i>	1 gal.	10 ft.
Shiny blueberry	<i>Vaccinium myrsinites</i>	1 gal.	10 ft.
Wiregrass	<i>Aristida stricta</i>	Liner	3 ft.

¹A minimum of three species shall be planted and no one species will constitute more than 50 percent of the plantings.

²A minimum of six species shall be planted and no one species will constitute more than 40 percent of the plantings.

³Bare Root



- NOTES:
PROPERTY BOUNDARY PER VANESSE AND DAYLOR, INC. DRAWING No. cork-bnd/DWG DATED 7-21--00.
SFWMD JURISDICTIONAL WETLAND LINES SHOWN HAVE BEEN FIELD VERIFIED BY CRAIG SCHMITTLER ON JUNE 7,2000.
APPROVED WETLAND LINES SHOWN HAVE BEEN SURVEY LOCATED.

PERSONS	DATE	HORIZONTAL SCALE	<p>PASSARELLA and ASSOCIATES, INC.</p> <p><i>Consulting Ecologists</i></p> <p>4575 Via Royale Suite 201 Ft. Myers, FL 33919</p>	<p>OLD CORKSCREW GOLF CLUB</p> <p>INDIGENOUS RESTORATION PLAN</p>	DRAWING NO.:
	7/23/00	1" = 800'			00VAD501-3
CHECKED BY	DATE	VERTICAL SCALE			SHEET NO.:
K.C.P.	7/23/00	N/A			FIGURE 3
DATE	7/23/00	SEC. 700' / 400'			

Table 2. Pine Flatwoods (FLUCFCS Code 411) Planting List

Common Name	Scientific Name	Container Size	Density (On Center)
Canopy			
Slash pine	<i>Pinus elliottii</i> var. <i>densa</i>	3 gal.	15 ft.
Midstory¹			
Fetterbush	<i>Lyonia lucida</i>	1 gal.	20 ft.
Gallberry	<i>Ilex glabra</i>	1 gal.	20 ft.
Staggerbush	<i>Lyonia fruticosa</i>	1 gal.	20 ft.
Tarflower	<i>Befaria racemosa</i>	1 gal.	20 ft.
Wax myrtle	<i>Myrica cerifera</i>	1 gal.	20 ft.
Ground Cover²			
Broomsedge	<i>Andropogon virginicus</i>	Liner/BR ³	3 ft.
Bushy bluestem	<i>Andropogon glomeratus</i>	Liner/BR	3 ft.
Dwarf live oak	<i>Quercus minima</i>	1 gal.	10 ft.
Elliot lovegrass	<i>Eragrostis elliottii</i>	Liner	3 ft.
Gopher apple	<i>Licania michauxii</i>	Liner	3 ft.
Pennyroyal	<i>Piloblephis rigida</i>	1 gal.	10 ft.
Purple lovegrass	<i>Eragrostis spectabilis</i>	Liner	3 ft.
Sand cordgrass	<i>Spartina bakeri</i>	Liner/BR	3 ft.
Saw palmetto	<i>Serenoa repens</i>	1 gal.	3 ft.
Shiny blueberry	<i>Vaccinium myrsinites</i>	1 gal.	10 ft.
Wiregrass	<i>Aristida stricta</i>	Liner	3 ft.

¹A minimum of three species shall be planted and no one species will constitute more than 50 percent of the plantings.

²A minimum of six species shall be planted and no one species will constitute more than 40 percent of the plantings.

³Bare Root

Table 3. Cypress (FLUCFCS Code 621) Planting List

Common Name	Scientific Name	Container Size	Density (On Center)
Canopy¹			
Cypress	<i>Taxodium ascendens</i>	3 gal.	10 ft.
Pine	<i>Pinus elliotti</i> var <i>densa</i>	3 gal.	10 ft.
Red maple	<i>Acer rubrum</i>	3 gal.	10 ft.
Midstory			
Cabbage palm	<i>Sabal palmetto</i>	3 gal.	20 ft.
Myrsine	<i>Rapanea punctata</i>	1 gal.	20 ft.
Wax myrtle	<i>Myrica cerifera</i>	1 gal.	20 ft.
Ground Cover²			
Blue maidencane	<i>Amphicarpum muhlenbergianum</i>	Liner/BR ³	3 ft.

Table 3. (Continued)

Common Name	Scientific Name	Container Size	Density (On Center)
Ground Cover²			
Cordgrass	<i>Spartina bakeri</i>	Liner/BR	3 ft.
Gulfdune paspalum	<i>Paspalum monostadyum</i>	Liner/BR	3 ft.
Muhly grass	<i>Muhlenbergia copillaris</i>	Liner/BR	3 ft.
Sawgrass	<i>Cladium jamaicense</i>	Liner/BR	3 ft.
Soft rush	<i>Juncus effuses</i>	Liner/BR	3 ft.

¹Cypress shall constitute at least 70 percent of the plantings.²A minimum of three species shall be planted and no one species will constitute more than 60 percent of the plantings.³Bare Root

Table 4. Freshwater Marsh (FLUCFCS Code 641) Planting List

Common Name	Scientific Name	Container Size	Density (On Center)
Canopy			
None	-	-	-
Midstory			
None	-	-	-
Ground Cover¹			
Arrowhead	<i>Sagittaria lancifolia</i>	Liner/BR ²	3 ft.
Black rush	<i>Juncus roemerianus</i>	Liner/BR	3 ft.
Bulrush	<i>Scirpus validus</i>	Liner/BR	3 ft.
Cordgrass	<i>Spartina bakeri</i>	Liner/BR	3 ft.
Fire flag	<i>Thalia geniculata</i>	Liner/BR	3 ft.
Gulfdune paspalum	<i>Paspalum monostachyum</i>	Liner/BR	3 ft.
Lemon bacopa	<i>Bacopa caroliniana</i>	Liner/BR	3 ft.
Maidencane	<i>Panicum hemitomon</i>	Liner/BR	3 ft.
Pickerelweed	<i>Pontederia cordata</i>	Liner/BR	3 ft.
Red ludwigia	<i>Ludwigia repens</i>	Liner/BR	3 ft.
Sawgrass	<i>Cladium jamaicense</i>	Liner/BR	3 ft.
Spikerush	<i>Eleocharis cellulose</i>	Liner/BR	3 ft.
Spikerush	<i>Eleocharis interstincta</i>	Liner/BR	3 ft.

¹A minimum of eight species shall be planted and no one species will constitute more than 30 percent of the plantings.²Bare Root

Table 5. Wet Prairie (FLUCFCS Code 643) Planting List

Common Name	Scientific Name	Container Size	Density (On Center)
Canopy			
None	-	-	-
Midstory			
St. John's wort	<i>Hypericum fasciculatum</i>	1 gal.	20 ft.
Wax myrtle	<i>Myrica cerifera</i>	1 gal.	20 ft.
Ground Cover¹			
Blazing star	<i>Liatris spicata</i>	Liner	3 ft.
Blue maidencane	<i>Amphicarpum muhlenbergianum</i>	Liner	3 ft.
Cordgrass	<i>Spartina bakeri</i>	Liner/BR ²	3 ft.
Gulfdune paspalum	<i>Paspalum monostachyum</i>	Liner/BR	3 ft.
Muhly grass	<i>Muhlenbergia capillaries</i>	Liner	3 ft.
Red root	<i>Lachanthes caroliana</i>	Liner/BR	3 ft.
Soft rush	<i>Juncus effuses</i>	Liner/BR	3 ft.
Tickseed	<i>Coreopsis leavenworthii</i>	Liner	3 ft.

¹A minimum of five species shall be planted and no one species will constitute more than 40 percent of the plantings.

²Bare Root

Please note that the densities shown are provided as a means of calculating planting quantities. To better mimic natural systems, the actual location of the plants at installation will vary from the "on centers" listed, but the calculated density per acre will be maintained. Plants will be mulched with an organic mulch at time of installation. The use of cypress mulch is prohibited. Detailed planting plans for the restoration work will be provided prior to Development Order approval for the project.

TEMPORARY IRRIGATION

A temporary irrigation system will be installed to ensure the establishment of the planted vegetation. The irrigation system will be designed to conserve water and will include an automated rain sensor or equivalent system. The temporary irrigation system will be removed upon successful establishment of the indigenous vegetation. Details of the irrigation system will be provided prior to Development Order approval. If it can be demonstrated during Development Order review that the wetland restoration areas (i.e., FLUCFCS Codes 621, 641, and 643) have adequate surface and groundwater levels for plant establishment, no temporary irrigation for these habitats will be required.

EXOTIC AND NUISANCE SPECIES REMOVAL

Enhancement of the existing indigenous vegetation will include the hand removal of exotic and nuisance species. The exotics to be eradicated include melaleuca, Brazilian pepper, Australian pine, and downy rosemyrtle (*Rhodomyrtus tomentosus*).

The hand removal of exotics will include one or more of the following methods: (1) cut exotics within 12 inches of ground elevation, hand remove cut vegetation, and treat remaining stump with approved herbicide; (2) girdle standing melaleuca and Australian pine with diameter at breast height greater than four inches and apply approved herbicide to cambium; (3) foliar application of approved herbicide to melaleuca saplings, Brazilian pepper, Australian pine, and downy rose myrtle; and (4) foliar application of approved herbicide or hand pulling of exotic seedlings. Herbicides that contain label warnings indicating potential damage or kill to cypress, cabbage palm, and pine trees will be prohibited.

In areas where the density of melaleuca trees exceeds 50 percent, cuttings will either be removed from the site or stacked in piles at approximately 75 foot intervals. If left on the site, smaller cuttings will be stacked butt end to the ground into a nearly vertical position (i.e., teepee method). Larger cuttings will be cut and stacked side by side into an area approximately six feet on a side. Cuttings will be stacked perpendicular to the previous layer up to a height of approximately four feet (i.e., log cabin method).

BIG CYPRESS FOX SQUIRREL AND BURROWING OWL MANAGEMENT PLAN

The following management plan has been prepared for the purpose of addressing the conservation of Big Cypress Fox Squirrel (*Sciurus niger avicennia*) and burrowing owl (*Speotyto cunicularia floridana*) habitat on the Old Corkscrew Golf Club property. The management plan includes the enhancement and restoration of indigenous vegetation communities as previously described in this report. In particular, those enhanced and restored vegetation communities that provide habitat for the fox squirrel (FLUCFCS Codes 231, 411, 415, 621, and 624) and the burrowing owl (FLUCFCS Codes 340 and 643).

Biology of the Big Cypress Fox Squirrel

The Big Cypress fox squirrel lives and breeds in varied habitats in Southwest Florida including cypress swamps, pine flatwoods, tropical hardwood forests, live oak woods, mangrove forests, and suburban habitats, including golf courses, city parks, and residential areas in native vegetation (Humphrey 1992). Dense cypress/hardwood swamps are avoided. This may be due to the competition for food and habitat with gray squirrel (*Sciurus carolinensis*). Little data is available on the preferred forage habitat of the Big Cypress fox squirrel. Big Cypress fox squirrels apparently prefer to feed on the male and female cones of slash pine. A smaller percent of the diet may consist of seasonal fruits, berries, and seeds (Humphrey 1992).

Big Cypress fox squirrels often form platform nests in pines and hardwoods; and moss and stick nests in cypress, tops of cabbage palms, and large clumps of bromeliads. Cabbage palms and bromeliads are especially important because they can provide immediate shelter, which allows the squirrel to range over large areas without requiring a daily return to a permanent nesting facility (Humphrey 1992).

Big Cypress fox squirrels are solitary animals. Interaction between animals occurs primarily during mating season. Mating chases occur frequently throughout the months of May through August.

During the non-mating season, interactions are infrequent and often occur around food sources (Humphrey 1992).

Biology of the Burrowing Owl

The Florida burrowing owl historically occupied well-drained open grassland and prairie type habitats of the central peninsula that were maintained by frequent fire or drought (Howell 1932, Bent 1938). Land clearing and wetland drainage have played a major role in the range expansion of this species since the 1940's (Millsap 1996). Today, Florida burrowing owls are typically found in association with well-grazed pasture, golf courses, airports, and maintained open lots near urban development.

Florida burrowing owls have been reported to feed on beetles, crickets, spiders, frogs, toads, small birds, small rodents, and road kill (Millsap 1996). The Florida burrowing owl excavates burrows that are used for nesting in the spring and protection from predators in the winter. Nesting typically occurs from February through late May, but has been observed at other times of the year (Owre 1978, Millsap and Bear 1990). Burrows are approximately three meters in length and include an enlarged chamber at the terminus of the tunnel that is used for egg laying and brooding (Millsap 1996). The entrance to the burrows is decorated prior to egg laying with materials that may include clumps of grass, bits of paper, insect wings, and cow chips. Clutch size is typically two to six eggs. Both sexes are involved in incubating and feeding, although the females are primarily responsible for incubation and brooding. From the time of egg laying to fledging is approximately 70 days (Millsap and Bear 1990).

Pre-Construction Surveys

A qualified ecologist will be on-site to supervise Big Cypress fox squirrel and burrowing owl management and monitoring activities as detailed in this plan. Prior to commencement of construction clearing activities and exotic removal work for the project, a survey will be conducted in the areas to be cleared to identify burrowing owl burrows and potential Big Cypress fox squirrel nests.

If burrowing owl burrows are identified within the construction and clearing limits of the project, an incidental take permit will be obtained from the Florida Fish and Wildlife Conservation Commission (FWCC). No clearing will be conducted within 50 feet of an active burrow. No clearing or filling of burrowing owl burrows will be done between February 15 and July 10. Prior to the destruction of a burrowing owl burrow, as permitted by the FWCC, a qualified ecologist will inspect the burrow within 48 hours before the burrow is destroyed to ensure that the burrows are inactive. Only inactive burrows (i.e., containing no eggs or flightless young) will be destroyed.

If potential Big Cypress fox squirrel nests are identified within the construction and clearing limits of the project, observations will be conducted to determine if the nests are being utilized by Big Cypress fox squirrels. No clearing will be conducted within 25 feet of an active nest tree. After completion of nesting activities by Big Cypress fox squirrels and the juvenile squirrels have left the nest, a written request to remove the nest will be made to FWCC. After receipt of written authorization from FWCC, the nest tree and buffer can be cleared and exotics removed.

Public Education

A program will be established to educate golfers and maintenance staff about the Big Cypress fox squirrel and burrowing owl. This program will include printed material and educational signage. Information on the printed material will include:

- A picture and description of the fox squirrel and burrowing owl and their protected status
- Notes regarding the life history and ecology of the fox squirrel and burrowing owl
- Information regarding the interaction of the public with fox squirrels and burrowing owls, such as the potential negative effects of feeding fox squirrels
- A map showing the location of the indigenous enhancement and restoration areas with a discussion of the protected status of these areas

A copy of the printed educational material shall be provided to Lee County and FWCC for review and approval prior to distribution to golfers and maintenance staff.

Post-Construction Monitoring

Post-construction monitoring for Big Cypress fox squirrels and burrowing owls will be conducted as part of the indigenous vegetation monitoring program for the project. Observations of Big Cypress fox squirrel and burrowing owl activity will be included in the monitoring reports.

INDIGENOUS VEGETATION AND HABITAT MANAGEMENT

After completion of the initial exotic eradication and indigenous vegetation restoration, the enhanced and restored habitats will be managed to ensure the establishment of the native plant communities as designed and to ensure 80 percent survival of the planted vegetation. Semi-annual inspections will be conducted for the enhanced and restored habitats. During these inspections, the enhanced and restored indigenous areas will be traversed by qualified ecologists. Locations of nuisance or exotic vegetation species will be identified for treatment with an appropriate herbicide or for hand pulling. Herbicides that contain label warnings indicating potential damage or kill to cypress, cabbage palms, or pine trees will be prohibited. No exotic maintenance will be conducted within 25 feet of an active Big Cypress fox squirrel nest. Any additional potential problems will also be noted and corrective actions taken. If survivorship of the planted vegetation falls below 80 percent, additional planting will be conducted to increase the plantings to 80 percent or greater.

Prescribed burns or mechanical mowing will be utilized as a management tool for the Dry Prairie (FLUCFCS Code 340), Pine Flatwoods (FLUCFCS Code 411), and Wet Prairie (FLUCFCS Code 643) habitats. No mechanical mowing will be conducted within 50 feet of an active burrowing owl burrow. Prescribed burns or mechanical mowing will be performed every two to three years as determined by vegetation monitoring. A prescribed burn plan will be developed for each of the above habitat types prior to implementation. Emphasis will be placed on fire frequency and season. The upland and wetland habitats will be monitored for excessive midstory growth. Ground cover and midstory growth will be maintained to enhance maximum wildlife use.

INDIGENOUS VEGETATION MONITORING

Monitoring Methodology

The proposed monitoring of the enhanced and restored indigenous habitats will consist of time-zero and annual monitoring of vegetation, wildlife, rainfall, and wetland water levels. Time-zero monitoring will document conditions immediately following wetland and upland enhancement and wetland creation. The annual reports will document conditions following enhancement and creation activities and document the extent of success of the project. If needed, the annual reports will identify specific actions to be taken to improve the conditions within the project area. Sampling transects and methodology for the time-zero and annual reports will utilize identical methods of data collection from identical sampling stations. Monitoring will be conducted for a period of five years.

Vegetation Monitoring

Wetland vegetation will be monitored following enhancement and restoration activities. Sampling in upland and wetland habitats will involve canopy, midstory, and ground cover stratum along monitoring transects established within the enhanced and restored areas.

Canopy and midstory vegetation species will be monitored within 20 x 50 foot plots established along the monitoring transects. Species richness and visual estimate of percent cover will be calculated for canopy and midstory stratum.

To facilitate an intensive, accurate, and repeatable sampling program, the point frame method (Bonham 1989) will be utilized for the ground cover strata. Point frames will be sampled at approximately 25 foot intervals along each monitoring transect. Each point frame consists of 1m square wire grid with 25 cross points. Any plant species directly below a cross point will be recorded, including bare ground. Each cross point represents four percent of the square meter. Water depths will also be recorded at each wetland habitat. For each sampling station, identified species will be listed and percent cover computed and discussed.

Wildlife Monitoring

Regular observations of wildlife with emphasis on Big Cypress fox squirrels and burrowing owls will be made during the monitoring event by qualified ecologists. Observations will consist of recording evidence and sign of wildlife (i.e., direct sightings, vocalizations, burrows, nests, tracks, droppings, etc.).

Fish and Aquatic Macroinvertebrate Monitoring

Qualitative sampling of fish and aquatic macroinvertebrates will be conducted within the wetland habitats using a standard D-frame aquatic dip net, mesh size 1.0 mm. Sampling will be conducted along vegetation monitoring transects with a minimum of 2 cm. standing water. The collector will work the net vigorously within the vegetation, open water, and surficial bottom sediments. Net contents will be placed in a white pan and sorted with forceps. Hard substrate, if any, will also be examined for the presence of aquatic macroinvertebrates. Sampling will continue until no new

species are encountered for ten minutes. Sample size and collection times will not exceed 200 organisms or one hour, respectively. Samples will be preserved in alcohol, returned to the laboratory, and identified to the lowest taxonomic level possible, usually species. When possible, fish will be identified in the field and released.

Photographic Documentation

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

Rainfall and Staff Gauge

Hydrological monitoring for the restored wetland habitats will include the installation of a rain gauge and staff gauges/monitoring wells. Staff gauges/monitoring wells will be read once every two weeks from May through November (i.e., approximate wet season) and once a month during the remainder of the year. Water level data will be included in the annual monitoring reports.

REFERENCES

- Bent, A.C. 1938. Life histories of North American birds of prey. Part 2. U.S. Natl. Mus. Bull. No. 170. 482 pp.
- Bonham, C.D. 1989. Measurements for Terrestrial Vegetation. John Wiley and Sons, New York, New York.
- Howell, A.H. 1932. Florida bird life. Coward-McCann, New York. 579 pp.
- Humphrey, Stephen R. 1992. Big Cypress Fox Squirrel. Pp. 224-233 *in* Rare and Endangered Biota of Florida; Volume I. Mammals (S.R. Humphrey ed.). University Press of Florida, Gainesville, FL
- Millsap, B.A. 1996. Florida Burrowing Owl. Pp. 579-587 *in* Rare and Endangered Biota of Florida. Volume V. Birds (J.A. Rodgers, Jr., H.W. Kale II, and H.T. Smith, ed.). University Press of Florida, Gainesville, FL.
- Millsap, B.A. and C. Bear. 1990. Double-brooding by Florida Burrowing Owls. Wilson Bull. 102:313-317.
- Owre, O.T. 1978. Florida Burrowing Owl. Pp. 97-99 *in* Rare and Endangered Biota of Florida. Volume II. Birds (H.W. Kale II ed.). University Press of Florida, Gainesville, FL.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8570

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County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

September 11, 2000

Mitchell A. Hutchcraft, ASLA, AICP
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

RE: Old Corkscrew Golf Course PRFPD; File #DCI2000-00058

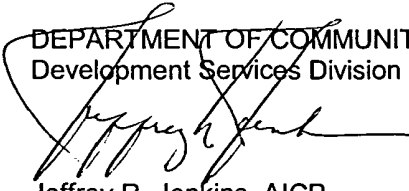
Dear Mr. Hutchcraft:

The Development Services Division has reviewed the information provided on August 18, 2000 for the above zoning application. The Lee County Land Development Code requires additional information for the application to be found sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your convenience, we have attached all additional memoranda from the various Lee County reviewing agencies which have been received to date.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me, or the staff reviewers directly, should you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


Jeffrey R. Jenkins, AICP
Senior Planner

Enclosures:

Checklists from DS Division including Zoning Review with Addendum, Development Review, and TIS Review; Checklists from Planning Division including Land Use and Environmental Sciences; and, Memorandums from Lee County DOT, Lee County Public Works, and Lee County Regional Water Supply Authority

copy w/o attachments:

Walter J. McCarthy, DS Director
Dawn Perry-Lehnert, CAO (w/attachments)
Don Blackburn, DS Reviewer
Bob Rentz, TIS Reviewer
Paul O'Connor, Planning Division
Kim Trebatoski, Planning Division
Elaine Wicks, Lee County DOT
Roland Ottolini, Lee County Public Works
Dr. Sam Lee, Lee County Regional Water Supply Authority
Zoning/DCI Files (w/attachments)

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AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

SUFFICIENCY CHECKLIST FOR PLANNED DEVELOPMENTS, AMENDMENTS, AND EXISTING DEVELOPMENTS REQUESTING PLANNED DEVELOPMENT ZONING

PROJECT NAME: Old Corkscrew Golf Course PRFPD CASE #: DCI2000-00058
REQUEST: PRFPD Rezoning from AG-2 DATE OF REVIEW: 9/11/2000
REVIEWED BY: Jeff Jenkins, AICP, Senior Planner SUFFICIENCY DETERMINATION: INSUFFICIENT
PREAPP. CONF? NO YES DATE OF CONF: _____

TYPE OF APPLICATION: _____

☒ MAJOR PLANNED DEVELOPMENT ☐ EXISTING DEVELOPMENT
☐ MINOR PLANNED DEVELOPMENT ☐ AMENDMENT

LEGEND:

OK - Requirement satisfied X - Requirement not satisfied
N/A - Not applicable RW - Requirement waived by director
REF - Referred to another agency for review

Initiation of Application - Legal Requirements.

- 01) ☒ By Landowner or County. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a.]
- a. ☒ The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]
1. ☒ If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b.]
2. ☒ If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)c.]
- b. ☐ N/A The property is subject to a land trust agreement, and the trustee initiated the application. [34-201(a)(1)a.2.]
1. ☐ N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- c. ☐ N/A The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

1. N/A The names of all parties having interest in the subject property including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
 - d. N/A The fee owner is a partnership and a general partner initiated the application. [34-201(a)(1)a.4.]
 1. N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
 - e. N/A The fee owner is an association and the association or its governing body appointed an agent to initiate the application on behalf of the association. [34-201(a)(1)a.5.]
 - f. N/A The application was initiated by the Board of County Commissioners. [34-201(a)(2)]
 1. N/A A copy of the "Blue Sheet" authorizing initiation of the rezoning must be provided.
- 02) N/A **Condominium or Timeshare Condominium.** The property is a condominium or a timeshare condominium, as defined and regulated in F.S. chs. 718 and 721, respectively, and the application or petition has been initiated by both the condominium association and no less than 75 percent of the total number of condominium unit owners, or by both the owners' association and no less than 75 percent of timeshare condominium unit owners. [34-201(a)(1)b.]
- a. N/A The applicant(s) has provided a complete list of all unit owners, identified by unit number and time-share period, as applicable, along with proof that all unit owners who did not join in the application were given actual written notice thereof by the applicants. The applicant has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)b.2.]
 - b. N/A The application contains a letter of opinion from a licensed Florida attorney, attesting that he has examined the declaration of condominium, the bylaws of the condominium association, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the county violates none of the provisions therein, or any federal or state law regulating condominiums or timeshare plans, or the rights of any of the nonparticipating unit owners, as derived from such documents and laws, and that approval of the requested act by the county would violate no such rights. [34-201(a)(1)b.3.]
- 03) N/A **Subdivision.** The property is a subdivision and the application or petition has been initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable. [34-201(a)(1)c.]
- a. N/A The applicant(s) has provided a complete list of all lot owners identified by lot number. Proof that all lot owners who did not join in the application were given actual written notice thereof by the applicant(s). The applicant(s) has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)c.2]

General Submittal Requirements For All Applications.

- 04) OK All properties within a single application must be abutting. [34-201(b)(1)]
- 05) X Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]

06) X All applications requiring a public hearing must include the following: [34-202(a)]

- a. OK **Legal description.** The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]
 - 1. OK The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. [34-202(a)(1)]
 - 2. OK The legal description must include a copy of the plat, if any, and the county STRAP number. [34-202(a)(1)]
- b. OK **Certified sketch of description.** A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. [34-202(a)(2)]
 - 1. OK If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. [34-202(a)(2)]
 - 2. N/A If the request is owner-initiated, the boundary sketch must include the location of existing structures on the property. [34-202(a)(2)]
- c. OK **Confirmation of Ownership.** If at any time during the review process the director concludes there is a question regarding ownership of the property, the director may require a title insurance policy, attorney's opinion of title, or owner's and encumbrance report. [34-202(a)(3)]
- d. OK **Area location map.** A map, at suitable scale, indicating the property described in the legal description. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public. [34-202(a)(4)]
- e. OK **Property owners list.** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. [34-202(a)(5)]
- f. OK **Surrounding property owners list.** A complete list of all property owners, and their mailing addresses, for all property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county at the time of sufficiency. [34-202(a)(6)]
- g. OK **Property owners map.** A map displaying all parcels of property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. This map must reference by number or other symbol the names on the property owners list. [34-202(a)(7)]

- h. N/A **Property restrictions.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, the application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form. [34-202(b)(2)]
- i. OK **Affidavit regarding proposed use.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, if buildings or structures exist on the property, the applicant must submit an affidavit stating that the buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of chapter 10 and this code. [34-202(b)(3)]
- j. N/A **Hazardous materials emergency plan for port facilities.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, any applicant seeking a rezoning for a private port facility must submit a hazardous materials emergency plan, which will be subject to the approval of the county divisions of emergency management, water resources and planning, and of the appropriate fire district. The plan must provide for annual monitoring for capacity and effectiveness of implementation. At the minimum, the plan must comply with the spill prevention control and countermeasure plan (SPCC) called for in the federal oil pollution prevention regulations, 40 CFR 112, as amended. [34-202(b)(4)]
- k. N/A **Rezoning of Mobile Home Parks.** If the proposed rezoning of an existing mobile home park as defined in F.S. Sec. 723.003, would result in the removal or relocation of mobile home owners, then the application must include facts sufficient to allow staff to conclude that adequate mobile home parks or other suitable facilities exist for the relocation of displaced owners. The facts to be provided are intended to meet the requirements of F.S. sec. 723.083 (1995). Therefore, the statutory definitions will prevail to the extent there is conflict with terms of this Code. [34-203(d)]
- N/A (1) Facts to be provided may typically include: STRAP number and street addresses of properties where mobile homes are to be removed from, and relocated to (i.e., the "relocation site"); and any building permit numbers issued for placement of the mobile home on the relocation site.
- N/A (2) If the relocation site is not within the legal description of the subject rezoning, then the property owner of property proposed for relocation must submit an affidavit stating that suitable facilities exist at the relocation site to accommodate the mobile home proposed to be relocated there.
- 07) N/A **Multiple Zoning Categories.** Applications for two or more planned development categories may be combined in one application. [34-373(a)(1)]
- a. N/A The subject property must be divided into development areas, each of which corresponds to a different planned development category. [34-373(a)(1)a.]
- b. N/A Each development area must be identified by a separate legal description. [34-373(a)(1)b.]
-

- 08) X **Covenants.** Any applicant for a rezoning or master concept plan confirmation under the planned development regulations as provided in this article must submit documentation corroborating unified control over the subject property. [34-373(a)(3) & 34-374(a)]
- 09) X **Description of existing conditions.** The application must be accompanied by the following: [34-373(a)(4)]
- a. OK A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 375 feet. [34-373(a)(4)a.]
 - b. REF Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/SCS system and the Florida Land Use and Cover Classification System, respectively. [34-373(a)(4)b.]
 - c. REF The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. [34-373(a)(4)c.]
 - d. N/A A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)d.]
 - e. REF A survey as required by chapter 10, article III, division 8, pertaining to protected species requirements. Upon written request, the director may waive this requirement for minor planned developments. [34-373(a)(4)e.]
 - f. OK A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. [34-373(a)(4)f.]
- 10) OK A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a. and e., and 34-145(d)(3). [34-373(a)(5)]
- 11) **Description of proposed development.** The application must be accompanied by a description of the proposed development. The applicant has the choice of using one of two options as follows. The option chosen must be clearly indicated on the application form. [34-373(a)(6)]
- Option chosen was:
- a. N/A Option 1. The subject parcel may be divided into development areas. For each development area, the following must be shown, either within the areas or on schedules keyed to the areas: [34-373(a)(6)a]
 - 1. N/A The general size, configuration and location of each sub area of development; [34-373(a)(6)a.1.]
 - 2. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; [34-373(a)(6)a.2]

3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity; [34-373(a)(6)a.3]
4. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual sub areas of development, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; [34-373(a)(6)a.4]
5. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development, the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into each development area; [34-373(a)(6)a.5.]
6. N/A Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. [34-373(a)(6)a.6.]
7. N/A The percentage of open space, unless the proposed development is in a development area consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); [34-373(a)(6)a.7]
8. N/A The general location of excavations for on-site fill and wet retention; [34-373(a)(6)a.8.]
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation; [34-373(a)(6)a.9.]
10. N/A Where the subdivision of land is a feature of the proposed development, indicate on the plan of the proposed development regulations for each sub area, i.e., minimum size and dimensions of all of the lots, lot coverage, as well as all of the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district will be used, reference to the specific district shall be sufficient; [34-373(a)(6)a.10.]
11. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments. [34-373(a)(6)a.11.]
12. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information:
 - a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. [34-373(a)(7)a.]

- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. [34-373(a)(7)b.]
- c) N/A The proposed percentage of open space for the entire site. [34-373(a)(7)c.]
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. [34-373(a)(7)d.]

- b. N/A Option 2. The plan must indicate the general location of all proposed land uses, the general location and configuration and approximate dimensions of all proposed lots, parcels or outparcels, and the general location and pattern of vehicular and pedestrian circulation and movement within the site, for the entire site. [34-373(a)(6)b.]

This option requires the submittal of a clearly legible master concept plan, 24 inches by 36 inches in size, at an appropriate scale to adequately show the following information for each lot or on a schedule keyed to the lots.

- 1. N/A The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots. [34-373(a)(6)b.1.]
- 2. N/A The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual lots, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; [34-373(a)(6)b.2.]
- 3. N/A The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity, for the parcel or for each lot if subdivided. [34-373(a)(6)b.3.]
- 4. N/A Where the subject property is divided into lots, indicate on the plan the general location, configuration, approximate dimensions and use of all proposed lots, parcels or outparcels as well as lot coverage, and the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district, will be used, reference to the specific district will be sufficient. [34-373(a)(6)b.4.]
- 5. N/A The maximum height, in feet and number of stories, of any proposed buildings or structures; [34-373(a)(6)b.5.]

6. N/A Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442. [34-373(a)(6)b.6.]
7. N/A The percentage of open space, unless the proposed development is a development consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c); [34-373(a)(6)b.7.]
8. N/A The general location of excavations for on-site fill and wet retention; and [34-373(a)(6)b.8.]
9. N/A The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation. [34-373(a)(6)b.9.]
10. N/A A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments [34-373(a)(6)b.10.]
11. N/A The master concept plan must also include a summary schedule of uses for the entire property with the following information: [34-373(a)(7)]
- a) N/A The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. [34-373(a)(7)a.]
- b) N/A The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. [34-373(a)(7)b.]
- c) N/A The proposed percentage of open space for the entire site. [34-373(a)(7)c.]
- d) N/A The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. [34-373(a)(7)d.]

12) X **Additional Requirements for All Major Planned Development Rezoning**

- a. X A written description of the surface water management plan that includes: [34-373(b)(1)]
1. X the runoff characteristics of the property in its existing state; [34-373(b)(1)a.]

2. X in general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained; [34-373(b)(1)b.]
 3. X the retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance; [34-373(b)(1)c.]
 4. X how existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate; [34-373(b)(1)d.]
 5. X the requirements for fill materials posed by this development for other than building pads (use, volume, etc.); [34-373(b)(1)e.]
 6. X If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. [34-373(b)(1)f.]
- b. REF A protected species management plan as required by chapter 10, sections 10-471 to 10-476. [34-373(b)(2)]
- c. N/A If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]

COMMENTS

1. Official Application Form is incomplete. STRAP numbers must be listed on cover page. Property owners names and addresses are not included. Date property was acquired not given. Agent information is insufficient. Reference to unidentified exhibits is not acceptable. Part IV, page 7 of 8, "Submittal Requirements" page was not submitted referencing documents and number of copies. Property address is 16871 Corkscrew Road, 33928.
2. Authorization forms are incomplete. No authorization given from Taggart to applicant for both authorization form and Covenant of Unified Control document. No exhibit "A" attached to Taggart Covenant of Unified Control. Incorrect reference in Flint exhibit "A" used for both authorization form and Covenant of Unified Control document.
3. Exhibit "I-B-3" is incomplete. See LDC Section 34-202(a)(5) for submittal requirements.
4. Exhibit "I-F" does not accurately replicate official form. Exhibit must include all information as in official county form. The form must also be signed and notarized.
5. Exhibit "III-B-3" contains insufficient information on private wastewater and irrigation facilities.
6. See "ADDENDUM TO PD CHECKLIST" for OPTION 3 requirements.
7. See other reviewer's comments as attached.

**ADDENDUM TO PD CHECKLIST
PRFPD Requirements--LDC Section 34-941**

Old Corkscrew Golf Course PRFPD; #DCI2000-00058

OPTION #3

- X (1) **Master Concept Plan:** A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the following information (notes and legends may be used to provide the required information):
- OK a. The general size, configuration and general location of proposed uses and structures, play fields and golf course routings. Minor adjustments to this Master Concept plan may be made administratively at the discretion of the Director.
- OK b. The general area of any accessory buildings, structures and maintenance areas must be shown on the site plan. Minimum setbacks for accessory buildings and structures, as noted in subsection (d)(4), must be shown and used for the final placement of these buildings, structures or facilities.
- OK c. The maximum height, in feet and number of stories, of any proposed buildings or structures;
- X d. The uses requested, and:
- i. If a campground: the number of camping units; the number and size of the camping restrooms including the number of toilets and showers proposed; and the location and size of the camping area office.
- ii. If a horse stable: the size of the stable building.
- iii. If a golf course: the location and size of the clubhouse, administrative, and maintenance areas, the number of golf course holes, the approximate location of tees, fairways, and golf course greens, and the number and size of golf course restrooms.
- X e. The minimum width and composition of all proposed buffers along the perimeter of the subject property. Minimum building setbacks for buildings and structures, as noted in sub-section (d)(4) must be shown and used for the final placement of buildings, structures or facilities, unless a greater setback is deemed necessary by the Board of County Commissioners.
- X f. The general location of all points of pedestrian and vehicular ingress and egress from existing easements or rights-of-way into the development.
- N/A g. Proposed access and facilities for public transit in accordance with

ADDENDUM TO PD CHECKLIST
Old Corkscrew Golf Course PRFPD; #DCI2000-00058
PRFPD Requirements--LDC Section 34-941
September 11, 2000

sections 34-411(e) and 10-442, if the development is located on a public transit route.

REF h. The general location of open space including the location of natural and man-made bodies of water, and areas of native vegetation to be retained or created.

X i. The general location of excavations for on-site fill and wet retention;

X j. The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation;

OK k. A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement.

REF (2) **Environmental assessment:** An environmental assessment including, at a minimum, an analysis of the environment, historical and natural resources.

OK (3) A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a, and e., and 34-145(d)(3).

X (4) **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal.

COMMENTS

1. Please delete "Detention/Retention Ponds" as this is not a recognized use in the LDC. This use has already been appropriately listed as an accessory use, entitled "Excavation, Water Retention."
2. Of the accessory uses, only the COP is limited "to be in conjunction with the clubhouse and golf course." However, it seems that is not exactly what is depicted in Ordinance # 00-14, as the limitation listed in that Ordinance states that COP uses ". . . located whole interior to a permitted clubhouse. . . outdoor golf course service in conjunction with a COP must be specifically requested. . ." [underlining added for emphasis]. As noted above, please include the exact footnote language in the schedule of uses, as it appears in Ordinance 00-14.

ADDENDUM TO PD CHECKLIST
Old Corkscrew Golf Course PRFPD; #DCI2000-00058
PRFPD Requirements--LDC Section 34-941
September 11, 2000

3. The property development regulations indicate that a restaurant of an unspecified size is proposed, however this is not listed in the schedule of uses (please note that per Ord.00-14 the use must be located in the clubhouse).
4. The schedule of uses indicates that there will be two dwelling units. However, LDC Sections 34-941(b)(1) and (c)(1) are clear that "no residential uses, other than a single caretaker's residence or a resident manager's unit, are permitted within the PRFPD District."
5. Please show the location of the Golf Course Restrooms, as required. Per LDC Section 34-941(c)(2)b, maximum two (2) structures permitted per 18-hole golf course. One additional structure may be added for each additional nine holes.
6. Practice range and tee are shown on the MCP, but the use has not been included in the accessory list of uses, as required by Ord. 00-14. Please revise.
7. Please remove the use Essential Services, Group I as there is no such use listed in the LDC. Essential Services is already listed as a permitted use within the schedule of uses.
8. A "Country Club" is a permitted use in the PRFPD, however a "Private Club" is not. Please remove the reference to "private."
9. Ordinance #00-14 requires you to show the location of the Recreational and Education Facilities on the MCP. Please revise the MCP to show these uses.
10. Please explain or show in a drawing how the fences and walls will be in compliance with LDC 34-941e)4)a.iii.
11. Please show the perimeter property buffers as required.
12. Please clarify the general location of all points of pedestrian and vehicular ingress and egress from existing easements or rights-of-way into the development including the proposed emergency access point, as required.
13. The general location of excavations for on-site fill and wet retention has not been depicted on the MCP. Please revise the MCP to shown these areas.



LEE COUNTY
SOUTHWEST FLORIDA

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION**

DCI SUFFICIENCY CHECKLIST

PROJECT: OLD CORKSCREW GOLF COURSE DCI CASE NO: DCI2000-00058
DISTRICT APPLIED PRFPD DATE OF REVIEW: SEPTEMBER 7, 2000
REVIEWED BY: PETE ECKENRODE SUFFICIENCY DETERMINATION: I
PREAPP. CONF. YES X NO DATE OF CONF:

TYPE OF APPLICATION

 X PLANNED DEVELOPMENT [34-373] PD AMENDMENT [34-373(b)(1)]
 MINOR PD [34-373(b)(2)] EXISTING DEV. SEEKING PD [34-373(b)(3)]
 DRI [34-373(a)(2)H] AMENDMENT TO BUILT PD [34-373(b)(4)]

COMMENT SHEET ATTACHED? YES NO

LEGEND

S- REQUIREMENT SATISFIED I - REQUIREMENT NOT SATISFIED

A. GENERAL DESIGN STANDARDS

 S The development has access to existing or proposed roads in accordance with Chapter 10 and as specified in the Lee Plan traffic circulation element or the official trafficways map of the county. [34-411(d)(1)]

B. DEVIATIONS [34-412(a)]

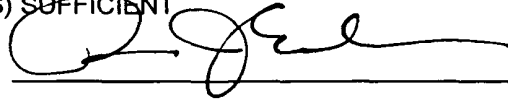
 I The application and master concept plan include a schedule of deviations, including detail drawings and written justifications. [34-373(a)(6)a.9. or 34-373(a)(6)b.9.]]

Deviation	Criterion (see below for			Defer to: (agency)
	a.	b.	c.	
1	<u> S </u>	<u> I </u>	<u> S </u>	<u> </u>
2	<u> S </u>	<u> I </u>	<u> S </u>	<u> </u>
3	<u> S </u>	<u> I </u>	<u> S </u>	<u> </u>
4	<u> S </u>	<u> I </u>	<u> S </u>	<u> </u>
5	<u> - </u>	<u> - </u>	<u> - </u>	<u> DEFER TO ZONING </u>
6	<u> S </u>	<u> I </u>	<u> I </u>	<u> </u>
7	<u> </u>	<u> </u>	<u> </u>	<u> </u>
8	<u> </u>	<u> </u>	<u> </u>	<u> </u>
9	<u> </u>	<u> </u>	<u> </u>	<u> </u>

- Criteria: a) Separate schedule provided in the application.
b) Sample detail drawings and written justification provided demonstrating how the deviation will operate to the benefit, or at least not to the detriment, of public safety and welfare.
c) Proper land development regulation section referenced in request.

C: ZONING TIS SUFFICIENCY CHECKLIST

S The Zoning TIS is (I) INSUFFICIENT or (S) SUFFICIENT

 9/7/00

Reviewer's Signature

Date

Sufficiency
Item No:

1B-4B,6B

PLEASE AMEND THE MCP TO KEY THE REQUESTED DEVIATIONS TO A SPECIFIC LOCATION ON THE PLAN.

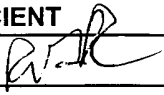
4B

PLEASE PROVIDE A SAMPLE DETAIL DRAWING TO SHOW THE PROPOSED TYPICAL SECTION AT THE PROPOSED BULKHEAD.

PLEASE CLARIFY THE INTERSECTION SPACING AND LOCATION OF THE PROPOSED ACCESS POINTS. THE NOTED DIMENSIONS DO NOT MATCH THE LOCATIONS SHOWN.

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION**

ZONING TRAFFIC IMPACT STATEMENT SUFFICIENCY CHECKLIST

PROJECT <u>OLD CORKSCREW GOLF CLUB</u>	DCI CASE NO: <u>DCI2000-00058</u>
SUBMITTED FOR: <u>PRFPD</u>	RECOMMENDATION: find <u>SUFFICIENT</u>
DATE OF REVIEW: <u>September 06, 2000</u>	REVIEWED <u>Bob Rentz</u> 
COMMENTS INCLUDED <u>Yes</u>	DATE: <u>September 06, 2000</u>
METHODOLOGY MEETING <u>No</u>	SUFFICIENT (Y/N) <u>YES</u>

LEGEND

S- REQUIREMENT SATISFIED I - REQUIREMENT NOT SATISFIED

INFORMATION REQUIRED FOR ALL PROJECTS

- 1) S DESCRIPTION OF DEVELOPMENT AND ITE LAND USE CATEGORY. The TIS contains a general description of each type of use proposed, the units of development (i.e. the number of dwelling units, square feet of building floor area, etc.) and the Land Use Code for each type of use used in Trip Generation (i.e. Single-Family Detached Housing, 200 Lots, Land Use Code 210).
- S Land Use Codes are complete and appropriate for each proposed use.
- 2) S TRIP END RATES OR EQUATIONS. The TIS contains the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i.e. ITE TRIP GENERATION, current edition).
- S Trip generation is based on the combination of uses shown in the Schedule of Uses on the
- S Master Concept Plan which generates the highest total number of trips during the A.M. and P.M. peak hour of the adjacent street(s) and the A.M. and P.M. peak hour of the generator(s).
- S Trip generation has been based on regression equations where available; or
- S Average generation rates, where regression equations are unavailable or were approved in advance by Z&DS; or
- NA Trip generation rates from a study of one or more similar developments when the study was approved in advance by Z&DS.
- S Trip generation equations or average trip rates are complete and correct.

COMMENTS

2) Due to the fact that larger golf courses plan to attract & generate more trips, the trip generation should be based on acreage, rather than the number of holes.

The single-family generation was based on 2 dwelling units. However the application form states that there will be 3 dwelling units.

4)7) The 1998 DATA version of the Lee County D.O.T. link-specific service volumes should be used. Based on these service volumes, it appears that the segment of Corkscrew Rd. that abuts the project would operate at level of service **B**, rather than C, with and without the project.

The above revisions can be made at the time the Traffic Impact Statement is submitted with the Development Order application.

PLANNING DIVISION

M E M O R A N D U M



LEE COUNTY

SOUTHWEST FLORIDA

to: Jeff Jenkins, Senior Planner, Development Services
from: Paul O'Connor, AICP, Director of Planning ^{ROC}
subject: Old Corkscrew Golf Course Sufficiency Comments (Case # DCI2000-00058)
date: September 11, 2000

The Division of Planning has reviewed the above-referenced project, and has determined that the application is INSUFFICIENT at this time. The following items must be addressed before the project can be reviewed for Lee Plan consistency. Staff comments are shown in italics.

Policy 16.2.9: Applications for Private Recreation Facility development will be reviewed and evaluated as to their impacts on, and must be compatible with any adjacent publicly owned lands.

Please provide more specific information on how the golf course will be compatible with the publicly owned lands to the north. What specific measures will be taken to ensure the integration of the golf course with the publicly owned lands?

Policy 16.3.1: Private Recreational Facilities will submit a Master Concept Plan at the time of Planned Development submittal that identifies the general location of proposed uses and structures, play fields and golf course routings. Minor adjustments to this Master Concept Plan may be made administratively at the discretion of the Director.

It is not clear from the Land Use Summary whether or not the practice range is included as part of the acreage total for "Golf Course" and "Impact Area." Staff would assume that the acreage of the practice range is included, but this issue must be clarified.

Policy 16.3.1 requires that golf course routings be shown on the MCP. The MCP currently does not show any pedestrian or cart paths. These areas must be depicted before the MCP can be reviewed for consistency with the Lee Plan.

The general location of the proposed restrooms must be graphically depicted on the MCP. Per Policy 16.3.9, restrooms are limited to two structures per 18 hole golf course, with each structure being limited to 150 square feet.

Exhibit II-E-2 states that water and sewer service will be provided to the property via extension of public infrastructure or the provision of an on-site well and wastewater package plant or septic system. Exhibit IV-D then states that water and sewer will be provided through on-site well and

septic system. Public utilities are not programmed to be extended to this area, therefore, on-site systems will be required. The location of the on-site septic system and all on-site wells must be shown on the MCP. See also the comments under Policy 16.4.8. Also, please revise Exhibit II-E-2 to remove the reference to the extension of Public utilities.

Policy 16.4.2: Applications for Private Recreational Facilities in or near existing and proposed wellfields must be designed to minimize the possibility of contamination of the groundwater during construction and operation.

Several Lee County wellfields are located just west of the subject property. The applicant has not demonstrated that measures will be taken to adequately protect the water quality of existing and future public wellfields. LDC Section 34-941.d.3.c requires adherence to Zone 1 criteria, which has not been demonstrated by the applicant. Also, see comments from the Division of Natural Resources Management regarding Policy 16.4.2.

Policy 16.4.3: Private Recreation Facilities must provide a monitoring program to measure impacts to surface and groundwater quality and quantity (see Objective 16.7).

The proposed monitoring plan is incomplete. See comments from the Division of Natural Resources Management regarding Policy 16.4.3.

Policy 16.4.4: As part of a rezoning request for a Private Recreation Facility in the DR/GR area, a pre-development groundwater and surface water analysis must be conducted and submitted to the County. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals which are anticipated to be associated with the project. Prior to the applicant commencing this baseline study, the methodology of the study must be submitted for review, comment, and approval by the County.

Pre-development groundwater and surface water analysis has not been submitted. Please submit the information required by Policy 16.4.4 and LDC Section 34-941.f.1. Also, see comments from the Division of Natural Resources Management regarding Policy 16.4.4.

Policy 16.4.6: The surface water management system design must incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural flowway corridors.

The application lacks information about the restoration of impacted flowway corridors and reconnection with off-site flowways. Please provide this information. Specifically, see comments on Policy 16.4.6 from the Division of Natural Resources Management.

Policy 16.4.8: If a proposed Private Recreation Facilities falls within an area identified as an anticipated drawdown zone for existing or future public well development, the project must utilize an alternative water supply such as reuse or withdrawal from a different non-competing aquifer or

show that adequate supply is available in excess of that being used for planned public water supply development.

Please show the location of all on-site wells, so that staff may determine if any wells are proposed to be located in an anticipated drawdown zone. Also, if the wells are proposed to be located in drawdown zones, please demonstrate how the project will utilize an alternative water supply such as reuse or withdrawal from a different non-competing aquifer, or show that adequate supply is available in excess of that being used for planned public water supply development. If a non-competing source will be used, then please demonstrate that the source is, in fact, non-competing.

Policy 16.5.2: All proposed fencing must be designed to permit wide-ranging animals to traverse the site.

No fencing is specified on the MCP, although the Lee Plan narrative states that minimal fencing will be used. The location and type of fencing should be shown on the Master Concept Plan. Also see LDC Section 34-941(d.) (4)(a.) (iii.)

Policy 16.8.3: If a waterway crossing is necessary, then it must be designed to minimize the removal of trees and other shading vegetation. Any crossings of existing natural flowways and water bodies must be bridged. Created or restored flowways and water bodies may be crossed by bridges or culverts or a combination as approved by Lee County and the South Florida Water Management District.

The MCP does not indicate any type of water body crossings. Please indicate if there will be any bridging of water bodies or flowways, and if so, show their locations on the plan. Also see LDC Section 34-941(e)(3)(a)(i, ii, and iii).

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST**

PROJECT NAME: Old Corkscrew Golf Course PRFPD [Synergy Golf]


CASE NUMBER: DCI 2000-00058

STRAP NUMBER(S): 23-46-26-00-0003.0000 & 24-46-26-00-00001.0000

ACREAGE: 637 acres [19.2 acres freshwater wetlands]

SUBMITTAL DATE: August 18, 2000

END DATE OF REVIEW: September 5, 2000

REVIEWED BY: Kim Trebatoski, Senior Environmental Planner 
Phone #941-479-8183; FAX #941-479-8319
e-mail: trebatkm@leegov.com

RECOMMENDATION: X - Please see comments.

OK = Sufficiency requirement satisfied.

OK/A = Sufficiency satisfied, but additional information needed.

X = Sufficiency requirement not satisfied.

N/A = Not applicable to this submittal.

N/P = Not proposed with this submittal.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: X - The submitted FLUCCS map when overlaid on the aerial does not match what is shown on the aerial. There are areas with FLUCCS numbers indicative of native vegetation communities where there appears to be cultivated crops, and FLUCCS numbers indicative of cropland where there appears to be existing native vegetation. Please clarify, and revise the FLUCCS map accordingly.

2) **Protected Species Survey** - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK/A - Pending FLUCCS clarification. Please note ES staff have not yet conducted a field verification. Additional information may be required.

3) **Environmentally Sensitive Areas**: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: X - Please submit a SFWMD verification of State jurisdictional wetlands.

4) **PRFPD Design Standards** - LDC Section 34-941(d):

- A. located, designed and operated to be compatible with any adjacent publicly owned lands; and not adversely affect any existing agricultural, mining or conservation activities. X **Please clarify if any buffer will be established between the proposed golf course and the airport mitigation / conservation lands abutting the north property line of the proposed PRFPD.**
- B. minimum 85% open space (up to 100% of the area of natural and man-made bodies of water may contribute to achieving the minimum open space requirement). OK
- C. surface water management plan must take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. X **Please submit information regarding the incorporation of the existing wetlands into the surface water management system. How will previously disturbed natural flowway corridors be restored?**
- D. located, designed and operated so that critical habitat is conserved and the development does not adversely impact any existing, viable on-site occupied wildlife habitat for federal, state, or county protected species, species of special concern, threatened, or endangered species; and preservation and/or management activities are incorporated as a condition of any approving zoning resolution to restrict the unnecessary loss of wildlife habitat or impact on protected species, species of special concern, threatened or endangered species. X **Please submit management plans for the Lee County listed species observed onsite [Big Cypress fox squirrel and burrowing owl] per LDC Section 34-941(d)(4)(a)(ii).**
- E. Maximum impact area 150 acres per 18 holes plus a maximum of 75 acres for each additional nine holes. X **Please revise note 12 on the MCP to include roughs, and pedestrian and cart pathways per LDC Section 34-941(d)(5)d.**

- F. Minimum indigenous preservation area: 200 acres per 18 holes plus 100 acres for each additional 9 holes. **Please revise the Project Summary table and Site Development Note 6 on the MCP to indicate the minimum required indigenous vegetation at 400 acres. Please note the intent of the indigenous preservation is to maintain or restore large tracts of native plant communities and allow wildlife to utilize and travel through the PRFPD. The proposed MCP does not adequately address restoration of large, contiguous tracts of native plant communities. Please contact ES staff to discuss.**

OK on-site existing 2:1 credit [(19.2 acres wetlands + 34.1 acres uplands) x 2 = 106.6 acres of existing indigenous preserved]

N/P off-site existing 1:1 credit within DRGR; Conservation Easement; minimum 50 acres unless within or adjacent to an existing or designated public acquisition

X on-site restoration 1:1

OK minimum size 3 acres with an average width no less than 100 feet; and minimum 75 foot width

X 25% credit (up to 2:1) for:

OK abuts existing indigenous preserve; private or public

X provide a link between existing preserves; private or public
Please explain how the proposed plan connects existing preserves. Is the applicant willing to provide a wildlife underpass to the preserves in the northwest corner of the proposed East Corkscrew PRFPD and this project in conjunction with the owners of the East Corkscrew PRFPD?

X abuts natural waterway or flowway **Please clarify how the proposed indigenous restoration will connect to existing flowways. The northwest corner of the property provides an opportunity to enhance/restore a portion of the existing natural flowway.**

N/P restored as rare and unique upland

X preliminary indigenous restoration plan submitted at zoning including:

X restored preserve locations and acreage of each area

X FLUCCS for each restored area with list of native plants found in the canopy, midstory, and groundcover

X incorporation of existing native plants to maximum extent

possible

- X by FLUCCS code list of commercially available native plants to be installed (number, size, and spacing at installation); planting density must be consistent with the plant community to be restored or created
- X general design strategy that illustrates the effort needed to recreate the intended native plant community
- X details of any hydrological alterations or improvements
- X commitment to a temporary irrigation system to insure the establishment of the plants
- X commitment to mulching of plants with organic mulch; use of cypress mulch prohibited
- X all management techniques and a general schedule to ensure the establishment of a native plant community (i.e. controlled burns; etc.)
- X commitment to 80% survivability of installed plants in perpetuity

Please submit a preliminary indigenous restoration plan.

- G. Narrative of BMP's to be used in design and maintenance of golf course. X
Please submit a golf course maintenance plan.

5) Deviations - All environmental deviation requests must be explained by documentation.
[34-412(a)]

SUFFICIENCY STATUS: OK

6) Miscellaneous - SUFFICIENCY STATUS: X

- A. Invasive Exotic Removal - Please revise Site Development Note 7 to indicate that exotic removal will be from the entire development area.**
- B. Practice Range - Please clarify if the proposed practice range will consist of turf or water.**

Memo

To: Jeff Jenkins, AICP
Development Services Planner

From: Elaine Wicks, E.I.
LDOT Engineer III *EW*

Date: August 29, 2000

Re: **Old Corkscrew Golf Course**
DCI2000-00058

The Department of Transportation has reviewed the Application for a Public Hearing for Planned Development for the above referenced project and has found the following items that need to be addressed:

- 1) There is an existing road on the south side of Corkscrew Road on the eastern edge of the proposed project (Six L's Farms Road). Please show this existing road on the MCP. The proposed access to the maintenance facility should either line up with the existing Six L's Farms Road or at least meet the minimum 660 foot connection separation on the arterial road.
- 2) Concerning Deviation 3, DOT would like the applicant to clarify if Deviation 3 is also being requested from Corkscrew Road or is it just related to the internal road. The reason for the clarification is because the MCP shows the lakes next to Corkscrew Road as not meeting the minimum setbacks. Therefore, to eliminate any confusion, please revise the MCP to show the required lake setbacks to Corkscrew Road.

If you have any comments or questions, please give me a call.

EMM/mlb

cc: File - Administrative

INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS
ENVIRONMENTAL SERVICES DEPARTMENT
Division of Natural Resources Management

Date: September 8, 2000

TO: Jeff Jenkins
Senior Planner, Development
Services

From: Roland Ottolini 
Director

SUBJECT: Old Corkscrew Golf Course, Sufficiency Review, DCI 2000-00058

The Division of Natural Resources has received the Application for Public Hearing for Planned Development for the above referenced project and finds it not sufficient for review based on the following:

Policy 16.4.1(Sec 34-941.d.3.d)

Please demonstrate that reuse and non-competing aquifer sources are not available. The applicant's groundwater model utilizes a higher specific yield than the Lee County Regional Water Supply Authority (LCRWSA) model. Please submit approvals from the LCRWSA. Also acknowledge the legal rights and ability to permit wellfield development in Section 19.

Policy 16.4.2 (Sec 34-941.d.3.c)

The project is located just east of several Lee County wellfields. Applicant has not demonstrated that adequate safeguards are in place to protect the water quality of existing and future public wellfields. Please delineate location of wellfield protection zones and adherence with Zone 1 criteria. Please submit approvals from the LCRWSA.

Policy 16.4.3 (Sec 34-941.f)

The proposed monitoring plan is incomplete. Please submit locations and sampling frequency of pre and post construction surface water and groundwater monitoring stations.

Policy 16.4.4 (Sec 34-941.f.1)

Pre-development groundwater and surface water analysis has not been submitted. Also address historic land use as it pertains to potential existing water quality conditions.

Policy 16.4.6 (Sec 34-941.d.3.b.i.1)

Based on aerial photography and soils survey it appears a portion of a large slough once traversed the northeast corner of the property. Applicant has not demonstrated how this corridor and the isolated wetlands will be restored and reconnected to offsite flow-ways. Please submit a topographic map depicting regional runoff patterns and surface water plan including locations of existing culverts, ditches and flow-ways.



*Lee County Regional
Water Supply Authority*

2180 West First Street, Suite 208
Fort Myers, Florida 33901
Phone (941) 332-5819
Fax (941) 479-5011

9/11/00

Mr. Jeff Jenkins
Department of Community Development
Development Services Division, 2nd floor
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: E. Corkscrew Project

Dear Mr. Jenkins:

Per your request, I am writing this letter to address Lee County Regional Water Supply Authority's (LCRWSA) opinion on the sufficiency/deficiency of the memorandum titled as: *Technical Memorandum, Groundwater Modeling Results, Old Corkscrew Golf Club, Fort Myers, Florida* (prepared by Missimer International, Inc., on July 24, 2000). In other words, you want to know whether or not adequate information has been submitted to review the development application.

Because the impact of groundwater pumping at the site was evaluated solely based on the groundwater modeling simulation, it is imperative to thoroughly review the details of the modeling processes. For example, conceptual model development, input data preparation and justification, model calibration, assumptions and limitations, and uncertainty of simulation results need to be evaluated in a professional manner. In addition, creation of a local model from an existing regional model requires several points to be checked (i.e. potential boundary effect and flow rate changes in local model). However, the provided memorandum appears to be lacking this information. In short, the submitted memorandum is insufficient for complete review. The electronic model files and any accompanying notes of the model are need for an effective review.

Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

Sam Lee, Ph.D.
Senior Hydrologist/Groundwater Modeler
Lee County Regional Water Supply Authority

Exhibit IV-D

Old Corkscrew Golf Club *A Private Recreational Facility*

RECEIVED
AUG 18 2000

PERMIT COUNTER

Rezoning Description, Purpose and Intent July 13, 2000

A. Introduction

In February 2000 Lee County and the Department of Community Affairs approved a Lee County Comprehensive Plan Amendment to allow Private Recreational Facilities, including golf courses, within the Density Reduction/Groundwater Resource (DRGR) land use category. In June 2000 Lee County approved the related Land Development Code amendment that effectuated the local regulations for Private Recreational Facilities to be built in portions of DRGR located in the southeastern area of the County. As a result of these approvals, Synergy Golf is submitting a request for a 36-hole golf course, consistent with the adopted comprehensive plan language found in Goal 16 of the Lee Plan.

B. Location

The proposed project is located on 640 ac. +/- in Section 23 and 24, Township 46 South, Range 26 East in Lee County. The proposed project is located on the north side of Corkscrew Road, approximately 6 miles east of I-75.

C. Adjacent Land Uses

The surrounding area is predominately undeveloped or converted for agricultural uses. All of the surrounding property is zoned AG-2, and has a land use designation of DRGR. The specific existing land uses surrounding the property is as follows:

	<u>Zoning</u>	<u>Existing Land Uses</u>
North:	AG-2	Publicly Owned Lands; Agricultural Fields; Vacant
South:	AG-2	Corkscrew Road; Citrus Grove; Forests; Vacant
East:	AG-2	Agricultural Fields; Vacant
West	AG-2	2.5-10 acre Homesites with 2 Private Residences

D. Proposed Uses

The proposed uses for this property includes a Private Recreation Facility, incorporating a 36-hole (2-18 hole) golf course, a clubhouse with ancillary food service, related golf retail and personal facilities, a maintenance facility and 2 care taker houses.

DCI 2000-00058

E. Zoning Justification

As required by 34-145(d) of the Lee County Land Development Code, the proposed development complies with all applicable Lee Plan, Land Development Code and codes or regulations. A brief discussion of how the proposed project satisfies these criteria is presented below. A more comprehensive analysis of how the project complies with the Lee Plan is presented in Exhibit II-E-2.

1. This project has been designed and located to ensure that it meets or exceeds all level of service standards for public infrastructure.

a. Water and Sewer

Potable water will be provided for the project by a private on-site well. Similarly, the wastewater generated by the project will be treated on-site through the construction of a drain field septic system. If public lines are extended within a reasonable distance of the site and if it is economically feasible, the project will connect to the public facility.

b. Irrigation

Irrigation supply for the project will be provided through well located off-site in Section 19, which is east of the subject property. The Off-site location is intended to move the irrigation source as far away from the County's wellfield as possible in order to insure that the public water source is not impacted. The irrigation source will be provided subject to the demonstration that the proposed irrigation water wellfield will have no significant impact on either present or future public water supply, wetlands, aquifer water, or other existing legal users. The wells would tap the water table, sandstone, and/or lower Hawthorn aquifers. If re-use water lines become available in this area in the future, the project will connect, subject to other limitations approved as part of this rezoning package.

c. Transportation

The project has direct access to Corkscrew Road, approximately 1 mile east of Alico Road in Lee County. Completion of the project is expected prior to 2002 Peak Season.

Similar to many other types of land uses, golf course development creates concentrations of traffic volumes that typically occur in rather well defined patterns and consequently are readily predictable by the use of variable empirical rates. The rate at which golf course development generates vehicle trips depends largely on the number of holes and the availability and location of residential communities that utilize to the facility. The typical AM Peak trips total 91 (entering and exiting), while the PM Peak trips total 102.

When this anticipated trip volume is factored into the background traffic, the result is that the road operates at a Level of Service (LOS) "C", in either the built or no built scenarios.

The Traffic Impact Statement (TIS) prepared for this project shows that there are no significant or adverse impacts to the LOS of the adjacent roadway system with the development of this project. Appropriate turn lanes as required during the Development Order phase of the project's approvals will be constructed as necessary. No other transportation impacts are anticipated for the project. However, transportation impact fees will be paid in accordance with the respective ordinance.

d. Education

The requested land use is not proposing any residential units, and therefore will not generate any additional demand on the public school system. There will be two caretaker houses on the property, but it is anticipated that the residents of these houses will be older caretaker types of people and will not have children in their households.

e. Recreation

The proposed project is a private recreational facility designed to provide recreational opportunities for the members and guests of the club. It is anticipated that the public will have access to the club and therefore the facility will provide substantial opportunities for recreational activities for the citizens of Lee County.

The proposed project will also provide over 624.7 acres of open space with 36 holes of golf. It will be managed in compliance with the Audubon International Signature Series design standards, ensuring that the project will provide significant habitat opportunities for a variety of wildlife, while at the same time reconnecting important flowways that will assist in improving the quality and value of the public lands located north of the project.

The construction of this facility will offset the general demand place on the County to provide recreational facilities to ensure compliance with the minimum Level of Service for future development in the district.

f. Fire Service

The proposed project is located in the Estero Fire District, and will be required to pay all applicable impact fees. Further, the great majority of the proposed development site was previously farmed and is over 583.7 acres open space. After the project is developed, an active management plan for the natural areas will be instituted. The result of these activities will result in a significant reduction in the potential need for fire protection services.

The Estero Fire and Rescue District has been contacted in regard to the proposed development and has submitted a letter indicating the capacity and willingness to provide service. The subject letter is attached.

g. Compatibility

As required by Section 34-941 of the Land Development Code, the proposed development is compatible with the surrounding land uses. All of the “active use areas” (clubhouse, driving range, parking areas, maintenance facility, and caretaker residences) are internally located or effectively screened by preservation areas or landscaped buffer areas. The only native area on the site, other than the wetlands that were retained during the historical farming operations, are located along the eastern property line. This area will be substantially preserved. The rest of the perimeter of the property will be landscaped and buffered in order to integrate the golf uses on the site with the adjacent publicly owned areas to the north and to buffer Corkscrew Road to the south. Where wetlands exist on the property, they will be retained, enhanced by removing exotic materials and hydrated via the project's water management system design.

The proposed golf maintenance area located at the southeastern corner of the property will be fenced for security, and will be landscaped to provide visual screening. Since there is minimal native vegetation in this area of the site, this buffer will contain, at a minimum, a 15-foot buffer yard and 5 trees per 100 linear feet with a solid double row hedge. Every effort will be made to retain any existing vegetation with the buffer area to provide additional screening.

All lighting fixtures will be designed to avoid creating a glare on adjacent properties through the use of downward deflectors, reduced pole heights, and sensitive locations. Only areas that require lighting for safety or security will be illuminated.

The proposed use will not create any adverse effects such as dust, noise or odor on any adjacent land uses. Some of specific measures that have been implemented to ensure compatibility are as follows:

- Where existing vegetation is located along the perimeter of the property, they have been retained to help ensure that the site edge is maintained or enhance;
- Where past agricultural activities have destroyed the native materials on the property lines, significant buffer areas will be created;
- The clubhouse, caretaker residences, parking area, driving range and practice areas have all been located internal to the site, and are significantly setback from any property line;
- The access road into the facility is limited in length to minimize impervious area. The road layout virtually eliminates any immediate frontage on any adjacent property boundaries, except for the connection with Corkscrew Road;
- A significant amount of lakes, mounding and landscaping will be placed along Corkscrew Road to visually buffer the proposed uses;
- A 50-foot setback is retained around the perimeter of the project, with some areas reaching 425 feet on the western portion of the site;
- The maintenance area has been located along the eastern boundary of the property in order to provide for maximum separation from the Lee

County Wellfield. It has also been carefully sited to avoid being located adjacent to any existing residential uses. As previously mentioned, the maintenance area will be carefully buffered, and will be managed in accordance with the Audubon International and FDEP Best Management Practices;

- There are several residential units adjacent to the subject site. These units are generally located adjacent to the southwest corner of the property. The site plan has been carefully designed to provide significant vegetative preserves in these areas, and the only proposed use will be golf holes, creating virtually not noise, visual blight, odor or glare on the adjacent properties;
- The application of fertilizers and pesticides will be in conformance with Audubon Standards, which ensures that there will be no adverse impacts on any adjacent properties from the maintenance facility or from the golf course maintenance activities; and
- The proposed use is a very low intensity use, and is significantly more compatible with the adjacent uses than the active agricultural activities that have previously impacted the site or mining activities that could be placed on the site in the future. Both agriculture and mining create significant visual and audio impacts to adjacent land uses, not to mention the ancillary trucking operations that would have to impact Corkscrew Road if an active mining operation were approved for the site instead of a golf course.

The goal of this development is to maintain a significant amount of the existing vegetation to maintain the existing natural character of the site, while focusing development areas to the previously impacted areas on the property.

2. In addition to providing adequate public services, the proposed development is consistent with the Lee Plan. Below is a brief description of how the densities and intensities are consistent with the Lee Plan. For a more comprehensive analysis of the project's consistency with the Lee Plan, refer to Exhibit II-E-2.

Lee Plan Densities and Intensities

No residential units (except for the allowed caretaker residences) that are associated with the allowed DRGR densities in the Lee Plan are being proposed with this request. This is consistent with the permitted density for the DRGR, as well as the provisions of Goal 16. In fact, the development eliminates the possibility of approximately 64 dwelling units being placed on this property at a density of 1 dwelling unit per acre. Further, the proposed use is permitted as a result of an approved comprehensive plan amendment (PAT 98-08).

3. This proposed development meets or exceeds all of the requirements of the LDC. The specific LDC policies addressed by this application are submitted below:
 - **Section 34-9141 (Open Space)**
Goal 16 and the LDC require a minimum of 85% open space for the project. The proposed development will provide in excess of 98.5% open space – significantly exceeding the minimum standard.

- **Section 10-416 and 34-941 (Buffer Requirements)**
No buffers are required for the development unless buildings are located within 25 feet of the property line. All buildings planned for the site, except for those in the maintenance facility, are internal to the site and are setback much more than the minimum of 25 feet from the property boundary. With respect to the maintenance facilities, all building within the facility will be setback at least 25 feet from the property line. Fencing and landscaping are being proposed for the maintenance facility area, which because of its setback will exceed the required minimum.
- **Section 34-2020 (Parking)**
The minimum number of parking spaces will be provided, but a deviation has been requested to allow some of the "Peak Season" parking to be converted to grass. This will enable the project to provide an even greater percentage of the site in open space.
- **Section 34-941 (Perimeter Setbacks)**
The project has been designed to locate all "active use" areas towards the middle of the site, and to provide a significant setback from all perimeter property lines. All uses have been located to minimize any visual presence from surrounding properties or from Corkscrew Road. The clubhouse and parking area is setback a minimum of 300 feet from the perimeter – slightly greater than any of the required minimum setbacks.
- **Section 10-285 (Traffic Impact Statement)**
The project Traffic Impact Statement shows that the project will have virtually no impact on the Level of Service on the adjacent roadway, with a LOS of "C" anticipated with, or without, the proposed development. This LOS is consistent with the County concurrency requirements.
- **Recreation Facilities Planned Development**
The proposed uses are all consistent with the uses permitted in a Recreation Facilities Planned Development.
- **Commercial Uses**
Any commercial uses proposed for the development are ancillary to the permitted, primary use.
- **Division 4, Chapter 10 and Section 34-941 (Utilities)**
The site will be privately service for both water and sewer services, which satisfies all the requirements of the regulations mentioned above.
- **Chapter 34, Section 34-941 (Open Space, Preserve and Buffering)**
The proposed development will meet or exceed the minimum required open space, indigenous preserve and buffering requirements of the above reference regulations.

- **Section 34-411 and 34-491 (Planning)**

The planning processes that have been taken place to provide for the proposed development on this property adequately addresses the issues identified in these sections.

- **Chapter 30 (Signage)**

The proposed project will meet the signage limitations as identified in this Chapter of the LDC.

4. In addition to complying with the specific requirements listed above, the proposed development also meets or exceeds several performance categories contained in the LDC. As detailed below, the project Master Concept Plan sufficiently addresses compatibility with adjacent uses, impacts to natural resources, and the minimization of hazards or nuisances.

- a. **Compatibility with Surrounding Uses**

As presented above, the subject project has been designed to minimize any adverse impacts on adjacent uses, and has preserved indigenous areas along the western perimeter where it was available. This protection provides a significant buffer to the existing and future residences located to the west of the site.

- b. **Impacts to Natural Resources**

As mentioned previously, the development contains a total of indigenous uplands and wetlands of 53.3 acres. Existing wetlands have been retained with virtually no impact. Further, the project provides approximately 98.5% open space.

The westerly portion of the site is located within a Wellfield Protection Zone. Most of the proposed development, specifically including the clubhouse and maintenance areas, is located outside of any protection zone. The proposed irrigation water for the development will come from wellfields located along the northern boundary of Section 19 approximately 2 miles from the Lee Corkscrew wellfield. The irrigation source will be groundwater derived from a combination of the water table (surficial) aquifer, sandstone aquifer and the lower Hawthorn aquifer. Base on the modeling done for the project, the potential for significant adverse impacts to the County's present or future water supply is effectively eliminated. Groundwater and surface water monitoring at the project's wellfield will allow the County to oversee the effectiveness of the best management practices employed at the facility. This is in compliance with Section 34-941 (d)(3)d of the LDC.

The project will be constructed and managed in accordance with the Audubon International Signature Series design standards, as well as the Florida Department of Environmental Protection's BMPs. The combination of these design and management techniques, combined with a state of the art irrigation system, very low intensity development, significant retention of wildlife habitat, and detailed water resource management activities, ensures that the environmental resources of the site will not be adversely impacted.

In compliance with Section 34-941 of the LDC, the proposed development will provide a minimum of 100 acres of indigenous preserve on site, if available. The majority of the site has been previously cleared for agricultural purposes. All of the wetlands on site and the existing indigenous vegetation located on the western boundary of the site meets the preservation of indigenous requirements contained in Section 34-941 (E)(5)(e).

The stormwater management system has been designed to integrate the natural features found on the property. The system relies on a series of pre-treatment swales and detention areas prior to discharge into the natural system. Also, the site has been designed to reattach historic flowways that at one time use to flow across the property. While this flow way system has not been shown on the regional flow way map, it is important to reestablish historic stormwater flow areas throughout the area where possible. By taking these actions, the project can assist in improving historic drainage and retention patterns.

Finally, design elements such as under drains below the golf greens, and higher finished elevations under the golf holes, have been incorporated to provide additional opportunities for water management. Conversely, the open areas of the site will be allowed to flood in elevated water conditions, providing for additional surface water storage, and eliminating the need to pump water off-site. This will play an important role in managing the overall surface stormwater system.

F. Summary

As detailed in Section 34-145(d)(3) and Section 34-941 of the LDC, the attached application demonstrates the following:

1. The applicant is entitled to the rezoning because it is consistent with the Lee Plan, Land Development Code and other applicable codes and regulations;
2. The request will meet or exceed all performance and locational standards identified in the regulations;
3. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan;
4. The request is compatible with the existing or planned uses in the surrounding area;
5. Adequate infrastructure will be provided to accommodate the development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these and other regulations, we contend that this application for a rezoning will not place an undue burden upon exiting transportation or planned infrastructure facilities, and the facilities are available and adequate to serve the

proposed land use at the proposed intensities. Similarly, the proposed recreational nature is appropriate at the subject location, and is compatible with existing or planned uses in the surrounding area. For these reasons, the requested Private Recreational Facility Planned Development (PRFPD) should be approved.

**TECHNICAL MEMORANDUM
GROUNDWATER MODELING RESULTS
SYNERGY GOLF DEVELOPMENT PROPERTIES
CORKSCREW ROAD
FORT MYERS, FLORIDA**

prepared for

David E. Crawford
Vanasse & Daylor, LLP
8270 College Parkway, Suite 205
Fort Myers, FL 33919

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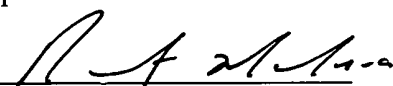
July 24, 2000

by

Missimer International, Inc.
8140 College Parkway, Suite 202
Fort Myers, FL 33919

Project Number
FH00-1047


W. Kirk Martin, P.G.
Vice President
Hydrogeologic Services


Robert G. Maliva, Ph.D., P.G.
Florida Professional Geologist
No. 51423

DCI 2000-00058

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1. EXECUTIVE SUMMARY AND RECOMMENDATIONS

Missimer International conducted groundwater flow modeling to simulate the impacts of groundwater withdrawals for the irrigation of 90 holes of golf at the Synergy properties located north of Corkscrew Road. The objective of the modeling was to develop a water resources development strategy that would meet the irrigation requirements of the proposed golf courses and be acceptable to Lee County and the South Florida Water Management District (SFWMD). The primary issues that will effect development of water resources on the project site are cumulative impacts to wetlands and other existing users, particularly the Lee County wellfield. The results of the modeling indicate that permittable groundwater resources are present on the Synergy properties. However, it must be emphasized that the permitting of large projects is becoming increasingly difficult, and that the permitting of 90 holes of golf will receive considerable regulatory scrutiny.

Based on the modeling results Missimer International recommends the following strategy to permit and develop an irrigation water source for the Synergy properties:

- The irrigated area of the golf course complex should be minimized as much as practicably possible to reduce irrigation water demand.
- The irrigation water should be obtained from the available aquifers at the project site ideally in the following approximate proportions: water table aquifer (37.5%), sandstone aquifer (37.5%), and lower Hawthorn aquifer (25%). However, permitting additional water table aquifer withdrawals in the project site area may not be possible.
- The irrigation wellfield should be located as far from the Lee County wellfield and Corkscrew Road as possible. The optimal wellfield location would be along the northern boundary of Section 19.
- The water table aquifer in the project site area is likely fully allocated. However, there are

two existing permitted users (R&B Farms and Naylor Farm) on the project site with water table allocations that can potentially be transferred to golf course irrigation. The existing permitted allocations would approximately meet the 37.5% of the total irrigation water demand required from the water table aquifer. There is no guarantee that SFWMD would permit the transfer. If water table aquifer withdrawals are not permissible than the entire irrigation water demand would have to be obtained from the sandstone and water table aquifers.

- The initial water source for the Old Corkscrew Golf Club should be a sandstone aquifer wellfield. The permitted water table aquifer allocation should be transferred to golf course irrigation once the development of the eastern courses begins and agricultural operations are terminated.
- Consideration should be given to establishing a local irrigation water district that would supply the Synergy properties and possibly other golf courses in the area. The possibility of purchasing agricultural land with existing permitted allocations should also be considered in the context of a local irrigation water district.

2. INTRODUCTION

The objective of this groundwater modeling investigation was to evaluate the water resources available in the Synergy Golf Development Inc. parcels located north of Corkscrew Road in Lee County, Florida. The project site parcels are located in Sections 23 and 24, Township 46 South, Range 26 East, and Section 19, Township, 46 South, Range 27 East, within the Lee County Density Reduction/Groundwater Resource (DR/GR) zoning area (Figure 1).

Two main issues effect the development of irrigation water resources for projects in South Florida. First is quantity and quality of the groundwater that can be physically extracted from the aquifers underlying a property. The second, and typically more critical issue, is whether the necessary irrigation withdrawals could be permitted with the regulatory agencies that have jurisdiction over the property. Access to water supply for irrigation use at the Synergy site will fall under the purview of the South Florida Water Management District (SFWMD) and Lee County. To receive a SFWMD water use permit, the applicant must demonstrate that the proposed water use is a reasonable-beneficial use of the water and that the proposed withdrawals would not cause adverse impacts.

The proposed golf course development would be a private recreational facility within a DR/GR area. Policy 16.4.1. of Lee Plan states that "The Division of Natural Resources Director must make a formal finding that the proposed uses will not have adverse impacts on present and future water quality and quantity, and will review and approve modeling submitted to support the Planned Development. Applicant modeling efforts must be evaluated and approved by the Lee County Division of Natural Resources and the Lee County Water Supply Authority".

3. IRRIGATION WATER REQUIREMENTS

The irrigation water demands for the project site is a function of the total irrigated area. The irrigation requirement for grass in the project site area was calculated using the modified Blaney-Criddle method, which is the method used for permitting by the SFWMD. The annual and maximum monthly water requirements for an acre of grass in a 2-in-10 drought year are 1.274 million gallons (Mg) and 0.1737 Mg, respectively. For the purpose of this analysis, it was conservatively assumed that each of the 18-hole golf courses (including ancillary irrigated areas) would have a total irrigated area of 100 acres. The irrigation water demand for five 18-hole golf courses would be 637 Mg per year (1.745 Mgd) and 86.85 Mg (2.895 Mgd) maximum month.

4. IRRIGATION WATER SOURCES

There are three (3) aquifers beneath the project site that are potential sources of irrigation water. They are, in descending order, the water table aquifer (surficial aquifer system), sandstone aquifer, and lower Hawthorn aquifer. The water table and sandstone aquifers contain freshwater with chloride concentrations below 150 mg/l. The lower Hawthorn aquifer contains brackish water with chloride concentrations that range from less than 400 mg/l to 900 mg/l. Both the water table and sandstone aquifers are used for public water, irrigation, and domestic water supply in the project site area. The lower Hawthorn aquifer is only occasionally used in the project site area. Water from the lower Hawthorn aquifer can be blended with freshwater from the water table and sandstone aquifers to reduce its salinity.

4.1. Existing water use permits for the project site.

There are currently two active individual water use permits for the project site, both of which are located in Section 19. R&B Farms (permit number 36-013650W) is currently permitted for 147 acres of small vegetable by furrow irrigation. The annual water allocation for R&B Farms is 123.12

Mg annual and the maximum daily rate is 1.04 Mgd. The R&B Farms allocation is from the water table aquifer. Naylor Farm (36-03112-W) is permitted for 50 acres of agriculture. Naylor Farm's annual allocation is 39 Mg and maximum month allocation is 0.256 Mg. Naylor Farm's allocation is listed as from the surficial aquifer system.

The total existing allocation for parcels that are part of the project site is 162.12 Mg annually and 1.296 Mgd maximum day. The expiration dates for individual irrigation water use permits for projects in the Lower West Coast Basin (which includes the project site) is December 15, 2001. Permits are not automatically renewed. The holders of permits must apply for a renewal, which are normally granted.

The R&B Farms and Naylor Farm water use permits are transferrable when the properties are sold. The new owner of the property must apply for a permit modification if the use of the water or withdrawal facilities are changed. There is no guarantee that an existing agricultural allocation can be completely transferred to golf course irrigation.

4.2. Permitting concerns

Project site specific concerns that could effect the permitting of irrigation water withdrawals are discussed below:

4.2.1. South Florida Water Management District

The principal concerns that the SFWMD District would likely have at the project site are impacts to wetlands and existing legal users. The western boundary of the project site (west site of the E1/4 of Section 23) is located approximately 0.75 miles from the Lee County wellfield in Section 22, which produces water from both the water table and sandstone aquifers. There are also three agricultural users adjoining the project site, Brown Citrus (permit no. 38-00218-W), M&W Grove

II (36-00327-W), and Harvey Bros. Farm (no. 36-00883-W) with large surficial aquifer system allocations. The SFWMD indicated in the staff report for Lee County Utilities latest permit renewal (Permit No. 36-00003-W; February 12, 1998) that the currently permitted "use of 6 MGD from the Surficial Aquifer may significantly shorten the hydroperiods of wetlands near the existing wellfield in Section 22", which strongly suggests that SFWMD will not permit any additional withdrawals that cause significant additional drawdown at the Lee County wellfield.

The SFWMD will in all likelihood require a cumulative model including adjoining users as part of the impact analysis for a new water use permit for the project site. The usually applied criterion for adverse impacts to wetlands is 1 ft or more of drawdown in the water table aquifer after 90 days of withdrawal at maximum monthly rates with no recharge. The modeled drawdowns in the water table aquifer from existing legal users in the project site area may already approach or exceed 1 ft at wetlands in the project site area, which could significantly limit or exclude additional water table aquifer withdrawals.

The SFWMD's main concerns over sandstone aquifer withdrawals would be impacts to existing legal users. The sandstone aquifer is used as a domestic water source. The lowering of the potentiometric surface to depths at which centrifugal pumps could not operate is considered an adverse impact. The SFWMD noted in its staff report for the Corkscrew wellfield that most nearby domestic users likely already use submersible rather than centrifugal pumps. Permittees are responsible for the mitigation of any adverse impacts to domestic users caused by their withdrawals.

There are no permitted users of the lower Hawthorn aquifer in the project site vicinity. The SFWMD would look favorably on the use of the lower Hawthorn aquifer as it is low quality water because of its relatively high salinity and there are no competing users. The SFWMD will require assurance that the use of saline water would not adversely impact wetlands or water quality in the water table aquifer. The assurance can normally be provided by showing that the lower Hawthorn aquifer water would be suitably diluted with rain fall and water from other aquifers.

4.2.2. Lee County

Lee County's principal concerns are that any development in DR/GR areas should not adversely impact the County's present and future water quality and quantity. The water quality concerns can be addressed by the adoption of best management procedures at the project site and implementation of a water quality monitoring plans. The principal concern related to water quantity is that the proposed golf course development should not effect the County's ability to obtain a permit for its current and planned future raw water supply.

Missimer International proposed to the Division of Natural Resources to use the most recent groundwater flow model that has been developed by the Lee County Regional Water Supply Authority (LCRWSA), or a site specific modification thereof, to evaluate the impacts of groundwater and/or surface water withdrawals on the County's present and future water supply. The model conditions were proposed to be 90 days of maximum use under 2-in-10 year drought conditions with no recharge. Missimer International proposed that the criteria for an unacceptable adverse impact be a 0.1 ft or more drawdown in the water table aquifer in a protected wetland at the Lee County Wellfield and 5 ft or more drawdown in the sandstone aquifer at the Lee County Wellfield. No impact analysis would be performed for the lower Hawthorn aquifer because the aquifer is not being used by the County. Mr. Roland Ottolini indicated in a letter dated May 30, 2000, that the proposed modeling procedures and impact criteria would be acceptable to the County. Mr. Ottolini also indicated that the cumulative drawdown in the water table aquifer in Lee County Wellfield area wetlands should not exceed 0.9 ft.

4.3. Water resource development strategy for the project site

To meet the irrigation water demands for the project, groundwater will have to be obtained from a combination of the water table (surficial) aquifer, sandstone aquifer, and lower Hawthorn aquifer. Missimer International recommends that approximately 25% of the total water demand should be obtained from the Lower Hawthorn aquifer. An attempt should be made to obtain the remaining

75% of the water demand in approximately equal proportions from the water table aquifer and sandstone aquifers. The brackish water from the lower Hawthorn aquifer water would be blended with freshwater from the water table aquifer and sandstone aquifers in on-site lakes. If the water table aquifer withdrawals are not permittable than approximately 50% of the irrigation water demand should be obtained from each of the sandstone and water table aquifers.

For the maximum month demand of 2.895 Mgd, approximately 0.725 Mgd would be obtained from the lower Hawthorn aquifer, and 1.085 Mgd each from the water table and sandstone aquifers. The existing permitted water table aquifer allocation for project site parcels is 1.296 Mgd. Permitting the proposed water table aquifer irrigation withdrawals should be facilitated by the fact that they are less than or equal to current permitted allocations.

In order to minimize cumulative impacts and address Lee County's concerns, the irrigation wellfield for the project site should be located as far from the Lee County wellfield and existing large agricultural users as possible. The preferred wellfield located would thus be along the northern boundary of Section 19. The proposed wellfield location is approximately 2 miles from the eastern boundary of the Lee County Wellfield.

5. GROUNDWATER IMPACT MODELING

5.1 Modeling Procedures

The effects of the proposed golf course irrigation withdrawals were evaluated using MODFLOW, a modular three-dimensional groundwater flow model developed by the U.S. Geological Survey. The MODFLOW model developed by Missimer International was based on the Lee County Regional Water Supply Authority (LCRWSA) and SFWMD Lee County groundwater flow models. Both the LCRWSA and SFWMD Lee County models are designed to evaluate long term, county-wide changes in water levels rather than the short term local changes required by the SFWMD permitting criteria. Missimer International therefore created a separate local model that was based on the LCRWSA model. The model has 4 layers, 76 rows and 107 columns. The cells in the core of the model are 400 ft by 400 ft in dimension. Each model layer was assigned constant values for the various hydraulic parameters that were obtained from the LCRWSA model (Table 1), with the following exceptions. The thickness of the water table aquifer was modeled to decrease to both the east and west from the Lee County wellfield to simulate local site structural conditions. A specific yield of 0.2 was used for the water table aquifer (as is used in SFWMD Lee County model) rather than the 0.1 value used in the LCRWSA model. A specific yield of 0.1 is too low for the porous sands and limestones that constitute the water table aquifer and would result in incorrectly modeled drawdowns.

5.2. Model Scenarios

The SFWMD impact modeling scenario of 90 days withdrawal at the maximum monthly rate with no recharge was used in this impact analysis. All cells in each aquifer layers were assigned an initial head of 15 feet, as the objective of this impact analysis is to predict drawdowns rather than actual aquifer water levels. The irrigation water for the project site was modeled as being obtained from a wellfield located along the northern boundary of Section 19 in which 1.085 Mgd was obtained from the water table aquifer and 1.085 Mgd was obtained from the sandstone aquifer. Simulations were run for evaluate both the incremental drawdown caused the proposed Synergy project

withdrawals and cumulative impacts. The Lee County wellfield and permitted users in adjoining sections were included in the cumulative model. A list of adjoining users included in the cumulative model and their allocations is provided in Table 2. R&B Farms and Naylor Farm were not included in the model as it is assumed that their allocations will be transferred to the project site.

5.3 Modeling Results

Incremental drawdown contour maps for the project site withdrawals alone are provided in Figures 2 and 3, respectively, for the water table and sandstone aquifers. Drawdown contour maps showing cumulative impacts are provided in Figures 4 and 5. The maximum simulated incremental drawdown in the water table and sandstone aquifer caused by the proposed project site withdrawals are approximately 0.54 ft and 13.58 ft, respectively. The drawdown at the eastern boundary of the Lee County wellfield is less than 0.05 ft in the water table aquifer and less than 2 feet in the sandstone aquifer.

The cumulative model results show simulated drawdowns ranging from approximately 1.6 to 0.9 across the project site largely as the result of the large agricultural users located immediately south of Corkscrew Road. Small wetland areas are present at scattered locations throughout the project site area. One foot or more of drawdown is simulated to occur at wetland areas on the project site. The modeling results thus indicate that it would likely be very difficult to permit additional water table aquifer withdrawals at the project site because of potential wetland impacts. The modeling results do not preclude transfer of the existing permitted agricultural water table aquifer allocations on project site parcels to golf course irrigation. If the existing permits cannot be transferred then an alternate water development strategy will have to be employed, such as obtaining irrigation water only from the sandstone and lower Hawthorn aquifers.

It must be emphasized that the modeling techniques used in this investigation are very conservative and that the District's 90 days with no recharge is not the final test for wetlands impacts. It may be possible to provide the District with assurances of no wetland impacts using other modeling

techniques.

Over 1.6 ft of drawdown is modeled to locally occur in the water table aquifer at the Lee County wellfield, which exceeds the 0.9 ft criterion for an unacceptable adverse impacts requested by Lee County. However, the 0.9 ft criterion is already exceeded as the result of the large Lee County wellfield and nearby agricultural water table aquifer allocations. The proposed Synergy withdrawals would not have a measurable effect on the water table aquifer at the Lee County wellfield.

The cumulative model results show 9 to 17 feet of drawdown in the sandstone aquifer on the project. The drawdown from the proposed sandstone aquifer withdrawals are unlikely to cause an unacceptable adverse impacts and therefore likely permissible with the SFWMD.

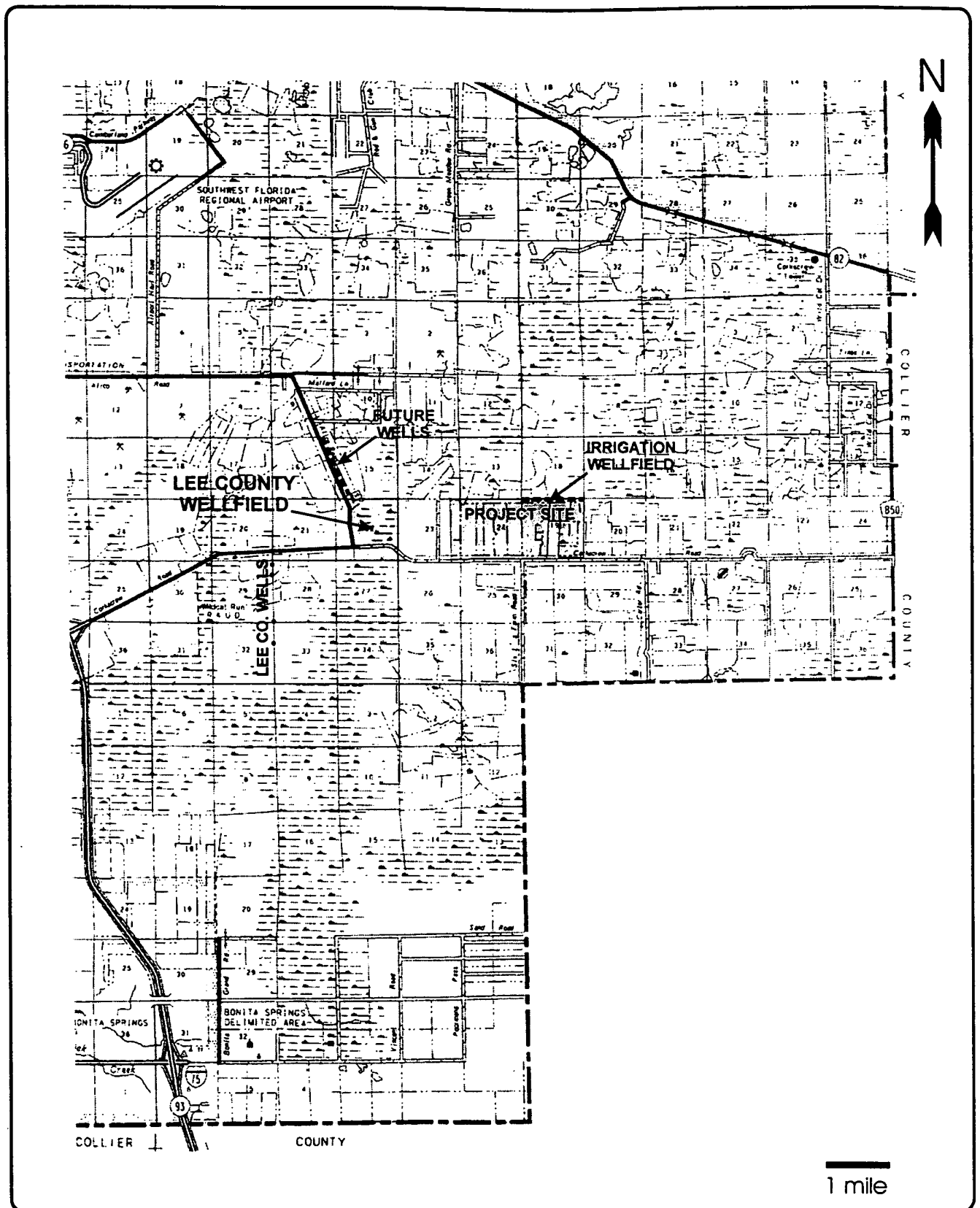
**TABLE 1: SYNERGY GOLF COURSE DEVELOPMENT
GROUNDWATER FLOW MODEL
AQUIFER HYDRAULIC PARAMETERS**

PROPERTY	VALUE	SOURCE
Model Layer 1: Surficial (water table) aquifer		
Hydraulic conductivity	1760 ft/day	LCRWSA Lee County Model
Thickness	40 to 100 ft	Lee Co. Water Resources Management Project (Montgomery 1988)
Specific yield	0.20 1.00 for lake cells	SFWMD Lee C. Model (Bower et al. 1990)
Leakance	$5.1 \times 10^{-4} \text{ day}^{-1}$	LCRWSA Lee County Model
Model Layer 2: Lower Tamiami aquifer		
Transmissivity	500 ft ² /day	LCRWSA Lee County Model
Storage coefficient	2.861×10^{-4}	"
Leakance	$3.2 \times 10^{-5} \text{ day}^{-1}$	"
Model Layer 3: Sandstone aquifer		
Transmissivity	3960 ft ² /day	LCRWSA Lee County Model
Storage coefficient	3.0×10^{-4}	"
Leakance	$3.3 \times 10^{-5} \text{ day}^{-1}$	"
Model Layer 4: Mid-Hawthorn aquifer		
Transmissivity	3026 ft ² /day	LCRWSA Lee County Model
Storage coefficient	7.825×10^{-5}	"

**TABLE 2: SYNERGY GOLF COURSE DEVELOPMENT
GROUNDWATER FLOW MODEL
ADJOINING USERS INCLUDED IN CUMULATIVE MODEL**

PERMIT NUMBER	PERMITTEE	ALLOCATION	AQUIFER(S)
36-00003-W	Lee County	11.4 Mgd*	Water table Sandstone
36-00095-W	Peninsular Groves	10.85 Mg annual 0.313 Mgd max. day	Lower Tamiami Sandstone
36-00218-W	Brown Citrus	241.Mg annual 2.96 Mgd max. day	Surficial
36-00327-W	M&W Grove II/ Cap Care/ Berry Groves (Section 29 only)	2.92 Mgd max day	Water table Lower Tamiami
36-00883-W	Harvey Bros. Farm	489 Mg annual 94.3 max. month	Water table Lower Tamiami

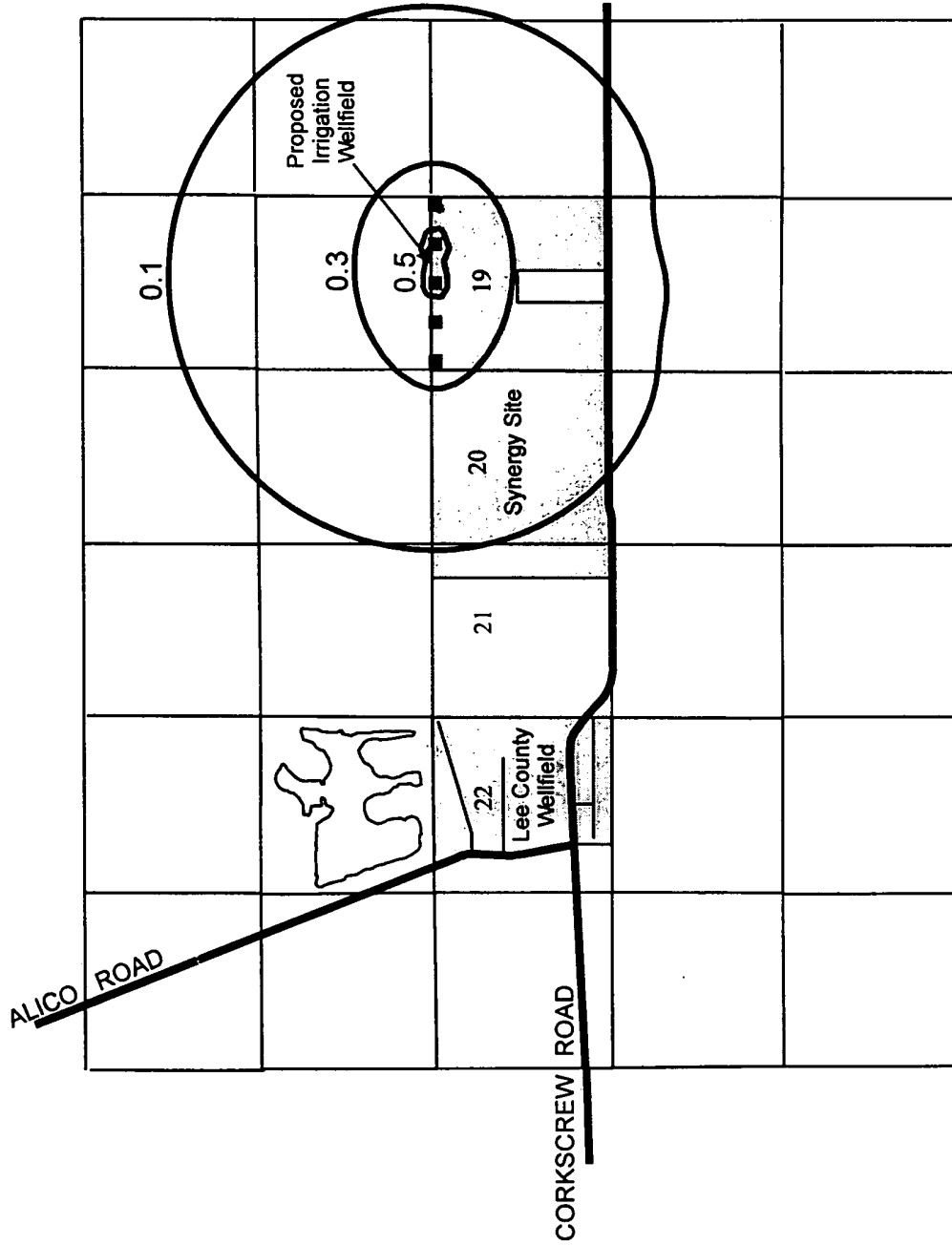
* 11.4 Mgd = withdrawal rate used in latest SFWMD permit application impact analysis.



Pr. Name: Old Cypress		
Pr. No. FH0-1017	Date: 6/26/00	
DWG No.	Rev. No.	

GROUNDWATER
AND
ENVIRONMENTAL SERVICES

FIGURE 1. LOCATION MAP.



■ Proposed water table aquifer production well
Modeled withdrawals is 1.086 Mgd each from water table and sandstone aquifers.

1 mile



Pr. Name: SYNERGY - CORKSCREW RD.

Pr. No.: FH00-1017

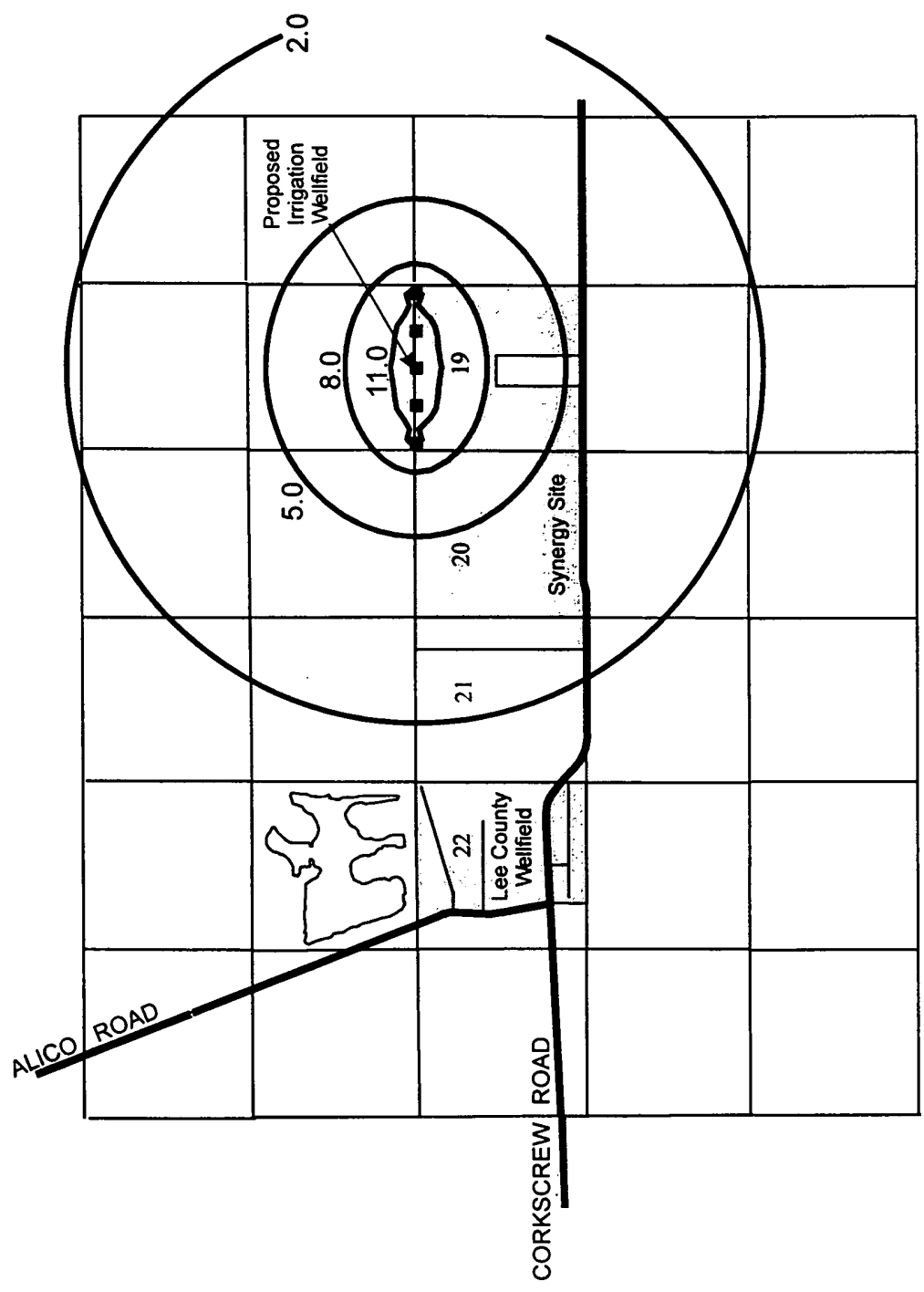
Dwn by: RGM

DWG No. 1

Date: 7/20/00

Groundwater
and
Environmental Services

FIGURE 2. INCREMENTAL DRAWDOWN CONTOUR MAP, WATER TABLE AQUIFER.



Drawdown contours are in feet. 1 mile

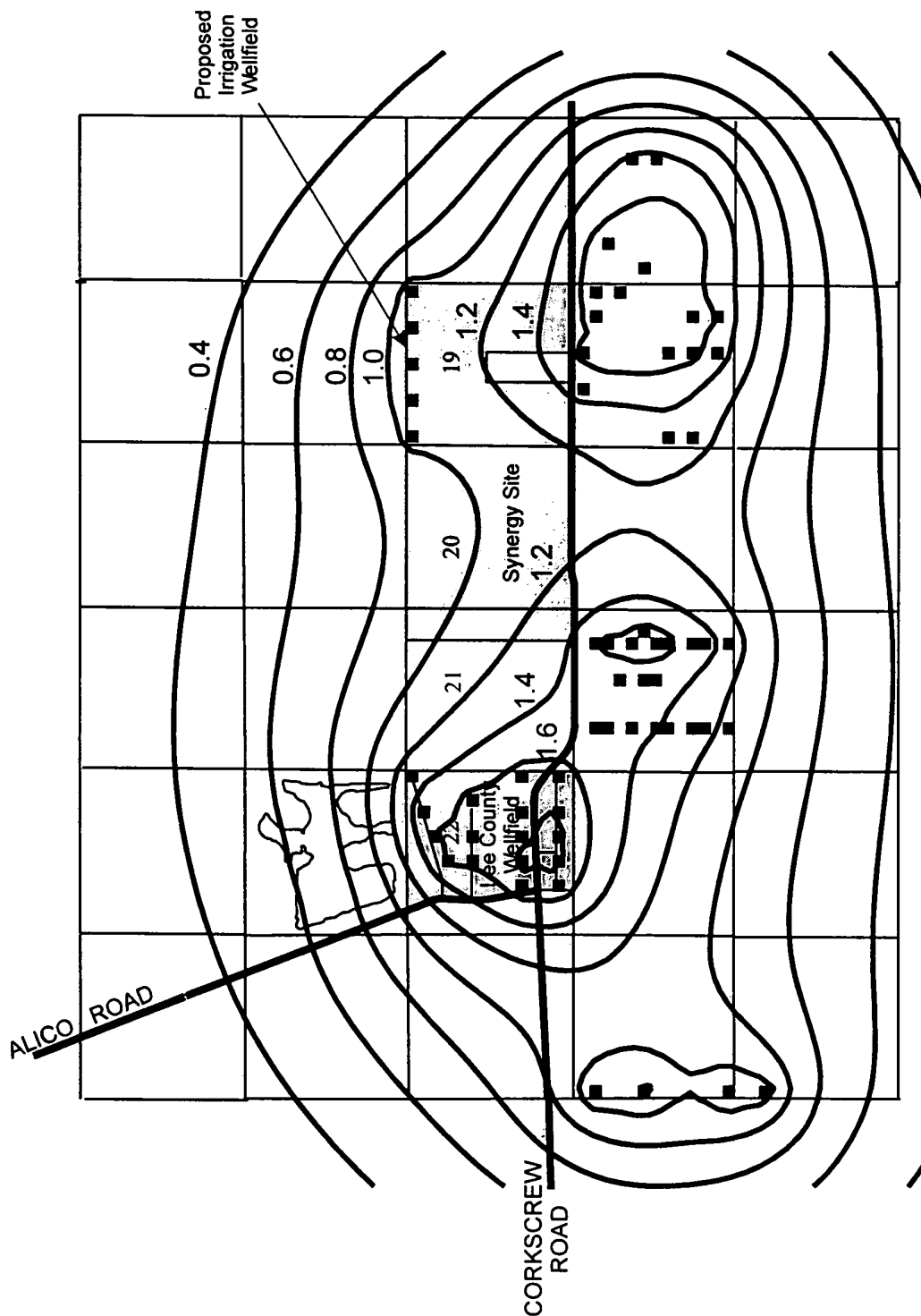


Pt. Name: SYNERGY - CORKSCREW RD.
 Pt. No.: FH00-1017
 Dwn by: RGM

DWG No. 1
 Date: 7/20/00

Groundwater and Environmental Services

FIGURE 3. INCREMENTAL DRAWDOWN CONTOUR MAP, SANDSTONE TABLE AQUIFER.



■ Proposed or existing water table aquifer production well
Modeled withdrawals is 1.086 Mgd each from water table and sandstone aquifers.

Drawdown contours are in feet.

1 mile



Pr. Name: SYNERGY - CORKSCREW RD.

DWG No. 1

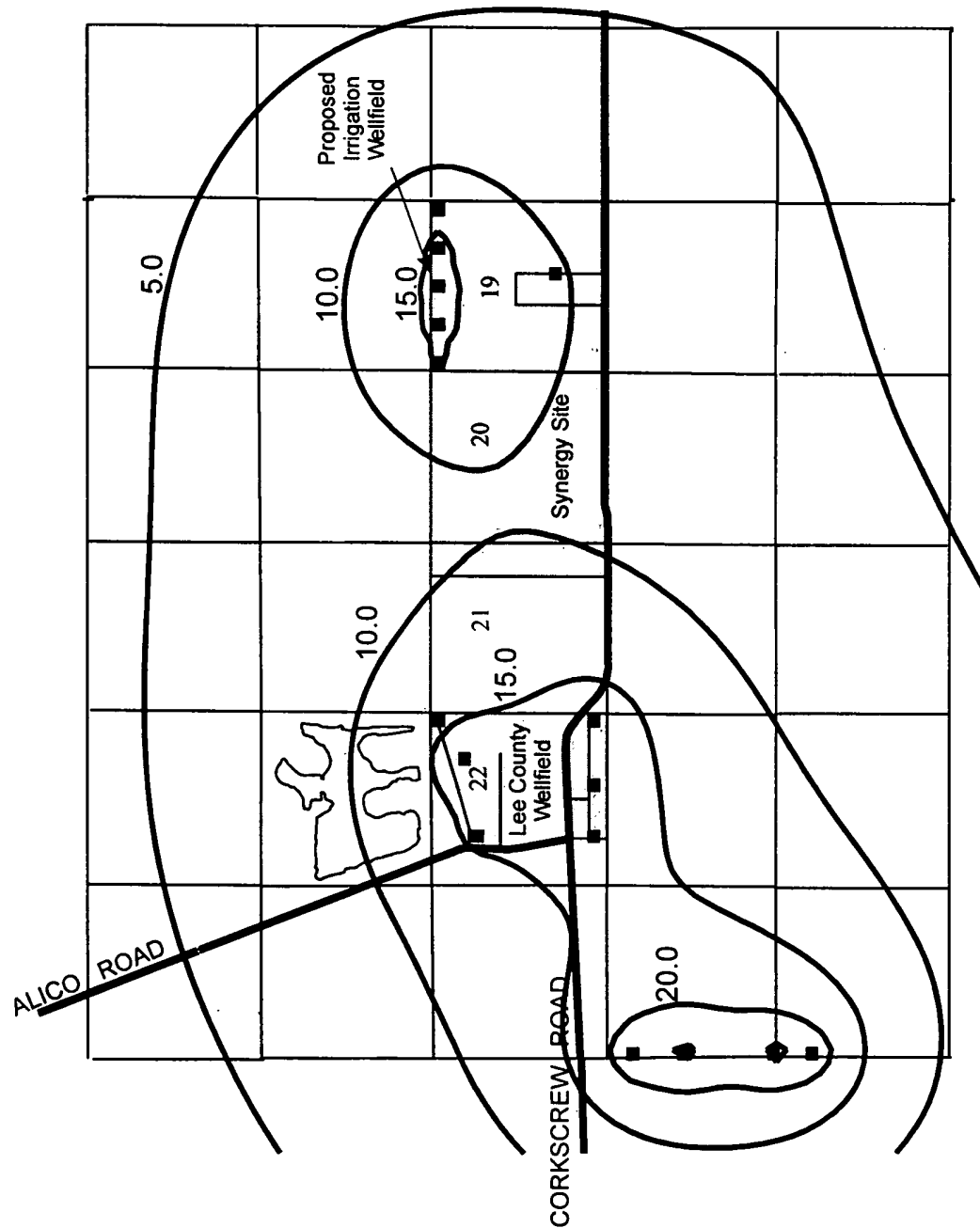
Pr. No.: FH00-1017

Dwn by: RGM

Date: 7/20/00

Groundwater
and
Environmental Services

FIGURE 4. CUMULATIVE DRAWDOWN CONTOUR MAP, WATER TABLE AQUIFER.



■ Proposed sandstone aquifer production well
Modeled withdrawals is 1.086 Mgd each from water table and sandstone aquifers. Drawdown contours are in feet.



Pr. Name: SYNERGY - CORKSCREW RD.

Pr. No.: FH00-1017

Dwn by: RGM

DWG No. 1

Date: 7/20/00

Groundwater
and
Environmental Services

FIGURE 5. CUMULATIVE DRAWDOWN CONTOUR MAP, SANDSTONE TABLE AQUIFER.

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EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*
(Complete only if living units are proposed).

PERMIT COUNTER

A. Gross Residential Acres

1. Total land area: 637 acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): 12.3 acres
 - a. R-O-W providing access to non-residential uses: 1.8 acres
 - b. Non-residential use areas: 10.5 acres
3. Gross residential acres (Line A.1 less A.2): _____ acres
 - a. Uplands areas: 617.8 acres
 - b. Freshwater Wetlands areas: 19.2 acres
 - c. Other Wetland areas: 0 acres

B. Lee Plan Land Use Classification: DRGR/Wetlands (If more than one classification, calculations for each classification must be submitted)

Density Standards (from Lee Plan Table 1)

1. Maximum standard density for Land Use Classification: 2 units/gross res. acre
2. Maximum total density for Land Use Classification: 2 units/gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

C. Intensive Development, Central Urban, and Urban Community Areas:

1. Standard density uplands units (A.3.a. times B.1) 0 units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) 0 units
3. Total standard density units (sum of C.1 & C.2) 0 units
4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1)))] 0 units
5. Sub-total permitted standard density units: 0 Units (line C.3 or C.4 - whichever is less)

**** 6. BONUS UNITS**

- a. Low-moderate housing density: 0 units
- b. TDR units: 0 units
- c. Sub-total (C.6.a plus C.6.b) 0 units
7. Total Permitted Units (C.5. plus C.6.c): 0 units ((may not exceed (A.3.a. times B.2) plus

DCI 2000-00058

(A.3.b. and A.3.c. times .05)).

* Subject to staff review and correction.

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

continued

D. Suburban land use areas

1. Standard density uplands units (A.3.a. times B.1) 0 units
2. Standard density freshwater wetlands units (A.3.b. times B.1) 0 units
3. Total standard density units (sum of D.1 & D.2) 0 units
4. Maximum upland density (A.3.a. times 8) 0 units
5. **Total permitted units:** 0 Units (line D.3 or D.4 - whichever is less)

E. Outlying Suburban Land Use Areas

1. Standard density uplands units (A.3.a. times B.1) 0 units
2. Standard density freshwater wetlands units (A.3.b times B.1) 0 units
3. Total standard density (sum of E.1 & E.2) 0 units
4. Maximum upland density (A.3.a times 4***) 0 units
5. **Total permitted units:** 0 units (line E.3 or E.4 - whichever is less)

F. Open Lands

1. Total acres of "Open Land" 0 acres
2. Maximum open land density (F.1 times 0.2****) 0 units
3. **Total permitted units:** 0 units

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

*** Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

**** One unit per five acres if the PD process is being used to prevent adverse impacts on environmentally sensitive lands (as defined in Policy 77,1,1,4)

Exhibit II-E-2

Old Corkscrew Golf Club *A Private Recreational Facility* Lee Plan Compliance

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PERMIT COUNTER

June 29, 2000

The proposed project is 637 acres, and is located on Sections 23 and 24, Township 46 East, and Range 26 South. The subject parcel is more specifically located on the north side of Corkscrew Road, approximately 6 miles east of I-75.

The proposed uses for the project includes a Private Recreation facility, incorporating two 18 hole golf courses (36 holes total), clubhouse with ancillary food service, retail and personal services, driving range, maintenance facility and two caretaker's residences.

This concept is consistent with the recently adopted Goal 16 of the Lee Plan, as well as numerous other Goals, Objectives and Policies that are presented in the Plan. Presented below is a summary of how the development is consistent with applicable Lee County Comprehensive Plan requirements:

- **Policy 1.4.5: DRGR Land Use Policy**
This policy has been amended to allow for Private Recreation Facilities. The proposed use is specifically enumerated in the list of permitted uses.
- **Policy 2.1: Development Location**
The proposed development has been located consistent with Map 4, which identifies areas appropriate for use as a PRFPD. Further, the proposed development is a very low intensity use, and will have minimal impacts on public infrastructure.
- **Policy 2.1.3: All development must comply with the 2020 Overlay.**
Open space and recreational uses such as golf courses do not require the allocation of 2020 acres. This determination was made to encourage the provision of open space and recreational uses, and is therefore consistent with this policy and the 2020 Overlay.
- **Policy 2.2.1: New development must have or provide all required Infrastructure.**
The developer will privately provide all necessary infrastructure required for the project. The proposed golf course land use has very little demand on public facilities, and will have no impact on schools. Because the site is currently used for agricultural purposes, with large farm fields and there is little existing requirements for fire protection the site. The addition of a clubhouse and maintenance facility will increase the fire protection requirements in the area somewhat. However, because the development will eliminate exotic vegetation for the remaining natural areas on the property and thereby reduce the need for fire protection in those areas, the overall need for fire protection at the site will remain about the same.

DCI 2000-00058

Letters of willingness to provide Fire protection to this property are included in the application.

- **Policy 4.1.1: Requires developments to be well integrated, properly oriented and functionally related.**

The Master Concept Plan demonstrates that the proposed uses have been sensitively located on the site to minimize impacts to wetlands and retain significant amounts of the minimal existing indigenous uplands on the property. The active use areas are predominantly oriented inwardly, and will have no impact on the adjacent land uses.

- **Goal 5: Residential Land Uses**

The subject property is virtually surrounded by vacant or agricultural uses. There are several private homes situated on 5 and 10-acre homesites to the west of the property. The proposed design has provided adequate screening to ensure that the character and integrity of the existing homes is protected. This has been accomplished by the integration of open space, buffering, land use placement and/or sensitivity to natural vegetation located on the western portion of the site.

- **Goal 6: Commercial Land Uses**

With the exception of the clubhouse operation there are no commercial uses proposed in conjunction with this project. Any retail uses are purely ancillary to the primary use, and only intended for the use of the golfers using the course.

- **Goal 11: Water, Sewer, Traffic and Environmental Review Standards**

The proposed development is proven to be consistent with Goal 11 through the developer's commitment to provide private water and sewer service to the property via extension of either public infrastructure, or the provision of an on-site well and wastewater package plant or septic system.

The TIS prepared for the project show a Peak Hour increase of approximately 101 trips per hour, and that the proposed development will not change the anticipated LOS from the projected "C", without the development.

Finally, an environmental assessment that examines the existing conditions, impacts and required mitigation required for the project demonstrates compliance with this Goal. This evaluation was used to assist in locating active use areas and golf routing to minimize impact on native communities, and to ensure the provision of a maximum amount of vegetative habitat. This project demonstrates the ability of this type of land use to be sensitively integrated into the natural environment where possible. Permitted uses such as mining and agriculture have had significant impacts to the vegetative communities that once existed on the property and have had some adverse impacts on adjacent uses. The proposed project will reestablish those communities, reconnect historic flowways and establish wildlife corridors. All of these activities will have a positive impact on the natural environment in the area.

- **Goal 16: Private Recreation Facility Planned Developments**

This Goal was the result of PAT 98-08 and incorporates the detailed performance standards associated with the development of a PRFPD. All of the provisions of this Goal have been incorporated into this proposed development, and all of the required

zoning information has been provided as a part of this application. Specific examples of compliance with this Goal include the following:

1. The project is located in Area 5 of Map 4. This map illustrates areas where Private Recreational Facilities are deemed to be consistent with the Lee Plan Policy 16.1.2.
2. The surrounding land uses are predominantly agriculture, mining or preserve areas (north, east and south) per Policy 16.1.1.
3. The project has direct access to an existing roadway – Corkscrew Road per Policy 16.2.3.
4. No residential uses are being proposed for the project. In fact, the ability to develop approximately 64 single-family homes has been deleted through this application as required by Policy 16.2.3.
5. The property as purchased and planned does not allow or include any enclaves for residential development per Policy 16.2.5.
6. The rezoning documentation clearly illustrates compliance with the General Development Regulations and LDC requirements. This includes the depiction of general use areas, golf course routing, preservation areas, required buffers, minimum setbacks, minimum open space, and development program limitations. In all instances, the proposed development exceeds the minimum requirements for Private Recreational Facility Planned Developments per Objective 16.3.
7. The proposed development has incorporated a methodology for a pre-development water quality and quantity analysis. Similarly, a methodology for demonstrating that the water demands of this project will not adversely impact the public water supply has been submitted per Policies 16.4.1 and 16.4.4.
8. The water irrigation source for the proposed use is located outside of the well field protection zone, and therefore is in compliance with minimum requirements for protecting well fields as provided for in Policies 16.4.2, 16.4.5 and 16.4.8.
9. The project is not adjacent to any mapped flowway corridors, but has retained the existing natural wetland features and provided for the establishment of new flowways across the site per Policy 16.4.6.
10. The project contains several protected species. These species will be protected as proposed by the management plan submitted with the requested zoning. In order to promote the protection of the important species located on the site, over 85% of the existing indigenous vegetation of the property will be preserved. Also, substantial portions of the property will be revegetate to provide increased habitat for the animals. Minimal fencing is being proposed, and where it is proposed, it will be designed to accommodate wide-ranging animals as required by Objective 16.5.
11. The proposed MCP illustrates the preservation of virtually all of the wetlands on the property. In addition, significant portions of the existing indigenous areas are preserved. These areas will be perpetually managed according to a management plan that will be submitted in conjunction with the project Development Order application per Objective 16.6.
12. The existing natural features have been integrated into the design, resulting in the preservation of virtually all wetlands per Objective 16.8.
13. The golf courses are being designed in accordance with the FDEP Best Management Practices and Audubon International Signature Program per Policies 16.8.7 and 16.8.8.
14. A detailed irrigation system is being designed for the subject property that will integrate the latest in irrigation technology with computer monitoring. The project

will utilize the lowest possible quality of water, and will minimize the use of water through point specific applications, evapotranspiration sensors, weather monitoring stations, zone controls and drought tolerant plant materials. The plan will be submitted in conjunction with the detailed Development Order plans as provided in Policy 16.8.9.

15. The proposed 36-hole golf courses are consistent with the entire Golf site Requirements outlined in Policy 16.8.12. This includes the number of holes, the amount of indigenous preserve, the retention of a minimum of 50% of the indigenous uplands, and a maximum "impact area" of 150 acres.

- **Goal 52: Park Development Requirements**

The proposed development exceeds the requirements of this Goal through the provision of the golf course, and other open space areas. In addition, the site is being improved by replacing heavily impacted agricultural fields with natural vegetative materials. These materials will increase natural aspects of the site and will integrate it into the surrounding ecosystems. The created system with its recreational value will provide increased park spaces in the County.

- **Goal 77: Resource Protection**

The proposed development has demonstrated compliance with this Goal through the submission of the environmental analysis and protected species survey, and will incorporate the applicable land development regulations and other permit requirements as the project proceeds through the Development Order process.

In further evidence of this request, a detailed evaluation of how the Private Recreational Facility Planned Development use is consistent with the Lee Plan was submitted, reviewed and adopted through the Comprehensive Plan Amendment Process. This documentation was provided in PAT 98-08 and should be referred to for additional verification of the validity of this request.

1-B-1

RECEIVED
AUG 18 2000

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

PERMIT COUNTER

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Old Corkscrew Golf Club and legally described in exhibit A

attached hereto. The property described herein is the subject of an application for zoning or development. We hereby designate Mitchel A. Hutchcraft, ASLA, AICP as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Merrill R. Taggart
Owner* (signature)
Merrill R. Taggart
Printed Name

Merrill R. Taggart
Owner* (signature)
Merrill R. Taggart
Printed Name

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 6th day of April,
~~19~~ 2000 by Merrill R. Taggart

_____, who is personally known to me, or who has
produced _____

as
identification.

(SEAL)

Marjorie Heckerman
Notary Public

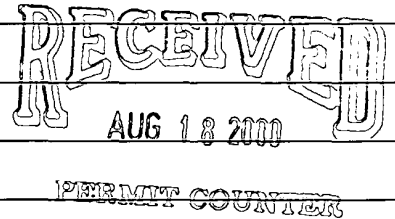
(Name typed, printed or stamped)
OFFICIAL NOTARY SEAL
MARJORIE HECKERMAN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC858137
MY COMMISSION EXPIRES AUG. 24, 2003

DCI 2000-00058

EXHIBIT III-B-3
SANITARY SEWER FACILITIES

- A. **Special Effluent:** If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics: _____

N/A



- B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment: _____

N/A

2. Quality of the effluent: _____

N/A

3. Expected life of the facility: _____

N/A

4. Who will operate and maintain the internal collection and treatment facilities: _____

N/A

5. Receiving bodies or other means of effluent disposal: _____

N/A

Continued

DCI 2000-00058

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields: _____

____ **N/A** _____

2. Current water table conditions: _____

____ **N/A** _____

3. Proposed rate of application: _____

____ **N/A** _____

4. Back-up system capacity: _____

____ **N/A** _____

EXHIBIT 1-B-1

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as **Old Corkscrew Golf Club/Section 24, Township 46 South, Range 26 East, Lee County, Florida** and legally described in Exhibit "A" attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate **Franz J. Rosinus as President of Synergy Golf & Country Club Development, Inc., contract vendee, and/or Mitchel A. Hutchcraft, ASLA, AICP** as the legal representatives of the property and, as such, these entities are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes, but is not limited to, hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. These legal representatives will be the only entities permitted to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

This authorization is specifically limited to the zoning application designated **Old Cypress Golf Club**, proposing uses including a private recreation facility incorporating a thirty-six hole golf course, a clubhouse with ancillary food service, related golf retail and personal facilities, a maintenance facility, and two caretaker houses, as more specifically described in Sheet 1 of 1 of **Vanasse & Daylor, LLP Exhibit IV-E "Synergy Golf Course Master Concept Plan"**. The agents named herein have no authority to bind the owners for any other purpose. Furthermore, the owners shall not be responsible for any fees or costs, either of the agents nor any of their subagents or consultants.

Harry L. Flint
Harry L. Flint

Nora B. Flint
Nora B. Flint

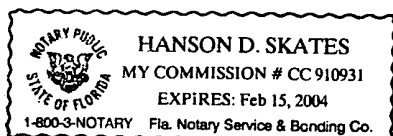
STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 22nd day of August, 2000 by Harry L. Flint and Nora B. Flint, who are personally known to me or who have produced _____ as identification.

Hanson D. Skates
Notary Public

Hanson D. Skates
Printed Name of Notary Public

My Commission Expires: 2/15/04



DCI 2000-00058

EXHIBIT "A"

**ALL SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

EXHIBIT 1-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Section 24, Township 46 South, Range 26 East, Lee County, Florida and legally described in Exhibit "A" attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate **Franz J. Rosinus as President of Synergy Golf & Country Club Development, Inc., contract vendee, and/or Mitchel A. Hutchcraft, ASLA, AICP** as the legal representatives of the property and, as such, these entities are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes, but is not limited to, the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. These legal representatives will remain the only entities to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.

The undersigned recognize the following and will be guided accordingly in the pursuit of the development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representatives identified herein are responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan even if the property is subsequently sold in whole or in part, unless and until new or amended covenant of unified control is delivered to and recorded by Lee County.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions, which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development

DCI 2000-00058

and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions, and safeguards of the planned development.

6. This authorization is specifically limited to the zoning application designated **Old Cypress Golf Club**, proposing uses including a private recreation facility incorporating a thirty-six hole golf course, a clubhouse with ancillary food service, related golf retail and personal facilities, a maintenance facility, and two caretaker houses, as more specifically described in Sheet 1 of 1 of Vanasse & Daylor, LLP Exhibit IV-E "Synergy Golf Course Master Concept Plan". The agents named herein have no authority to bind the owners for any other purpose. Furthermore, the owners shall not be responsible for any fees or costs, either of the agents nor any of their subagents or consultants.

Harry L. Flint
Harry L. Flint

Nora B. Flint
Nora B. Flint

**STATE OF FLORIDA
COUNTY OF LEE**

Sworn to (or affirmed) and subscribed before me this 22nd day of August, 2000 by Harry L. Flint and Nora B. Flint, who are personally known to me or who have produced _____ as identification.

Hanson D. Skates
Notary Public

Hanson D. Skates
Typed Name of Notary

My Commission Expires: 2/15/04

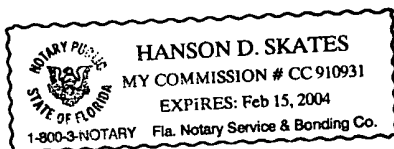


EXHIBIT "A"

**ALL SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

DCI 2000-00058

I-B-3

RECEIVED
AUG 18 2000

PERMIT COUNTER

List of Property Owners

Old Corkscrew Golf Club

158.48 ac. Taggart	23-46-26-00-00003.0000
<u>481.52 ac.</u> Flint	24-46-26-00-00001.0000
640.00 ac. Total	

DCI 2000-00058

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

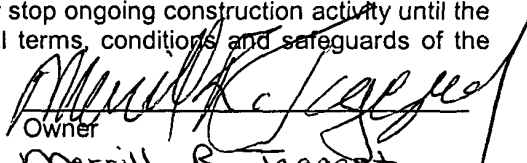
RECEIVED
AUG 18 2000

The undersigned do hereby swear or affirm that they are the fee simple ~~PHILADELPHIA~~ ~~COUNTY~~ and owners of record of property commonly known as Old Corkscrew and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Mitchel A. Hutchcraft, ASLA, AICP as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.

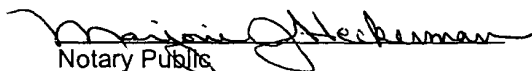
The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
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3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.


Owner
Merrill R. Taggart
Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

Sworn to (or affirmed) and subscribed before me this 6th day of April 2000
by Merrill R. Taggart who is personally known to me, or
has produced _____ as
identification.


Notary Public

(Name typed, printed or stamped)

~~1-B-5~~

*** VARIANCE REPORT ***

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

Page 1 of 9

*** RECEIVED ***

AUG 18 2000

DATE OF REPORT : 31JLY00
SUBJECT PROPERTY : 24-46-26-00-00001.0000 PERMIT COUNTER
VARIANCE DISTANCE : 375(ft)
PARCELS AFFECTED : 32

24-46-26-00-00001.0000

L SEC 24

CO

RKSCREW RD 17501

***** OWNER *****
FLINT HARRY L + NORA B

***** SITE *****

245 HOMESTEAD RD

33928 Estero

LEHIGH ACRES FL 33936
A

A
632.

13-46-26-00-00001.0000

1/2 OF W 1/2 OF E 1/2 OF
1/2 + S 1/2 OF W 1/2 OF
E 1/2 OF W 1/2 AC
CESS UNDETERMINED 0

***** OWNER *****
LEE COUNTY

***** SITE *****

P O BOX 398

33913 Fort Myers

FT MYERS FL 33902
N

A
80.0

13-46-26-00-00001.1000

1/2 OF E 1/2 OF E 1/2 OF
1/2 + S 1/2 OF E 1/2 OF E
1/2 OF W 1/2 AC
CESS UNDETERMINED 0

***** OWNER *****
LEE COUNTY

***** SITE *****

P O BOX 398

33913 Fort Myers

FORT MYERS FL 33902
N

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80.0

13-46-26-00-00001.2000

1/2 OF E 1/2 OF W 1/2 OF
1/2 + S 1/2 OF E 1/2 OF
W 1/2 OF W 1/2 AC
CESS UNDETERMINED 0

***** OWNER *****
LEE COUNTY

***** SITE *****

P O BOX 398

33913 Fort Myers

FT MYERS FL 33902
N

A
80.0

DCI 2000-00058

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

Page 2 of 9

DATE OF REPORT : 31JLY00
 SUBJECT PROPERTY : 24-46-26-00-00001.0000
 VARIANCE DISTANCE : 375(ft)
 PARCELS AFFECTED : 32

 13-46-26-00-00001.3000 1/2 OF W 1/2 OF W 1/2 OF
 1/2 + S 1/2 OF W 1/2 OF
 W 1/2 OF W 1/2 AC
 CESS UNDETERMINED 0
 ***** OWNER ***** SITE *****
 LEE COUNTY

P O BOX 398 33913 Fort Myers
 FT MYERS FL 33902 A
 N 80.0

13-46-26-00-00001.4000 1/2 OF E 1/2
 AC
 CESS UNDETERMINED 0
 ***** OWNER ***** SITE *****
 LEE COUNTY

P O BOX 398 33913 Fort Myers
 FT MYERS FL 33902 A
 E 160.

13-46-26-00-00001.5000 1/2 OF W 1/2 OF W 1/2 OF
 1/2 + S 1/2 OF W 1/2 OF
 W 1/2 OF E 1/2 AC
 CESS UNDETERMINED 0
 ***** OWNER ***** SITE *****
 LEE COUNTY

PO BOX 398 33913 Fort Myers
 FT MYERS FL 33902 A
 N 80.0

13-46-26-00-00001.6000 1/2 OF E 1/2 OF W 1/2 OF
 1/2 + S 1/2 OF E 1/2 OF
 W 1/2 OF E 1/2 AC
 CESS UNDETERMINED 0
 ***** OWNER ***** SITE *****
 LEE COUNTY

P O BOX 398 33913 Fort Myers
 FT MYERS FL 33902 A
 N 80.0

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

Page 3 of 9

DATE OF REPORT : 31JLY00
 SUBJECT PROPERTY : 24-46-26-00-00001.0000
 VARIANCE DISTANCE : 375(ft)
 PARCELS AFFECTED : 32

 14-46-26-00-00001.0000 L SEC 14 LESS W 1980 FT

AL
 ICO RD 15499
 ***** OWNER ***** SITE *****
 LEE COUNTY
 P O BOX 398 33913 Fort Myers
 FT MYERS FL 33902 A
 A 399.

 23-46-26-00-00002.0010 RL IN W 1/2 OF NE 1/4 DES
 OR 1481 PG 1251

BU
 RGUNDY FARMS RD 19141
 ***** OWNER ***** SITE *****
 HILLMAN LOWELL G JR
 19141 BURGUNDY FARMS RD 33928 Estero
 ESTERO FL 33928 A
 P 5.00

 23-46-26-00-00002.0040 RL IN W1/2 OF SE1/4 AS DE
 C IN OR2434/1128 AKA LT 1
 0 BURGUNDY FARMS UNREC BU
 RGUNDY FARMS RD 19731

***** OWNER ***** SITE *****
 ELLARD MICHAEL P + SUSAN K
 19731 BURGUNDY FARMS RD 33928 Estero
 ESTERO FL 33928 A
 P 5.00

 23-46-26-00-00002.0050 RL IN W1/2 OF SE1/4 AKA L
 T 12 BURGUNDY FARMS UNR D
 ESC IN OR2322/0911 BU
 RGUNDY FARMS RD 19641

***** OWNER ***** SITE *****
 PROCUNIER CYNTHIA K
 P O BOX 828 33928 Estero
 ESTERO FL 33928 A
 P 9.63

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

Page 4 of 9

DATE OF REPORT : 31JLY00
 SUBJECT PROPERTY : 24-46-26-00-00001.0000
 VARIANCE DISTANCE : 375(ft)
 PARCELS AFFECTED : 32

 23-46-26-00-00002.0070

RL IN SW 1/4 OF NE 1/4 DE
 C IN OR 1488 PG 1174 LESS
 PAR 2.007A + 2.007B BU
 RGUNDY FARMS RD 19381
 ***** SITE *****

***** OWNER *****
 RICHBOURG DONALD

PO BOX 742

33928 Estero

ESTERO

FL 33928
 P

A
 4.97

 23-46-26-00-00002.007A

1/2 OF THE S 1/4 OF E 1/2
 OF W 1/2 OF NE 1/4
 BU
 RGUNDY FARMS RD 19431
 ***** SITE *****

***** OWNER *****
 JESION VICKI

19431 BURGUNDY RD

33928 Estero

ESTERO

FL 33928
 W

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 2.50

 23-46-26-00-00002.007B

1/2 OF S 1/4 OF E 1/2 OF
 1/2 OF NE 1/4
 BU
 RGUNDY FARMS RD 19451
 ***** SITE *****

***** OWNER *****
 JESION VICKI

19431 BURGUNDY ROAD

33928 Estero

ESTERO

FL 33928
 E

A
 2.50

 23-46-26-00-00002.0090

RL SW 1/4 OF NE 1/4 SEC 2
 T46 R26 DESC IN OR 1489
 PG 1827 BU
 RGUNDY FARMS RD 19311
 ***** SITE *****

***** OWNER *****
 HEALY TIMOTHY J

P O BOX 901

33928 Estero

ESTERO

FL 33928
 P

A
 4.99

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 31JLY00
 SUBJECT PROPERTY : 24-46-26-00-00001.0000
 VARIANCE DISTANCE : 375(ft)
 PARCELS AFFECTED : 32

23-46-26-00-00002.0100	RL IN SW 1/4 OF NE 1/4 SE 23 T46 R26 DESC IN OR 15 11 PG 815 BU RGUNDY FARMS RD 19261 ***** SITE *****
***** OWNER ***** HEALY TIM	
PO BOX 901	33928 Estero
ESTERO	FL 33928 A P 5.01

23-46-26-00-00002.0110	RL IN NW 1/4 OF NE 1/4 SE 23 T46 R26 DESC IN OR 15 13 PG 2003 BU RGUNDY FARMS RD 19201 ***** SITE *****
***** OWNER ***** KUO ROGER + ANNE	
9125 SW 52ND ST	33928 Estero
MIAMI	FL 33165 A P 5.01

23-46-26-00-00002.0130	RL IN NW 1/4 OF NE 1/4 SE 23 T46 R26 DESC IN OR 15 01 PG 414 BU RGUNDY FARMS RD 19091 ***** SITE *****
***** OWNER ***** MILLENNIA MANAGEMENT INC	
11000 METRO PKWY STE 7	33928 Estero
FORT MYERS	FL 33912 A P 5.02

23-46-26-00-00002.0160	1/2 OF SE 1/4 OF SW 1/4 O SE 1/4 AKA LT 2 UNREC BU RGUNDY FARMS BU RGUNDY FARMS RD 19931 ***** SITE *****
***** OWNER ***** GOODMAN TROY TR	
RT 30 18477 FLAMINGO RD SE	33928 Estero
FT MYERS	FL 33912 A S 5.00

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

Page 6 of 9

DATE OF REPORT : 31JLY00
 SUBJECT PROPERTY : 24-46-26-00-00001.0000
 VARIANCE DISTANCE : 375(ft)
 PARCELS AFFECTED : 32

 23-46-26-00-00002.016A 1/2 OF SE 1/4 OF SW 1/4 O
 SE 1/4 AKA LOT 4 UNREC B
 URGUNDY FARMS BU
 RGUNDY FARMS RD 19911
 ***** OWNER ***** SITE *****
 GOODMAN TROY TR
 RT 30 18477 FLAMINGO RD SE 33928 Estero
 FT MYERS FL 33912 A
 N 5.00

23-46-26-00-00002.0180 RL IN W 1/2 OF S E 1/4 AS
 DESC IN OR 1788 PG 4186 L
 OT 6 LESS 23.018A BU
 RGUNDY FARMS RD 19851
 ***** OWNER ***** SITE *****
 ZAWACKI JOSEPH + ELIZABETH
 RT 59 18384 ORIOLE RD SE 33928 Estero
 FT MYERS FL 33912 A
 P 5.00

23-46-26-00-00002.018A RL IN W 1/2 OF SE 1/4 DES
 IN OR 1792 PG 1421 LOT 8
 BURGUNDY FARMS BU
 RGUNDY FARMS RD 19791
 ***** OWNER ***** SITE *****
 ELLARD MICHAEL P + SUSAN K
 P O BOX 1019 33928 Estero
 ESTERO FL 33928 A
 P 5.00

23-46-26-00-00002.0200 RL IN W 1/2 OF S E 1/4 AS
 DESC IN OR 1523 PG 1910 A
 KA LOT 14 BU
 RGUNDY FARMS RD 19561
 ***** OWNER ***** SITE *****
 THIBODEAU GEORGIA B
 630 13TH CT SE 33928 Estero
 CAPE CORAL FL 33990 A
 P 5.00

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

Page 7 of 9

DATE OF REPORT : 31JLY00
 SUBJECT PROPERTY : 24-46-26-00-00001.0000
 VARIANCE DISTANCE : 375(ft)
 PARCELS AFFECTED : 32

 23-46-26-00-00002.0240 RL IN W 1/2 OF N E 1/4 AS
 DESC IN OR 1528 PG 662 LE
 SS PARL 2.24A BU
 RGUNDY FARMS RD 19051
 ***** OWNER ***** SITE *****
 HITTLE DEBBIE A
 19093 COCONUT RD 33928 Estero
 FT MYERS FL 33912 A
 P 2.50

23-46-26-00-00002.024A RL IN W1/2 OF NE1/4 AS DE
 C IN OR2215/2139 AKA PT L
 T30 BURGUNDY FARMS UNREBU
 RGUNDY FARMS RD 19031
 ***** OWNER ***** SITE *****
 CZEBATUL MICHAEL + DIANNE M
 4560 PINE RD 33928 Estero
 FT MYERS FL 33908 A
 P 2.50

23-46-26-00-00003.0000 1/2 OF E 1/2 LESS RD RW
 CO
 RKSCREW RD 16871
 ***** OWNER ***** SITE *****
 TAGGART MERRILL R TR
 1305 RIO VISTA 33928 Estero
 FT MYERS FL 33901 A
 E 160.

25-46-26-00-00001.0000 C25 LES 1.0120 + 1.7 + 1.
 THRU 1.5 + 1.100 THRU 1.
 900 + 1.0110 CO
 RKSCREW RD 17320
 ***** OWNER ***** SITE *****
 MOORE BRIAN J TR
 P O BOX 67111 33928 Estero
 CUYAHOGA FALLS OH 44222 A
 S 270.

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

Page 8 of 9

DATE OF REPORT : 31JLY00
 SUBJECT PROPERTY : 24-46-26-00-00001.0000
 VARIANCE DISTANCE : 375(ft)
 PARCELS AFFECTED : 32

 25-46-26-00-00001.0140 RL LOC IN THE W 1/2 OF
 THE W 1/2 OF THE NE 1/4
 AS DESC IN OR 308CO
 RKSCREW RD 17350
 ***** OWNER *****
 ***** SITE *****
 JOYCE MICHAEL P + CHRISTINA L
 17350 CORKSCREW RD 33928 ESTERO
 ESTERO FL 33928 A
 P 10.0

25-46-26-00-00001.0220 1/4 OF NW1/4 OF NE1/4
 CO
 RKSCREW RD 17500
 ***** OWNER *****
 ***** SITE *****
 HELTER HOMER W + DIANA K
 1100 9TH ST S APT C102 33928 Estero
 NAPLES FL 34102 A
 N 10.0

25-46-26-00-00001.7100 /2 OF NE1/4 OF NE1/4
 CO
 RKSCREW RD 17700
 ***** OWNER *****
 ***** SITE *****
 YOUNGQUIST HARVEY + RENE
 20750 SIX L FARM ROAD 33928 ESTERO
 ESTERO FL 33928 A
 W 20.0

26-46-26-00-00001.0000 L SEC 26
 CO
 RKSCREW RD 16500
 ***** OWNER *****
 ***** SITE *****
 FLORIDA FARM DEVELOPMENT CO
 P O BOX 3088 33928 Estero
 IMMOKALEE FL 34143 A
 A 640.

*** VARIANCE REPORT ***

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

DATE OF REPORT : 31JLY00
SUBJECT PROPERTY : 24-46-26-00-00001.0000
VARIANCE DISTANCE : 375 (ft)
PARCELS AFFECTED : 32

*** END OF REPORT ***

VARIANCE REPORT -- Parcels Found by Scan

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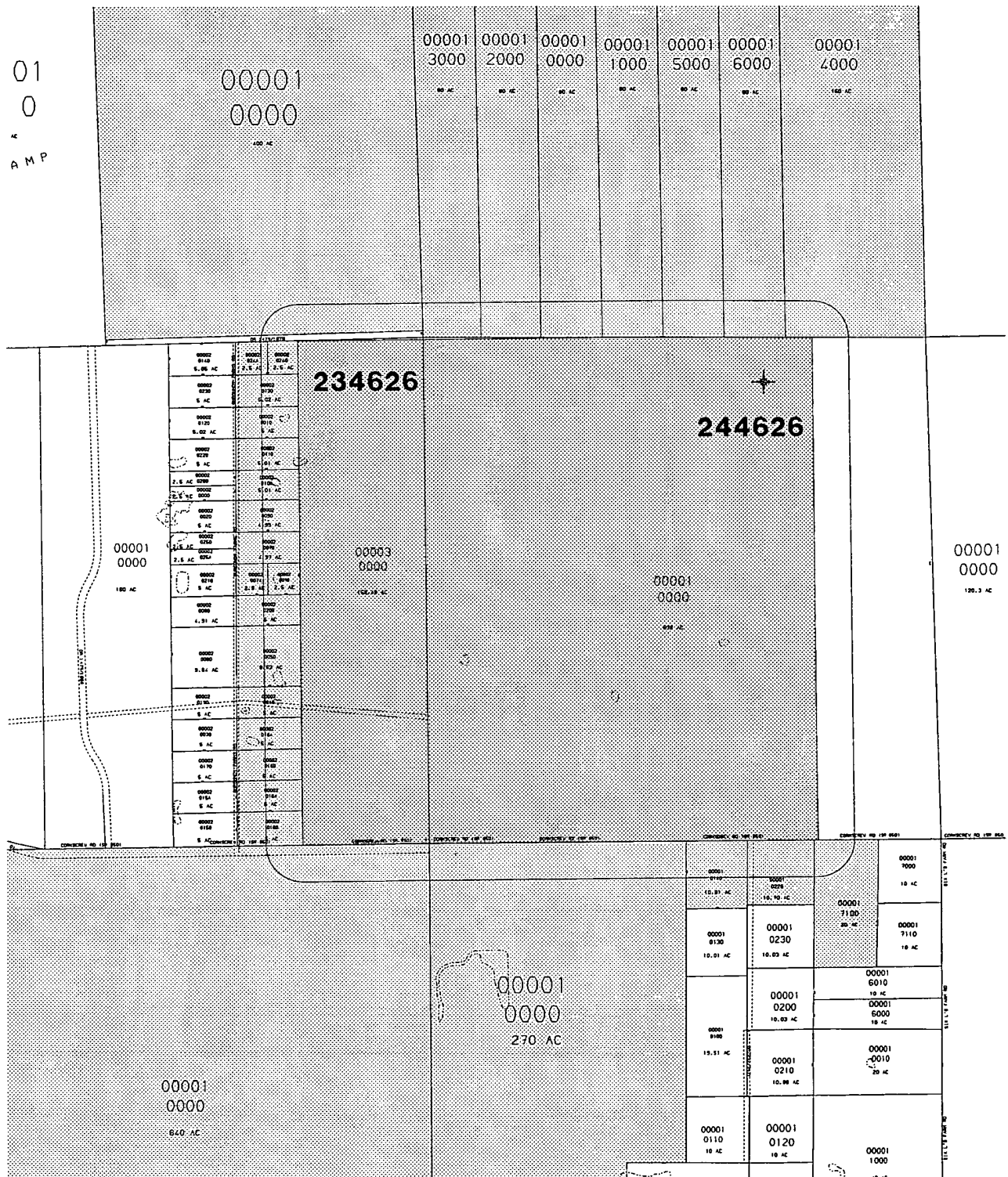
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25462600000010220	0
25462600000017100	99
26462600000010000	66

TOTAL PARCELS = 32

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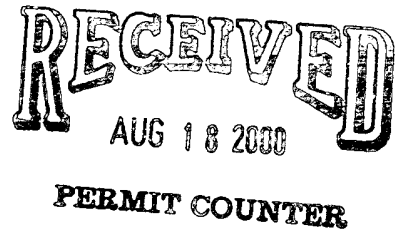


Exhibit I-F
Disclosure of Interest For:

Strap No.: 23-46-26-00-00003.0000 **Case No.:** _____
24-46-26-00-00001.0000

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership, list the names of the contract purchasers below, including officers, stockholders, beneficiaries or partners.

Name of Corporation: Synergy Golf Development, Inc.

Name and Address and Office:

1. **President:** Franz J. Rosinus
25151 Pennyroyal Drive
Bonita Springs, FL 34134

2. **Vice-President:** James J. Fields
2039 Mission Drive
Naples, FL 34109

3. **Treasurer:** William J. Krystopowicz
205 Preswick Park Drive
Newnaks, GA 30265

Stockholders:

1. Healthcare Development Resources, Inc.
2. Krystopowicz, Inc.
3. F&U Holdings
4. Imperial River, Limited
5. Ebenhoeh US Real Estate Holdings, L.P.
6. Bonita Golf, Limited

Each stockholder owns one-sixth (1/6) of the stock of the corporation.

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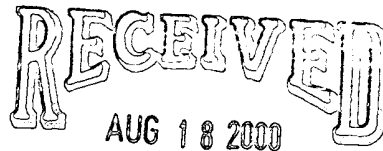


Exhibit IV-H

PERMIT COUNTER

Schedule of Deviations & Justifications

1. Deviation from LDC Section 10-291(3) which requires, when possible, projects in excess of five acres to provide two or more means of ingress or egress, to allow one (1) entrance as depicted on the Master Concept Plan.

No exhibit required. See the Master Concept Plan.

This deviation would allow one access point to the project as shown on the project's Master Concept Plan. The request is made to provide for one controlled access point intended to increase security for the development both during and after hours of operation. With one access point, the caretakers on the site will have an easier time monitoring and controlling access to the project. If granted, this deviation would increase the safety and security of the facility and has been granted in other developments.

2. Deviation from LDC Section 10-296 Table 4(7)(c)2, which establishes minimum specifications for street wearing surfaces, to allow decorative pavers on private, internal roads with the development.

No Exhibit required.

Because this project will operate as an upscale facility, there are several places on the access road into the clubhouse area and in the parking area that the applicant would desire to use decorative pavers to increase the design articulation and quality of the development. This deviation would allow that desire to be realized. The deviation would not impact the safety of the access roadway or the parking area and has routinely been approved in other similar golf course developments.

3. Deviation from the LDC Section 10-329(e)(1)a, which requires a 25 foot setback for water retention lakes along local roadways to allow setbacks from rights-of-way as follows:
 - A. Setbacks for excavations will be measured from edge of pavement or back of curb to edge of water control elevation.
 - B. Where local private streets occur, which meet the requirements of this document, a 25 foot lake setback, as measured from the back of curb to edge of water control elevation will be provided.

DCI 2000-00058

- C. Where adequate elements for the protection of wayward vehicles are provided, a 0 foot setback from the back of curb to edge of water control elevation will be provided.**

See attached Exhibit.

If granted, this deviation would allow the clubhouse entry roadway to be designed to provide for lakes to be located directly on either side of the entry point of the project at Corkscrew Road. In addition, it would allow lakes to be located adjacent to the entry roadway as it proceeds through the development to the clubhouse. The request is intended to allow dramatic water features designed along the roadway. If granted, the deviation will not endanger the health, safety and welfare of the drivers accessing the property. This deviation has been allowed in other development to allow water features to be moved closer to the roadways.

- 4. Deviation from LDC Section 10-329(E)(4), which requires that excavation bank slopes be no greater than 4:1, to allow the project to conform to SFWMD permits. The intent of this deviation is to allow a maximum of 30% of any lake edge to incorporate bulkheads.**

No exhibit required.

This deviation would allow some of the lake banks to have bulkheads. The intent of this deviation is to allow design variation on some of the golf holes on the course. Bulkheads are used to provide increased difficulty to the golf play and to provide for additional aesthetic appeal. If approved, the deviation will not negatively impact the health, safety or welfare of the golfers on the course.

- 5. Deviation from LDC Section 34-2194(c)(3)b, which requires a 10 foot setback for non-roofed structures from non-seawalled artificial bodies of water. This deviation would eliminate the setback to allow recreational/amenity structures to be placed at the lake's control elevation.**

See attached Exhibit.

This deviation would allow design flexibility relative to some of the decking at the clubhouse. The design would provide for decks to be located directly adjacent to the water management lakes adjacent to the clubhouse. If granted, the deviation will not have a negative impact on the health, safety or welfare of the persons using the clubhouse facilities.

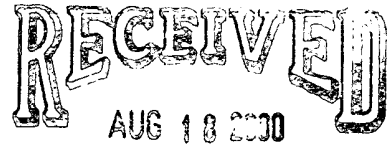
- 6. Deviation from LDV Section 10-355 that requires a 10 foot public utility easement on both sides of a roadway, to allow the public utility easement on one side only.**

See attached Exhibit.

Given the isolated location of the proposed development and given that public utilities are not being requested at the present time, the location of all public utilities within easements that run along only one side of the road will not present

a problem to the suppliers or the users. The requirement to place easements on both sides of the roadway is generally intended to service residential development that has houses on both sides of the road. This situation does not exist in the proposed development.

Exhibit IV-G



PERMIT COUNTER

Schedule of Uses

Permitted Uses

Essential Services
Essential Services, Group 1
Detention/Retention Ponds
Golf Course (36 Holes)
Country Club, Private
Golf Course Restrooms (Limited to 4 per 18 Holes)
Golf Course Maintenance Area
Educational Facilities

Accessory Uses

Administrative Offices
Consumption on Premises
(In conjunction with the Clubhouse and Golf Course)
Dwelling Units (2 Caretakers Residences)
Entrance Gates
Fences and Walls
Food and Beverage Service, Limited
Parking Lots
Personal Services - Group II
Service and Maintenance Areas
Signs in Accordance with Chapter 30
Specialty Retail - Groups I, II, III
Essential Service Facilities, Group I
Excavation - Water Retention
Home Occupation

DCI 2000-00058

**EXHIBIT II-F-2
ENVIRONMENTAL ISSUES**

A. Topography: Describe the range of surface elevations of the property: The surface elevations of the property range from approximately 28.0 feet NVGD in the northeast corner of the property to 21.0 feet NGVD in the southwest corner.

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flow ways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code).

The environmentally sensitive lands for the property are shown on Exhibit II-F-1 and are comprised of pine, hydric (FLUCFCS Code 4151); cypress, disturbed (FLUCFCS Code 6219); pine/cypress, disturbed (FLUCFCS Code 6249); and freshwater marsh, disturbed (FLUCFCS Code 6419). The environmentally sensitive lands correspond to the South Florida Water Management District jurisdictional wetlands and total 19.2± acres of the site. The property also contains 37.6± of Lee County indigenous upland vegetation. Two Lee County protected species have been identified on the property. These include the Big Cypress fox squirrel and burrowing owl. The Big Cypress fox squirrel was observed in a cattle stockade area (FLUCFCS Code 250) and the burrowing owls were observed in the pasture (FLUCFCS Code 211).


C. Preservation/Conservation of Natural Features: Describe how the lands listed in B. above will be protected by the completed project: The entire 19.2± acres of South Florida Water Management District wetlands on the property will be preserved and 34.1± acres of the existing Lee County Indigenous upland vegetation will be preserved. In addition, 186.1± acres of indigenous vegetation/native habitat will be restored on the property. The preserved and restored indigenous vegetation acreage will include habitat for the Big Cypress Fox squirrel and burrowing owls found on-site.

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed: Not applicable.

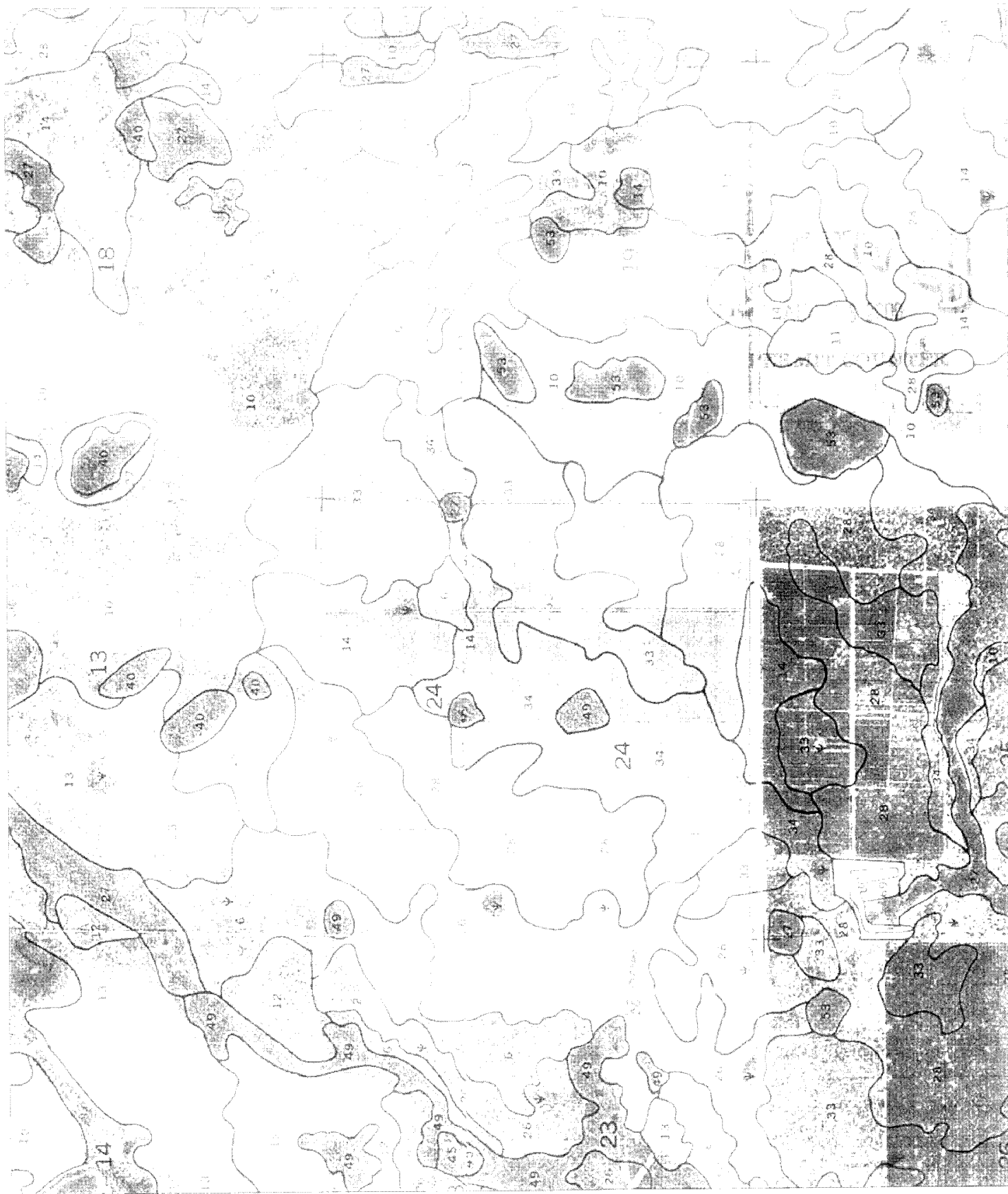
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Source Data: USGS 1:62,500 Scale: 1" = 22,000' Detail: 1:2" Datum: WGS84

Project# #0252		VANASSE & DAYLOR LLP 8270 College Pkwy, Suite 205 Fort Myers, FL 33919 Phone: (941) 437-4601 Fax: (941) 437-4636 E-Mail: admin@vandaylor.com	Prepared For: SYNERGY GOLF COURSE	Page Title: TOPOGRAPHY MAP 1 F S	Page: 1
Acad# 00252-000-rev			Scale: N.T.S.	Date: 7-14-10	2

10/10/10



Project#
80252
Acres#
SOILS-REV

V&D

VANASSE & DAYLOR LLP
8270 College Pkwy Suite 205
Fort Myers, FL 33919
Phone (941) 437-4601
Fax (941) 437-4636
E-Mail: admin@vanday.com

Prepared For:
SYNERGY GOLF COURSE

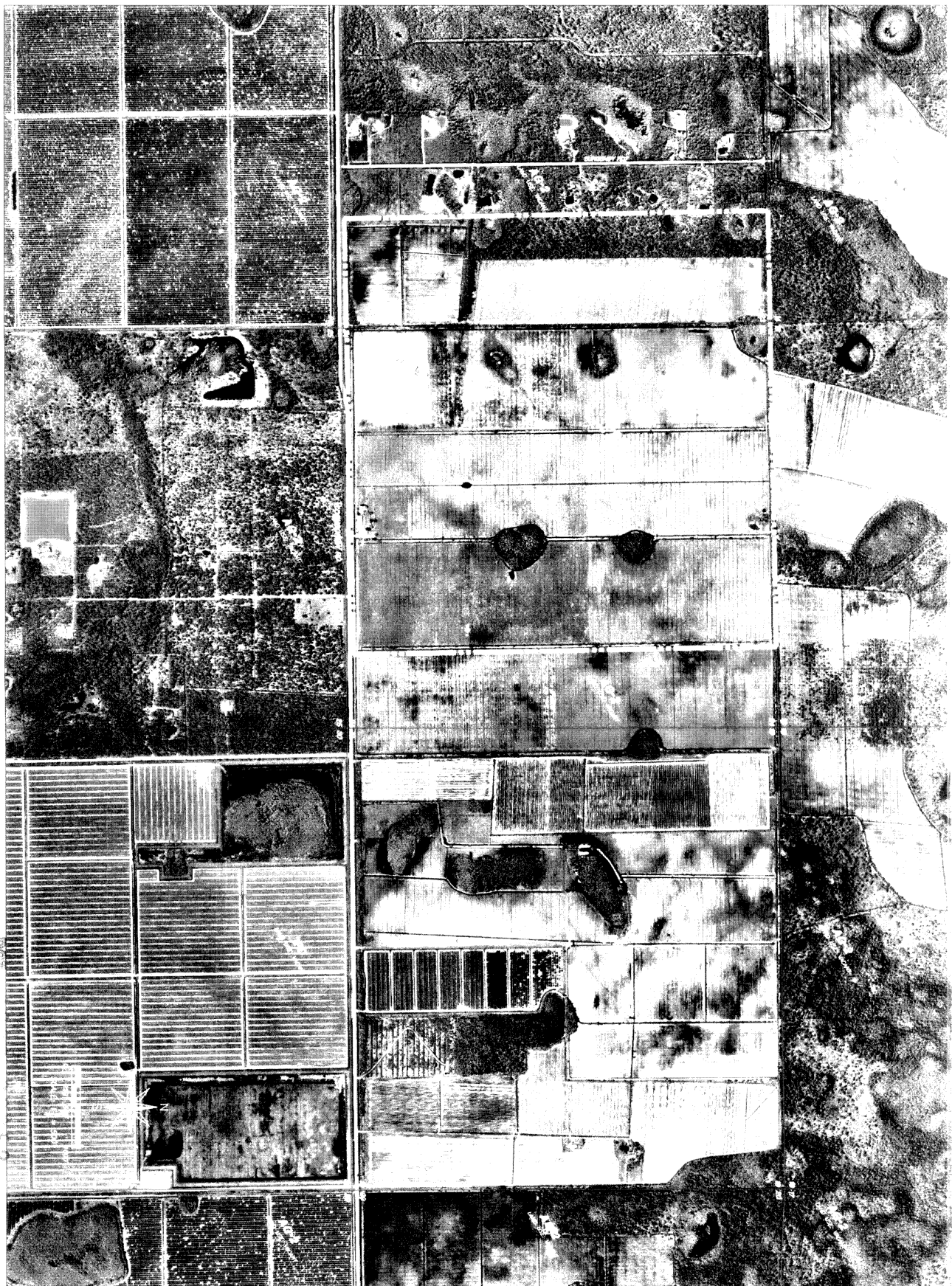
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7-14-00

Page Title
SOILS MAP
EXHIBIT II-1 4

Page
1
of
1

DMT



Sheet No. 1 of 1 8.5x11 8.5x11	V&D VANASSE & DAYLOR, LLP 8270 College Parkway Suite 200 Fort Myers, FL 33919 Planners • Landscape Architects • Civil Engineers • Environmental Scientists Tel: 813-427-0881 Fax: 813-427-4580 email: vande@vdl.com	PROJECT NAME SEC 23, 24, 19 TWP 46 S. RNC 26 E. LEE COUNTY, FL	SCALE 1" = 500' DATE 7-18-00 BY 7-18-00	NO. DATE BY REVISION
	PROJECT NUMBER SEC 23, 24, 19 TWP 46 S. RNC 26 E. LEE COUNTY, FL	DATE 7-18-00 BY 7-18-00	NO. DATE BY REVISION	

III-C

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PERMIT COUNTER

TRAFFIC IMPACT STATEMENT

OLD CORKSCREW GOLF CLUB (A THIRTY SIX HOLE GOLF COURSE)

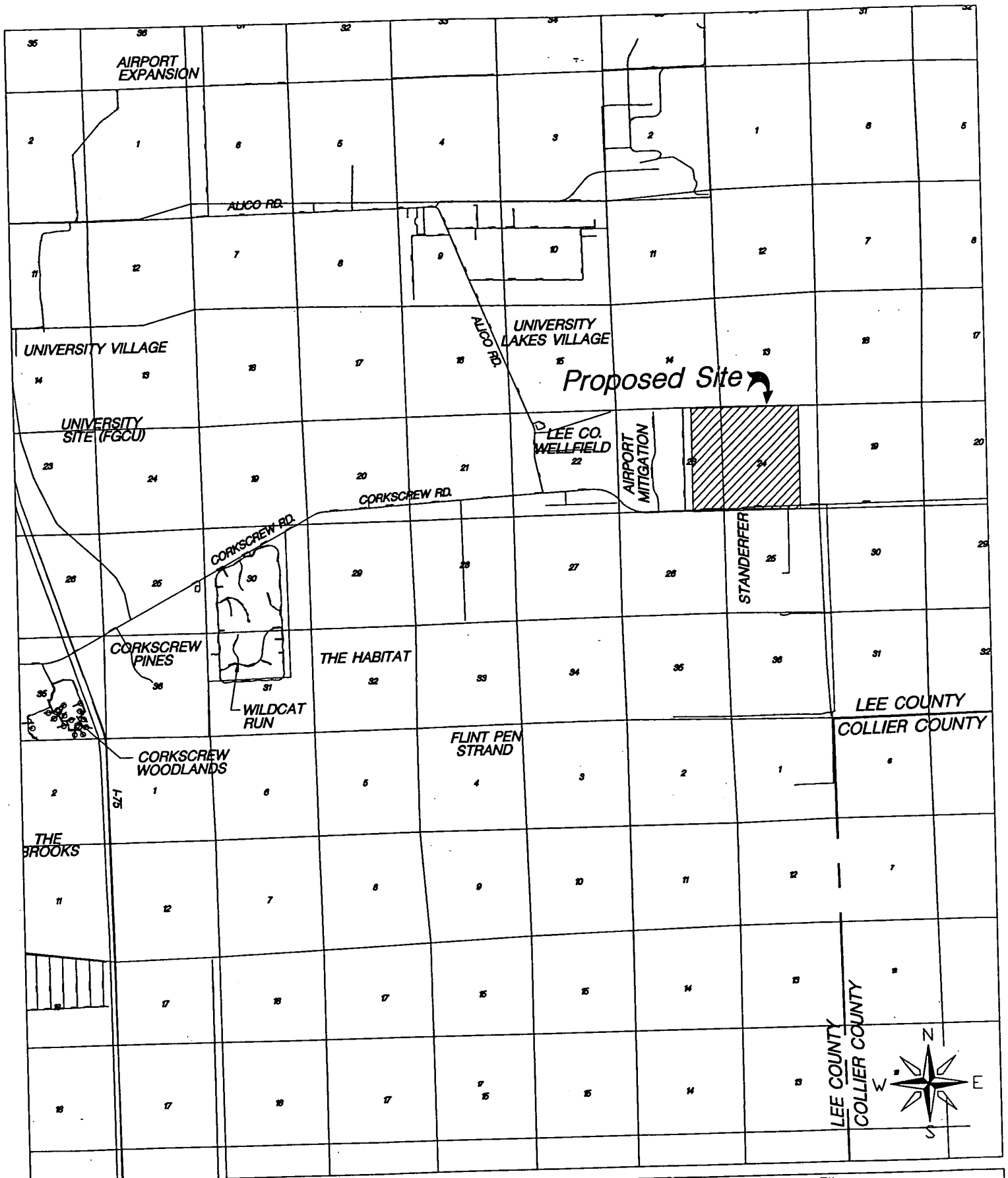
Prepared for:
Franz Rosinus
Synergy Golf Development
26811 South Bay Drive, Suite 240
Bonita Springs, FL 34135

Submitted: July 2000

V&D #80252

Prepared by:
VANASSE & DAYLOR, LLP
8270 College Parkway, Suite 205
Ft. Myers, FL 33919

DCT 2000-00058



Project#:
80252

Acad#:
LOCMAPTIS



VANASSE & DAYLOR LLP
8270 College Pkwy Suite 205
Fort Myers, FL 33919
Phone: (941)437-4601
Fax: (941)437-4636
E-Mail: admin@vanday.com

Prepared For:
**SYNERGY GOLF
DEVELOPMENT**

Scale:
NTS

Date:
6-19-00

Page Title:
**OLD CORKSCREW GOLF CLUB
LOCATION MAP
EXHIBIT I**

EXECUTIVE SUMMARY

Synergy Golf Development is proposing to rezone land for two 18 hole golf course, driving range, 25,000 square feet of clubhouse and 2 caretaker dwelling units. The project is located on the northside of Corkscrew Road approximately one (1) mile east of Alico Road in Lee County (see Exhibit 1). Completion of the project is expected prior to the 2002 Peak Season.

This analysis shows that there are no significant or adverse impacts to the Level of Service of the adjacent roadway system with this project. Appropriate turn lanes as required during the Development Order shall be constructed, as necessary. No other transportation impacts are anticipated for the project. However, transportation impact fees should be paid in accordance with the respective ordinance.

EXISTING CONDITIONS

INTRODUCTION

Synergy Golf Development has proposed rezoning land for 2 single-family dwelling units, two 18 hole golf course, driving range and 25,000 square feet of clubhouse. The project is located on the northside of Corkscrew Road approximately one (1) mile east of Alico Road in Lee County (see Exhibit 1).

The land use for the proposed construction of the project are shown on Table 1.

Table 1-Land Use Program

Land Use	Total Size	Build-out Year
Single-family (LU 210)	2 DU	2002
Golf Course (LU 430)	36 Holes	2002

PROJECT SITE

The site is currently undeveloped.

STUDY AREA

Consistent with the guidelines presented in the "Traffic Study Guidelines for Planned Development Rezoning", the project's area of influence was determined to be Corkscrew Road at the project entrance. These guidelines state that for a development which generates between 100 and 300 peak-hour trips, a link level of service analysis shall be made for all links within the area of influence. The area of influence is defined as that area in which the development-generated traffic is found to have a significant impact. Significant impact is defined as the 10 percent or more of total peak-hour intersection volumes at build-out and 10 percent of the level-of-service (LOS) C service volumes for roadway links.

Based on these guidelines, this TIS determined that the proposed site driveway access and the section of Corkscrew Road east of Alico Road should be analyzed.

EXISTING GEOMETRIC CONDITIONS

Roadways

Corkscrew Road

Corkscrew Road runs east/west. The roadway is currently a two-lane roadway that is under Lee County jurisdiction and it is functionally classified as a collector roadway. Alignment of the roadway is fairly level and tangent. The speed limit for Corkscrew Road is 55 miles per hour (mph).

EXISTING TRAFFIC VOLUMES

Traffic volumes were researched from permanent count station data gathered by the Lee County Department of Transportation (LDOT). The average annual traffic-volume counts were adjusted to Peak Season Peak Hour traffic volumes using K_{100} and D factors from Lee County (see Appendix A) to represent peak-month conditions, using continuous count station data. Counter location 250 for Corkscrew Road will be used along with Permanent Count Station 15 data to determine existing peak-season peak hour volumes for the background traffic (see Appendix A).

Table 2 summarizes the daily and peak-hour traffic volumes for Corkscrew Road in the vicinity of the project site.

Table 2
EXISTING TRAFFIC-VOLUME SUMMARY (YEAR 1999)

Location/Condition	Average Daily Traffic (vpd) ^a	Morning Peak Hour			Evening Peak Hour		
		Vehicles per Hour	Directional Flow ^b	K Factor ^b	Vehicles per Hour	Directional Flow ^b	K Factor
PCS #250 ^c Average Month	1,500	170	54% EB	11.3%	170	54% WB	11.3%

^aVehicles per day adjusted for truck factor of 0.934

^bLee DOT K_{100} & Directional factor.

^cSource: 1999 Lee County DOT Traffic Volume report.

Under average-month conditions, Corkscrew Road in the vicinity of the project site carries an estimated 1,500 vpd on a typical weekday (1999). Corkscrew Road carries 170 vehicles per hour (vph) during both the weekday morning and evening peak season peak hour. It should be noted that this is the traffic in the vicinity of Alico Road and not at the project access. It is estimated that the existing traffic near the project's access will be lower. However, to remain conservative, the existing traffic from Count Station #250 was used for all calculations.

PLANNED ROADWAY IMPROVEMENTS

There are no improvements planned for Corkscrew Road.

PROBABLE IMPACTS OF THE PROJECT

This section of the report determines the traffic-related impacts the proposed project will have on the adjacent roadway system within the study area. To determine the impact of site-generated traffic volumes on the roadway network under future conditions, the 1999 existing traffic volumes in the study area were projected to the project Phase year Peak Season (2002), which is consistent with Lee County Traffic Impact Statement (TIS) guidelines and with the expected build-out of the project. Future traffic volumes will be examined without the project as a No-Build alternative and with the project as a Build alternative. The 2002 No-Build traffic volumes consist of existing traffic plus any background traffic growth. The 2002 Build traffic volumes consist of No-Build traffic plus project-generated traffic.

BACKGROUND TRAFFIC GROWTH

Traffic growths on area roadways are a function of the expected land development in the immediate area as well as the surrounding region. In order to provide a conservative framework for analysis, Vanasse & Daylor LLP reviewed historical traffic volume growth in the area.

A traffic growth rate for the study area roadways was determined using count station data from the 1999 Lee County DOT Traffic Count Report. Corkscrew Road in the vicinity of the project from 1990 to 1999 has grown at an annual rate of 12.6%. This rate has been used to project the traffic to year 2002.

Lee County DOT has available data on K_{100} , and Direction factors. The K_{100} factor for Corkscrew Road is 11.3% and the D factor is 54%. These factors have been used to determine Peak Season Peak Hour (AM & PM) traffic for Corkscrew Road.

Table 3 summarizes the projected daily and peak-hour traffic volumes for Corkscrew Road in the vicinity of the project site.

Table 3
PROJECTED TRAFFIC-VOLUME SUMMARY (YEAR 2002)

Location/Condition	Average Daily Traffic (vpd) ^a	Morning Peak Hour			Evening Peak Hour		
		Vehicles per Hour	Directional Flow ^b	K Factor ^b	Vehicles per Hour	Directional Flow ^b	K Factor ^b
PCS #250 ^c Average Month	2,100	237	54% EB	11.3%	237	54% WB	11.3%

^aVehicles per day adjusted for truck factor of 0.934

^bLee DOT K₁₀₀ & Directional factor.

^cSource: 1999 Lee County DOT Traffic Volume report.

SITE-GENERATED TRAFFIC

Similar to many other types of land uses, golf course development creates concentrations of traffic volumes that typically occur in rather well defined patterns and consequently are readily predictable by the use of variable empirical rates. Measurements of numerous such developments published by the Institute of Transportation Engineers (ITE) have established trip-generation rates which have been standardized for analysis purposes.

The rate at which golf course development generates vehicle trips depends largely on number of holes and the availability and location of residential communities. Table 4 summarizes the project raw trip generation in accordance with the ITE Trip Generation Manual, 6th Edition.

Table 4
VEHICLE-TRIP-GENERATION SUMMARY

LAND USE	SIZE	UNIT	ADT	AM PEAK	ENTER	EXIT	<u>YEAR 2002</u>		
							PM PEAK	ENTER	EXIT
Single Family (LU 210):	2	DU	28	11	3	8	3	2	1
Golf Course (LU 430)	36	DU	<u>1,287</u>	<u>80</u>	<u>63</u>	<u>17</u>	<u>99</u>	<u>43</u>	<u>55</u>
TOTAL			1,315	91	66	25	102	45	56

TRIP DISTRIBUTION AND ASSIGNMENT

The pattern of site traffic distribution is based upon locations of residential uses in the area of the project. Since there are no other significant residential developments to the east of the project, we have assumed that 100% of the external site traffic will be to/from the west on Corkscrew Road. This is shown in Table 5.

Table 5
TRIP DISTRIBUTION AND ROUTE ASSIGNMENT SUMMARY

Roadway	To/From	Percent of Total Trips
Corkscrew Road	West	100

The directional split was applied to the site-generated traffic volumes to determine the site-generated vehicle trips assignment. Subsequently, the site-generated vehicle-trip assignments were superimposed onto the 2002 No-Build or background traffic-volume network to determine the 2002 Build traffic-volume conditions.

TRAFFIC OPERATIONS ANALYSIS

To determine traffic volumes in the future, we measure existing traffic volumes and project future traffic volumes within the study area by using historical growth factors as determined by the County. The Zoning Traffic Statement (ZTS) guidelines require that for a development that generates between 100 and 300 peak-hour trips, the project access and all intersections within one quarter of a mile shall be analyzed. The nearest intersection is Corkscrew Road/Alico Road, which is about 1.0 mile away from this project. Therefore, no intersections were analyzed for this ZTS.

The next closest arterial or collector road that will be utilized by project traffic is Alico Road, which is about 1 mile west of the project site. The total project trip generation does not exceed 10% the LOS C volume of Alico Road north of Corkscrew Road. Therefore, only the Level of Service for Corkscrew Road was analyzed by using the Lee County 1995 Service Volumes on Arterials Roads (see Appendix B, Table 6 & 7).

Table 6
ROADWAY LEVEL-OF-SERVICE SUMMARY -
PEAK-MONTH CONDITIONS

	Lee Plan LOS ^c E	2002 No-Build Condition		2002 Build Condition	
		Peak Hour Peak Direction Volume Traffic	LOS ^b	Peak Hour Peak Direction Volume Traffic ^a	LOS ^b
<i>Corkscrew Road:</i>					
Weekday Morning	1,230	128	C	194	C
Weekday Evening	1,230	128	C	184	C

^a adding all new trips to the projected background traffic.

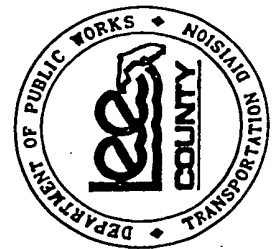
^bLevel of Service.

^cFrom Lee County Peak Hour Peak Direction Service Volumes.

In accordance with the above analysis, Corkscrew Road functions at LOS C in either the No-Build or Build Condition. There are no LOS problems associated with this project (see Table 6).

MITIGATION

No mitigation is necessary for this project beyond appropriate turn lanes (determined at development order) and transportation impact fees.

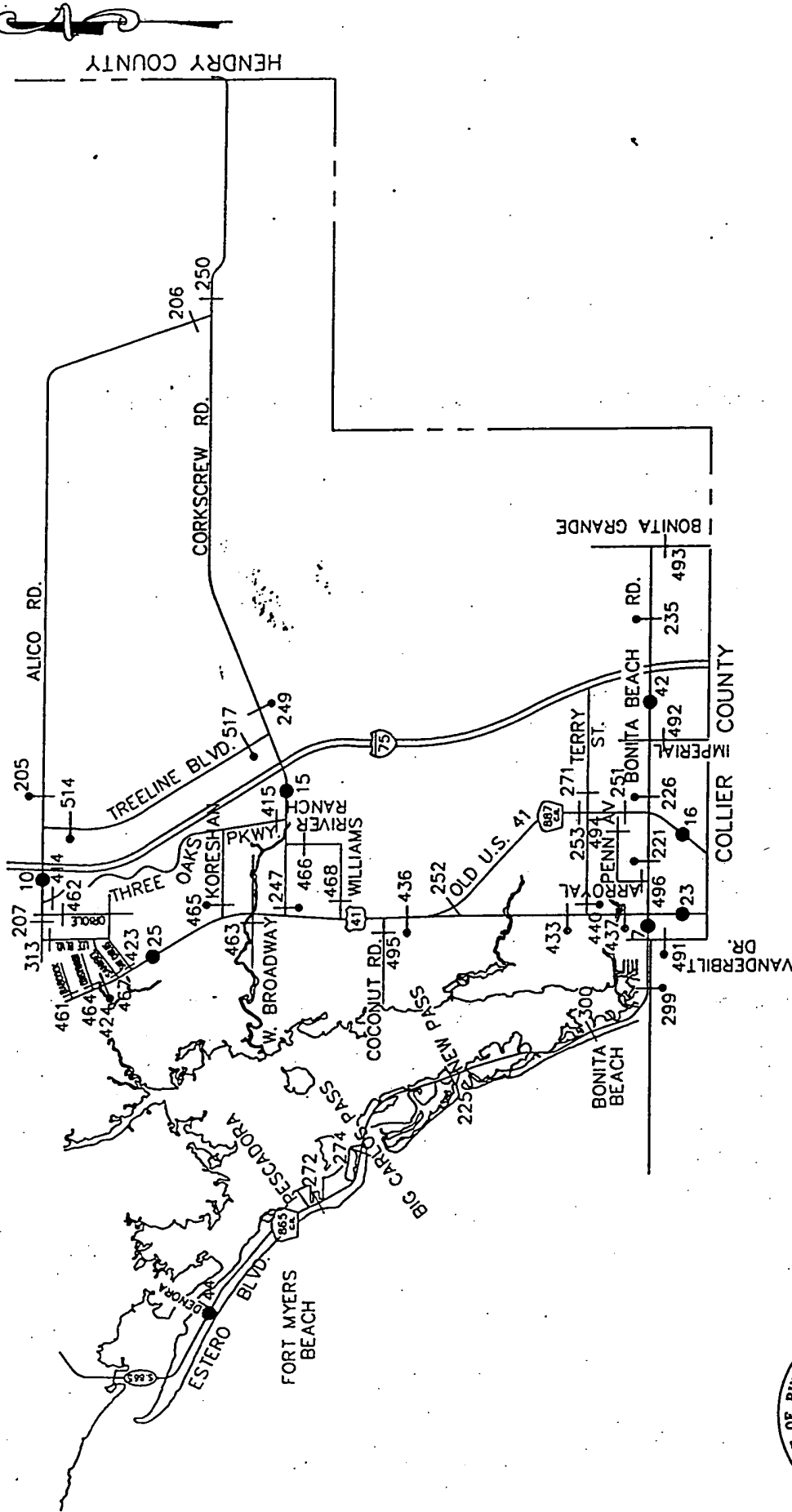


91222909.DWG

1999 TRAFFIC COUNT LOCATIONS INSET "H"

LEGEND

- COUNTER LOCATION
- 000 COUNTER NUMBER
- PERMANENT COUNT STATION
- DIRECTIONAL LOCATION



PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	N O T E	PERM. ANIENT STATION
COLONIAL BLVD	E OF METRO PKWY	240	B	25500	27400	26000	27900	25500	26600	29300	29600	34800	38900	31	
	W OF SIX MILE PKWY	241	E	32000	33600	32600	35700	34600	34300	34000	37800	40100	46000	20	
	W OF I-75	242	E	28700	29300	31600	30300	32900	32700	33600	35100	38800	46600	20	
	W OF IMMOKALEE RD	246	E	15900	13800	14200	14000	14000	15800	16300	16100	15900	19800	20	
CORBETT RD	N OF SR 78	508	C								500	700	500	49	
CORKSCREW RD	E OF US 41	247	H	6100	5800	5400	6600	6400	7200	7000	8300	7800	13200	15	
	W OF I-75	15	H	4400	4400	4500	4400	5700	6600	7500	8300	10800	14100	15	
	E OF I-75	249	H	1700	1300	1300	2100	2000	2300	2100	3100	3500	4900	15	
	W OF ALICOR RD		H	200	500	850	800	1300	1100	900					
	E OF ALICOR RD	250	H	550	550	550	500	850	850	1000	1300	1200	1600	15	
CRYSTAL DR	E OF US 41	254	B	10100	10800	11700	14500	11600	12700	13900	14900	12500	13100	9	
	W OF METRO PKWY		B	8400	11100	11700	13700	12500	13600						
COUNTRY LAKES DR	S OF TICE RD	505	E								1800	1800	1900	20	
CYPRESS LAKE DR	W OF SOUTH POINTE BLVD	256	G	11900	8900	12200	14100	12900	13000	11600	14300	13900	13800	30	
	E OF SOUTH POINTE BLVD	257	G	15600	11700	14800	17900	16600	18700	17800	18700	19900	20400	30	
	W OF SUMMERLIN RD	259	G	20700	20700	20600	25100	24200	24400	25300	25600	26400	25400	30	
	W OF US 41	258	G	28200	24500	29100	31700	29200	30500	30900	29500	31100	29100	30	
DANIELS PKWY	E OF US 41		G	21900	25000	26900	30600	27500							
	W OF METRO PKWY	30	G			24000	26600	28400	31600	32800	34500	32800	33900	30	
	E OF METRO PKWY		G	21000	24900	29600	29600	27800							
	E OF SIX MILE PKWY	31	G			26500	29400	28600	33100	35100	39100	42800	43900	31	
	W OF I-75	264	E	23500	24100	28200	29700	29000	29400	28700	32700	37100	39400	31	
	E OF I-75		E	18500	23300		20500	27800							
	E OF TREELINE DR	32	E				16800	19200	18500	22000	24500	26500	28100	32	
	E OF CHAMBERLIN	48	E							8100	9700	11400	12400	48	

LEE COUNTY 1999 K-100 FACTORS AND PEAK SEASON FACTORS

D:\1996LOS\1999KF.WK4

P.C. STATION #	1999 K-100 FACTORS	1999 PEAK SEASON FACTORS	D-FACTORS
1	0.093	1.077	0.68
2	0.092	1.067	0.50
3	0.102	1.210	0.60
4	0.093	1.110	0.52
5	0.094	1.093	0.64
6	0.094	1.070	0.59
7	0.113	1.307	0.52
8	0.085	1.137	0.54
9	0.088	1.060	0.51
10	0.118	1.103	0.60
11	0.093	1.070	0.52
12	0.101	1.163	0.55
13	0.094	1.083	0.62
14	0.100	1.053	0.61
15	0.113	1.263	0.54
16	0.100	1.137	0.64
17	0.097	1.070	0.64
18	0.102	1.103	0.63
19	0.098	1.207	0.61
20	0.104(1998 K-100 FACTOR)	1.060	0.58
21	0.099	1.077	0.61
22	0.103	1.033	0.66
23	0.095	1.153	0.56
24	0.095	1.113	0.50
25	0.095	1.163	0.58
26	0.115	1.230	0.55
27	0.116	1.317	0.59
28	0.098	1.097	0.54
29	0.096	1.093	0.58
30	0.098	1.160	0.51
31	0.092	1.163	0.51
32	0.100	1.217	0.51
33	0.125	1.300	0.52
34	0.098(1998 K-100 FACTOR)	1.067	0.64
35	0.100	1.070	0.51
36	0.104	1.230	0.59
37	0.082	1.067	0.59
38	0.101	1.207	0.56
39	0.098	1.160	0.51
40	N/A	N/A	N/A
41	0.107	1.117	0.66
42	0.100	1.213	0.54
43	0.091	1.063	0.53
44	0.081	1.107	0.51
45	0.105	1.060	0.52
46	0.093	1.153	0.50
47	0.094	1.093	0.53
48	0.113	1.073	0.53
49	0.092	1.093	0.57
50	0.101	1.050	0.66

PERMANENT COUNT STATION 15
CORKSCREW RD WEST OF I-75
1999 AADT = 14100

STA #15 CORKSCREW ROAD
WEST OF I-75

1. Monthly ADT as a % of Annual ADT

October	89
November	97
December	103
January	115
February	132
March	132
April	114
May	94
June	89
July	65
August	81
September	89

2. Day of Week ADT as % of Annual ADT

Monday	106
Tuesday	112
Wednesday	113
Thursday	113
Friday	114
Saturday	81
Sunday	61

3. Peak Flow Characteristics

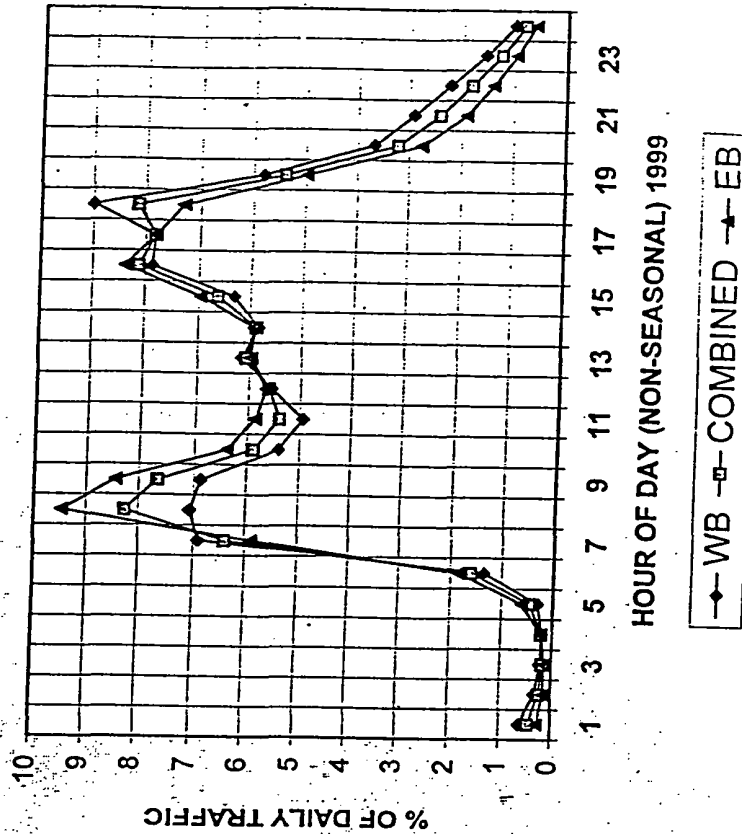
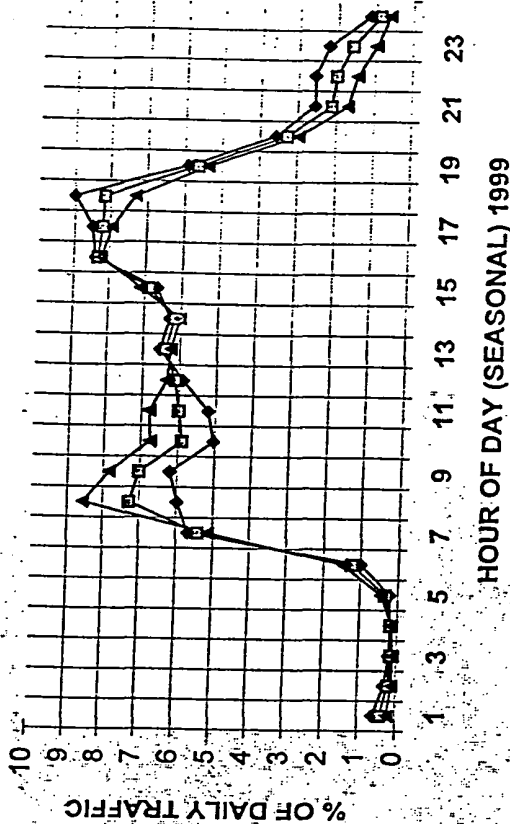
a) Peak Flow between 7 am and 9 am
(1) as a % of weekday traffic
(2) directional Split

b) Peak Flow between 4 pm and 6 pm
(1) as a % of weekday traffic
(2) directional Split

Non-Season Season

8	7
56 % EB	57 % EB
44 % WB	43 % WB
8	8
47 % EB	46 % EB
53 % WB	54 % WB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS



SEPT. 1996

SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (1995 DATA)

PAGE 2

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
CORKSCREW RD	US 41	THREE OAKS PKWY	4	1.2	2LN	0	230	500	760	1,290	0	420	900	1,360	2,310
	THREE OAKS PKWY	I-75	4	0.8	2LN	0	230	500	760	1,290	0	420	900	1,360	2,310
	I-75	WILDCAT RUN DR	3	2.2	2LN	0	160	410	690	1,290	0	280	740	1,220	2,310
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	0	210	470	710	1,230	0	380	830	1,270	2,200
	ALICO RD	COUNTY LINE	3	10.4	2LN	0	180	430	680	1,230	0	330	770	1,210	2,200
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	1,530	2,170	2,350	2,460	0	2,900	4,100	4,430	4,650
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	1,530	2,170	2,350	2,460	0	2,900	4,100	4,430	4,650
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	1,530	2,170	2,350	2,460	0	2,900	4,100	4,430	4,650
	SUMMERLIN RD	US 41	4	0.9	4LD	0	0	1,490	2,050	2,210	0	0	2,810	3,870	4,470
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	600	2,030	2,240	0	0	1,180	3,980	4,380
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	600	2,030	2,240	0	0	1,180	3,980	4,380
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	600	2,030	2,240	0	0	1,180	3,980	4,380
	SIX MILE PKWY	PALAMINO DR	4	2.2	6LD	0	1,970	2,490	2,670	2,680	0	3,860	4,890	5,230	5,250
	PALAMINO DR	I-75	4	0.6	6LD	0	1,970	2,490	2,670	2,680	0	3,860	4,890	5,230	5,250
DANIELS PKWY	I-75	TREELINE AVE	3	0.5	6LD	0	2,330	2,890	3,060	3,250	0	3,940	4,910	5,190	5,500
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	0	2,330	2,890	3,060	3,250	0	3,940	4,910	5,190	5,500
	CHAMBERLIN PKWY	GATEWAY BLVD	3	1.7	4LD	660	1,100	1,550	1,850	2,350	1,110	1,870	2,620	3,140	3,980
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	0	1,170	2,250	0	0	0	2,300	4,420
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	0	1,170	2,250	0	0	0	2,300	4,420
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	0	2,070	2,380	0	0	0	4,050	4,660
	CORNWALLIS PKWY	CORAL POINT DR	5	1.8	6LD	0	0	0	2,100	2,450	0	0	0	4,120	4,800
	CORAL POINT DR	HANCOCK B. PKWY	5	2.0	6LD	0	0	2,100	2,320	2,450	0	0	4,120	4,540	4,800
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	2,390	2,660	2,850	3,000	0	4,690	5,220	5,580	5,880
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	0	840	2,600	0	0	0	1,640	5,100
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADOR	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADOR	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
FOWLER ST	N AIRPORT RD	COLONIAL BLVD	1	0.3	4LD	0	0	1,390	1,860	2,010	0	0	2,580	3,450	3,710
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	0	1,390	1,860	2,010	0	0	2,580	3,450	3,710
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	1,240	1,520	1,630	1,650	0	2,290	2,820	3,020	3,050