



CONSERVANCY
of Southwest Florida
OUR WATER, LAND, WILDLIFE, FUTURE.

ECCL Update: Corkscrew Woods

Nicole Johnson
Director of Governmental Relations

Corkscrew Woods

Within the
DR/GR

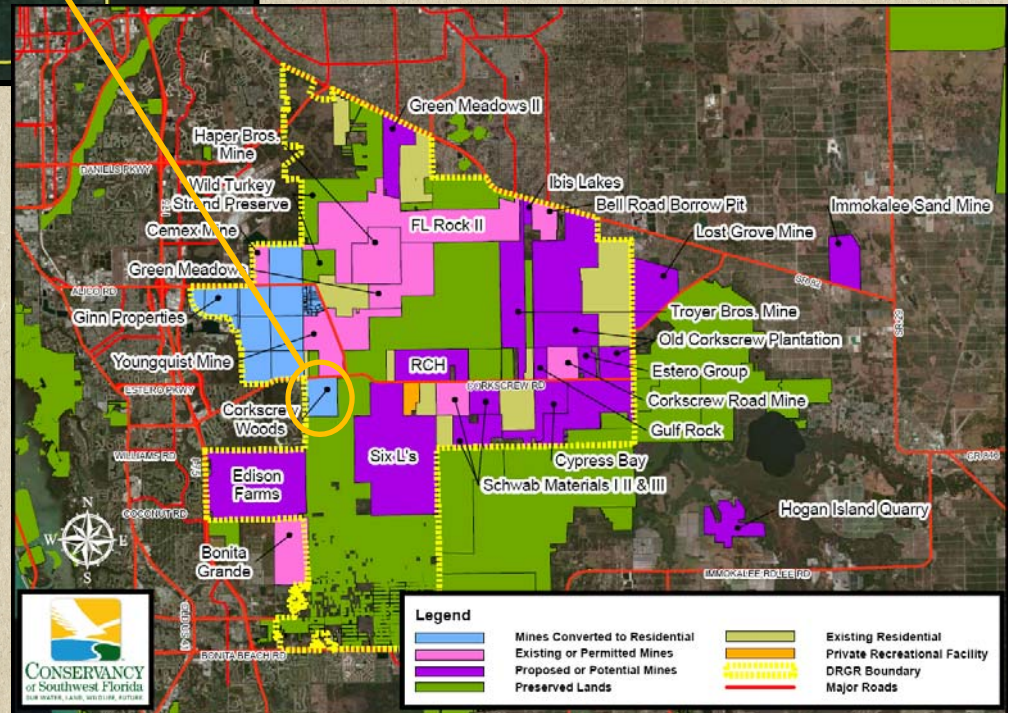
Requesting
Comp Plan
amendment and
rezone to:

- Reduce development footprint and lot size
- Connect to water and sewer
- Increase density



Photo: Camaretta Companies

- 722 acres/222 acre lake
- Previously mined
- Vested for 254 single family lots
- Site partially cleared and road base installed



Project Proposal

- 800 units (254 vested + 546 new)
- Reduce footprint by 57 acres (through smaller lots)
- Protect additional panther habitat
- Hook up to water & sewer (instead of well and septic)
- Additional buffer to CREW lands
- Irrigation from lake
- Lake improvements



Photo: Camaretta Companies

The concern was not whether this was a better concept for development, but how the applicant acquired additional density

Initial Concerns

September 2011 application requested removal from DR/GR and placed in Sub-Outlying Suburban

Conservancy and ECCL expressed concerns:

- **Integrity of newly adopted DR/GR amendments**
- **Policy precedent that would be set**
- **DR/GR has a mechanism for acquiring additional density – the TDR program**



Photo: Camaretta Companies

We advocated that all parties work to find a way to allow the development to be approved while keeping it in the DR/GR

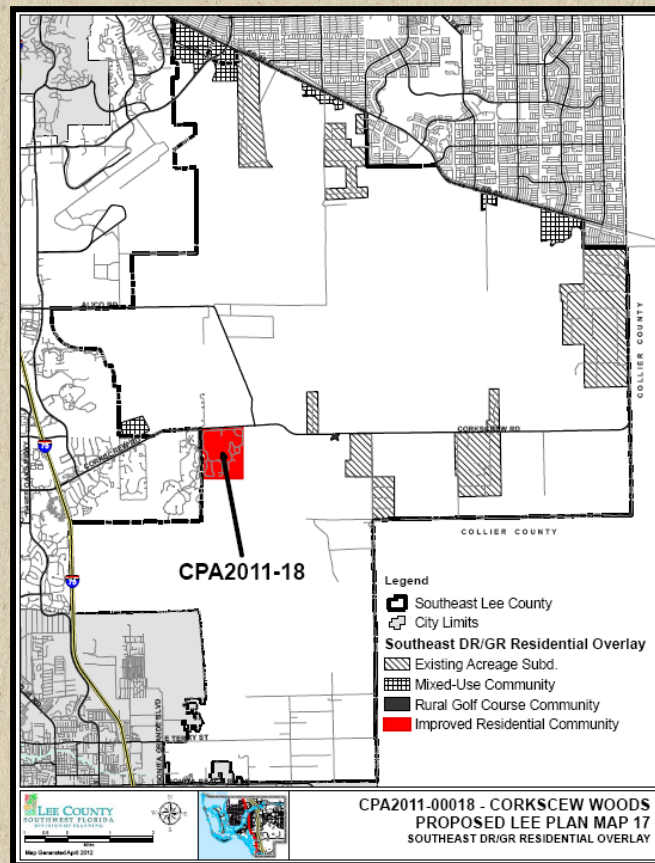
Alternative Language Created for CPA

The applicant, County staff and stakeholders all worked collaboratively to find a solution that would allow the development as proposed but keep the project in the DR/GR

New Land Use Category
within the DR/GR would
be created

“Improved Residential
Communities”

To be added to Map 17



CONSERVANCY
of Southwest Florida
OUR WATER, LAND, WILDLIFE, FUTURE.

Applicability is *Limited*

Proposed Policy 33.3.3 would only apply in the following circumstances:

- **Properties having existing approvals inconsistent with current DR/GR density requirements**
- **Properties that, if developed as vested, may damage surface and sub-surface water resources**
- **Properties that, if developed as vested, would impact habitat**
- **Properties that, if developed as vested, would encroach on environmentally-sensitive lands**

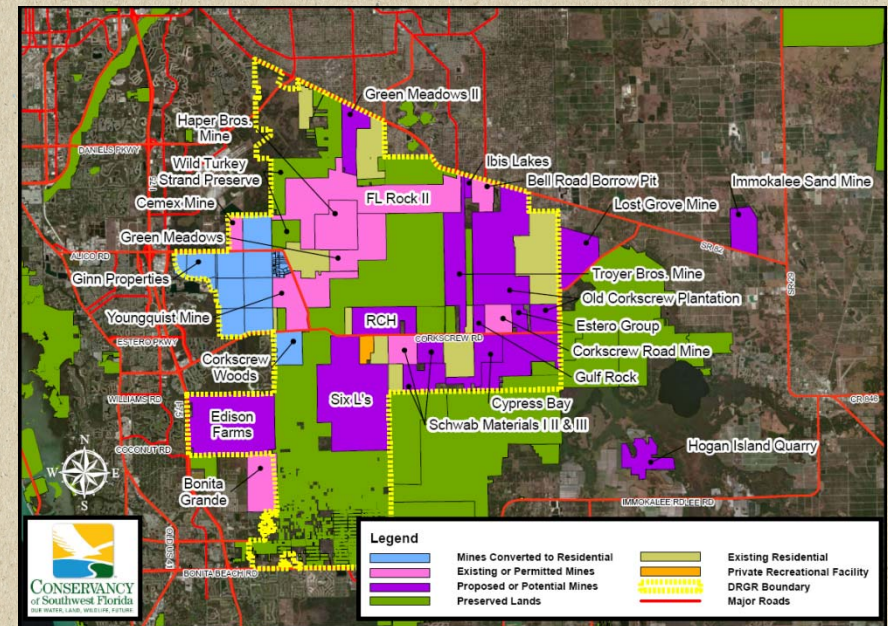


CONSERVANCY
of Southwest Florida
OUR WATER, LAND, WILDLIFE, FUTURE.

Applicable Projects Must Meet the Following

- Abut lands designated as future urban areas
- Adjacent to and eligible for public water and sewer
- Can provide 2 direct accesses to an arterial road
- Not on Map 17 as Existing Acreage Subdivision or Mixed-Use Community

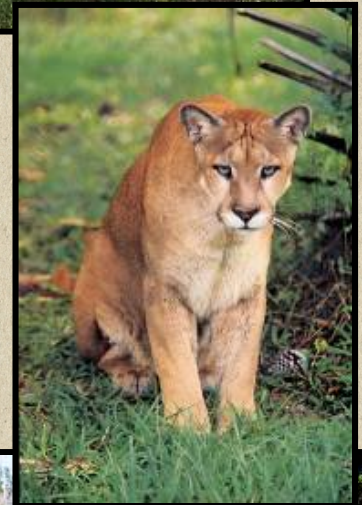
Staff, applicant, ECCL and Conservancy cannot find another property that could be eligible under these strict standards



After Eligibility Determined

Property must be rezoned to RPD and demonstrate performance criteria, such as:

- Reduced stress to onsite potable aquifer
- Increase conservation area
- Provide recreational opportunities for healthy living
- Demonstrated net benefit for water resources
- Enhanced lake management



How Additional Density is Obtained

Menu of options provided:

- Acquire offsite land and extinguish density
- Acquire offsite conservation easements
- Provide additional onsite conservation easements
- Perform onsite restoration
- Preserve primary panther habitat
- Protect onsite wetlands connected to regionally significant flowways as identified in the Lee Plan
- Provide funds to Lee County to extinguish density on other DR/GR parcels or to construct large mammal crossings in the DR/GR (\$8500/ac)



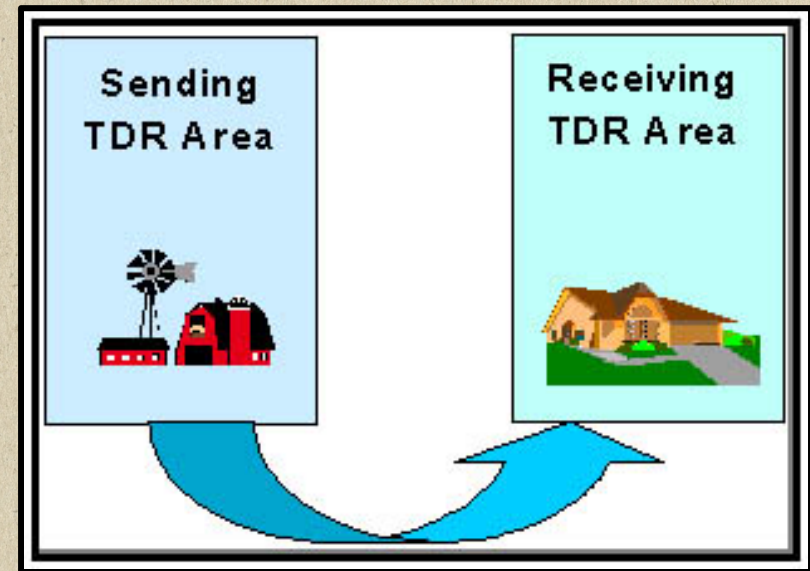
This last option was critical to Conservancy and ECCL support of the concept

As Applied to Corkscrew Woods

In order to gain the necessary 546 additional units, the applicant must select from a number of the density-increasing options, including payment of \$8,500 per acre

The exact amount of funding will be determined during rezoning, when density credits are verified

But, it is anticipated that at least \$1.2M will be contributed to future TDR purchase or large mammal crossings (150 units)



Where is this Project in the Process?

LPA staff report released April 19th

Went to LPA on April 23rd

Both options remain – removal from DR/GR and remaining in DR/GR

Staff, applicant, stakeholders all support remaining in DR/GR

Conservancy and ECCL raised questions/concerns about the mechanics of the new amendment

Will meet with staff to discuss



LPA recommended transmittal by the BoCC of staff's alternative language

Remaining in the DR/GR is the Best Alternative

- Provides additional density bonuses based on additional environmental benefits
- Allowed for TDRs to be purchased
- Has as part of the menu of options the ability for density to be gained through a per acre fee of \$8,500

Will go to BoCC in June



Source: Camaretta Companies

**Creative thinking, hard work
and the willingness to
collaborate can result in
solutions acceptable to all
parties**

Why Was an Alternative Necessary?

During the DR/GR amendment process, Corkscrew Woods was assumed to be built as vested with 254 units on 1-acre lots

It was never considered as an eligible site for intensification through the TDR program

However, an alternative was also necessary because while the framework for a DR/GR TDR program is in place, the mechanics to make it work have yet to be created

