

MORRIS**DEPEW**ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

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Memorandum**May 9, 2014**

To: Brandon Dunn
From: Corkscrew Ranch Applicant
Tina M. Ekblad, MPA, AICP, LEED AP BD+C
Cc: Richard Friday, Esq.
Russell Schropp, Esq.
Kirk Martin, PG
Subject: Corkscrew Ranch Comprehensive Plan Analysis – CPA2013-00004

RECEIVED
MAY 30 2014COMMUNITY DEVELOPMENT
CPA2013-00004

In preparation for this case to be reviewed by the Local Planning Agency, we offer the following analysis of the request and supporting elements of the Comprehensive Plan.

Corkscrew Ranch is a ±75 acre property located east of I-75 directly adjacent to Alico East and the University West Lakes Industrial Planned Development. The property has been platted into the Corkscrew Ranch subdivision with 59 single family lots mostly an acre in size. The requested amendment seeks to amend Future Land Use Map Series, Maps 6 & 7, Lee County Utilities Future Water and Sanitary Sewer Service Area to include the subdivision within the service areas.



Existing Conditions

The subject property is located within the Density Reduction/Groundwater Resource (DR/GR) Future Land Use and zoned AG-2. DOS891201800D approved the supporting infrastructure for the residential subdivision. In 2007, a plat for the property was recorded establishing 59 single family large lots on the subject property. An active South Florida Water Management District permit exists for the property (36-05981-W). As a result of these existing approvals, the site has been cleared and graded in some locations, a stormwater management system was constructed, and base roadways were established consistent with the approved plat. While vertical development has not occurred on the subject property, the existing approvals provide for the individual lots to be serviced by independent single user wells and septic systems.



Proposed Conditions

The proposal will connect the subject property to central water and sewer, eliminating the need for individual supply wells and septic systems. The requested changes to Maps 6 and 7 assure that central utility services will be available to serve currently permitted development on the property. This will help preserve the water quantity and quality associated with the public water supply wells that are proximate to the subject property. A high capacity potable water line is adjacent to the Corkscrew Ranch property and a sewer collection force main is currently under construction to serve the properties on the south side of Corkscrew Road. The water and wastewater treatment facilities owned and operated by LCU have adequate capacity to meet the water and sewer service demands of the Corkscrew Ranch project according to the most recent County Facilities reports.

This amendment will eliminate the construction of independent well and septic systems on the property, as is currently required with the existing 59 lot plat. The approval of the Map amendments represents a unique opportunity to eliminate the construction of independent well and septic systems and avoid an increase in drawdown to Lee County's public supply wells proximate to the subject property. Lee County Utilities has confirmed it will service the subject property for potable water and wastewater. The expansion of utilities to the subject property provides increased protection to the proximate Lee County public water supply wells.

Surrounding Properties

The surrounding properties are within the Density Reduction/Groundwater Resource and Wetlands Future Land Use Categories. The Corkscrew Water Treatment Plant is located east of the adjacent University West Lakes Industrial Planned Development. WildBlue (f/k/a Alico East) is immediately adjacent to Corkscrew Ranch to the West. A Comprehensive Plan and concurrent zoning request were recently submitted on this property, proposing a residential community with central utilities to be serviced by Lee County Utilities. All of the residential development on the south side of Corkscrew Road currently are provided with central utility services by Lee County Utilities through the existing facilities.

To the east of the property is a conservation area owned by Lee County. East of the conservation area, wrapping around to abut the subject property along the northerly boundary is the University/West Lakes aggregate mine. To the west of the subject property is the former Florida Rock Mine #1 (Alico East), now known as WildBlue. The area to the west is under consideration for a FLUM amendment that will provide added lake reclamation and establish large areas of habitat restoration, wildlife corridors, and flowway restoration. Providing central utility services for the subject property is consistent with attempting to better preserve long-term surface and ground water resources through the elimination of the individual wells and septic tanks from the development.

Density Reduction/Groundwater Resources

Lee Plan Policy 1.4.5 states, "The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.4) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels may be submitted during the rezoning or development review processes.
2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). See Policies 33.3.2, 33.3.3, 33.3.4, and 33.3.5 for potential density adjustments resulting from concentration or transfer of development rights.

- a. For residential development, also see Objective 33.3 and following policies. Commercial and civic uses can be incorporated into Mixed-Use Communities to the extent specifically provided in those policies.
 - b. Individual residential parcels may contain up to two acres of Wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.
 - c. The Future Limerock Mining overlay (Map 14) identifies sufficient land near the traditional Alico Road industrial corridor for continued limerock mining to meet regional demands through the Lee Plan's planning horizon (currently 2030). See Objective 33.1 and following policies.
3. Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 16. No Private recreational facilities may occur within the DR/GR land use category without a rezoning to an appropriate planned development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 16 of the Lee Plan."

The subject property is not a new land use, but one that has a recorded plat and is permitted for the construction of 59 residential dwelling units, each of which would be on a lot of +/- 1 acre. No private recreational facilities are proposed. Although not depicted as an Existing Residential Subdivision on Map 17, the property is nevertheless an approved, platted subdivision with a roadway and stormwater infrastructure fully constructed. The existing 59 single family lots are consistent with the permitted maximum density of the Density Reduction/Groundwater Resource Future Land Use Category.



FIGURE 3. MAP SHOWING THE APPROXIMATE LOCATIONS OF LEE COUNTY UTILITIES WELLS IN THE AREA OF THE PROJECT SITE

Water Resources

The proposed amendment seeks to extend central utilities to the subject property to provide sanitary sewer and potable water service. These conditions ensure reduced impacts to surface and groundwater and the continued functioning of the existing production wellfields proximate to the subject property. The existing production wells demonstrate the property is not needed for *future* wellfield development as suggested in the DR/GR policy. The favorable locations for withdrawal are already identified and utilized by the County. The amendment will serve to further protect the existing public water supply wells adjoining the subject property. The amendment will not increase density or intensity of use for the subject property, serving only to remove the option of utilizing private wells and septic systems for each of the already approved lots within the subdivision.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the function of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

Goal 60 and its objectives and policies protect and improve water quality and the functions of natural recharge areas. The supporting policies require, where practicable, the preservation and/or restoration of habitats associated with flow ways, to ensure environmental function and value. The subject property is an existing platted subdivision, and a surface water management system has been approved by the South Florida Water Management District, and constructed by the property owner. The system ensures the continued functionality of the on-site wetlands and will remain intact.

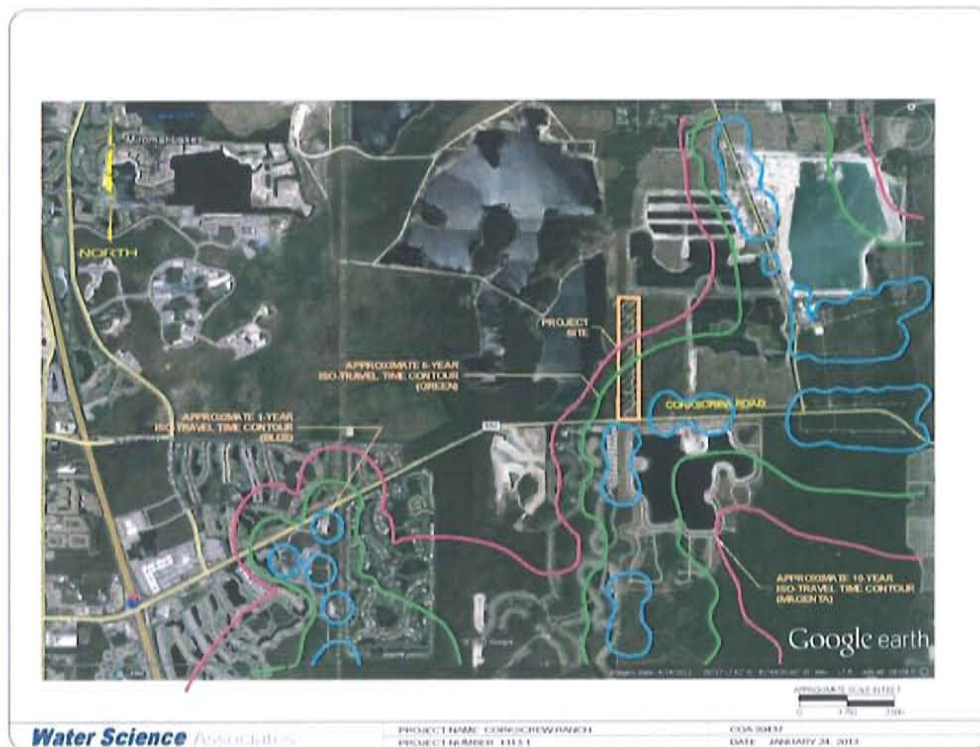


FIGURE 4 MAP SHOWING THE APPROXIMATE WELLFIELD PROTECTION ISO-TRAVEL TIME CONTOURS NEAR THE PROJECT SITE

Provision of central public utilities to the Corkscrew Ranch project could provide a number of advantages. Supplying potable water to the project from the nearby LCU water treatment facilities would remove a competing water use from the freshwater aquifers and allow for additional control and planning over area water resources by LCU. Recent changes in State of Florida consumptive use permitting rules allow for increases in public utility water allocations when it can be demonstrated that the utility is providing water that offsets an otherwise allowable and competing use. Additionally, LCU has a robust wellfield management program developed over many years and through numerous negotiations with the SFWMD that includes multiple aquifer sources, redundant production wells in each aquifer, and an effective water level and wetland monitoring program that allows for active management of the sources and the magnitude and distribution of water withdrawals based on minimizing adverse impacts to the aquifer system, the surface environment, and existing legal users. Elimination of a nearby competing user of water increases the level of control that LCU has over groundwater withdrawals and resulting impacts to more effectively manage the limited water resources of the area.

Similarly, provision of a central sewer system would eliminate septic tank discharges in the area providing a higher level of protection to the existing LCU wellfields. Septic systems have been proven to be reliable and effective at minimizing adverse impacts to water quality in rural areas where appropriate underlying geology and adequate spacing provide for good attenuation of wastewater discharges. However, elimination of individual septic tank discharges would provide for an additional level of protection for LCU water supply sources. Additionally, LCU has a high quality irrigation water supply program to reuse treated wastewater for irrigation within critical water poor areas of the county. Whereas in the past, treated wastewater was often seen as a disposal liability to utility systems, in systems like LCU with an effective irrigation water supply program, treated wastewater can be a valuable commodity with market pricing potential that provides a means for more effective total water management.

Conclusion

The proposed amendment to the Comprehensive Plan represents a unique opportunity to improve the development parameters of an existing subdivision located within the DR/GR without the necessity of increasing density or intensity of the development. The request will provide greater protection to Lee County public water supply wells and eliminate the opportunity for individual use wells and septic systems to be constructed on the site. Lee County Utilities has confirmed it will provide central water and sewer to the site and irrigation will be provided by the on-site lakes. (Currently re-use water is not available to the site; the system does not have the reclaimed water to meet that added demand.) The expansion of central water and sewer will eliminate concerns about increased drawdown and water quality issues while protecting natural resources and ensuring the ability of the Lee County production wells to continue operating. The existing wells in proximity to the subject property demonstrate the remainder of the property is not needed for wellfield development and the requirement for connection to the central water and sewer will ensure aquifer levels remain consistent as the property is developed.



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D: _____ REC'D BY: _____

APPLICATION FEE: _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Owner or Authorized Representative

Date

Timothy Youngquist

Printed Name of Owner or Authorized Representative

Harvey Youngquist

Signature of Owner or Authorized Representative

Date

Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION

Applicant: Tim & Harvey Youngquist, Youngquist Brothers, Inc.

Address: 15465 Pine Ridge Road

City, State, Zip: Fort Myers, FL 33908

Phone Number: (239) 489-4444

Fax Number: (239) 267-9176

Email: rofriday@yahoo.com

Agent*: Morris-Depew Associates, Inc., Tina M. Ekblad, MPA, AICP, LEED AP BD+C

Address: Metro Center 1 2891 Center Pointe Drive Unit 100

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-337-3993

Fax Number: 239-337-3994

Email: tekblad@m-da.com

Owner(s) of Record: Tim & Harvey Youngquist, Youngquist Brothers, Inc.

Address: 15465 Pine Ridge Road

City, State, Zip: Fort Myers, FL 33908

Phone Number: (239) 489-4444

Fax Number: (239) 267-9176

Email: rofriday@yahoo.com

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map Series Amendment

(Maps 1 thru 24)

List Number(s) of Map(s) to be amended:

Maps 6 and 7 Lee County Utilities Future Service

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

To extend the service area of Lee County Utilities Potable Water and Sanitary Sewer Service to the subject property.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: Please see attached exhibit

2. STRAP(s): Please see attached exhibit

B. Property Information:

Total Acreage of Property: ± 75

Total Acreage included in Request: ± 75

Total Uplands: ± 65.29 acres

Total Wetlands: ± 9.71 acres

Current Zoning: AG-2

Current Future Land Use Designation: DRGR

Area of each Existing Future Land Use Category: DRGR – 34.07 Wetlands – 40.93

Existing Land Use: Vacant Single Family Residential Lots

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: NA

Airport Noise Zone 2 or 3: NA

Acquisition Area: NA

Joint Planning Agreement Area (adjoining other jurisdictional lands): NA

Community Redevelopment Area: NA

D. Proposed change for the subject property:

Amend Maps 6 and 7 to include the subject property within the service area.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	59 Lots, see Instrument 2007000298830
Commercial intensity	
Industrial intensity	

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	59 Lots, see Instrument 2007000298830
Commercial intensity	
Industrial intensity	

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be

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

7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

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

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

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

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
 3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
 4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.
- F. Additional Requirements for Specific Future Land Use Amendments
1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
 2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

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

[Signature]
Signature of Applicant

Date

Timothy Youngquist
Printed Name of Applicant

[Signature]
Signature of Applicant

Date

Harvey Youngquist
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Aug 19 2013 (date) by TIM & HARVEY YOUNGQUIST (name of person providing oath or affirmation), who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification.

[Signature]
Signature of Notary Public

(Name typed, printed or stamped)





LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT WE ARE THE FEE SIMPLE PROPERTY OWNERS OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. AND HENDERSON, FRANKLIN, STARNES & HOLT, PA HAVE BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO A COMPREHENSIVE PLAN AMENDMENT APPLICATION. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# See attached Exhibit

Timothy Youngquist

OWNER NAME

X [Signature]

SIGNATURE

STATE OF FLORIDA

COUNTY OF Lee

Harvey Youngquist

OWNER NAME

[Signature]

SIGNATURE

The foregoing instrument was acknowledged before me this 17 day of August, 2013, by Tim & Harvey Youngquist, who are personally known to me or have produced as identification and did not take an oath.

My Commission Expires:

Christine M Wyatt

Notary Public

(Seal)

Notary Printed Name



**CORKSCREW RANCH
COMPREHENSIVE PLAN AMENDMENT**

21-46-26-02-00000.0590	19800 PANTHER ISLAND BLVD
21-46-26-02-00000.0580	19790 PANTHER ISLAND BLVD
21-46-26-02-00000.0570	19780 PANTHER ISLAND BLVD
21-46-26-02-00000.0560	19770 PANTHER ISLAND BLVD
21-46-26-02-00000.0550	19760 PANTHER ISLAND BLVD
21-46-26-02-00000.0540	19730 PANTHER ISLAND BLVD
21-46-26-02-00000.0530	CORNER LOT
21-46-26-02-00000.0520	14111 TURTLE TRACKS CT
21-46-26-02-00000.0510	14101 TURTLE TRACKS CT
21-46-26-02-00000.0500	14100 TURTLE TRACKS CT
21-46-26-02-00000.0490	14110 TURTLE TRACKS CT
21-46-26-02-00000.0480	14120 TURTLE TRACKS CT
21-46-26-02-00000.0470	19700 PANTHER ISLAND BLVD
21-46-26-02-0000B.00CE	ACCESS UNDETERMINED
21-46-26-02-00000.0460	19690 PANTHER ISLAND BLVD
21-46-26-02-00000.0450	19680 PANTHER ISLAND BLVD
21-46-26-02-00000.0440	19670 PANTHER ISLAND BLVD
21-46-26-02-00000.0430	19660 PANTHER ISLAND BLVD
21-46-26-02-00000.0420	19650 PANTHER ISLAND BLVD
21-46-26-02-00000.0410	19640 PANTHER ISLAND BLVD
21-46-26-02-00000.0400	19630 PANTHER ISLAND BLVD
21-46-26-02-00000.0390	CORNER LOT
21-46-26-02-00000.0380	14111 CALAVERAS CT
21-46-26-02-00000.0370	14100 CALAVERAS CT
21-46-26-02-00000.0350	14120 CALAVERAS CT
21-46-26-02-00000.0360	14110 CALAVERAS CT
21-46-26-02-00000.0340	CORNER LOT
21-46-26-02-00000.0330	14111 ARIVACA CT
21-46-26-02-00000.0320	14101 ARIVACA CT
21-46-26-02-00000.0310	14100 ARIVACA CT
21-46-26-02-00000.0300	14120 ARIVACA CT
21-46-26-02-00000.0290	19570 PANTHER ISLAND BLVD
21-46-26-02-00000.0280	19550 PANTHER ISLAND BLVD
21-46-26-02-00000.0270	19540 PANTHER ISLAND BLVD
21-46-26-02-00000.0260	19530 PANTHER ISLAND BLVD
21-46-26-02-00000.0250	19520 PANTHER ISLAND BLVD
21-46-26-02-0000C.00CE	ACCESS UNDETERMINED
21-46-26-02-00000.0240	19491 PANTHER ISLAND BLVD
21-46-26-02-00000.0230	19501 PANTHER ISLAND BLVD
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21-46-26-02-00000.0210	19531 PANTHER ISLAND BLVD
21-46-26-02-00000.0200	19549 PANTHER ISLAND BLVD
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21-46-26-02-00000.0180	19569 PANTHER ISLAND BLVD
21-46-26-02-00000.0170	19579 PANTHER ISLAND BLVD

**CORKSCREW RANCH
COMPREHENSIVE PLAN AMENDMENT**

21-46-26-02-00000.0160	19589 PANTHER ISLAND BLVD
21-46-26-02-00000.0150	19599 PANTHER ISLAND BLVD
21-46-26-02-00000.0140	19609 PANTHER ISLAND BLVD
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21-46-26-02-00000.0110	19649 PANTHER ISLAND BLVD
21-46-26-02-00000.0100	19659 PANTHER ISLAND BLVD
21-46-26-02-00000.0090	19679 PANTHER ISLAND BLVD
21-46-26-02-00000.0080	19699 PANTHER ISLAND BLVD
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21-46-26-02-00000.0050	19729 PANTHER ISLAND BLVD
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21-46-26-02-00000.0030	19749 PANTHER ISLAND BLVD
21-46-26-02-00000.0020	19759 PANTHER ISLAND BLVD
21-46-26-02-00000.0010	19769 PANTHER ISLAND BLVD
21-46-26-02-0000A.00CE	ROW
21-46-26-02-0000D.00CE	SUBMERGED LAND
21-46-26-02-0000B.00CE	ACCESS UNDETERMINED
21-46-26-02-0000E.00CE	SUBMERGED LAND
21-46-26-02-0000F.00CE	SUBMERGED LAND
21-46-26-02-0000C.00CE	ACCESS UNDETERMINED



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D: _____ REC'D BY: _____

APPLICATION FEE: _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Owner or Authorized Representative

Date

Timothy Youngquist

Printed Name of Owner or Authorized Representative

Harvey Youngquist

Signature of Owner or Authorized Representative

Date

Printed Name of Owner or Authorized Representative

AFFIDAVIT

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

[Signature]
Signature of Applicant

Date

Timothy Youngquist
Printed Name of Applicant

[Signature]
Signature of Applicant

Date

Harvey Youngquist
Printed Name of Applicant

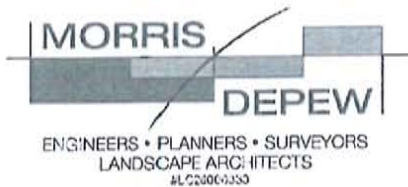
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Aug 19 2013 (date) by TIM & HARVEY YOUNGQUIST (name of person providing oath or affirmation), who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification.

[Signature]
Signature of Notary Public

(Name typed, printed or stamped)





LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT WE ARE THE FEE SIMPLE PROPERTY OWNERS OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. AND HENDERSON, FRANKLIN, STARNES & HOLT, PA HAVE BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO A COMPREHENSIVE PLAN AMENDMENT APPLICATION. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# See attached Exhibit

Timothy Youngquist

OWNER NAME

X [Signature]
SIGNATURE

STATE OF FLORIDA

COUNTY OF Lee

Harvey Youngquist

OWNER NAME

[Signature]
SIGNATURE

The foregoing instrument was acknowledged before me this 17 day of August, 2013, by Tim & Harvey Youngquist, who are personally known to me or have produced as identification and did not take an oath.

My Commission Expires:

Christine M Wyatt

Notary Public

(Seal)

Notary Printed Name



**CORKSCREW RANCH
COMPREHENSIVE PLAN AMENDMENT**

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21-46-26-02-00000.0550	19760 PANTHER ISLAND BLVD
21-46-26-02-00000.0540	19730 PANTHER ISLAND BLVD
21-46-26-02-00000.0530	CORNER LOT
21-46-26-02-00000.0520	14111 TURTLE TRACKS CT
21-46-26-02-00000.0510	14101 TURTLE TRACKS CT
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21-46-26-02-00000.0490	14110 TURTLE TRACKS CT
21-46-26-02-00000.0480	14120 TURTLE TRACKS CT
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21-46-26-02-00000.0400	19630 PANTHER ISLAND BLVD
21-46-26-02-00000.0390	CORNER LOT
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21-46-26-02-00000.0340	CORNER LOT
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21-46-26-02-00000.0310	14100 ARIVACA CT
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COMPREHENSIVE PLAN AMENDMENT**

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21-46-26-02-0000E.00CE	SUBMERGED LAND
21-46-26-02-0000F.00CE	SUBMERGED LAND
21-46-26-02-0000C.00CE	ACCESS UNDETERMINED



Corkscrew Ranch Large Scale Comprehensive Plan Amendment PUBLIC FACILITIES IMPACTS

Corkscrew Ranch is an existing subdivision within the Southeast Lee County Planning Community. The property was platted into 59 single family lots by Instrument 2007000298830 in September 2007. The subdivision has completed infrastructure per Development Order 891201800D. Currently, no homes are constructed within the subdivision. Future residential development would require a private well and septic system.

The applicant desires central potable water and sanitary sewer to be available to the existing single family lots. The proposed Comprehensive Plan Amendment would extend the Potable Water and Sanitary Sewer Service Area for Lee County Utilities to cover the 59 lot residential subdivision.

Potable Water

The subject property is within the service area limits for the Corkscrew Water Treatment Plant provided by Lee County Utilities. According to the 2012 and 2013 Concurrency Reports the Corkscrew WTP has a capacity of 15,000,000 GPD. In 2010, 2011, and 2012, the actual Average Daily Flows were 8,358,000 GPD, 12,553,097 GPD, and 14,265,000 GPD respectively. The 2013 estimated water usage was 13,041,300 GPD and the 2014 projected use is 13,266,150 GPD. Lee County Utilities has confirmed from June 2012 to May 2013, the annual average daily finished water produced by the facility was 9.25 MGD. The projected excess capacity of the WTP in 2014 is 1,733,850 GPD.

The estimated water demand for the proposed project are well within the remaining capacity of the Corkscrew Water Treatment Plant. The 2013 Lee County Concurrency Report states "there are no apparent potable water concurrency Level of Service problems anticipated in 2013 and beyond, as projected." A potable water transmission line exists along Corkscrew Road adjacent to the subject property to provide a point of connection.

The LOS Standard for Potable Water is 250 GPD per residential unit.

Proposed Water Use

59 single family homes X 250 GPD = 14,750 GPD Avg.

Lee County Utilities Consumptive Use Permit #36-0003-W for public water supply was renewed by the South Florida Water Management District on June 15, 2011 and remains in effect until 2031. The permit stipulates:

Annual Allocation shall not exceed 12,508 Million Gallons (MG)

Monthly Allocation shall not exceed 1,355 MG



There is more than adequate WTP capacity based on the 2013 Concurrency Inventory within the CUP monthly allocation to service the proposed project.

Sanitary Sewer

The subject property is within the service area limits for the Three Oaks Regional Wastewater Treatment Plant provided by Lee County Utilities. According to the 2012 and 2013 Concurrency Reports the Three Oaks Regional WWTP has a capacity of 6,000,000 GPD. The average daily sewage treatment flows in 2010, 2011, and 2012 were 2,789,000 GPD, 3,181,000 GPD, and 3,249,000 GPD respectively. The estimated sewage treatment demand in 2013 was 3,325,000 GPD, and the 2014 projected sewage treatment demand is 3,400,000 GPD.

The estimated sewage treatment demands of the proposed project are well within the remaining capacity of the 2,600,000 GPD of the Three Oaks Regional Wastewater Treatment Plant.

The LOS Standard for Sanitary Sewer is 200 GPD per residential connection.

Proposed Sanitary Sewer Use

59 single family homes X 200 GPD = 11,800 GPD

Solid Waste – Lee County Waste to Energy Facility

The proposed amendment will not create any additional solid waste.

Surface Water/Drainage Basins – South Florida Water Management District

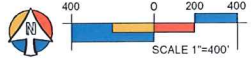
The proposed amendment will not alter the existing approved surface water management system.

Parks, Recreation, Open Space

The proposed amendment will not alter the existing approved open space nor will it increase need for parks and recreation opportunities.

Public School

The proposed amendment will not increase need for public schools.



PROJECT SITE LOCATION

CORKSCREW RANCH

Lee County, Florida

MDS PROJECT: 13027	
CHECKED BY: TME	DRAWN BY: MDS
DATE: 8-21-2013	
SHEET 1	

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LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. L39859 / LC26000330

DEPEW
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LANDSCAPE ARCHITECTS
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• Fort Myers
• Tallahassee
• Gainesville
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3395
Fax: (239) 337-3394
Toll free: 866-337-7341

REVISIONS



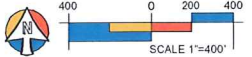
Corkscrew Ranch Small Scale Comprehensive Plan Amendment LEE PLAN CONSISTENCY

Corkscrew Ranch is an existing, platted 59 lot subdivision that currently requires a potable water well and septic system. The applicant desires central potable water and sanitary sewer to be available to the subject property. The proposed Comprehensive Plan Amendment would extend the Potable Water and Sanitary Sewer Service Area for Lee County Utilities to cover the existing 59 lots. In compliance with Standard 11.1: Water and Standard 11.2: Sewer, the applicant has prepared this application to request that the service area of the adjacent water and sanitary sewer utility be extended to incorporate the Corkscrew Ranch Subdivision.

The existing, approved development will remain as currently approved. Therefore the application will not impact Lee County population projections, adjacent local governments, the DR/GR land use category, environmental and natural resources, or surrounding roadways.



 FUTURE SEWER
SERVICE AREA



FUTURE SEWER SERVICE AREA

CORKSCREW RANCH

Lee County, Florida

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FL CA NO. 8532 / FL CERT NO. LB8891 / LC26000330

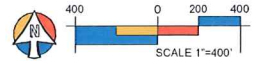
• Fort Myers
• Tallahassee
• Gainesville
2891 Center Pointe Drive
Fort Myers, Florida 33916
(239) 337-3993
Fax (239) 337-3994
Toll free: 866-577-7341

REVISIONS

MDA PROJECT:
13027
CHECKED BY: TME
DRAWN BY: MDS
DATE:
8-21-2013
SHEET
3



 FUTURE WATER SERVICE AREA



FUTURE WATER SERVICE AREA

CORKSCREW RANCH

Lee County, Florida

MDA PROJECT:
13027

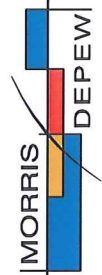
CHECKED BY:
TME

DRAWN BY:
MDS

DATE:
8-21-2013

SHEET
2

REVISIONS


• Fort Myers
• Tallahassee
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2881 Center Pointe Drive
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ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

January 24, 2014

Mr. David W. Depew, PhD, AICP, LEED AP
Morris-Depew Associates, Inc.
2891 Center Pointe Drive, Suite 100
Fort Myers, Florida 33916

**RE: Summary of Benefits for Public Water and Sewer Service
Corkscrew Ranch Development, Lee County, Florida**

Dear Mr. Depew:

Water Science Associates is pleased to provide a summary of benefits that public water and sewer service may provide the Corkscrew Ranch project. Corkscrew Ranch is an approximate 75 acre parcel located on the north side of Corkscrew Road in Section 21 of Township 46S and Range 26 E within the Southeast Lee County Planning Community (Figure 1). The property is platted into 59 single family lots per Lee County Development Order 891201800D. Water and sewer service for the parcels is currently projected to include individual domestic self-supply wells and individual onsite sewage treatment and disposal systems (septic tanks) for each of the platted lots. While individual domestic self-supply wells and onsite sewage treatment and disposal systems have been used successfully in many rural areas, it is well established that centralized water and sewer systems provide a number of advantages for public health and safety, environmental protection, and regional water management.

The owners of the Corkscrew Ranch project have indicated a desire to provide central water and sewer services for the proposed housing development. The project lies within the service area of Lee County Utilities (LCU) and central water and sewer service currently exists on the south side of Corkscrew Road immediately adjacent to the Corkscrew Ranch project. A high capacity potable water line currently runs past the Corkscrew Ranch property and a sewer collection force main is currently under construction to serve the properties on the south side of Corkscrew Road. Water and wastewater treatment facilities owned and operated by LCU have adequate capacity to meet the water and sewer service demands of the Corkscrew Ranch project according to the most recent County Facilities reports.

In the absence of central water and sewer services, the most likely sources of water and the only freshwater resources available to supply individual parcel water supply wells at Corkscrew Ranch are the Water Table Aquifer and the Sandstone Aquifer. Individual domestic supply wells located on each Corkscrew Ranch parcel would tap one of these aquifer sources. Individual onsite sewage treatment and disposal systems located on each Corkscrew Ranch parcel would discharge partially treated wastewater to the Water Table Aquifer. The Water Table Aquifer lies at land surface and extends to depths generally ranging from 40 to 80 feet below land surface in the area surrounding the Corkscrew Ranch property. The Sandstone Aquifer occurs at depths ranging from 90 to 180 feet and is separated from the Water Table Aquifer by thick clay confining beds. Both aquifers are used extensively by LCU at the Corkscrew and Pinewoods Water Treatment Facilities. Both aquifers are also considered sources of limited availability by the South Florida Water Management District (SFWMD). The Pinewoods WTP is located approximately 2

miles west of Corkscrew Ranch and the Corkscrew WTP is located approximately 1 mile northeast of Corkscrew Ranch (Figure 2). The public supply wellfields that feed the LCU water treatment facilities lie immediately adjacent to the Corkscrew Ranch property and effectively surround the areas east and south of the project with more distant wells lying to the west (Figure 3). Due to the proximity of the public supply wells, Corkscrew Ranch lies within the established protection zones of the LCU wellfields (Figure 4).

Provision of central public utilities to the Corkscrew Ranch project could provide a number of desirable advantages. Supplying potable water to the project from the nearby LCU water treatment facilities would remove a competing water use from the freshwater aquifers and allow for additional control and planning over area water resources by LCU. Recent changes in State of Florida consumptive use permitting rules allow for increases in public utility water allocations when it can be demonstrated that the utility is providing water that offsets an otherwise allowable and competing use. Additionally, LCU has a robust wellfield management program developed over many years and through numerous negotiations with the SFWMD that includes multiple aquifer sources, redundant production wells in each aquifer, and an effective water level and wetland monitoring program that allows for active management of the sources and the magnitude and distribution of water withdrawals based on minimizing adverse impacts to the aquifer system, the surface environment, and existing legal users. Elimination of a nearby competing user of water increases the level of control that LCU has over groundwater withdrawals and resulting impacts to more effectively manage the limited water resources of the area.

Similarly, provision of a central sewer system would eliminate septic tank discharges in the area providing a higher level of protection to the existing LCU wellfields. Septic systems have been proven to be reliable and effective at minimizing adverse impacts to water quality in rural areas where appropriate underlying geology and adequate spacing provide for good attenuation of wastewater discharges. However, elimination of individual septic tank discharges would provide for an additional level of protection for LCU water supply sources. Additionally, LCU has a high quality irrigation water supply program to reuse treated wastewater for irrigation within critical water poor areas of the county. Whereas in the past, treated wastewater was often seen as a disposal liability to utility systems, in systems like LCU with an effective irrigation water supply program, treated wastewater can be a valuable commodity with market pricing potential that provides a means for more effective total water management.

Provision of central water and sewer services to the Corkscrew Ranch project will provide an additional revenue source for LCU while utilizing currently unused capacity within the County's water and wastewater treatment facilities. It will eliminate a currently allowed legal use from the same limited aquifer systems used by LCU and reduce the potential for impacts to both water quality and water supply in the area. And finally, with the additional control provided by a central water and sewer program, LCU will have enhanced opportunities to manage available water resources to most effectively meet water demands throughout the county.

Mr. David W. Depew, PhD, AICP, LEED AP
Morris-Depew Associates, Inc.
January 24, 2014
Page 3

Water Science Associates

We appreciate the opportunity to provide hydrogeologic services on your behalf. Should you have any questions or would like additional information, please do not hesitate to contact Kirk Martin or Brian Barnes via phone or email.

Sincerely,



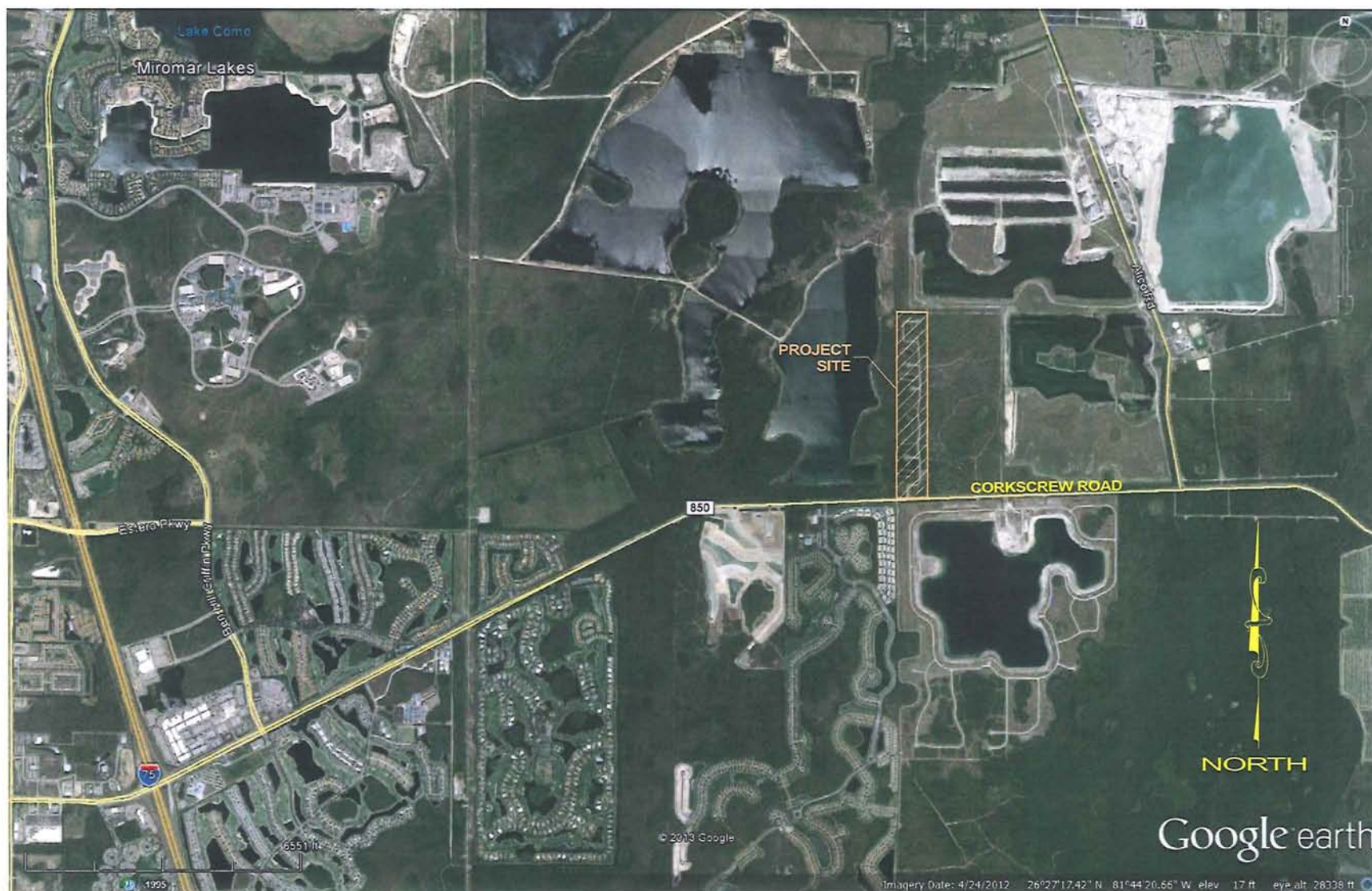
W. Kirk Martin, P.G.
Senior Hydrogeologist
Water Science Associates, Inc.
Phone: 239.218.1043
Email: kirk@wsaconsult.com



Brian K. Barnes
Senior Scientist
Water Science Associates, Inc.
Phone: 239.240.6035
Email: brian@wsaconsult.com

Attachment: Figures

FIGURES

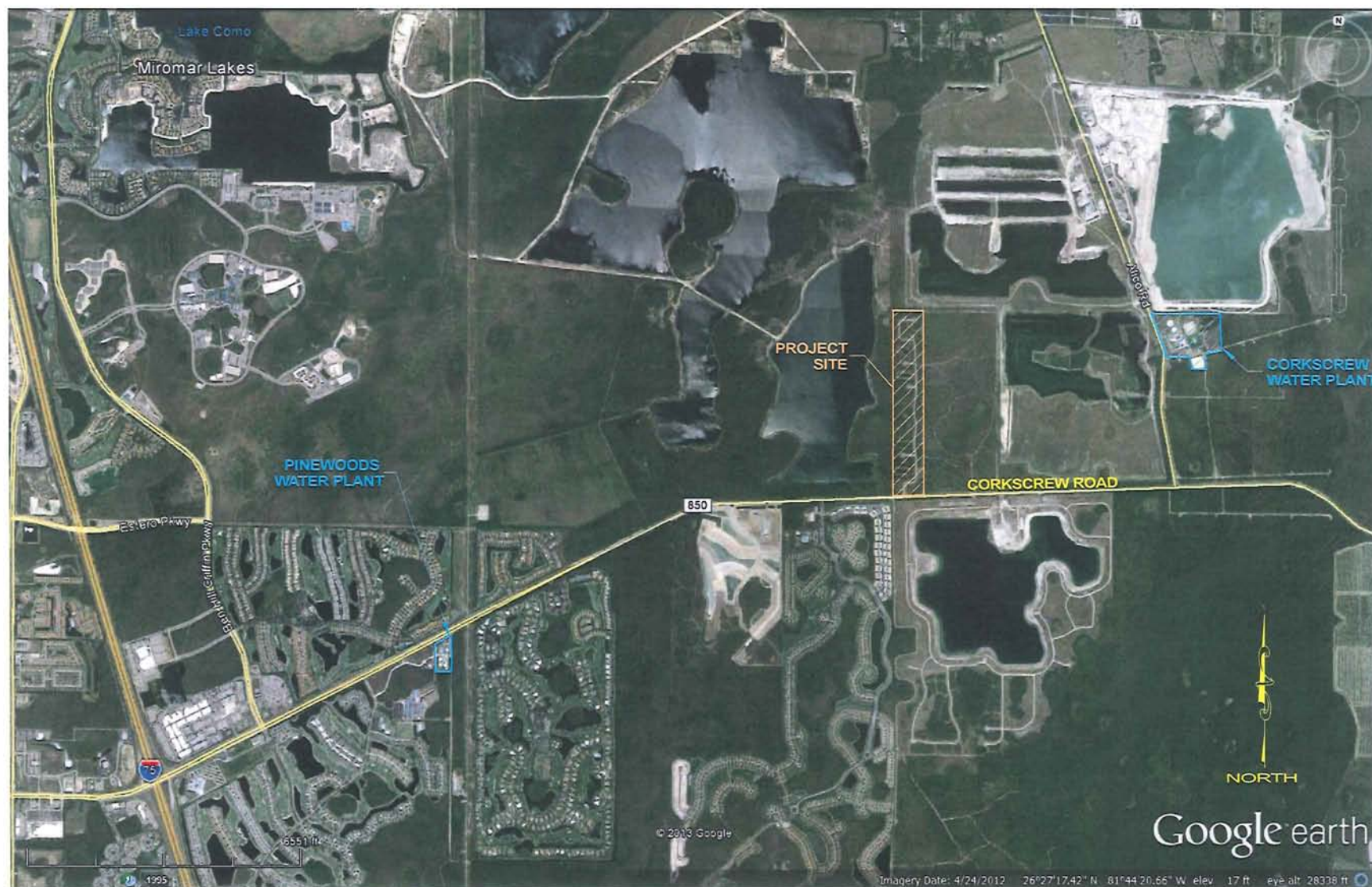


Water Science Associates

PROJECT NAME: CORKSCREW RANCH
PROJECT NUMBER: 1313-1

COA 30437
DATE: JANUARY 24, 2013

FIGURE 1. MAP SHOWING THE LOCATION AND APPROXIMATE BOUNDARY OF THE PROJECT SITE.



Water Science Associates

PROJECT NAME: CORKSCREW RANCH
PROJECT NUMBER: 1313-1

COA 30437
DATE: JANUARY 24, 2013

FIGURE 2. MAP SHOWING THE LOCATIONS OF PINWOODS AND CORKSCREW WATER TREATMENT PLANTS.



Water Science Associates

PROJECT NAME: CORKSCREW RANCH
PROJECT NUMBER: 1313-1

COA 30437
DATE: JANUARY 24, 2013

FIGURE 3. MAP SHOWING THE APPROXIMATE LOCATIONS OF LEE COUNTY UTILITIES WELLS IN THE AREA OF THE PROJECT SITE.

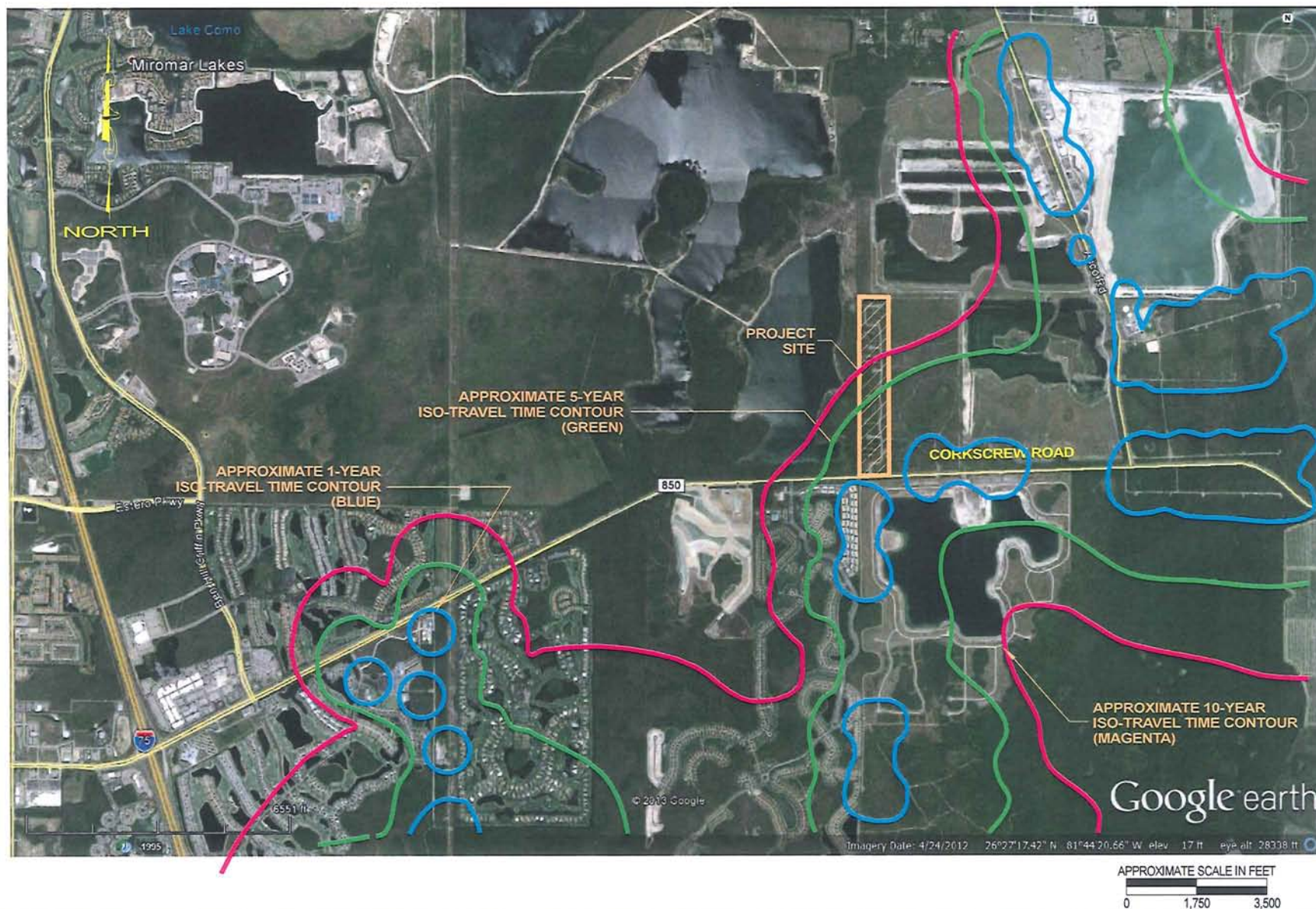


FIGURE 4. MAP SHOWING THE APPROXIMATE WELLFIELD PROTECTION ISO-TRAVEL TIME CONTOURS NEAR THE PROJECT SITE.



- SUBURBAN
- PUBLIC FACILITIES
- DENSITY REDUCTION GROUNDWATER RESOURCE
- CONSERVATION LANDS UPLAND
- WETLANDS
- CONSERVATION LANDS WETLAND



FUTURE LAND USE	
CORKSCREW RANCH	
Lee County, Florida	
MDA PROJECT: 13027	
CHECKED BY: TME	DRAWN BY: MDS
DATE: 8-21-2013	
SHEET 4	

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Fax: (239) 337-3884

Toll free: 866-337-7341

FL CA NO. 6532 / FL CERT NO. LB6691 / LC2600330

REVISIONS



SUBJECT PROPERTY

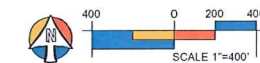


EXHIBIT IV. A. SURROUNDING ZONING

CORKSCREW RANCH
Lee County, Florida

MDA PROJECT: 13027	
CHECKED BY: TME	DRAWN BY: ALR
DATE: 12-12-2013	
SHEET 1	

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Fort Myers, Florida 33916
Phone: 888-337-3894
Toll free: 888-337-7241

REVISIONS

JAMES M. MCCORD
FL CA NO. 13474
LANDSCAPE ARCHITECT OF RECORD
DRAWING IS NOT VALID WITHOUT AN UNREVOKED
LANDSCAPE ARCHITECT OF RECORD



REVISIONS	
MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. L16681 / LC26000330	
EXHIBIT IV. A. 4. EXISTING LAND USES	
CORKSCREW RANCH Lee County, Florida	
MDA PROJECT: 13027	
CHECKED BY: TME	DRAWN BY: ALR
DATE: 12-13-2013	
SHEET 1	

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This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

August 13, 2013

Jennifer Patterson
Morris-Depew Associates, Inc.
2891 Center Pointe Dr. Unit 100
Ft. Myers, FL 33916
E-mail: jpatterson@M-DA.com



In response to your inquiry of August 13, 2013, the Florida Master Site File lists no previously recorded archeological sites and no any other cultural resources found in the following parcel of Lee County:

T46S R26E Section 21 submitted with search request.

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

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

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

Sincerely,

Eman M. Vovsi
Historical Data Analyst
Florida Master Site File
EMVovsi@DOS.MyFlorida.com

Prepared by:

Komray Title Services
15465 Pine Ridge Road
Fort Myers, Florida 33908

File Number:

General Warranty Deed

Made this 8th day of August, 2006 A.D. By Harvey B. Youngquist and Timothy G. Youngquist, as joint tenants with right of survivorship hereinafter called the grantor, to Harvey B. Youngquist and Timothy G. Youngquist, as tenants in common, whose post office address is: 15465 Pine Ridge Road, Fort Myers, Florida 33908, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor hereby grants, bargains, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

See Attached Exhibit "A"

Parcel ID Number: 09-46-26-00-00001.0440 and 09-46-26-00-00001.0220

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

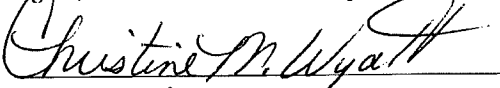
To Have and to Hold, the same in fee simple forever.

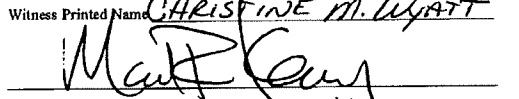
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

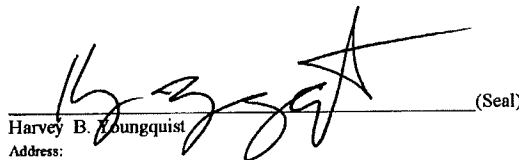
Furthermore, this transaction is merely a change in the form of ownership without any exchange or change in value, consideration and/or purchaser, by the individuals who owned and continue to own the property which is more specifically described in Exhibit A, and, thus, pursuant to and in accordance with Crescent Miami Center, L LC vs. Fla. Dept. of Revenue, 903 So2d 913 (Fla. 2005), THIS TRANSACTION IS EXEMPT FROM IMPOSITION OF ANY DOCUMENTARY STAMP TAX, OR OTHER SUCH TAX, FEE OR COST.

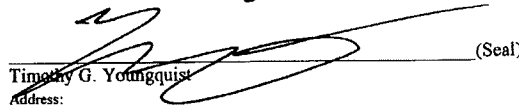
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name CHRISTINE M. WYATT

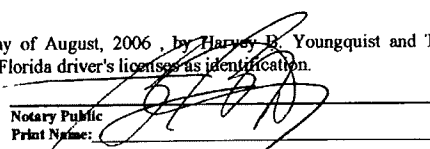

Witness Printed Name MARK R. KOMRAY, Esq.


Harvey B. Youngquist
Address:


Timothy G. Youngquist
Address:

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 8th day of August, 2006, by Harvey B. Youngquist and Timothy G. Youngquist, who is/are personally known to me or who has produced Florida driver's licenses as identification.

Notary Public
Print Name: 

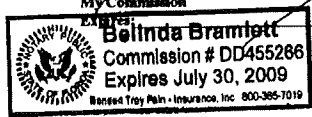
My Commission
Expires:

Belinda Bramlett
Commission # DD455286
Expires July 30, 2009
Branched Tree Pain Insurance, Inc. 800-365-7019

Exhibit "A" Attachment

TRACT A

A PARCEL OF LAND BEING A PART OF SECTIONS 9, 10, 11, 15 AND 16, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 89°24'03" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2646.18 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 89°23'51" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1709.86 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ALICO ROAD (50 FEET FROM THE CENTERLINE) AS RECORDED IN OFFICIAL RECORDS BOOK 399, PAGE 334 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 22°10'51" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2970.01 FEET TO AN ANGLE POINT; THENCE NORTH 22°11'15" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2924.90 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE NORTH 22°10'08" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1438.67 FEET TO A POINT AT THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9, SAID LINE BEING THE CENTERLINE OF A 60 FOOT WIDE INGRESS / EGRESS AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1320, PAGE 1808-1810 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID EASEMENT KNOWN AS SOUTH MALLARD LANE; THENCE SOUTH 88°45'20" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1723.54 FEET TO A POINT AT THE EAST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 9; THENCE SOUTH 00°57'03" EAST ALONG SAID EAST LINE, A DISTANCE OF 1320.89 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 88°46'15" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2646.87 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 00°58'51" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1320.27 FEET TO A POINT AT THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, SAID LINE BEING THE SAID CENTERLINE OF THE 60 FOOT WIDE INGRESS / EGRESS AND UTILITY EASEMENT, SAID EASEMENT KNOWN AS SOUTH MALLARD LANE; THENCE SOUTH 88°45'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 661.84 FEET TO A POINT AT THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE SOUTH 00°58'24" EAST ALONG SAID EAST LINE, A DISTANCE OF 660.09 FEET TO A POINT AT THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE SOUTH 88°45'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 335.51 FEET TO A POINT AT THE WEST LINE OF THE EAST 326 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE CONTINUING SOUTH 88°45'40" EAST, ALONG THE SOUTH LINE OF SAID EAST 326 FEET, A DISTANCE OF 326.24 FEET; THENCE NORTH 00°57'56" WEST A DISTANCE OF 660.03 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, SAID LINE BEING THE SAID CENTERLINE OF A 60 FOOT WIDE INGRESS / EGRESS AND UTILITY

Continued on next page

EASEMENT; THENCE SOUTH 88°45'25"EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 1323.67 FEET TO A POINT AT THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 10; THENCE NORTH 89°10'08"EAST ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 11, A DISTANCE OF 5295.63 FEET TO A POINT AT THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE SOUTH 01°02'43" EAST ALONG SAID EAST LINE, A DISTANCE OF 1319.99 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 89°10'13" WEST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 5297.82 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 00°57'04" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2637.33 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 00°56'34"EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 2636.66 FEET TO THE POINT OF BEGINNING. CONTAINING 946.96 ACRES, MORE OR LESS.

TRACT B

A parcel of land being a part of Sections 9, 15, 16, 21 and 22, Township 46 South, Range 26 East, Lee County, Florida, described as follows:

Begin at the Northwest corner of said Section 16; thence South $88^{\circ} 46' 12''$ East along the North line of said Section 16, a distance of 2271.27 feet to a point on the East line of a parcel of land described in Official Records Book 3441, page 1424 of the Public Records of Lee County, Florida; thence North $01^{\circ} 13' 48''$ East along said East line, a distance of 556.72 feet to a point on the South line of said parcel of land; thence North $68^{\circ} 32' 34''$ East along said South line, a distance of 1348.04 feet to a point on the Westerly right of way line of Alico Road (50 feet from the centerline) as recorded in Official Records Book 399, page 334 of the Public Records of Lee County, Florida; thence South $21^{\circ} 10' 08''$ East along said Westerly right of way line, a distance of 1173.14 feet to an angle point, said point being on the North line of said Section 16; thence continue South $21^{\circ} 11' 15''$ East along said Westerly right of way line, a distance of 2968.14 feet to an angle point, said point being on the East-West half Section line of Section 16; thence continue South $22^{\circ} 10' 51''$ East along said Westerly right of way line, a distance of 2930.47 feet to a point on the South line of the Southwest $\frac{1}{4}$ of said Section 15; thence continue South $22^{\circ} 05' 18''$ East along said Westerly right of way line, a distance of 821.50 feet to a point of a curve; thence Southerly along said Westerly right of way line and said curve to the right, having a radius of 484.89 feet, a delta of $24^{\circ} 17' 56''$, a chord bearing of South $09^{\circ} 56' 07''$ West, a chord distance of 204.10 feet, an arc distance of 205.64 feet to a point of tangency; thence South $02^{\circ} 13' 29''$ West along said Westerly right of way line, a distance of 1051.82 feet to a point of a curve; thence Southerly along said Westerly right of way line and said curve to the left, having a radius of 1880.87 feet, a delta of $14^{\circ} 23' 38''$, a chord bearing of South $04^{\circ} 58' 21''$ East, a chord distance of 471.28 feet, an arc distance of 472.52 feet to the point of tangency; thence South $12^{\circ} 10' 10''$ East along said Westerly right of way line, a distance of 1614.10 feet to a point on the North right of way line of Corkscrew Road (50 feet from the centerline); thence South $86^{\circ} 32' 23''$ West along said North right of way line, a distance of 4216.19 feet to a point on the East line of lands described in Official Records Book 3283, page 4191 of the Public Records of Lee County, Florida; thence North $01^{\circ} 09' 18''$ West along said East line, a distance of 4277.87 feet to a point on the South line of the Southwest $\frac{1}{4}$ of said Section 16; thence South $89^{\circ} 23' 43''$ West along said South line, a distance of 2508.89 feet to the Southwest corner of said Section 16; thence North $00^{\circ} 54' 58''$ West along the West line of the Southwest $\frac{1}{4}$ of said Section 16, a distance of 2806.14 feet to the West $\frac{1}{4}$ corner of said Section 16; thence North $00^{\circ} 52' 59''$ West along the West line of the Northwest $\frac{1}{4}$ of said Section 16, a distance of 2806.54 feet to the Point of Beginning.

Bearings are based on the North line of said Section 16, being South $88^{\circ} 46' 21''$ East, and were derived from NGS Control Point "46 26 22 01", NAD 83(1999).

Continued on next page

TRACT C

A parcel of land situated in the State of Florida, County of Lee, being a part of Section 21, Township 46 South, Range 26 East, and further described as follows:

Beginning at a concrete post marking the Northwest corner of said Section 21; thence South 01° 16' 48" East along the West line of said Section 21 for 590.48 feet; thence North 89° 16' 11" East parallel with the North line of said Section 21 for 745.115 feet to the East line of a parcel recorded in Official Records Book 1605 at Page 1049; thence North 01° 16' 48" West along the East line of said parcel for 590.48 feet to the North line of said Section 21; thence South 89° 16' 11" West along said North line for 745.115 feet to the point of beginning. Bearing are based on the West line of said Section 21 as bearing South 01° 16' 48" East.

And

A Tract or parcel of land lying in Section 21, Township 46 South, Range 26 East, Lee County, Florida; said tract or parcel is further described as follows:

Begin at a concrete post marking the Northwest corner of said Section 21; thence run South 01° 16' 47.5" East along the West line of said Section 21 for 4,403.377 feet to a point on the Northerly right of way line of Corkscrew Road; said right of way line lies 50 feet from and parallel to the center line of said Corkscrew Road; thence run North 86° 25' 00" East along said right of way line for 745.683 feet; thence run North 01° 16' 47.5" West along a line that is parallel to said West line of Section 21 for 4,366.19 feet to a point on the North line of said Section 21; thence run South 89° 16' 29.5" West along said North line of Section 21 for 745.115 feet to the point of beginning.

Less and Except: Beginning at a concrete post marking the Northwest corner of said Section 21; thence South 01° 16' 48" East along the West line of said Section 21 for 590.48 feet; thence North 89° 16' 11" East parallel with the North line of said Section 21 for 745.115 feet to the East line of a parcel recorded in Official Records Book 1605 at Page 1049; thence North 01° 16' 48" West along the East line of said parcel for 590.48 feet to the North line of said Section 21; thence South 89° 16' 11" West along said North line for 745.115 feet to the point of beginning. Bearing are based on the West line of said Section 21 as bearing South 01° 16' 48" East.

And

Less and Except:

All limestone on, in and under the land in that part of Section 15, Township 46 South, Range 26 East, Lee County, Florida described as follows:

Commence at the Northwest corner of said Section 15; thence South 87° 51' 58" East along the North line of the Northwest ¼ of said Section 15, a distance of 2,646.87 feet to the North ¼ corner of said Section 15; thence South 02° 08' 02" West along a line perpendicular to the last described line, a distance of 250.10 feet to the point of beginning; thence South 87° 51' 58" East along a line parallel to said North line of the Northwest ¼ of Section 15, a distance of 752.52 feet; thence South 00° 00' 06" East, a distance of 4,834.54 feet; thence North 89° 41' 51" West along a line parallel to the South line of Southwest ¼ of said Section 15, a distance of 1,434.84 feet; thence North 00° 00' 06" West, a distance of 4,880.43 feet; thence South 87° 51' 58" East along a line parallel to said North line of the Northwest ¼ of Section 15, a distance of 683.30 feet to the Point of beginning.

The bearings are based on the North line of said Northwest ¼ of Section 15 being South 87° 51' 58" East as an assumed meridian.

Together with the perpetual right of ingress and egress to and from said lands for the purposes of drilling, exploring for and mining the limestone and removing the same.

CORKSCREW RANCH

A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA.

INSTRUMENT NO. **2007000298830**

SHEET 1 OF 4

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ, & KAREH, INC.
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BOULEVARD (239) 481-1331
FORT MYERS, FLORIDA 33919-5910

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HARVEY B. YOUNGQUIST AND TIMOTHY G. YOUNGQUIST, THE OWNERS OF THE HEREON DESCRIBED LANDS, HAS CAUSED THIS PLAT OF CORKSCREW RANCH, A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE CORKSCREW RANCH COMMUNITY ASSOCIATION, INC., TOGETHER WITH THE RESPONSIBILITY FOR MAINTENANCE:
 - A. ALL DRAINAGE EASEMENTS, LAKE MAINTENANCE EASEMENTS, ACCESS EASEMENTS AND SLOPE EASEMENTS FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES.
 - B. TRACTS "D", "E" AND "F" FOR LAKE, DRAINAGE AND MAINTENANCE PURPOSES.
 - C. TRACT "A" FOR ROADWAY, DRAINAGE AND PUBLIC UTILITY PURPOSES.
 - D. TRACT "B" FOR CONSERVATION PURPOSES.
 - E. TRACT "C" FOR PRESERVATION PURPOSES.
2. TO ALL PUBLIC AND PRIVATE UTILITIES:

PUBLIC UTILITY EASEMENTS (P.U.E.) IN PERPETUITY FOR OVERHEAD AND/OR UNDERGROUND PUBLIC UTILITIES AS DEPICTED ON THIS PLAT. THE PUBLIC UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, ELECTRIC, TELEPHONE, AND GAS OR OTHER PUBLIC UTILITY PURPOSES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THIS DEDICATION HAS BEEN EXECUTED BY THE OWNERS
HEREIN AT Fort Myers, FLORIDA, ON THIS 24th DAY OF Sept. 2007.

WITNESS:

Sherrya Booher

PRINT NAME: Sherrya Booher

BY: Harvey B. Youngquist

WITNESS:

Kevin Higginson

PRINT NAME: Kevin Higginson

WITNESS:

Sherrya Booher

PRINT NAME: Sherrya Booher

WITNESS:

Kevin Higginson

PRINT NAME: Kevin Higginson

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Lee

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF September 2007, BY HARVEY B. YOUNGQUIST, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

Brenda S. Kaufman
NOTARY PUBLIC, STATE OF Florida

PRINTED NAME: Brenda S. Kaufman
DD449548 July 11, 2009
COMMISSION # DD449548 MY COMMISSION EXPIRES



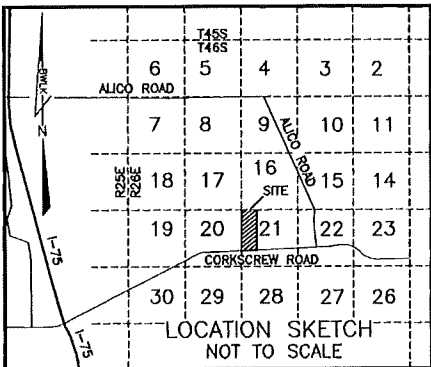
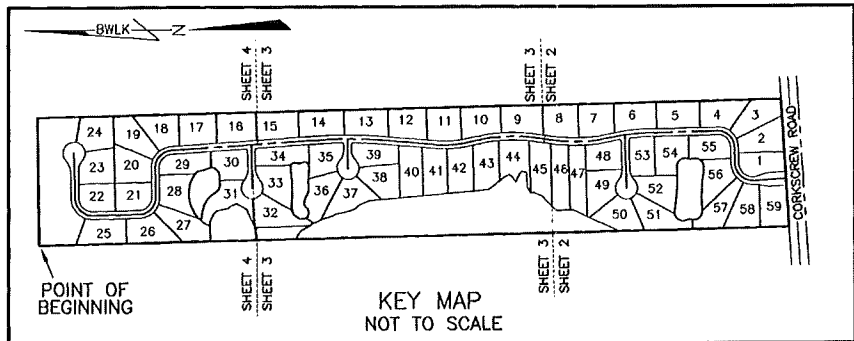
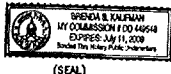
ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Lee

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF September 2007, BY TIMOTHY G. YOUNGQUIST, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

Brenda S. Kaufman
NOTARY PUBLIC, STATE OF Florida

PRINTED NAME: Brenda S. Kaufman
DD449548 July 11, 2009
COMMISSION # DD449548 MY COMMISSION EXPIRES



DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE POST MARKING THE NORTHWEST CORNER OF SAID SECTION 21; THENCE RUN S01°16'47.5"E ALONG THE WEST LINE OF SAID SECTION 21 FOR 4,402.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, SAID RIGHT-OF-WAY LINE LYING 50 FEET FROM AND PARALLEL TO THE CENTERLINE OF SAID CORKSCREW ROAD; THENCE RUN N86°25'00"E ALONG SAID RIGHT-OF-WAY LINE FOR 745.683 FEET; THENCE RUN N01°16'47.5"W ALONG A LINE THAT IS PARALLEL TO SAID WEST LINE OF SECTION 21 FOR 4,365.71 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 21; THENCE RUN S89°16'11"W ALONG SAID NORTH LINE OF SECTION 21 FOR 745.115 FEET TO THE POINT OF BEGINNING.

NOTES:

1. DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL CURVES ARE CIRCULAR.
3. ALL LOT LINES ON CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
4. ALL DRAINAGE AND ACCESS EASEMENTS ARE CENTERED ON COMMON LOT LINES UNLESS NOTED OTHERWISE.
5. ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS.
6. BEARINGS ARE BASED ON THE THE WEST LINE OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S.01°16'47.5"E. (ASSUMED BASIS).

TRACT IDENTIFICATION:

TRACT A - PRIVATE ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENT
TRACT B - WETLAND CONSERVATION AREA
TRACT C - INDIGENOUS VEGETATION PRESERVATION
TRACT D - LAKE
TRACT E - LAKE
TRACT F - LAKE

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CORKSCREW RANCH, A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT 11:20 A.M. THIS 1st DAY OF OCTOBER 2007, AND DULY RECORDED IN INSTRUMENT NO. 2007000298830 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
NAME: CHARLIE GREEN
CLERK OF THE CIRCUIT COURT IN AND FOR
LEE COUNTY, FLORIDA



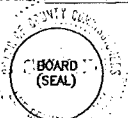
APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 14th DAY OF SEPTEMBER 2007.

Ray Judah
CHAIRMAN OF THE BOARD
PRINT NAME: Ray Judah

Robert Spickerman
ASSISTANT COUNTY ATTORNEY
NAME: ROBERT SPICKERMAN

Mary Gibbs
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT
NAME: MARY GIBBS



Charlie Green
CLERK OF THE COURT
NAME: CHARLIE GREEN

Peter J. Eckenrode
DIRECTOR, DIVISION OF DEVELOPMENT
SERVICES
NAME: PETER J. ECKENRODE

REVIEW BY THE DESIGNATED COUNTY PSM
DETERMINED THAT THIS PLAT CONFORMS
TO THE REQUIREMENTS OF F.S. CH. 177,
PART 1.

Michael L. Harmon
NAME: MICHAEL L. HARMON
TITLE: PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CORKSCREW RANCH, A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN HEREON.

BEAN, WHITAKER, LUTZ & KAREH, INC. LB 4919
13041 MCGREGOR BOULEVARD, FORT MYERS
FLORIDA 33919-5910 (239) 481-1331 DATE: 9/20/07

Scott C. Whitaker
SCOTT C. WHITAKER, P.S.M. - FLORIDA CERTIFICATE NO. 4324



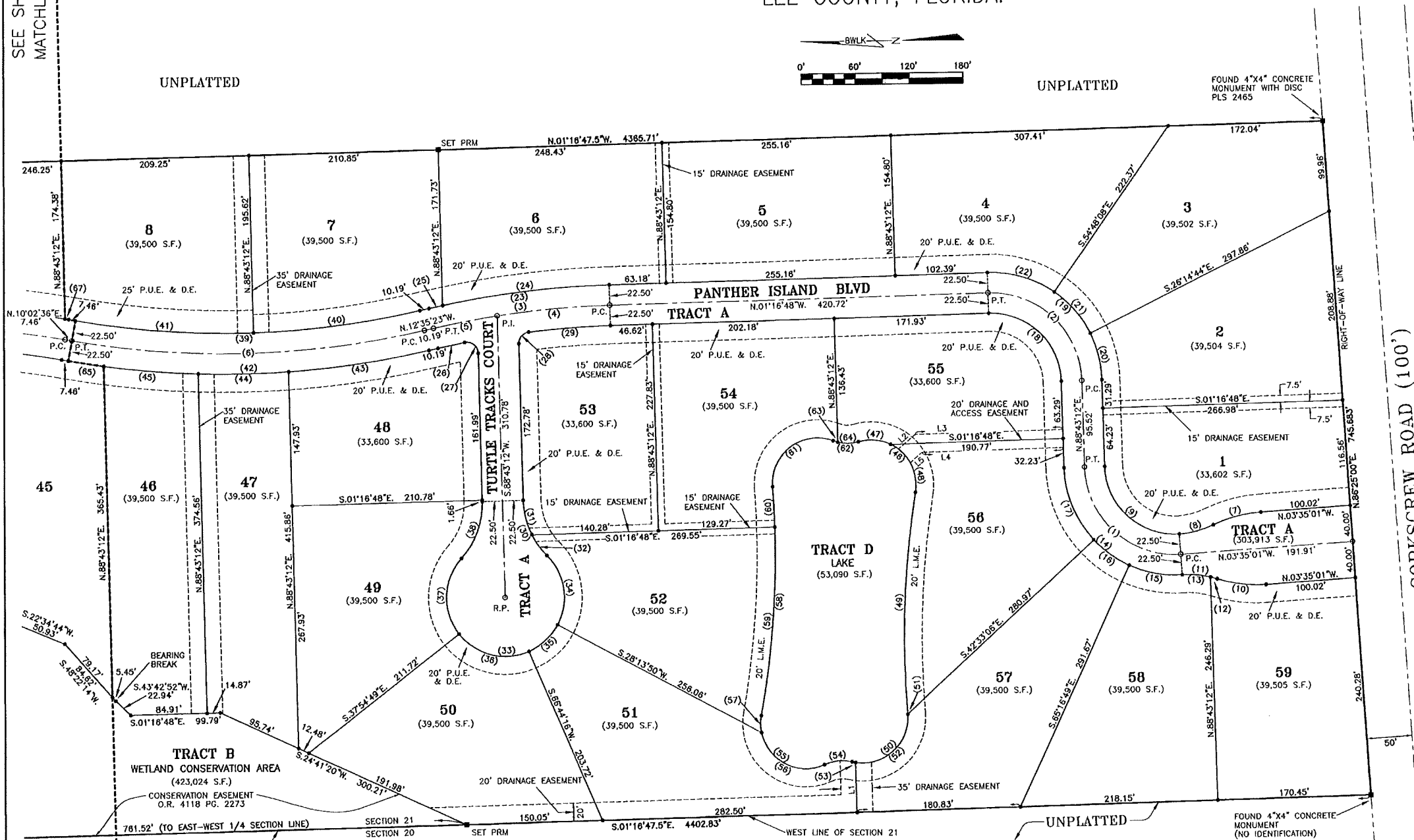
CORKSCREW RANCH

A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA.

INSTRUMENT NO. 2007000298830

SHEET 2 OF 4

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ, & KAREH, INC.
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BOULEVARD (239) 481-1331
FORT MYERS, FLORIDA 33919-5910

SEE SHEET 3
MATCHLINE "A"

- LEGEND:
- PG. = PAGE
 - (R) = RADIAL
 - FND. = FOUND
 - TYP. = TYPICAL
 - ORG. = ORIGINAL
 - COR. = CORNER
 - (NR) = NON-RADIAL
 - R.P. = RADIUS POINT
 - S.F. = SQUARE FEET
 - R/W = RIGHT OF WAY
 - (41) = CURVE NUMBER
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.T. = POINT OF TANGENCY
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - O.R. = OFFICIAL RECORDS BOOK
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - PCC = POINT OF COMPOUND CURVE
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - = SET PERMANENT CONTROL POINT (PCP) PSM 4324
 - = SET 5/8" IRON ROD & CAP LABELED BWLK 4919 ORIG. COR.
 - = SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) PSM 4324/LB 4919 ("UNLESS OTHERWISE NOTED")

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.88°43'12"E	54.97'
L2	S.40°32'50"E	24.67'
L3	S.01°16'48"W	163.32'
L5	N.40°32'50"W	17.53'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING	NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	100.00'	92°18'13"	161.10'	104.10'	144.24'	N.42°34'06"E	27	12.50'	99°31'44"	21.71'	14.77'	18.08'	S.38°57'20"W
2	100.00'	90°00'00"	157.08'	100.00'	141.42'	S.43°43'12"W	28	12.50'	84°39'48"	18.47'	11.39'	16.84'	S.48°56'54"E
3	1000.00'	01°18'56"	197.40'	99.02'	197.06'	S.08°56'06"E	29	977.50'	09°20'12"	91.05'	45.56'	91.01'	S.03°56'54"E
4	1000.00'	07°09'59"	125.08'	62.62'	125.00'	N.04°51'47"W	30	90.00'	43°27'50"	68.27'	35.87'	66.65'	N.86°59'17"E
5	1000.00'	04°08'37"	72.32'	36.17'	72.30'	N.10°31'05"W	31	90.00'	25°13'54"	39.63'	20.14'	39.31'	S.76°08'16"W
6	1000.00'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	32	90.00'	18°15'57"	28.64'	14.44'	28.52'	S.54°22'20"W
7	105.00'	21°33'55"	39.29'	20.00'	39.29'	N.14°21'58"W	33	65.00'	26°55'41"	302.82'	82.79'	42.87'	N.42°30'57"W
8	77.50'	92°18'13"	124.85'	80.68'	111.78'	N.42°34'06"E	34	65.00'	72°58'28"	82.79'	48.08'	77.30'	S.81°44'36"W
9	145.00'	21°33'55"	34.58'	27.61'	54.25'	S.07°11'57"W	35	65.00'	38°30'28"	43.68'	22.97'	42.87'	N.01°16'48"W
10	105.00'	04°06'31"	7.53'	3.77'	7.53'	N.15°55'39"E	36	65.00'	75°20'56"	85.48'	50.19'	79.45'	N.14°24'44"E
11	105.00'	17°27'24"	31.99'	16.12'	31.87'	N.05°08'41"E	37	65.00'	80°05'52"	90.87'	54.84'	83.65'	S.87°51'53"E
12	122.50'	92°18'13"	197.35'	127.63'	176.89'	N.42°34'06"E	38	977.50'	22°37'59"	386.13'	195.62'	383.63'	N.01°16'48"W
13	122.50'	12°51'12"	60.51'	30.89'	59.50'	N.07°11'57"W	39	977.50'	10°57'04"	186.83'	93.70'	186.55'	N.07°08'51"W
14	122.50'	22°43'44"	48.59'	24.62'	48.28'	N.36°05'03"E	40	977.50'	11°40'55"	199.30'	100.00'	198.95'	N.04°12'08"E
15	122.50'	41°16'18"	88.24'	46.13'	86.34'	N.68°05'03"E	41	1022.50'	08°49'58"	403.91'	204.82'	401.29'	N.08°10'24"W
16	77.50'	90°00'00"	121.74'	77.50'	109.60'	N.43°43'12"W	42	1022.50'	05°39'33"	100.99'	50.54'	100.99'	N.00°55'39"W
17	122.50'	24°57'56"	53.38'	27.12'	52.96'	N.76°14'14"E	43	50.00'	05°54'05"	105.31'	52.70'	105.27'	N.04°51'10"E
18	122.50'	28°33'25"	61.06'	31.18'	60.43'	N.49°28'34"E	44	50.00'	21°56'36"	84.36'	36.60'	84.36'	S.41°56'01"W
19	122.50'	36°28'39"	71.89'	40.37'	76.88'	N.16°57'32"E	45	50.00'	73°08'57"	63.83'	37.10'	59.59'	S.62°54'19"W
20	1022.50'	11°18'38"	201.84'	101.25'	201.51'	S.08°56'08"E	46	1000.50'	14°01'51"	245.01'	123.12'	244.39'	S.87°32'08"E
21	1022.50'	10°26'19"	186.29'	93.40'	186.03'	N.08°29'57"W	47	50.00'	108°17'31"	94.50'	69.19'	81.05'	N.40°24'17"W
22	1022.50'	00°52'17"	15.55'	7.78'	15.55'	N.12°09'15"W	48	50.00'	0°58'08"	0.85'	0.43'	0.85'	S.89°56'17"W
23	977.50'	01°46'51"	30.38'	15.19'	30.38'	S.11°41'58"E	49	50.00'	102°52'49"	89.78'	62.72'	78.20'	N.42°07'59"W

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING	NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
53	50.00'	04°26'03"	3.87'	1.94'	3.87'	N.11°31'27"E	53	50.00'	04°26'03"	3.87'	1.94'	3.87'	N.11°31'27"E
54	50.00'	37°47'13"	31.99'	16.60'	31.41'	S.05°09'08"E	54	50.00'	37°47'13"	31.99'	16.60'	31.41'	S.05°09'08"E
55	50.00'	124°31'03"	108.66'	95.07'	88.51'	N.38°12'47"E	55	50.00'	124°31'03"	108.66'	95.07'	88.51'	N.38°12'47"E
56	50.00'	102°39'43"	89.59'	62.48'	78.08'	N.27°17'07"E	56	50.00'	102°39'43"	89.59'	62.48'	78.08'	N.27°17'07"E
57	50.00'	21°51'19"	19.07'	9.65'	18.98'	N.89°32'38"E	57	50.00'	21°51'19"	19.07'	9.65'	18.98'	N.89°32'38"E
58	1000.50'	14°30'41"	253.40'	127.38'	252.72'	N.86°47'03"W	58	1000.50'	14°30'41"	253.40'	127.38'	252.72'	N.86°47'03"W
59	1000.50'	11°57'44"	208.89'	104.82'	208.51'	S.85°30'34"E	59	1000.50'	11°57'44"	208.89'	104.82'	208.51'	S.85°30'34"E
60	50.00'	02°32'57"	44.51'	22.26'	44.51'	N.87°14'05"E	60	50.00'	02°32'57"	44.51'	22.26'	44.51'	N.87°14'05"E
61	50.00'	11°05'33"	100.44'	78.62'	84.38'	S.36°29'37"E	61	50.00'	11°05'33"	100.44'	78.62'	84.38'	S.36°29'37"E
62	44.98'	36°39'55"	28.78'	14.90'	28.30'	N.02°43'12"E	62	44.98'	36°39'55"	28.78'	14.90'	28.30'	N.02°43'12"E
63	44.98'	06°53'56"	5.42'	2.71'	5.41'	S.17°36'12"W	63	44.98'	06°53'56"	5.42'	2.71'	5.41'	S.17°36'12"W
64	1022.50'	02°14'24"	39.97'	19.99'	39.97'	N.00°43'46"E	64	1022.50'	02°14'24"	39.97'	19.99'	39.97'	N.00°43'46"E
65	1000.00'	22°37'59"	395.02'	200.12'	392.46'	S.01°16'48"E	65	1000.00'	22°37'59"	395.02'	200.12'	392.46'	S.01°16'48"E
66	1022.50'	00°13'21"	3.97'	1.99'	3.97'	N.09°55'55"E	66	1022.50'	00°13'21"	3.97'	1.99'	3.97'	N.09°55'55"E

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING	NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
53	50.00'	04°26'03"	3.87'	1.94'	3.87'	N.11°31'27"E	53	50.00'	04°26'03"	3.87'	1.94'	3.87'	N.11°31'27"E
54	50.00'	37°47'13"	31.99'	16.60'	31.41'	S.05°09'08"E	54	50.00'	37°47'13"	31.99'	16.60'	31.41'	S.05°09'08"E
55	50.00'	124°31'03"	108.66'	95.07'	88.51'	N.38°12'47"E	55	50.00'	124°31'03"	108.66'	95.07'	88.51'	N.38°12'47"E
56	50.00'	102°39'43"	89.59'	62.48'	78.08'	N.27°17'07"E	56	50.00'	102°39'43"	89.59'	62.48'	78.08'	N.27°17'07"E
57	50.00'	21°51'19"	19.07'	9.65'	18.98'	N.89°32'38"E	57	50.00'	21°51'19"	19.07'	9.65'	18.98'	N.89°32'38"E
58	1000.50'	14°30'41"	253.40'	127.38'	252.72'	N.86°47'03"W	58	1000.50'	14°30'41"	253.40'	127.38'	252.72'	N.86°47'03"W
59	1000.50'	11°57'44"	208.89'	104.82'	208.51'	S.85°30'34"E	59	1000.50'	11°57'44"	208.89'	104.82'	208.51'	S.85°30'34"E
60	50.00'	02°32'57"	44.51'	22.26'	44.51'	N.87°14'05"E	60	50.00'	02°32'57"	44.51'	22.26'	44.51'	N.87°14'05"E
61	50.00'	11°05'33"	100.44'	78.62'	84.38'	S.36°29'37"E	61	50.00'	11°05'33"	100.44'	78.62'	84.38'	S.36°29'37"E
62	44.98'	36°39'55"	28.78'	14.90'	28.30'	N.02°43'12"E	62	44.98'	36°39'55"	28.78'	14.90'	28.30'	N.02°43'12"E
63	44.98'	06°53'56"	5.42'	2.71'	5.41'	S.17°36'12"W	63	44.98'	06°53'56"	5.42'	2.71'	5.41'	S.17°36'12"W
64	1022.50'	02°14'24"	39.97'	19.99'	39.97'	N.00°43'46"E	64	1022.50'	02°14'24"	39.97'	19.99'	39.97'	N.00°43'46"E
65	1000.00'	22°37'59"	395.02'	200.12'	392.46'	S.01°16'48"E	65	1000.00'	22°37'59"	395.02'	200.12'	392.46'	S.01°16'48"E
66	1022.50'	00°13'21"	3.97'	1.99'	3.97'	N.09°55'55"E	66	1022.50'	00°13'21"	3.97'	1.99'	3.97'	N.09°55'55"E

DOS 89-12-018.000 / PLT 2007-00014

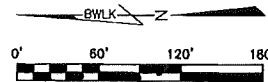
LEGEND:
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 FND. = FOUND
 TYP. = TYPICAL
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 (NR) = NON-RADIAL
 R.P. = RADIUS POINT
 S.F. = SQUARE FEET
 R/W = RIGHT OF WAY
 (41) = CURVE NUMBER
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 P.T. = POINT OF TANGENCY
 P.C. = POINT OF CURVATURE
 P.I. = POINT OF INTERSECTION
 O.R. = OFFICIAL RECORDS BOOK
 P.U.E. = PUBLIC UTILITY EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 P.C.C. = POINT OF COMPOUND CURVE
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 (C) = SET PERMANENT CONTROL POINT (PCP)
 PSM 4324
 * = SET 5/8" IRON ROD & CAP LABELED
 BULK 4919 ORIG. COR.
 ■ = SET 4"x4" CONCRETE PERMANENT REFERENCE
 MONUMENT (PRM) PSM 4324/LB 4919
 ("UNLESS OTHERWISE NOTED")

LINE TABLE

LINE	BEARING	DISTANCE
L6	S.57°30'53"E	14.58'
L7	S.63°20'35"E	15.58'
L8	S.51°09'38"E	16.98'
L9	S.11°53'44"W	38.49'
L10	N.85°45'02"W	23.54'
L11	S.85°58'41"W	57.34'
L12	S.79°49'18"W	10.13'
L13	S.57°54'59"W	29.68'
L14	S.04°34'25"W	25.68'
L18	S.35°19'41"E	29.99'
L19	S.24°53'11"E	46.90'
L20	S.18°34'42"E	22.31'
L21	S.07°58'08"E	19.33'
L22	S.21°10'43"E	11.90'
L23	S.25°21'04"E	44.72'
L24	S.11°13'58"E	45.89'
L25	S.17°40'18"E	61.59'
L26	S.37°28'19"E	44.21'
L27	S.21°18'35"E	57.01'
L28	N.89°08'38"E	85.08'
L29	S.89°51'02"E	30.78'
L30	S.65°02'45"E	50.15'

CORKSCREW RANCH

A SUBDIVISION LYING IN
 SECTION 21, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA.



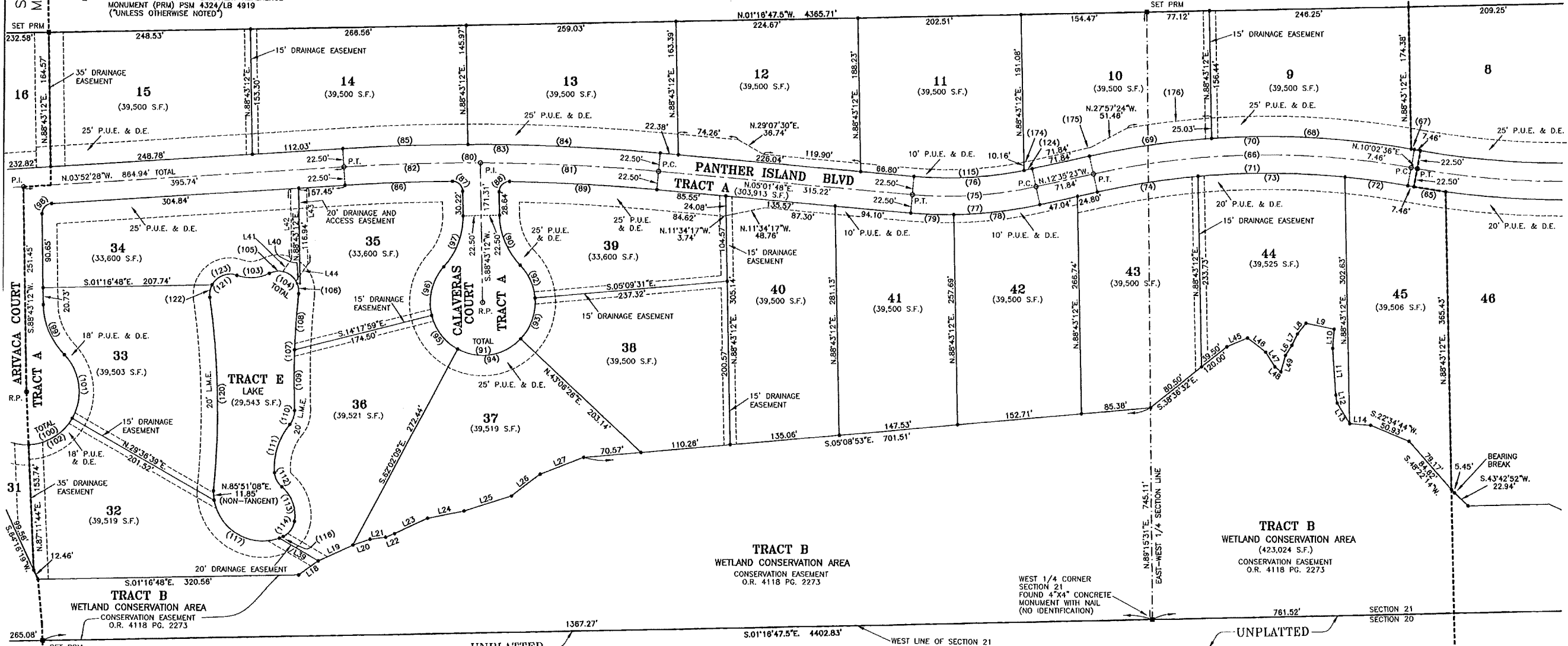
LINE TABLE

LINE	BEARING	DISTANCE
L31	S.44°24'53"E	23.58'
L32	S.12°15'11"E	67.43'
L33	S.34°25'18"E	29.48'
L34	S.22°38'10"E	26.66'
L35	S.38°23'17"W	52.14'
L36	S.38°29'30"W	17.51'
L38	N.29°36'39"E	58.04'
L40	N.01°16'48"W	3.59'
L41	S.54°38'14"E	18.78'
L42	N.88°43'12"E	86.47'
L43	N.88°43'12"E	94.00'
L44	S.54°38'14"E	25.40'
L45	S.22°33'24"E	27.69'
L46	S.37°30'24"W	28.21'
L47	S.57°42'30"W	21.57'
L48	S.57°29'38"W	9.50'
L49	S.74°15'00"E	21.02'

INSTRUMENT NO. 2007000298830

SHEET 3 OF 4

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ, & KAREH, INC.
 CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD (239) 481-1331
 FORT MYERS, FLORIDA 33919-5910

SEE SHEET 4
MATCHLINE "B"MATCHLINE "A"
SEE SHEET 2

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
65	1022.50'	02°14'24"	39.97'	19.99'	39.97'	S.08°55'24"W
66	1000.00'	22°37'00"	395.02'	200.12'	392.46'	S.01°16'24"E
67	1022.50'	00°13'21"	3.97'	1.99'	3.97'	N.09°55'41"E
68	1022.50'	13°32'08"	247.51'	124.36'	246.90'	N.02°53'10"E
69	1022.50'	08°32'29"	152.43'	76.36'	152.29'	N.08°19'09"W
70	1022.50'	22°37'00"	403.91'	204.62'	403.91'	S.01°16'24"E
71	977.50'	22°37'59"	386.13'	195.62'	383.83'	S.01°16'24"E
72	977.50'	04°33'20"	77.72'	38.88'	77.70'	N.07°45'56"E
73	977.50'	10°41'14"	182.33'	91.43'	182.07'	N.00°08'39"E
74	977.50'	07°33'25"	126.08'	63.13'	126.00'	N.08°53'41"W
75	500.00'	17°37'12"	153.76'	77.49'	153.18'	N.03°48'48"W
76	477.50'	17°37'12"	146.84'	74.01'	146.27'	N.03°48'48"W
77	522.50'	17°37'12"	160.68'	80.98'	160.05'	N.03°48'48"W
78	522.50'	11°43'20"	106.90'	53.84'	106.71'	N.06°43'43"W
79	522.50'	05°53'51"	53.78'	26.92'	53.76'	N.02°04'52"E
80	2500.00'	08°54'16"	388.54'	194.68'	388.14'	S.00°34'40"W
81	2500.00'	05°02'00"	219.62'	109.88'	219.55'	N.02°30'48"E
82	2500.00'	03°52'16"	188.91'	94.49'	188.88'	N.01°58'20"W
83	2522.50'	08°54'16"	392.03'	198.41'	391.64'	S.00°34'40"W
84	2522.50'	05°23'28"	237.34'	118.76'	237.28'	N.02°20'04"E
85	2522.50'	03°30'49"	154.69'	77.37'	154.67'	N.02°07'04"W
86	2477.50'	03°04'32"	132.98'	66.51'	132.98'	S.02°20'12"E
87	12.50'	89°31'08"	19.53'	12.40'	17.60'	S.43°57'38"W
88	12.50'	92°06'31"	20.09'	12.97'	18.00'	S.45°13'32"E

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
89	2477.50'	04°12'05"	181.67'	90.88'	181.63'	S.02°59'46"W
90	90.00'	43°27'50"	68.27'	35.87'	66.65'	N.66°59'17"E
91	65.00'	26°55'41"	302.82'	94.35'	94.35'	N.01°16'48"W
92	65.00'	39°35'07"	44.91'	23.39'	44.02'	S.65°02'58"W
93	65.00'	48°15'57"	54.78'	29.12'	53.15'	N.71°01'32"W
94	65.00'	74°51'24"	84.92'	49.78'	79.01'	N.09°27'51"W
95	65.00'	54°14'10"	54.15'	28.78'	52.60'	N.51°49'56"E
96	65.00'	56°29'02"	64.08'	34.91'	61.52'	S.76°03'28"E
97	90.00'	43°27'50"	68.27'	35.87'	66.65'	N.66°59'17"E
98	12.50'	87°24'19"	19.07'	11.95'	17.27'	S.47°34'38"E
99	65.00'	43°27'50"	68.27'	35.87'	66.65'	N.66°59'17"E
100	65.00'	26°55'41"	302.82'	94.35'	94.35'	N.01°16'48"W
101	65.00'	74°21'17"	84.35'	49.30'	78.56'	S.82°28'00"W
102	65.00'	57°35'05"	65.33'	35.72'	62.61'	N.31°35'49"W
103	65.00'	47°12'28"	41.20'	21.85'	40.04'	N.03°52'28"W
104	25.00'	12°31'23"	53.76'	46.25'	43.98'	S.34°07'57"W
105	25.00'	94°05'49"	41.06'	26.85'	36.60'	S.19°34'12"W
106	25.00'	29°08'49"	12.70'	6.49'	12.57'	S.81°10'31"W
107	1000.00'	08°13'36"	143.58'	71.92'	143.46'	S.88°22'53"E
108	1000.00'	03°57'39"	69.13'	34.58'	69.12'	N.86°14'54"W
109	1000.00'	04°15'57"	74.45'	37.24'	74.44'	S.89°38'18"W
110	25.00'	42°14'38"	18.43'	9.66'	18.02'	N.71°22'22"E
111	82.05'	44°32'12"	63.78'	33.60'	62.19'	S.72°31'08"E
112	25.00'	46°19'15"	20.21'	10.69'	19.67'	N.62°03'07"E
113	44.85'	60°24'42"	47.29'	26.11'	45.13'	S.69°05'50"W

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
114	25.00'	55°24'59"	24.18'	13.13'	23.25'	N.52°59'19"W
115	477.50'	16°23'53"	136.66'	68.80'	136.19'	N.03°10'08"W
116	80.53'	04°53'51"	5.17'	2.59'	5.17'	N.22°49'54"W
117	105.63'	99°59'13"	105.63'	92.71'	92.71'	N.29°36'39"E
120	1000.00'	13°37'16"	237.74'	119.43'	237.18'	S.88°31'08"W
121	25.00'	118°01'16"	51.50'	41.62'	42.86'	S.39°16'53"E
122	25.00'	36°01'30"	15.72'	8.13'	15.46'	S.80°16'46"E
123	25.00'	81°59'46"	35.78'	21.73'	32.80'	S.21°18'08"E
124	477.50'	01°13'18"	10.18'	5.09'	10.18'	N.11°58'44"W
174	467.50'	01°00'13"	8.19'	4.09'	8.19'	N.12°05'17"W
175	1032.50'	00°13'15"	3.98'	1.99'	3.98'	N.12°28'46"W
176	1047.50'	05°40'29"	103.75'	51.92'	103.70'	N.06°49'11"W

SEE SHEET 4
MATCHLINE "B"MATCHLINE "A"
SEE SHEET 2

000S 89-12-018.00D / PLT 2007-00014

February 4, 2014

Brandon Dunn
Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: Corkscrew Ranch Comprehensive Plan Amendment, CPA2013-00004

This letter is in response to your insufficiency comments for Corkscrew Ranch Comprehensive Plan Amendment Application CPA2013-00004 dated November 27, 2013. In addition to the responses provided, please find attached additional justification regarding the request for central water and sewer service from Water Science Associates Consult.

IV A. 4. General Information and Maps, Map and describe existing land uses
Please provide a map describing existing land uses of the subject property and surrounding properties.

Response:

Please see the attached map labeled as Exhibit IV A.4

IV A. 5. General Information and Maps, Map and describe existing zoning
Please provide a map describing zoning of the subject property and surrounding properties.

Response:

Please see the attached map labeled as Exhibit IV A.5

IV A. 6. General Information and Maps, The legal description(s) for the property
Please provide correct legal description.

Response:

The Corkscrew Ranch community is a platted subdivision. Instrument number 2007000298830 was recorded on October 1, 2007. A description is included on the first page of the plat, and sketches are provided on pages 2 thru 4. A second copy of the plat has been provided for reference.

IV A. 7. General Information and Maps, A copy of the deed(s) for the property
Please provide copies of the subject properties deeds.

Response:

The property was platted, creating individual lots with separate STRAP numbers. To date, none of the lots have been sold. The applicant is the sole owner of all the lots within the Corkscrew Ranch Subdivision. This is demonstrated through the attached General Warranty Deed, which was recorded with the parent parcel of the Corkscrew Ranch Subdivision.

Brandon Dunn
Corkscrew Ranch
CPA2013-00004
January 31, 2014
Page: 2

IV A. 9. General Information and Maps, if applicant is not the owner, a letter authorizing the applicant to represent the owner.

Need deeds to demonstrate ownership of the listed applicant.

Response:

The attached General Warranty Deed is granted to Tim and Harvey Youngquist. Tim and Harvey Youngquist have authorized the application. A second copy of the authorizations are attached for reference.

IV B. 2. Public Facilities Analysis

Exhibit IV.B.2 is incorrectly labeled as a "Small Scale Comprehensive Plan Amendment."

Please correct this as the proposed amendment is a large scale amendment.

Response:

Please see the attached, revised Exhibit IV. B. 2.

IV B. 2. a. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Sanitary Sewer

Please see attached Lee County Utilities Sufficiency Review Check List.

Response: Noted

IV G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

The proposed amendment did not include any justification discussion, please provide.

Response:

Please see the attached report prepared by Water Science Associates Consult.

Lee County Utilities

The application does not include an analysis of available water supply using the current water use allocation in the consumptive use permit, however, the allocation in LCU's Consumptive Use Permit is sufficient to support the proposed increase demand as a result of this amendment. The application does include an analysis demonstrating that the Corkscrew WTP has sufficient capacity to serve the proposed development.

Response:

Please see the revised Public Facilities Impact Analysis for additional analysis regarding the Consumptive Use Permit.

Subject Parcels: 29



16-46-26-00-00001.1020 et al.

2,1601,6201,080 540 0

2,160 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

PROPERTY OWNERSHIP REPORT**Date of Report: 8/29/2013 8:55:11 AM****Parcels Affected: 0****Source: Lee County Property Appraiser**

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
YOUNGQUIST HARVEY B + 15465 PINE RIDGE RD FORT MYERS, FL 33908	16-46-26-00-00001.1020 ACCESS UNDETERMINED FORT MYERS FL	S 1/2 OF S 1/2 SEC 16 DESC IN OR 1506 PG 741
ALICO EAST FUND LLC STE 275 12800 UNIVERSITY DR FORT MYERS, FL 33907	17-46-26-00-00001.0000 ACCESS UNDETERMINED FORT MYERS FL	ALL OF SEC 17 TWN 46 RGE 26
ALICO EAST FUND LLC STE 275 12800 UNIVERSITY DR FORT MYERS, FL 33907	20-46-26-00-00001.0000 13501 CORKSCREW RD ESTERO FL 33928	ALL SEC 20 LESS ALL THAT PT OF SEC SOUTH OF CORKSCREW RD LESS RD R/W INST#2008000174785
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	21-46-26-00-00001.1000 14291 CORKSCREW RD ESTERO FL 33928	PARL IN W 1/2 AS DESC IN OR 1536 PG 1907
BELLA TERRA OF 11691 GATEWAY BLVD STE 203 FORT MYERS, FL 33913	20-46-26-01-000F1.00CE 19958 BARLETTA LN ESTERO FL 33928	BELLA TERRA UNIT ONE PB 77 PG 84 TRACT F-1LESS PORT DESC IN INST #2013000142581 LESS CONDOS
CONDOMINIUM VI AT BARLETTA 11691 GATEWAY BLVD STE 203 FORT MYERS, FL 33913	20-46-26-03-00000.00CE CONDO VI @ BARLETTA C/E ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 + 2006-397090 COMMON ELEMENTS
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	28-46-26-01-0000L.00CE RIGHT OF WAY ESTERO FL	CORKSCREW WOODS DESC IN INST#2007000289772 TRACT L
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.0740 20191 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 74
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.0750 20171 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 75
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.0760 20161 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 76
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.1140 20150 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 114
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.1150 20160 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 115
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.1160 20170 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 116
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.1170 20180 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 117
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.1180 20190 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 118
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.1190 20200 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 119
CORKSCREW LAKES LLC 4954 ROYAL GULF CIR FORT MYERS, FL 33966	21-46-26-01-00000.1200 20210 PINE HOLLOW DR ESTERO FL 33928	CORKSCREW WOODS DESC IN INST#2007000289772 LOT 120

All data is current at time of printing and subject to change without notice.
 THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
DAVID HUNEALT MEDICINE 65 LARCH ST STE 300A SUDBURY, ON P3E 1B8 CANADA	20-46-26-03-00016.1611 19961 BARLETTA LN 1611 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1611
TRUESDALE JACLYN M + 19961 BARLETTA LN UNIT 1612 ESTERO, FL 33928	20-46-26-03-00016.1612 19961 BARLETTA LN 1612 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1612
FRIERI JEANETTE M TR 4534 N CUMBERLAND AVE # 201 CHICAGO, IL 60656	20-46-26-03-00016.1613 19961 BARLETTA LN 1613 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1613
BLANCHETTE JAMES + HEATHER S 5 WARWICK DR CHELMSFORD, MA 01824	20-46-26-03-00016.1614 19961 BARLETTA LN 1614 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1614
DIGGINS TRACY A + BERT D 14 EDDY ST FAIRHAVEN, MA 02719	20-46-26-03-00016.1615 19961 BARLETTA LN 1615 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1615
ELDER DAVID F JR + MARSHA S 4415 HOLLY TREE DR LOUISVILLE, KY 40241	20-46-26-03-00016.1616 19961 BARLETTA LN 1616 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1616
POTTER CLINTON J TR 19961 BARLETTA LN UNIT 1621 ESTERO, FL 33928	20-46-26-03-00016.1621 19961 BARLETTA LN 1621 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1621
DE ANA CAROLINA LYON 19961 BARLETTA LN UNIT 1622 ESTERO, FL 33928	20-46-26-03-00016.1622 19961 BARLETTA LN 1622 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1622
HAMMEN CARLATTA J + THOMAS E 19961 BARLETTA LN UNIT 1623 ESTERO, FL 33928	20-46-26-03-00016.1623 19961 BARLETTA LN 1623 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1623
BELLA TERRA OF SOUTHWEST ASSOCIATION LAW GROUP PL PO BOX 415848 MIAMI BEACH, FL 33141	20-46-26-03-00016.1624 19961 BARLETTA LN 1624 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1624
KAHRS HEIKO + FRAUKE HEIDSTR 29 27327 MARTFELD, GERMANY	20-46-26-03-00016.1625 19961 BARLETTA LN 1625 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1625
PONICKLY WALTER W + STELLA 19961 BARLETTA LN UNIT 1626 ESTERO, FL 33928	20-46-26-03-00016.1626 19961 BARLETTA LN 1626 ESTERO FL 33928	CONDOMINIUM VI AT BARLETTA DESC IN INST#2006-369514 BLDG 16 UNIT 1626

16-46-26-00-00001.1020
YOUNGQUIST HARVEY B +
15465 PINE RIDGE RD
FORT MYERS, FL 33908

21-46-26-01-00000.1140
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

17-46-26-00-00001.0000
ALICO EAST FUND LLC
STE 275
12800 UNIVERSITY DR
FORT MYERS, FL 33907

21-46-26-01-00000.1150
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

20-46-26-00-00001.0000
ALICO EAST FUND LLC
STE 275
12800 UNIVERSITY DR
FORT MYERS, FL 33907

21-46-26-01-00000.1160
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

21-46-26-00-00001.1000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

21-46-26-01-00000.1170
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

20-46-26-01-000F1.00CE
BELLA TERRA OF
11691 GATEWAY BLVD STE 203
FORT MYERS, FL 33913

21-46-26-01-00000.1180
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

20-46-26-03-00000.00CE
CONDOMINIUM VI AT BARLETTA
11691 GATEWAY BLVD STE 203
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CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
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28-46-26-01-0000L.00CE
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

21-46-26-01-00000.1200
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

21-46-26-01-00000.0740
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

20-46-26-03-00016.1611
DAVID HUNEALT MEDICINE
65 LARCH ST STE 300A
SUDBURY, ON P3E 1B8
CANADA

21-46-26-01-00000.0750
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

20-46-26-03-00016.1612
TRUESDALE JACLYN M +
19961 BARLETTA LN UNIT 1612
ESTERO, FL 33928

21-46-26-01-00000.0760
CORKSCREW LAKES LLC
4954 ROYAL GULF CIR
FORT MYERS, FL 33966

20-46-26-03-00016.1613
FRIERI JEANETTE M TR
4534 N CUMBERLAND AVE # 201
CHICAGO, IL 60656

20-46-26-03-00016.1614
BLANCHETTE JAMES + HEATHER S
5 WARWICK DR
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DIGGINS TRACY A + BERT D
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ELDER DAVID F JR + MARSHA S
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21-46-26-00-00001.1000
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21-46-26-01-00000.1170
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