



**LEE COUNTY**  
SOUTHWEST FLORIDA  
BOARD OF COUNTY COMMISSIONERS

November 10, 2014

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Larry Kiker  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

Ray Eubanks, Plan Processing Administrator  
Department of Economic Opportunity  
Bureau of Community Planning  
Caldwell Building  
107 East Madison St. MSC 160  
Tallahassee, FL. 32399-4120

Re: Amendment 14-6 ESR  
Amendment to the Lee Plan  
Adoption Submission Package

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, this submission package constitutes the adoption of the Comprehensive Plan Amendment known locally as CPA2013-04. The Lee County Board of County Commissioners held an adoption hearing for these plan amendments on November 5, 2014 starting at 9:30 a.m.

This amendment packet includes the final action and adopting ordinance for CPA2013-04 (Corkscrew Ranch). The change in the proposed amendment is identical to the change that was transmitted by the Lee County Board of County Commissioners for state review. As required by F.S. 163.3184, the final action on these amendments were completed within 180 days of the receipt of the State Land Planning Agency's review letter.

The name of the local newspaper in which the Adoption Hearing was published is The News-Press, Fort Myers, Florida.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

Mr. Paul O'Connor, AICP  
Lee County Planning Division Director  
P.O. Box 398  
Fort Myers, Florida 33902-0398  
(239) 533-8585  
Fax (239) 485-8319  
Email: [oconnops@leegov.com](mailto:oconnops@leegov.com)

Included with this package is one paper copy and two CD ROM copies, in PDF format, of the proposed amendments and supporting data and analysis. All documents and reports attendant to this submission are also being sent, by copy of this cover, to:

Comprehensive Plan Review  
Department of Agriculture and Consumer Services

Tracy D. Suber  
Department of Education

Jim Quinn  
Department of Environmental Protection

Deena Woodward  
Florida Department of State

Scott Sanders  
Florida Fish and Wildlife Conservation Commission

Lawrence Massey  
FDOT District One

Margaret Wuerstle  
Southwest Florida Regional Planning Council

Terry Manning, A.I.C.P., Senior Planner, Intergovernmental Coordination Section  
South Florida Water Management District.

Sincerely,  
**DEPT. OF COMMUNITY DEVELOPMENT**  
**Division of Planning**



Paul O'Connor, AICP  
Director

# THE NEWS-PRESS

Published every morning

Daily and Sunday

Fort Myers, Florida

## Affidavit of Publication

STATE OF FLORIDA  
COUNTY OF LEE

Before the undersigned authority, personally appeared **Shari Terrell** who on oath says that he/she is the **Legal Assistant** of the News-Press, a daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

### **Notice of Public Hearing Proposed Amendment to the Lee County Comprehensive Land Use Plan (Transmittal Hearing)**

In the court was published in said newspaper in the  
issues of

**Aug. 12, 2014**

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Shari Terrell*

Sworn to and subscribed before me this 12<sup>th</sup> day of August, 2014

By **Shari Terrell**

Personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public

*Jessica Hanft*

Print Name: **Jessica Hanft**

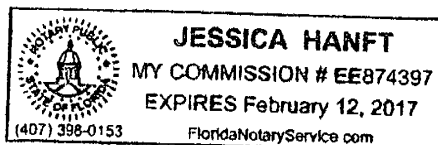
My commission Expires: **February 12, 2017**

#### **NOTICE OF PROPOSED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN (TRANSMITTAL HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, August 20, 2014. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers at 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity: **CPA2013-00004** Corkscrew Ranch: Application to amend Lee Plan Maps 6 and 7 (Lee County Utilities Potable Water and Sanitary Sewer Future Service Areas) to include the Corkscrew Ranch subdivision, approximately 1.5 miles west of the Corkscrew Road-Allico Road intersection.

This transmittal hearing is the first step in a two step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Economic Opportunity's review of the application.

This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. Persons with disabilities who need an accommodation to participate in the public hearing should contact Janet Miller at 239-533-8583 or [jmiller@leegov.com](mailto:jmiller@leegov.com). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711. No. 1490858 August 12, 2014





**THE NEWS-PRESS**  
*Published every morning*  
*Daily and Sunday*  
*Fort Myers, Florida*  
**Affidavit of Publication**

STATE OF FLORIDA  
COUNTY OF LEE

Before the undersigned authority, personally appeared **Jeanne Isberto** who on oath says that he/she is the **Legal Assistant** of the News-Press, a daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

**NOTICE OF PUBLIC HEARING**

In the matter of:

Lee Cty. Comprehensive Land Use Plan

In the court was published in said newspaper  
in the issues of

**Oct 30, 2014**

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Jeanne Isberto*

Sworn to and subscribed before me this 30th day of October, 2014.

by **Jeanne Isberto**

personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public

*Teri L. Halm*

Print Name: **Teri Halm**

My commission Expires: **April 4, 2017**



**NOTICE OF  
PROPOSED  
AMENDMENT TO  
THE LEE COUNTY  
COMPREHENSIVE  
LAND USE PLAN  
(ADOPTION  
HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on November 5, 2014. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

**CPA2013-00004, Corkscrew Ranch:** Application to amend Lee Plan Maps 6 and 7 (Lee County Utilities Potable Water and Sanitary Sewer Future Service Areas) to include the Corkscrew Ranch subdivision, approximately 1.5 miles west of the Corkscrew Road-Allico Road Intersection.

This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. Persons with disabilities who need an accommodation to participate in the public hearing should contact Janet Miller at 239-533-8583 or

[jmiller@leegov.com](mailto:jmiller@leegov.com). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711. No. 1493382 Oct. 30, 2014



**CPA2013-04  
CORKSCREW RANCH  
PRIVATELY SPONSORED  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**BoCC Adoption Document**

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8585*

**November 5, 2014**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2013-04**

☐

Text Amendment

☒

Map Amendment

	This Document Contains the Following Reviews
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to Review Agencies' Comments
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: October 22, 2014

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

- 1. APPLICANT/REPRESENTATIVES:** Youngquist Brothers Inc. represented by Morris-Depew Associates, Inc.
- 2. REQUEST:** Amend Lee Plan Maps 6 and 7, Lee County Utilities Future Water and Sewer Service Areas to include a 75 acre parcel of land in Section 21, Township 46S, Range 26E on the north side of Corkscrew Road known as Corkscrew Ranch.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT**

- 1. RECOMMENDATION:** After reviewing the request, the original staff recommendation was for the Board of County Commissioners to not transmit the proposed amendment. Based on the information presented and actions at the LPA hearing and the Board transmittal hearing, staff now recommends that the Board **adopt** the proposed amendment.

**2. BASIS AND FINDINGS OF FACT:**

Based on information presented at the LPA and Board transmittal hearings, staff has revised the findings of fact:

- The residential lots on the subject property were originally created in 1989 by Development Order DOS891201800D.
- The subject property and surrounding properties are all in the Density Reduction Groundwater Resource (DR/GR) future land use category.
- The residential lots are in close proximity to existing utility facilities.
- A water line presently exists and a sewer line is under construction within Corkscrew Road adjacent to the subject property. Accordingly, both water and sewer service are, or will shortly be, available to the subject property.
- There is sufficient plant capacity to provide water and sewer service to the subject property.
- The connection of this subdivision to public water and sewer will provide a public benefit by providing the County with additional control over potable water resources, by eliminating the potential for discharge from 59 septic tanks, and by promoting reuse.
- The proposed plan amendment is consistent with the Lee Plan's stated policies of eliminating septic tanks where central sewer is available; encouraging existing development to connect to central sewer when it is adjacent to the property; promoting reuse water; and encouraging rural subdivisions to connect to public sewer and water when it is adjacent to the property (Policies 33.3.3; 54.1.6; 54.1.7; 56.2.1; 56.2.2; and Goal 60).

## **C. BACKGROUND INFORMATION**

### **Location and Surrounding Conditions**

The Corkscrew Ranch subdivision is located in Section 21, Township 46 South, Range 26 East. It is on the north side of Corkscrew Road approximately one mile west of Alico Road and approximately four miles east of I-75. The subject property is designated as Density Reduction Groundwater Resource and is zoned AG-2. To the east of the subject property is a Conservation 20/20 County-owned parcel that is designated as Conservation Upland and Wetland and is zoned EC (Environmentally Critical). To the south is Corkscrew Road, across which is the Corkscrew Shores Residential Planned Development (aka Corkscrew Woods). Corkscrew Shores is designated in the DR/GR and Wetlands future land use categories. To the west is the former Alico East Mine which is currently subject to a proposed Lee Plan amendment known as WildBlue. It is also designated with the DR/GR and Wetland future land use categories. It is currently approved for residential development consistent with the DRGR future land use category. To the north of the subject property is the West Lakes Excavation Industrial Planned Development, also in the DR/GR and Wetland future land use categories.

### **Existing Conditions**

The subject property consists of a platted residential subdivision of approximately 75 acres. About 65 acres of this land is upland with the rest being wetlands. The subdivision is platted for 59 residential lots and 4 common element parcels. The applicant proposes to amend Lee Plan Maps 6 the Potable Water Service Area and 7 the Sanitary Sewer Service Area to include the subject property. This would allow the 59 residential lots to hook up to potable water and sanitary sewer service instead of using wells and septic systems. The applicant is



not proposing any changes to the number of residential units on the subject property in this application. The subject property has a single access onto Corkscrew Road. Since the proposed amendment creates no changes to the number of residential units, it will have no additional impact on the transportation network.

The subdivision was first approved in 1989 under Development Order DOS891201800D. This occurred while the subject property was in the Open Lands future land use category which has a maximum permitted density of 1 dwelling unit per acre. Therefore the approved 59 residential lots conformed to the density regulations at the time the subdivision was created. The current plat for the subdivision was created in 2007, after the land had become designated as DR/GR. Normally, residential density of this level is not permitted in the DR/GR category. However, the 2007 plat is based on the 1989 development order. The current AG-2 zoning allows single-family residential development.

### **The Lee Plan**

The Density Reduction Groundwater Resource future land use category was adopted in 1990. It permits a maximum of 1 dwelling unit per 10 acres. Prior to the adoption of the DR/GR category, this area was designated as Open Lands which at the time allowed a maximum residential density of 1 unit per acre. The Lee Plan describes the DR/GR as “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.”

### **Utilities**

Lee Plan Map 6 is the Lee County Utilities Potable Water Service Area Map. It depicts those areas of the County that either currently receive or are appropriate to receive potable water service in the future from Lee County Utilities. Lee Plan Map 7 is the Lee County Utilities Sanitary Sewer Service Area Map. It depicts the same information in relation to sanitary sewer service. Lee Plan Standards 11.1 and 11.2 address the provision of potable water and sanitary sewer service within the County. According to these standards any residential developments that exceed 2.5 dwelling units per acre must be connected to potable water and central sewer service. If a proposed development lies within the future potable water service area it must connect to that service. If it is outside any potable water service areas, it may either:

1. Request that an adjacent service area be extended to include it;
2. Establish a community potable water system for the development; or
3. Develop at a density that does not require connection to a potable water system.

The subject property was approved to be consistent with option 3.

If the proposed amendment were approved, potable water service would be provided by the Corkscrew water treatment plant operated by Lee County Utilities. The plant has sufficient capacity to accommodate the proposed single-family residential subdivision. A potable water transmission line currently runs along Corkscrew Road, adjacent to the subject property.

Likewise, sanitary sewer service would be provided by the Three Oaks Regional Sewage Treatment Plant operated by Lee County Utilities. The plant currently has capacity that could accommodate the projected 11,800 gallons per day generated by the proposed single-family residential lots.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

The Comprehensive Plan Objective 2.3, Public Provision of Infrastructure, gives the highest priority to the planning, programming, and construction of urban services and facilities in the existing developed areas where facilities are inadequate. The second priority is to service expansions in existing developed areas, followed by further expansions into other portions of the Future Urban Areas. Lee Plan Goal 56: Sanitary Sewer Infrastructure, states that the County encourages "the provision of sewer sanitary service and wastewater treatment and disposal throughout the future urban areas of the unincorporated areas."

One of the purposes for the DR/GR future land use category is to keep the residential density at an appropriate level. In addition to maintaining the quality of Lee County's water supply, this helps to reduce the impacts of suburban sprawl upon the transportation network, water and sewer infrastructure and other facilities. The requested amendment will allow for the use of water and sewer for the existing subdivision. The applicant has not requested any increase to residential density. An increase to density would require a future amendment to the Comprehensive Plan.

Water and sewer plant capacity is sufficient to meet the additional demand from the subject property. According to the 2007 plat, included in the application materials, the average size of the 59 lots is over 38,000 square feet with the largest size being 39,640 square feet and the smallest being 33,600 square feet. For health and safety reasons, Florida Administrative Code Chapter 62-532.400, Table 1 requires a minimum of 75 feet between well and septic systems. Although the residential lots are large enough to be safely served by well and septic systems, they can also be served by central utilities.

Lee Plan Map 8, Wellfield Protection Zones, depicts the permitted groundwater wells used by Lee County Utilities for potable water supplies. The map also depicts the protection zones as defined by groundwater travel time. The subject property is within the 5-year and 10-year travel time zones. Chapter 14 of the Lee County Land Development Code addresses wellfield protection zones. Neither well and septic systems nor central utilities are prohibited within the 5 and 10-year travel time zones.

The lots as approved by the original development order were intended to use well and septic systems. At that time, there was no expectation of central utilities within this portion of Lee County. The DR/GR future land use category is a non-urban category and therefore does not necessitate central utility service. Likewise, the approved residential density of the subject property is below the 2.5 dwelling unit per acre threshold established by Lee Plan Standards

11.1 and 11.2 for requiring central water and sewer service. However, neither of these conditions would require the subdivision to use well and septic systems.

While the current water and sewer service areas do extend south of Corkscrew Road, they do not extend on the north side of the road for two miles west of the subject property. The nearest portion of the service areas west of Alico Road that is north of Corkscrew Road is the Grandezza subdivision.

While the extension of water and sewer service to the subject property is not necessary for the residential lots, nor are there any Lee Plan regulations requiring these services on the subject property, the lots as approved can be adequately served by well and septic systems. Although Planning staff have recommended against proposals to expand utility service areas in non-urban areas in the past, including the subject property in the potable water and sanitary sewer service areas is possible. Increasing residential density within the DR/GR will require a future Comprehensive Plan amendment.

#### **B. STAFF RECOMMENDATION**

Staff originally recommended that the Board of County Commissioners not transmit the proposed amendment. Based on the information presented and actions at the LPA hearing and the Board transmittal hearing, staff now recommends that the Board **adopt** the proposed amendment.



### **PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: June 23, 2014

#### **A. LOCAL PLANNING AGENCY REVIEW**

Staff gave a brief presentation on the proposed amendment. One LPA member asked where potable water lines were in relation to the subject property and staff answered that there was an existing line along Corkscrew Road on the south side of the property.

The applicant then gave a presentation. The first member of the applicant team presented the application itself, outlining the proposed amendment and the subject property and stating that the proposal is consistent with the Lee Plan. The next member of the team addressed the hydrological aspects of both the proposed amendment and the subject property. One member of the LPA asked the applicant about the rate at which septic tanks release specific chemicals and the applicant stated that he did not know but that the use of sanitary sewer would eliminate any chance of septic system failures. Another LPA member asked about the future of re-use water lines in the area of the subject property. The applicant stated that re-use water lines would probably be very limited in the area. The third member of the applicant team then addressed some of the findings of the staff report. The applicant stated that the proposal did not constitute urban sprawl and will not promote increased residential density in the area. The applicant also stated that connecting to central utilities would be beneficial for the subject property and furthers several policies of the Lee Plan. The applicant presented their own Findings of Fact section for the staff report and requested that it be transmitted by the Board of County Commissioners.

One member of the LPA asked the applicant what other benefits the proposed amendment might bring to the owner of the subject property. The applicant said that the land owner desired central utilities over septic and well systems. Another member of the LPA asked if there were any other homes around the subject property to which the applicant said no. The LPA asked for the precise location of the existing utility lines and the applicant pointed it out on the aerial photo.

Two members of the public spoke on the proposed amendment. The first member supported the staff recommendation. He said that he lived in an area with both well and septic systems and a county wellfield. He stated that it caused no problems. He further stated that the proposed amendment could result in increased density in the DR/GR area. The second member of the public spoke in favor of the applicant, stating that central utilities are always preferred to well and septic systems and that there is no danger of precedent.

In the LPA discussion, one member noted that the County has taken many steps to protect the DR/GR area and that the proposed amendment runs counter to those efforts. Another LPA member stated that the central water service better protected the water supply and installing it is at the applicant's expense. He also stated that the applicant is not

proposing any other changes than the utilities and that the County has sufficient capacity to serve the subject property. Another member stated that septic tanks are not a good idea in the wellfield area. Other members also supported the applicant for the same reasons.

## **B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

### **1. RECOMMENDATION:**

The LPA recommends that the Lee County Board of County Commissioners *transmit* the proposed Lee Plan amendment with the Findings of Fact presented by the applicant.

### **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The majority of the LPA agreed with the facts as presented by the applicant, as provided below. One member dissented, and agreed with the facts as presented by staff.

- *The residential lots on the subject property were originally created in 1989 by Development Order DOS891201800D.*
- *The subject property is located in the Density Reduction Groundwater Resource and Wetlands future land use categories, and surrounding properties are all in the Density Reduction Groundwater Resource (DR/GR), Wetlands, Conservation Lands Upland, Conservation Lands Wetland and Suburban future land use categories.*
- *The residential lots are large enough to support well and septic systems.*
- *The subdivision is inconsistent with the current Future Land Use Map in that it exceeds the currently permitted density for the DR/GR future land use category. However, the 1989 development order for the subdivision was approved before the subject property was placed in the DR/GR category and a plat was approved for the 59-lot subdivision in 2007. The subdivision is vested from the density requirements of the DR/GR classification.*
- *A water line presently exists and a sewer line is under construction within Corkscrew Road adjacent to the subject property. Accordingly, both water and sewer service area, or will shortly be, available to the subject property.*
- *There is sufficient plant capacity to provide water and sewer service to the subject property.*
- *The connection of this subdivision to public water and sewer will provide a public benefit by providing the County with additional control over potable water resources, by eliminating the potential for discharge from 59 septic tanks, and by promoting reuse.*
- *The proposed plan amendment is consistent with the Lee Plan's stated policies of eliminating septic tanks where central sewer is available; encouraging existing development to connect to central sewer when it is adjacent to the property; promoting reuse water; and encouraging rural subdivisions to connect to public sewer and water when it is adjacent to the property (Policies 33.3.3; 54.1.6; 54.1.7; 56.2.1; 56.2.2; and Goal 60).*

**The motion passed 6-1**

**C. VOTE:**

<b>NOEL ANDRESS</b>	<u>AYE</u>
<b>DENNIS CHURCH</b>	<u>AYE</u>
<b>JIM GREEN</b>	<u>NAY</u>
<b>MITCH HUTCHCRAFT</b>	<u>AYE</u>
<b>JAMES INK</b>	<u>AYE</u>
<b>RICK JOYCE</b>	<u>AYE</u>
<b>DAVID MULICKA</b>	<u>AYE</u>



**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

**DATE OF TRANSMITTAL HEARING:** August 20, 2014

**A. BOARD REVIEW:** Staff gave a brief presentation on the proposed amendment. Staff stated that at the Local Planning Agency meeting the applicant had presented a revised Basis and Findings of Fact proposed by the applicant. The LPA had recommended that the proposed amendment be transmitted by the Board with the applicants' Findings of Fact.

During discussion, the Board members expressed general agreement with the applicants' position. The Board expressed a general preference for central utilities rather than well and septic on the subject property.

The applicant provided a brief presentation to answer Board members' questions. The applicant presented their Findings of Fact that had been presented to the LPA and which the LPA had voted to transmit. The applicant stated that the request helps eliminate the possibility of discharges into the water supply, improves protection of the DR/GR, and removes potential wells. One Board member asked the applicant to clarify the layout of the subject parcel and how difficult it would be to increase density on the subject parcel in the future. The applicant stated that it would require a plan amendment.

No members of the public addressed the Board or spoke on the proposed amendment.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

- 1. BOARD ACTION:** The Board approved a motion to transmit the proposed amendment.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the Basis and Findings of Fact as advanced by the applicant and the LPA:

**The motion passed 5-0**

**C. VOTE:**

<b>BRIAN HAMMAN</b>	<u><b>AYE</b></u>
<b>LARRY KIKER</b>	<u><b>AYE</b></u>
<b>FRANK MANN</b>	<u><b>AYE</b></u>
<b>JOHN MANNING</b>	<u><b>AYE</b></u>
<b>CECIL L PENDERGRASS</b>	<u><b>AYE</b></u>

**PART V – STATE REVIEWING AGENCIES OBJECTIONS,  
RECOMMENDATIONS AND COMMENTS**

**DATE OF REVIEWING AGENCY COMMENTS:** Comments from the State Reviewing Agencies were due to Lee County by October 2, 2014.

**A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

Lee County received responses from the following review agencies addressing the transmitted amendment: Florida Departments of Economic Opportunity, Education, Agriculture and Consumer Services, Environmental Protection, and Transportation, the Southwest Florida Regional Planning Council, and the Florida Fish and Wildlife Conservation Commission. These agencies stated that they had no further comments or concerns about the proposed amendment.

**B. STAFF RECOMMENDATION**

Based on the recommendation of the Local Planning Agency and the action of the Board of County Commissioners at the transmittal hearing, staff recommends that the Board of County Commissioners **adopt** the amendment to Lee Plan Maps 6 and 7 to include the subject property in the Potable Water and Sanitary Sewer Service Areas.

**PART VI – BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: November 5, 2014

**A. BOARD REVIEW**

Planning staff provided a brief summary of the proposed amendment. The applicant agreed with the staff and LPA recommendation. No member of the public spoke on the amendment.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY**

- 1. BOARD ACTION:** The Board of County Commissioners adopted the proposed amendment as recommended by staff.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board of County Commissioners accepted the findings of fact as advanced by staff and the LPA.

**Motion to adopt passed 5-0.**

**C. VOTE:**

<b>BRIAN HAMMAN</b>	<u><b>AYE</b></u>
<b>LARRY KIKER</b>	<u><b>AYE</b></u>
<b>FRANK MANN</b>	<u><b>AYE</b></u>
<b>JOHN MANNING</b>	<u><b>AYE</b></u>
<b>CECIL L PENDERGRASS</b>	<u><b>AYE</b></u>



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

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

Phone (239) 337-3993 | (866) 337-7341

www.morris-depew.com

**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 2014**COMMUNITY 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.

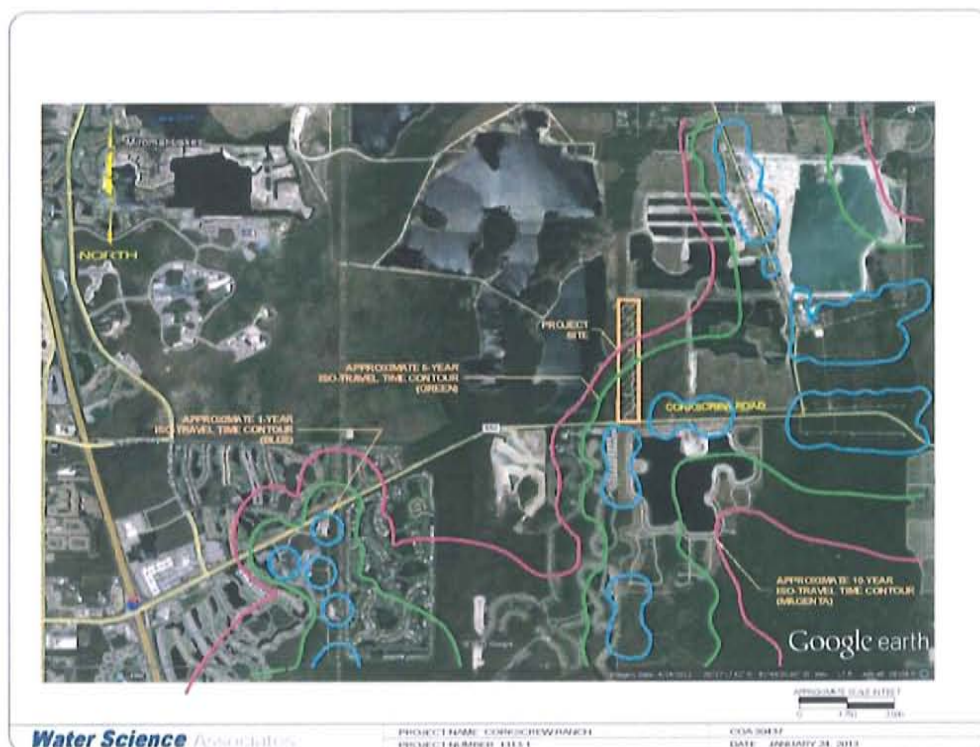


FIGURE 4 MAP SHOWING THE APPROXIMATE WELLFIELD PROTECTION ISO-TRAVEL TIME CONTOURS NEAR THE PROJECT SITE



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:  $\pm 75$

Total Acreage included in Request:  $\pm 75$

Total Uplands:  $\pm 65.29$  acres

Total Wetlands:  $\pm 9.71$  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

STATE OF FLORIDA

COUNTY OF Lee

Harvey Youngquist

OWNER NAME



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:



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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21-46-26-02-00000.0200	19549 PANTHER ISLAND BLVD
21-46-26-02-00000.0190	19559 PANTHER ISLAND BLVD
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
21-46-26-02-00000.0130	19619 PANTHER ISLAND BLVD
21-46-26-02-00000.0120	19629 PANTHER ISLAND BLVD
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
21-46-26-02-00000.0070	19709 PANTHER ISLAND BLVD
21-46-26-02-00000.0060	19719 PANTHER ISLAND BLVD
21-46-26-02-00000.0050	19729 PANTHER ISLAND BLVD
21-46-26-02-00000.0040	19739 PANTHER ISLAND BLVD
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

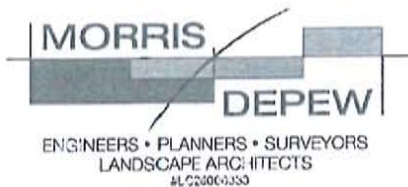
STATE OF FLORIDA  
COUNTY OF LEE

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

STATE OF FLORIDA

COUNTY OF Lee

Harvey Youngquist

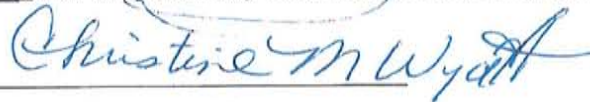
OWNER NAME



SIGNATURE

The foregoing instrument was acknowledged before me this 19 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:



Notary Public

(Seal)

Notary Printed Name



**CORKSCREW RANCH  
COMPREHENSIVE PLAN AMENDMENT**

21-46-26-02-00000.0590	19800 PANTHER ISLAND BLVD
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21-46-26-02-00000.0540	19730 PANTHER ISLAND BLVD
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21-46-26-02-00000.0510	14101 TURTLE TRACKS CT
21-46-26-02-00000.0500	14100 TURTLE TRACKS CT
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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
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21-46-26-02-00000.0390	CORNER LOT
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21-46-26-02-00000.0340	CORNER LOT
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**CORKSCREW RANCH  
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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





## **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.

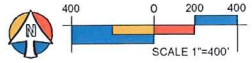
#### **Parks, Recreation, Open Space**

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

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

**MORRIS**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

**DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

• Fort Myers  
• Tallahassee  
• Gainesville  
2891 Center Pointe Drive  
Unit 100  
Fort Myers, Florida 33916  
(239) 337-5895  
Fax: (239) 337-3864  
Toll free: 866-337-7341

REVISIONS



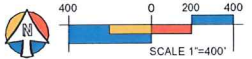


## **Corkscrew Ranch Small Scale Comprehensive Plan Amendment LEE PLAN CONSISTENCY**

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

CORKSCREW RANCH

Lee County, Florida

**MORRIS**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6552 / FL CERT NO. LB6931 / LC26000330

**DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6552 / FL CERT NO. LB6931 / LC26000330

• Fort Myers  
• Tallahassee  
• Gainesville  
2891 Center Pointe Drive  
Fort Myers, Florida 33916  
(239) 337-3993  
Fax (239) 337-3994  
Toll Free 866-507-7341

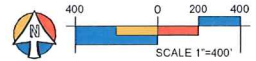
REVISIONS

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

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LANDSCAPE ARCHITECTS  
Fort Myers • Tallahassee • Gainesville  
2891 Center Points Drive  
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(239) 337-3993  
Fax: (239) 337-3994  
Cell: (941) 866-3774  
FL CA NO. 6532 / FL CERT NO. L36891 / LC26000330



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](mailto:kirk@wsaconsult.com)

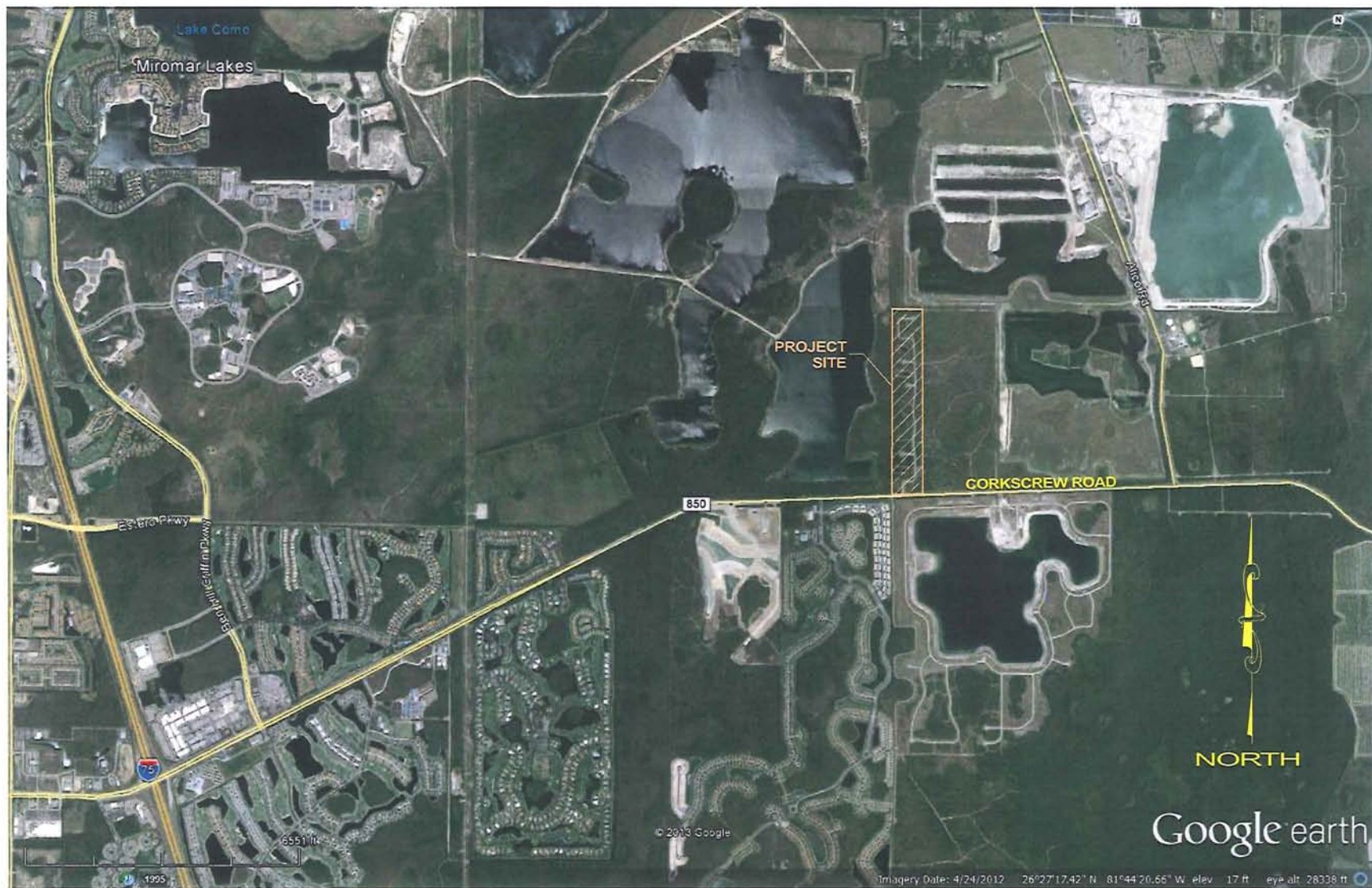


Brian K. Barnes  
Senior Scientist  
Water Science Associates, Inc.  
Phone: 239.240.6035  
Email: [brian@wsaconsult.com](mailto:brian@wsaconsult.com)

Attachment: Figures



## FIGURES



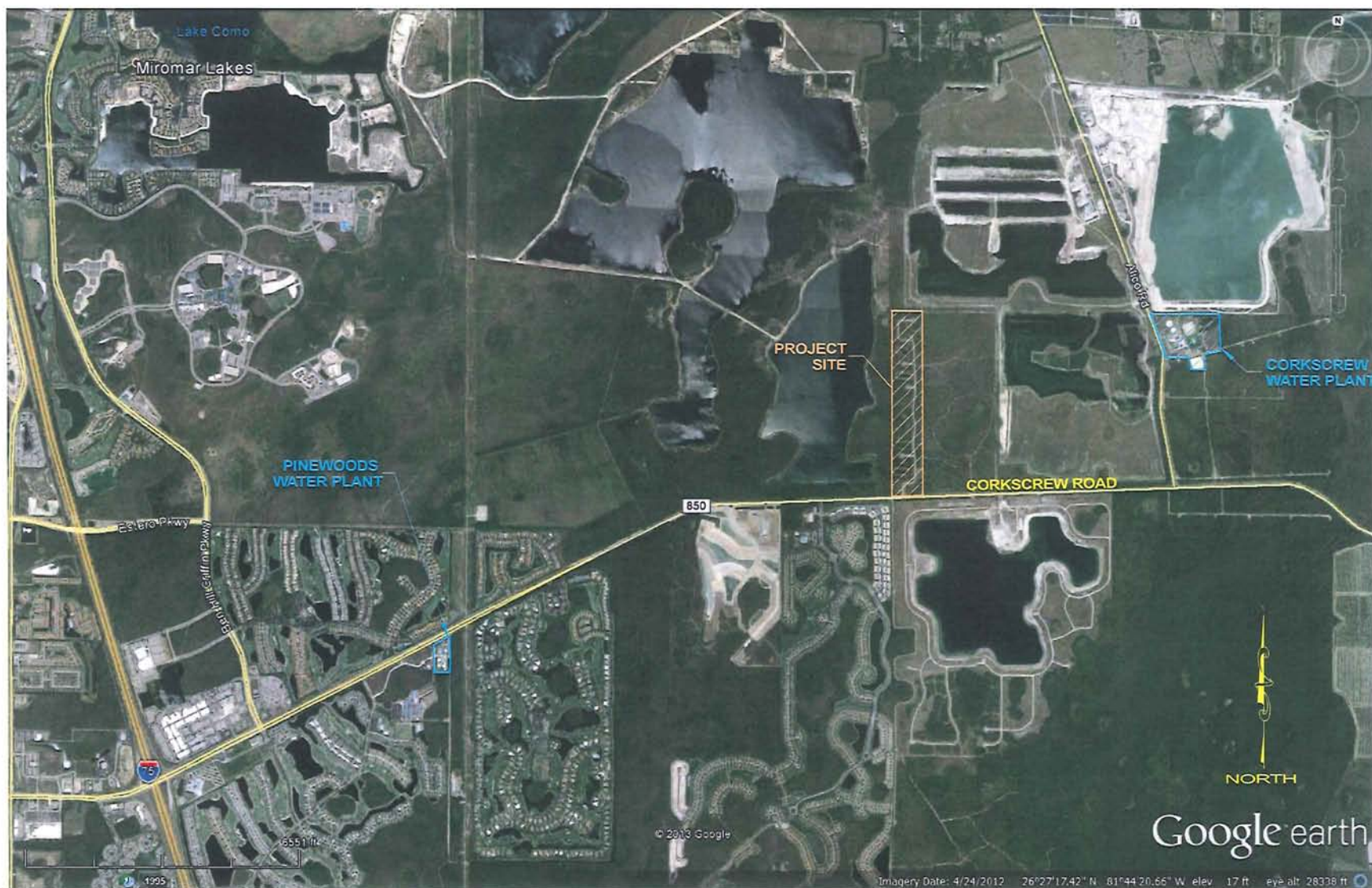
**Water Science** Associates

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.





APPROXIMATE SCALE IN FEET  
 0 1,750 3,500

**Water Science** Associates

PROJECT NAME: CORKSCREW RANCH  
 PROJECT NUMBER: 1313-1

COA 30437  
 DATE: JANUARY 24, 2013

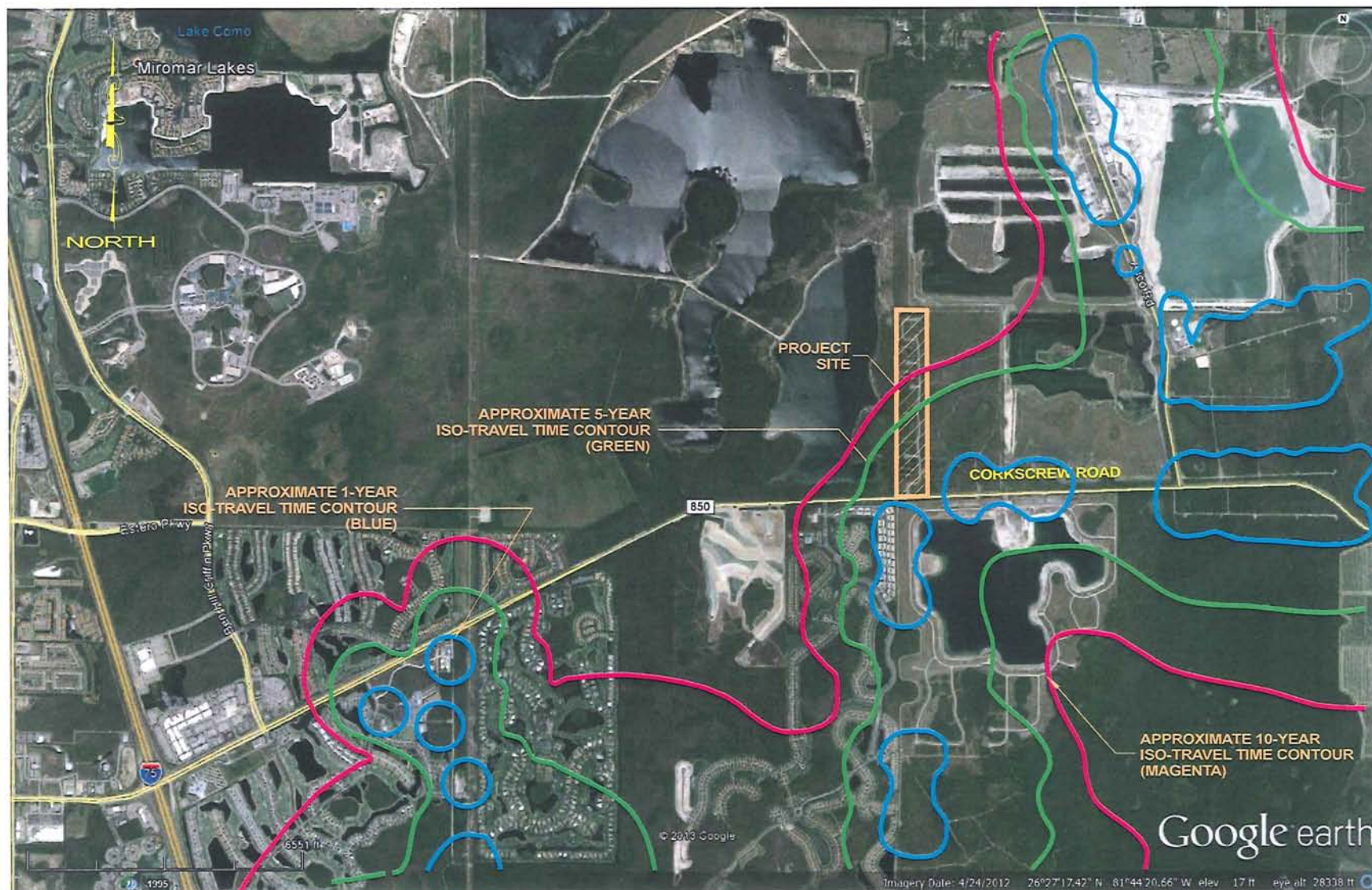
FIGURE 2. MAP SHOWING THE LOCATIONS OF PINEWOODS AND CORKSCREW WATER TREATMENT PLANTS.





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





APPROXIMATE SCALE IN FEET  
0 1,750 3,500

**Water Science** Associates

PROJECT NAME: CORKSCREW RANCH  
PROJECT NUMBER: 1313-1

COA 30437  
DATE: JANUARY 24, 2013

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

REVISIONS

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

• Fort Myers  
• Tallahassee  
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Fort Myers, Florida 33916  
Phone: (813) 337-3984  
Fax: (813) 337-3984  
Toll free: 866-337-7341  
FL CA NO. 6532 / FL CERT NO. L36681 / LC26000330





SUBJECT PROPERTY

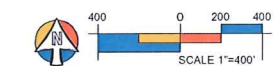


EXHIBIT IV. A. SURROUNDING ZONING

CORKSCREW RANCH  
Lee County, Florida

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

**MORRIS** **DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. L36591 / LC26000330

• Fort Myers  
• Tallahassee  
• Gainesville  
2851 Collier Pkwy Drive  
Unit 100  
Fort Myers, Florida 33916  
Phone: 888-337-3884  
Fax: 888-337-7241  
Toll free: 888-337-7241

REVISIONS

JAMES M. MCCORD  
FL CA NO. 13477  
LANDSCAPE ARCHITECT OF RECORD





EXHIBIT IV. A. 4. EXISTING LAND USES

CORKSCREW RANCH  
Lee County, Florida

MDA PROJECT:  
13027  
CHECKED BY: TME  
DATE: 12-13-2013  
DRAWN BY: ALR  
SHEET  
1

**MORRIS**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL. CA. NO. 6532 / FL. CERT. NO. L16681 / LC260000330

**DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL. CA. NO. 6532 / FL. CERT. NO. L16681 / LC260000330

• Fort Myers  
• Tallahassee  
• Gainesville  
2801 Center Pointe Drive  
Unit 100  
Fort Myers, Florida 33916  
Tel: (239) 337-3094  
Fax: (239) 337-3094  
Toll free: 866-337-7341

REVISIONS

**JAMES H. MORRIS**  
F.L.C. # LA 055622  
DRAWING IS NOT VALID WITHOUT AN ENDORSED  
LANDSCAPE ARCHITECT OF RECORD





**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](mailto: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](mailto: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.

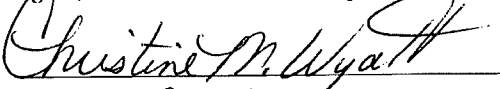
**To Have and to Hold**, the same in fee simple forever.

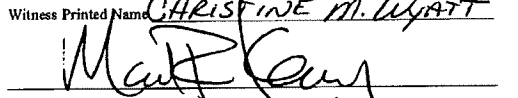
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the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

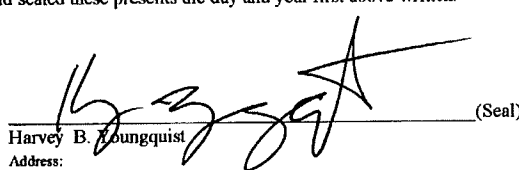
**Furthermore, this transaction is merely a change in the form of ownership without any exchange or change in value, consideration and/or purchaser, by the individuals who owned and continue to own the property which is more specifically described in Exhibit A, and, thus, pursuant to and in accordance 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.**

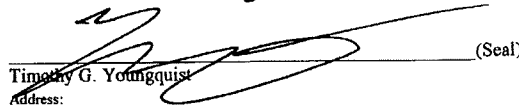
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Printed Name CHRISTINE M. WYATT

  
Witness Printed Name MARK R. KOMRAY, Esq.

  
Harvey B. Youngquist  
Address:

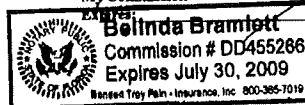
  
Timothy G. Youngquist  
Address:

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:



## **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° 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° 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° 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° 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° 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° 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 ¼ of said Section 15; thence continue South 22° 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° 17' 56", a chord bearing of South 09° 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° 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° 23' 38", a chord bearing of South 04° 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° 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° 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° 09' 18" West along said East line, a distance of 4277.87 feet to a point on the South line of the Southwest ¼ of said Section 16; thence South 89° 23' 43" West along said South line, a distance of 2508.89 feet to the Southwest corner of said Section 16; thence North 00° 54' 58" West along the West line of the Southwest ¼ of said Section 16, a distance of 2806.14 feet to the West ¼ corner of said Section 16; thence North 00° 52' 59" West along the West line of the Northwest ¼ 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° 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

BY: Timothy G. Youngquist

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



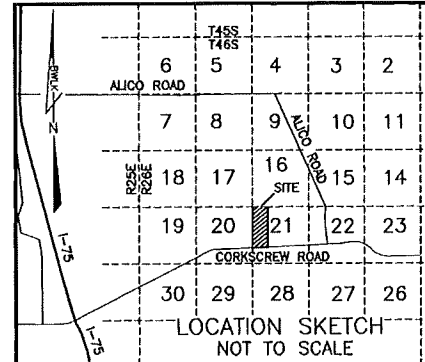
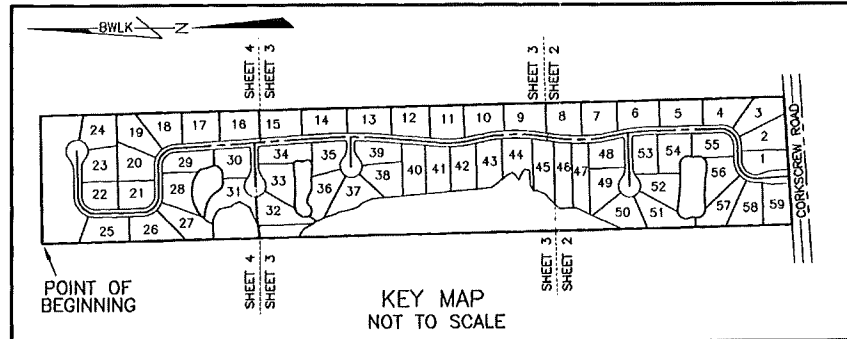
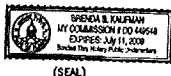
## ACKNOWLEDGMENT:

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).

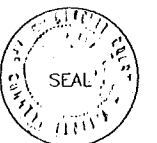
## TRACT IDENTIFICATION:

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



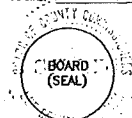
## APPROVAL:

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



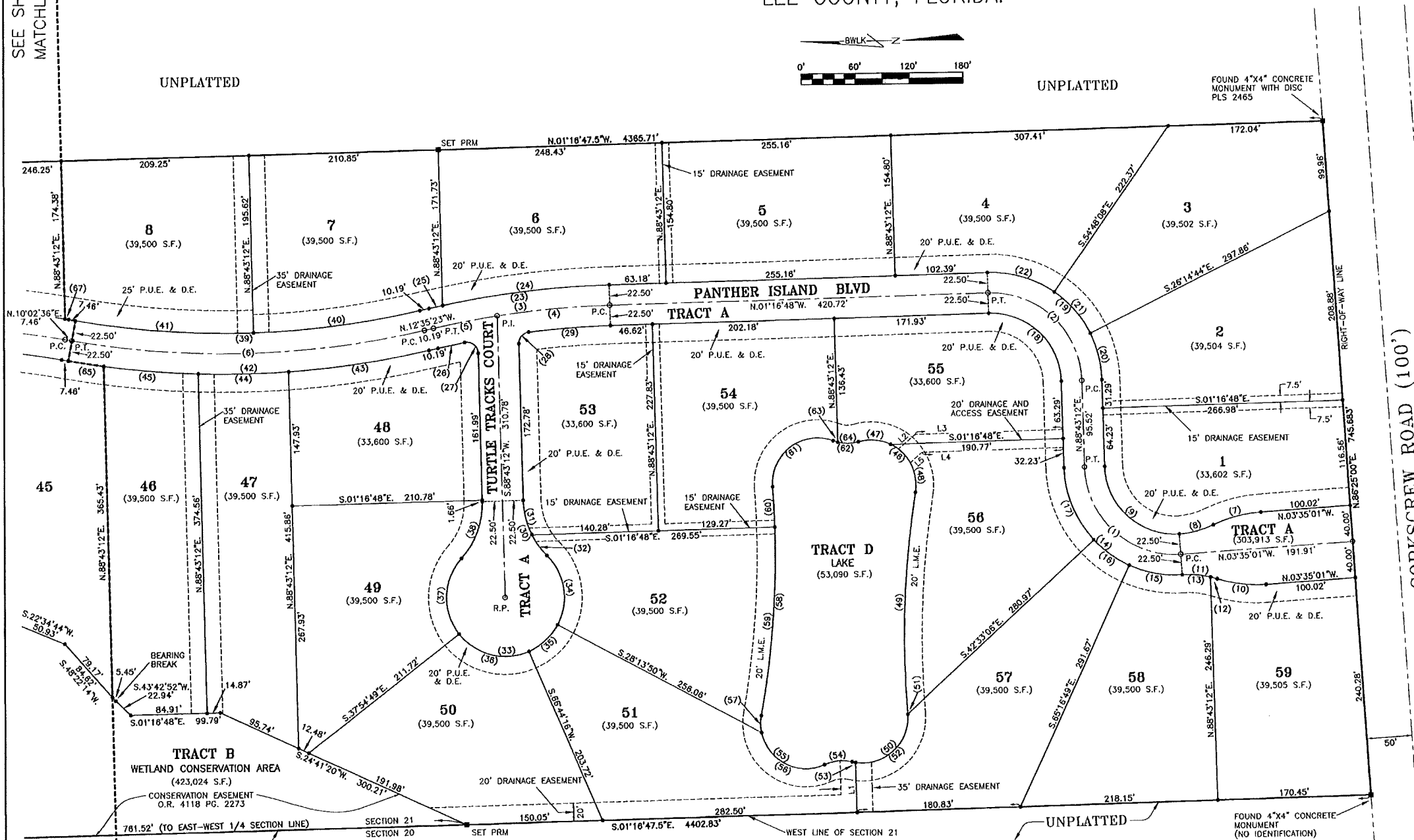
# CORKSCREW RANCH

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

INSTRUMENT NO. **200700029830**

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
  - P.C.C. = 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.66°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.42°30'57"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'	176.69'	N.42°34'06"E	38	90.00'	43°27'50"	68.27'	35.87'	66.65'	N.66°59'17"E
13	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	39	977.50'	22°37'59"	403.91'	204.82'	401.29'	N.01°16'48"W
14	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	40	1022.50'	08°49'58"	157.63'	78.97'	157.63'	N.08°10'24"W
15	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	41	977.50'	11°40'55"	199.30'	100.00'	100.99'	N.00°55'39"W
16	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	42	1022.50'	22°37'59"	403.91'	204.82'	401.29'	N.04°51'10"E
17	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	43	1022.50'	08°49'58"	157.63'	78.97'	157.63'	N.08°10'24"W
18	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	44	1022.50'	05°39'33"	100.99'	50.54'	100.99'	N.00°55'39"W
19	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	45	1022.50'	05°34'05"	100.31'	52.70'	105.27'	N.04°51'10"E
20	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	46	50.00'	115°05'33"	100.44'	78.62'	84.38'	S.41°56'01"W
21	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	47	50.00'	21°56'36"	35.39'	19.16'	35.39'	S.05°21'33"W
22	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	48	50.00'	73°08'57"	63.83'	37.10'	59.59'	S.62°54'19"W
23	122.50'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	49	1000.50'	14°01'51"	245.01'	123.12'	244.39'	S.87°32'08"E
24	1022.50'	00°52'17"	15.55'	7.78'	15.55'	N.12°09'15"W	50	50.00'	108°17'31"	94.50'	69.19'	81.05'	N.40°24'12"W
25	1022.50'	00°52'17"	15.55'	7.78'	15.55'	N.12°09'15"W	51	50.00'	08°58'58"	0.85'	0.43'	0.85'	S.89°56'17"W
26	977.50'	01°46'51"	30.38'	15.19'	30.38'	S.11°41'58"E	52	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'	115°05'33"	100.44'	78.62'	84.38'	S.36°29'37"E	61	50.00'	115°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	44.98'	23°45'59"	23.37'	11.95'	23.11'	S.00°43'46"E	64	44.98'	23°45'59"	23.37'	11.95'	23.11'	S.00°43'46"E
65	1022.50'	02°14'24"	395.02'	200.12'	392.46'	N.01°16'48"E	65	1022.50'	02°14'24"	395.02'	200.12'	392.46'	N.01°16'48"E
66	1000.00'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	66	1000.00'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W
67	1022.50'	00°13'21"	3.97'	1.99'	3.97'	N.09°55'55"E	67	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'	115°05'33"	100.44'	78.62'	84.38'	S.36°29'37"E	61	50.00'	115°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	44.98'	23°45'59"	23.37'	11.95'	23.11'	S.00°43'46"E	64	44.98'	23°45'59"	23.37'	11.95'	23.11'	S.00°43'46"E
65	1022.50'	02°14'24"	395.02'	200.12'	392.46'	N.01°16'48"E	65	1022.50'	02°14'24"	395.02'	200.12'	392.46'	N.01°16'48"E
66	1000.00'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W	66	1000.00'	22°37'59"	145.00'	74.58'	392.46'	S.01°16'48"W
67	1022.50'	00°13'21"	3.97'	1.99'	3.97'	N.09°55'55"E	67	1022.50'	00°13'21"	3.97'	1.99'	3.97'	N.09°55'55"E

DOS 89-12-018.000 / PLT 2007-00014

SEE SHEET 3  
MATCHLINE "A"

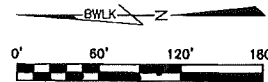
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 L.M.E. = LAKE MAINTENANCE EASEMENT  
 P.C.C. = POINT OF COMPOUND CURVE  
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
 ⊙ = SET PERMANENT CONTROL POINT (PCP)  
 PSM 4324  
 • = SET 5/8" IRON ROD & CAP LABELED  
 BULK 4919 ORIG. COR.  
 ■ = SET 4"x4" 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.



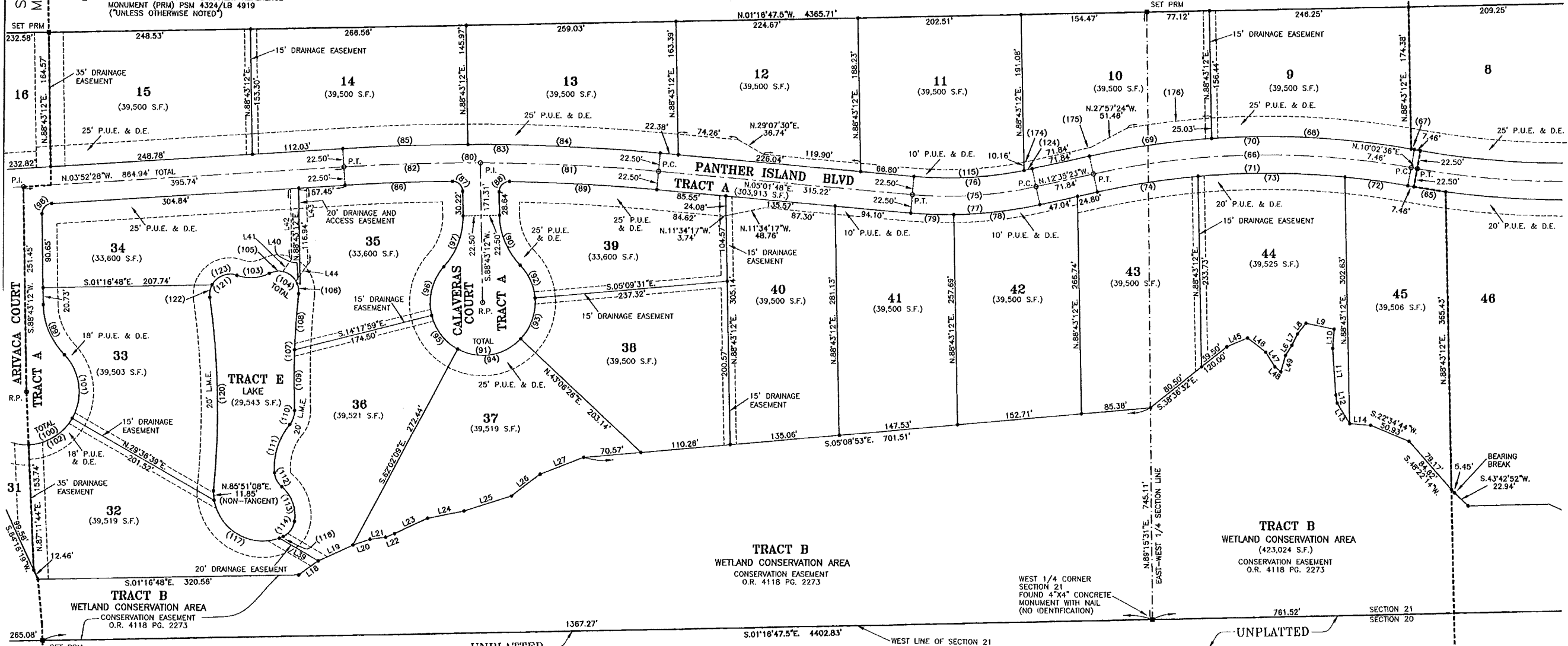
LINE TABLE

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'	02°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°37'25"	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'	49.75'	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'	10.89'	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

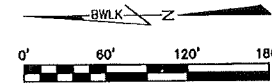
MATCHLINE "A"  
SEE SHEET 2SEE SHEET 4  
MATCHLINE "B"



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

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



UNPLATTED

UNPLATTED

-----  
MATCHLINE "B"  
SEE SHEET 3

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

PCG = POINT OF COMPOUND CURVE  
PSM = PROFESSIONAL SURVEYOR AND MAPPER

⊙ = SET PERMANENT CONTROL POINT (PCP)  
PSM 4324

- = SET 5/8" IRON ROD & CAP LABELED  
BW/LK 4919 ORIG. COR.
- = SET 4"x4" CONCRETE PERMANENT REFERENCE  
MONUMENT (PRM) PSM 4324/LB 4919  
("UNLESS OTHERWISE NOTED")

UNPLATTED

UNPLATTED

POINT OF BEGINNING  
NORTHWEST CORNER OF  
SECTION 21, TOWNSHIP  
46 SOUTH, RANGE 26 EAST  
FOUND 4"x4" CONCRETE PO  
(NO IDENTIFICATION)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
90	12.50'	87°24'19"	19.07'	11.95'	5.47' 21"	
98	90.00'	43°00'00"	19.07'	35.87'	66.65'	N.66°59'17"E
100	65.00'	266°54'51"	302.82'		94.35'	N.01°16'48"W
101	65.00'	74°21'17"	84.35'	49.30'	78.56'	S.82°26'00"W
102	65.00'	57°35'05"	85.33'	35.72'	92.61'	N.31°35'55"W
103	50.00'	74°21'17"	115.20'	21.55'	103.52'	N.03°52'28"W
125	65.00'	134°59'19"	153.14'	158.88'	120.10'	N.64°41'23"E
126	90.00'	43°27'50"	86.27'	35.87'	66.65'	N.69°32'52"W
127	90.00'	04°02'47"	6.36'	3.18'	6.35'	S.49°50'21"E
128	90.00'	39°25'03"	6.36'	3.18'	6.35'	S.71°13'34"E
119	100.00'	92°21'01"	20.70'	13.08'	18.07'	S.42°25'22"W
130	100.00'	87°24'19"	152.55'	95.57'	138.18'	S.77°34'38"E
131	122.50'	87°24'19"	186.88'	117.07'	169.27'	S.47°34'38"E
132	122.50'	34°04'21"	71.85'	37.54'	71.85'	N.20°54'47"W
133	122.50'	29°20'00"	82.86'	39.44'	62.17'	N.52°38'51"W
134	122.50'	23°55'54"	52.83'	25.96'	50.80'	N.79°18'51"W

—UNPLATTED

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
135	77.50'	87°18'59"	118.27'	74.07'	107.09'	S 47°34' 38"E
136	100.00'	90°00'00"	157.08'	100.00'	141.42'	N 46°16' 48"W
137	77.50'	90°00'00"	121.74'	77.50'	109.60'	N 46°18' 48"W
138	122.50'	90°00'00"	192.42'	122.50'	173.24'	N 46°16' 48"W
139	122.50'	29°19'53"	54.16'	27.17'	N 80°53' 12"E	N 46°16' 48"W
140	122.50'	29°19'53"	54.16'	27.53'	53.72'	N 57°49' 21"E
141	122.50'	43°52'37"	93.81'	49.34'	91.53'	N 23°13' 08"W
142	77.50'	90°00'00"	121.74'	77.50'	109.60'	N 43°43' 12"E
143	122.50'	90°00'00"	192.42'	122.50'	173.24'	N 43°43' 12"E
144	122.50'	90°00'00"	192.42'	122.50'	173.24'	N 43°43' 12"E
145	122.50'	20°44'24"	44.34'	22.42'	44.10'	N 09°05' 24"E
146	122.50'	69°15'38"	148.08'	84.60'	139.23'	S 04°05' 24"E
147	55.00'	43°33'00"	66.60'	35.87'	S 68°59' 17"W	S 68°59' 17"W
148	65.00'	26°55'41"	30.82'		94.35'	N 01°10' 48"E
149	65.00'	144°50'00"	164.31'	205.12'	123.93'	S 62°19' 35"E
150	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
151	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
152	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
153	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
154	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
155	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
156	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
157	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
158	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
159	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
160	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
161	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
162	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
163	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
164	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
165	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
166	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
167	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
168	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
169	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
170	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
171	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
172	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
173	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
174	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
175	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
176	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
177	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
178	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
179	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
180	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
181	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E
182	65.00'	72°04'29"	81.77'	47.29'	76.48'	S 46°07' 49"E

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
154	90.00'	432°50'	64.27	33.77	66.65'	S.69°32'52"E
155	90.00'	28°52'	34.47	17.46	34.25'	N.15°20'56"W
156	50.00'	129°46'22"	113.25	106.87	S.38°16'46"W	S.38°16'46"W
157	50.00'	29°42'42"	25.93	13.26	25.35'	S.11°46'25"E
158	43.07'	313°43'	50.18	23.17	N.87°33'56"E	N.87°33'56"E
159	43.07'	19°34'36"	11.71	5.89	11.67'	N.84°37'21"W
160	43.07'	153°37'27"	11.75	5.91	11.71'	S.79°46'38"W
161	50.00'	76°36'28"	66.65	33.77	N.69°43'28"E	N.69°43'28"E
162	50.00'	50°18'	17.21	9.551	168.77'	S.70°07'46"W
163	10.39'	136°54'15"	24.84	26.32	19.34'	N.21°21'15"W
165	210.35'	22°51'35"	93.93	42.53	83.37'	N.35°40'09"E
166	210.35'	76°09'45"	269.09	258.92	208.62'	N.68°29'45"E
167	50.00'	52°47'38"	47.67	24.82	44.46'	S.30°29'15"E
168	50.00'	04°17'09"	3.74	1.87	S.54°44'29"E	S.54°44'29"E
169	50.00'	48°00'29"	42.33	20.25	41.08'	S.28°20'41"E
171	50.00'	100°39'11"	52.55	25.85	76.64'	S.53°08'07"E
172	132.50'	3°04'21"	78.79	40.60	77.64'	N.20°54'39"W

LINE TABLE

LINE	BEARING	DISTANCE
L28	N.89°09'38"E.	85.06'
L29	S.89°51'02"E.	30.76'
L30	S.65°02'45"E.	50.15'
L31	S.44°24'53"E.	23.56'
L32	S.12°15'11"E.	67.43'
L33	S.34°25'18"E.	29.48'
L34	S.22°36'10"E.	26.66'
L35	S.30°23'17"W.	52.14'
L36	S.38°29'30"W.	17.51'

-----"B"  
MATCHLINE  
SEE SHEET 3

DOCS 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:**

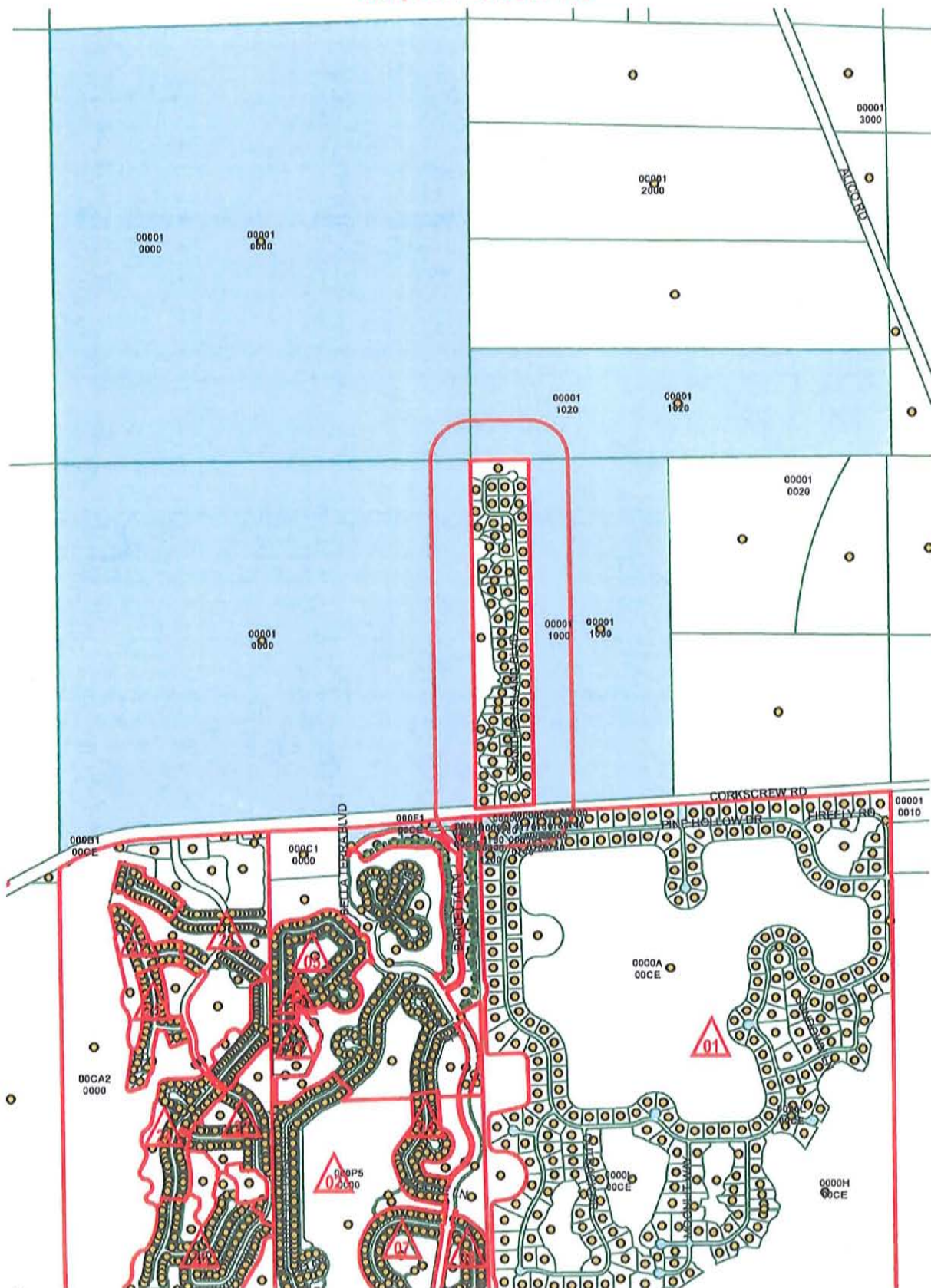
**Please see the revised Public Facilities Impact Analysis for additional analysis regarding the Consumptive Use Permit.**



# OWNERSHIP REPORT

8/29/2013

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**

<b><u>OWNER NAME AND ADDRESS</u></b>	<b><u>STRAP AND LOCATION</u></b>	<b><u>LEGAL DESCRIPTION</u></b>
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).



<b><u>OWNER NAME AND ADDRESS</u></b>	<b><u>STRAP AND LOCATION</u></b>	<b><u>LEGAL DESCRIPTION</u></b>
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

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CONDOMINIUM VI AT BARLETTA  
11691 GATEWAY BLVD STE 203  
FORT MYERS, FL 33913

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CORKSCREW LAKES LLC  
4954 ROYAL GULF CIR  
FORT MYERS, FL 33966

28-46-26-01-0000L.00CE  
CORKSCREW LAKES LLC  
4954 ROYAL GULF CIR  
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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  
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FORT MYERS, FL 33966

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CHICAGO, IL 60656

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DIGGINS TRACY A + BERT D  
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20-46-26-03-00016.1616  
ELDER DAVID F JR + MARSHA S  
4415 HOLLY TREE DR  
LOUISVILLE, KY 40241

20-46-26-03-00016.1621  
POTTER CLINTON J TR  
19961 BARLETTA LN UNIT 1621  
ESTERO, FL 33928

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DE ANA CAROLINA LYON  
19961 BARLETTA LN UNIT 1622  
ESTERO, FL 33928

20-46-26-03-00016.1623  
HAMMEN CARLATTA J + THOMAS E  
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ESTERO, FL 33928

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BELLA TERRA OF SOUTHWEST  
ASSOCIATION LAW GROUP PL  
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MIAMI BEACH, FL 33141

20-46-26-03-00016.1625  
KAHRS HEIKO + FRAUKE  
HEIDSTR 29  
27327 MARTFELD,  
GERMANY

20-46-26-03-00016.1626  
PONICKLY WALTER W + STELLA  
19961 BARLETTA LN UNIT 1626  
ESTERO, FL 33928

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PONICKLY WALTER W + STELLA  
19961 BARLETTA LN UNIT 1626  
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FORT MYERS, FL 33966

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

Rick Scott  
GOVERNOR



Jesse Panuccio  
EXECUTIVE DIRECTOR

RECEIVED  
SEP 29 2014

COMMUNITY DEVELOPMENT

September 26, 2014

The Honorable Larry Kiker, Chairman  
Lee County Board of County Commissioners  
Post Office Box 398  
Fort Myers, Florida 33902-0398

Dear Chairman Kiker:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Lee County (Amendment No. 14-6ESR), which was received on September 2, 2014. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, at (850) 717-8510, or by email at [scott.rogers@deo.myflorida.com](mailto:scott.rogers@deo.myflorida.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Ana Richmond', with a stylized, cursive script.

Ana Richmond  
Comprehensive Planning Manager

AR/sr

Enclosure: Procedures for Adoption

cc: Paul O'Connor, Director, Lee County Division of Planning  
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council



**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS  
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.



*Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

10041 Daniels Parkway  
Fort Myers, FL 33913

ANANTH PRASAD, P.E.  
SECRETARY

September 4, 2014

Mr. Paul O' Connor, AICP  
Lee County Planning Division Manager  
PO Box 398  
Fort Myers, FL 33902-0398

**RE: ADOPTED AMENDMENT - CPA2014-03 Estero Community Plan Update (Amendment 14-5 ESR)**

Dear Mr. O'Connor:

The Florida Department of Transportation (FDOT), District One, received the adopted Comprehensive Plan Amendment referenced above on August 29, 2014. Upon review of the amendment in accordance with Florida Statutes, Section 163, and Chapter 9J-11 of the Florida Administrative Code, FDOT offers **no comment**.

If you should have any questions, please feel free to contact me at 239.225.1981, or by email at [sarah.catala@dot.state.fl.us](mailto:sarah.catala@dot.state.fl.us).

Regards,

Sarah A. Catala  
SIS/Growth Management Coordinator  
FDOT District One

Cc: Mr. Ray Eubanks, Florida Department of Economic Opportunity





**State Board of Education**

Gary Chartrand, *Chair*  
John R. Padgett, *Vice Chair*  
*Members*  
Ada G. Armas, M.D.  
John A. Colon  
Marva Johnson  
Rebecca Fishman Lipsey  
Andy Tuck

Pam Stewart  
Commissioner of Education

September 10, 2014

Mr. Paul O'Connor, AICP  
Lee County Planning Division Director  
P.O. Box 398  
Fort Myers, Florida 33902-0398  
Via E-mail: [oonnops@leegov.com](mailto:oonnops@leegov.com)

Dear Mr. O'Connor:

Re: Lee County 14-6ESR

Thank you for the opportunity to review Lee County's proposed 14- ESR amendment package, which the Florida Department of Education received on September 3, 2014. According to the department's responsibilities under section 163.3184(3)(b), Florida Statutes, I reviewed the amendment considering provisions of chapter 163, part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The proposal would amend Lee Plan maps 6 and 7, Lee county Utilities Future Water and Sewer Service Areas, to add the 75-acre Corkscrew Ranch parcel to the area. Because the proposed amendment does not appear to have the potential to adversely affect public educational facilities, I offer no comment.

Again, thank you for the opportunity to review and comment. Please contact me at 850-245-9312 or [Tracy.Suber@fldoe.org](mailto:Tracy.Suber@fldoe.org), if you have questions about this letter, or if I may be of assistance.

Sincerely,

Tracy D. Suber  
Growth Management and Facilities Policy Liaison

TDS/

cc: Mr. Marc Mora and Ms. Dawn Huff, Lee County School District  
Ms. Brenda Winningham and Mr. Scott Rogers, DEO/State Land Planning Agency

Thomas H. Inserra  
Director, Office of Educational Facilities

**From:** Hight, Jason [<mailto:Jason.Hight@MyFWC.com>]  
**Sent:** Tuesday, September 16, 2014 1:02 PM  
**To:** DCPexternalagencycomments; O'Connor, Paul  
**Cc:** Wallace, Traci; Chabre, Jane; Schulz, Mark  
**Subject:** Lee County 14-6 ESR (CPA 2013-04)

Dear Mr. O'Connor:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to fish and wildlife or listed species and their habitat to offer on this amendment.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com). If you have specific technical questions, please contact Mark Schulz at (863) 648-3820 or by email at [mark.schulz@myfwc.com](mailto:mark.schulz@myfwc.com).

Jason Hight  
Biological Administrator II  
Office of Conservation Planning Services  
Division of Habitat and Species Conservation  
620 S. Meridian Street, MS 5B5  
Tallahassee, FL 32399-1600  
office: 850-413-6966  
cell: 850-228-2055

**Miller, Janet**

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**From:** O'Connor, Paul  
**Sent:** Monday, September 22, 2014 3:23 PM  
**To:** Dunn, Brandon; Miller, Janet  
**Subject:** FW: Lee County 14-6ESR - Proposed

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**From:** Stahl, Chris [<mailto:Chris.Stahl@dep.state.fl.us>]  
**Sent:** Monday, September 22, 2014 3:08 PM  
**To:** O'Connor, Paul  
**Cc:** Craig, Kae; DEO Agency Comments  
**Subject:** Lee County 14-6ESR – Proposed

To: Paul O'Connor, Lee County Planning Division Director

Re: Lee County 14-6ESR – Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please feel free to contact me with any questions.

Chris Stahl  
Office of Intergovernmental Programs  
Florida Department of Environmental Protection  
3900 Commonwealth Blvd., MS 47  
Tallahassee, FL 32399-3000  
(850) 245-2169



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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.





## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 29, 2014

Paul O'Connor, AICP, Director  
Lee County Planning Division  
P.O. Box 398  
Fort Myers, FL 33902-0398

RECEIVED  
OCT 01 2014

COMMUNITY DEVELOPMENT

**Subject: Lee County, DEO #14-6ESR  
Comments on Proposed Comprehensive Plan Amendment Package**

Dear Mr. O'Connor:

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by the Lee County (County). The amendment package would amend Lee County Comprehensive Plan Maps 6 and 7, Lee County Utilities Future Water and Sewer Service Areas, to include a 75 acre parcel of land. The District offers the following technical guidance regarding Regional Water Supply Planning:

- The District's Governing Board approved the Lower West Coast (LWC) Regional Water Supply Plan (RWSP) Update on November 15, 2012. Pursuant to Section 163.3177(6)(c)3, F.S., the County's Water Supply Facilities (Work Plan) should have been adopted and transmitted to the District by May 2014. The Work Plan needs to include updated water demand and population projections for the identified planning period and also identify any water supply projects needed to meet projected demands. Further information on updating Work Plans is available at: [www.sfwmd.gov/work\\_plan\\_support](http://www.sfwmd.gov/work_plan_support).

The District offers its technical assistance to the County and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact Terry Manning, Planning and Policy Analyst, at (561) 682-6779 or [tmanning@sfwmd.gov](mailto:tmanning@sfwmd.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Dean Powell".

Dean Powell  
Water Supply Bureau Chief

DP/tm

c: Ray Eubanks, DEO  
Deborah Oblaczynski, SFWMD  
Brenda Winningham, DEO  
Margaret Wuerstle, SWFRPC



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
COMMISSIONER ADAM H. PUTNAM

---

October 1, 2014

VIA EMAIL (oconnops@leegov.com)

Lee County Planning Division  
Attn: Paul O'Connor  
P.O. Box 398  
Fort Myers, Florida 33902-0398

Re: DACS Docket # -- 20140904-459  
Lee County CPA2013-04  
Submission dated August 27, 2014

Dear Mr. O'Connor:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on September 4, 2014 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,

A handwritten signature in black ink that reads "Stormie Knight". The signature is fluid and cursive.

Stormie Knight  
Sr. Management Analyst I  
Office of Policy and Budget

cc: Florida Department of Economic Opportunity  
(SLPA #: Lee County 14-6 ESR)



October 2, 2014

Mr. D. Ray Eubanks  
Community Program Administrator  
Department of Economic Opportunity  
Caldwell Building  
107 East Madison Street  
Tallahassee, Florida 32399-4120



**Re: Lee County / DEO 14-6ESR**

Dear Mr. Eubanks:

Staff of the Southwest Florida Regional Planning Council reviewed the proposed evaluation and appraisal based amendments (**DEO 14-6ESR; CPA No. 2013-04**) to the Lee County Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendments at its October 16, 2014 meeting. Council staff has recommended that Council find the requested amendments to the Lee County's Comprehensive Plan as not regionally significant.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,  
**Southwest Florida Regional Planning Council**

for :  
Margaret Wuerstle  
Executive Director

MW/JM  
Attachment

Cc: Paul O'Connor, Director, Planning Division, Lee County





**Attachment II**

**SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL  
LOCAL GOVERNMENT COMPREHENSIVE PLAN REVIEW  
FORM 01**

**LOCAL GOVERNMENT:**

Lee County

**DATE AMENDMENT RECIEVED:**

August 29, 2014

**DATE AMENDMENT MAILED TO LOCAL GOVERNMENT AND STATE:**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government Comprehensive Plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any affected local government within the region. A written report containing the evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State land planning agency within 30 calendar days of receipt of the amendment.

October 2, 2014

**1. AMENDMENT NAME:**

**Application Number:** DEO 14-6ESR (CPA 2013-04)

**2. DESCRIPTION OF AMENDMENT(S):**

This proposed, privately-initiated amendment to expand Lee Plan Maps to extend potable water and sanitary sewer service to a 75-acre neighborhood with 59 platted parcels. This vested neighborhood is in the Density Reduction / Groundwater Resource area.

**3. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:**

Council staff has reviewed the requested amendment. Based on the review, Council staff has found that the requested changes are not regionally significant.

**4. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

**Request a copy of the adopted version of the amendment? ☐ Yes ☒ No**

**LEE COUNTY ORDINANCE NO. 14-21**

(Corkscrew Ranch)

(CPA2013-00004)

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS PERTAINING TO THE CORKSCREW RANCH (CPA2013-00004) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAPS; LEGAL EFFECT OF "THE LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on June 23, 2014; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on August 20, 2014. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Corkscrew Ranch (CPA2013-00004) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the August 20, 2014 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on November 5, 2014 the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**



## SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Corkscrew Ranch Ordinance (CPA2013-00004)."**

## SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends Lee Plan Maps 6 and 7, Lee County Utilities Future Water and Sewer Service Areas to include a 75 acre parcel of land in Section 21, Township 46S, Range 26E on the north side of Corkscrew Road known as Corkscrew Ranch (CPA2013-00004).

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibits A1, A2, B1 and B2.

## SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

## SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

## SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

## SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

## SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

## SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner Manning who moved its adoption. The motion was seconded by Commissioner Hamman. The vote was as follows:

John E. Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DONE AND ADOPTED this 5<sup>th</sup> day of November, 2014.

ATTEST:  
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY: Marcia Wilson  
Deputy Clerk

BY: [Signature]  
For Larry Kiker, Chair  
[Signature]



DATE: 11/5/14

Approved as to Form for the  
Reliance of Lee County Only

[Signature]  
County Attorney's Office

- Exhibit A1: Map 6 Lee County Utilities Future Water Service Areas (former)
- Exhibit A2: Map 6 Lee County Utilities Future Water Service Areas (Adopted by BOCC on November 5, 2014)
- Exhibit B1: Map 7 Lee County Utilities Future Sewer Service Areas (former)
- Exhibit B2: Map 7 Lee County Utilities Future Sewer Service Areas (Adopted by BOCC on November 5, 2014)



# LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

## Legend


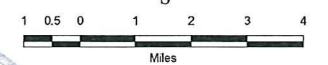
-  City Limits
-  Future Water Service Areas

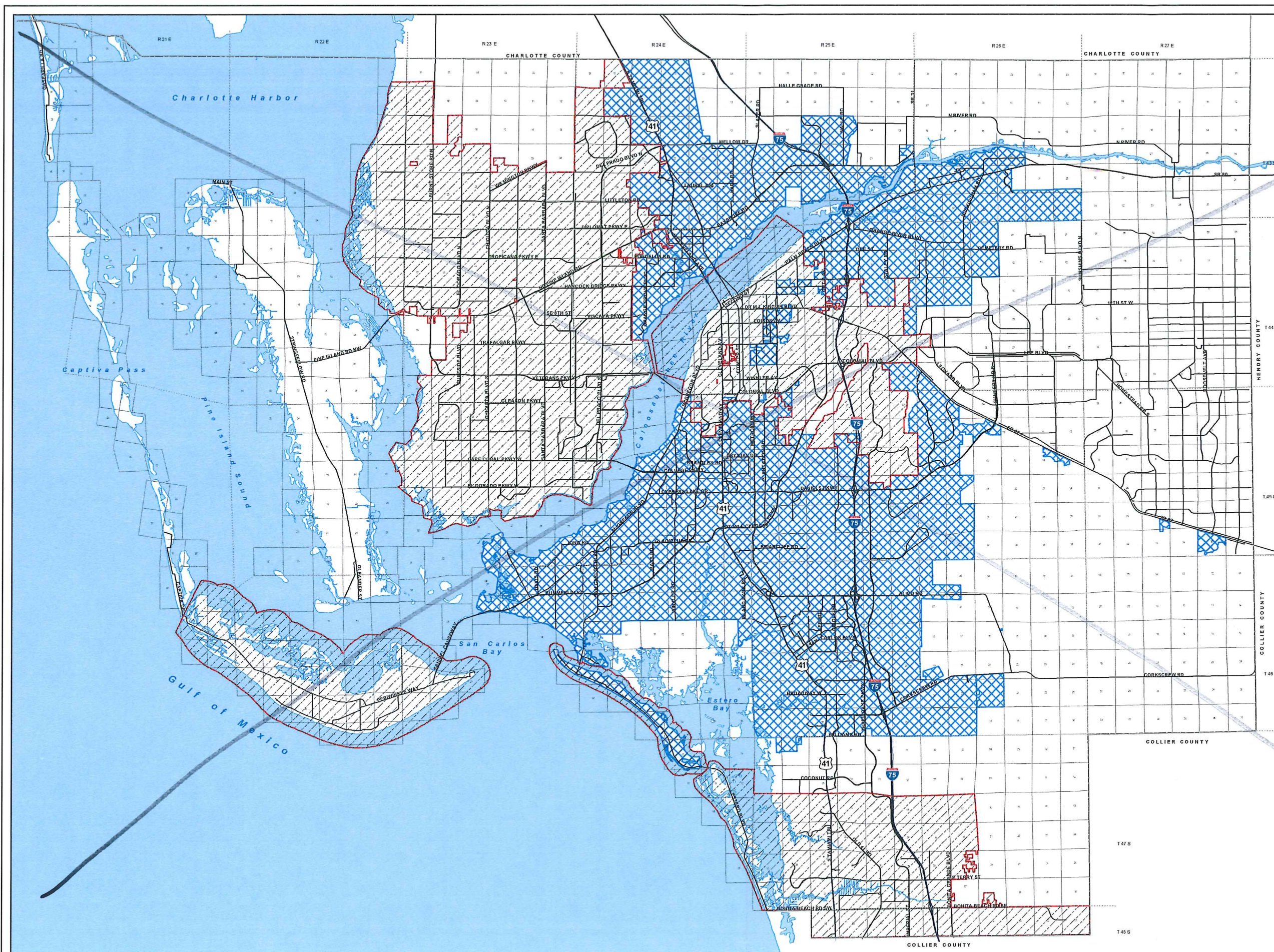
EXHIBIT AI



Map Generated: September 2013  
City Limits current to date of map generation

Adopted by Ord. No. 89-02, 1/31/1989  
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43  
12-24, 13-16

Lee Plan Map 6





# LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

## Legend



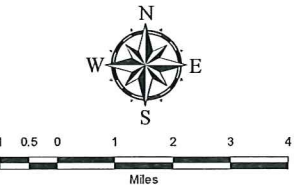
-  City Limits
-  Future Water Service Areas

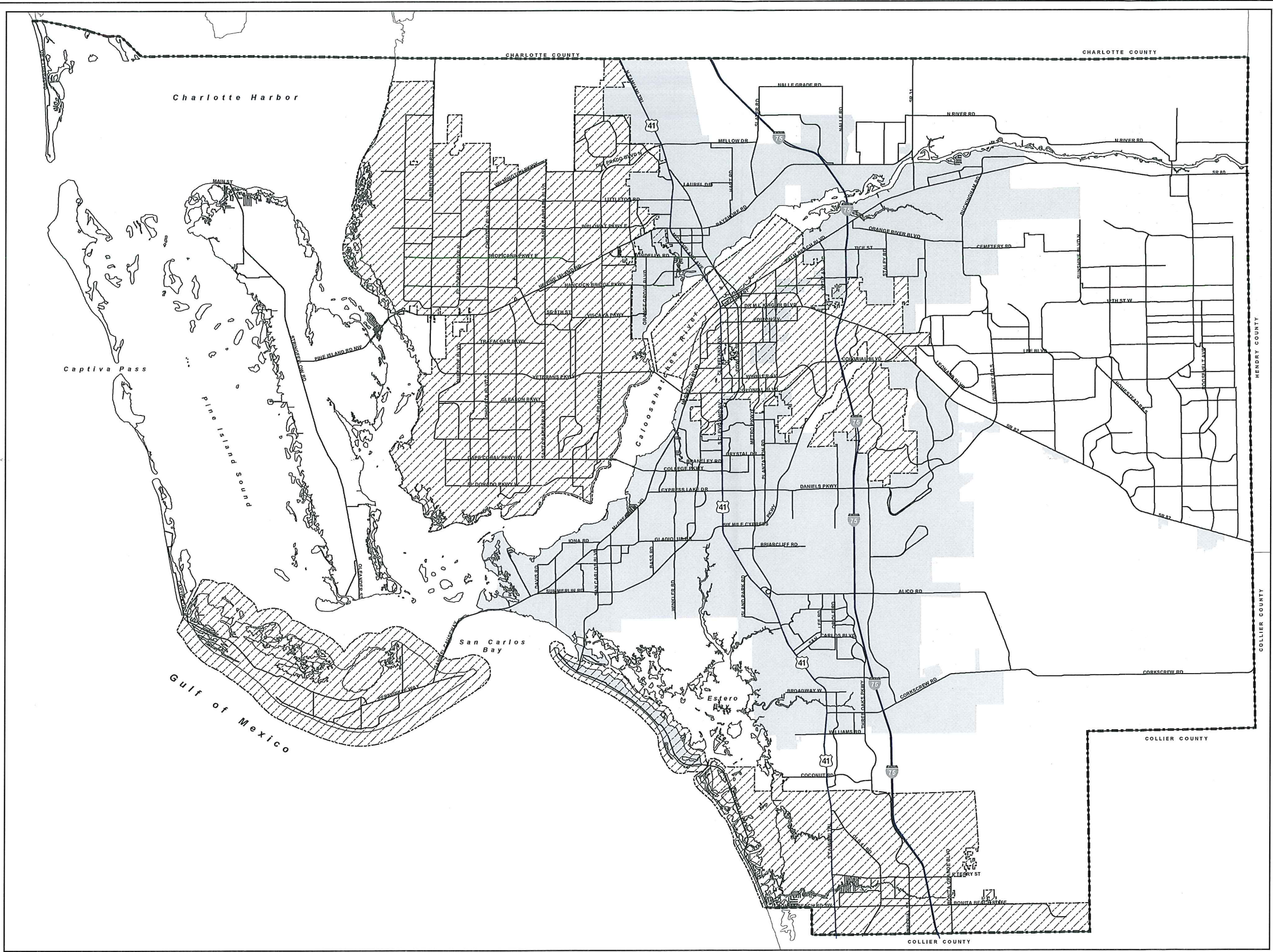
EXHIBIT A2



Map Generated: September 2014  
City Limits current to date of map generation

Adopted by Ord. No. 89-02, 1/31/1989  
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43  
12-24, 13-16

Lee Plan Map 6





# LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

## Legend



-  City Limits
-  Future Sewer Service Areas

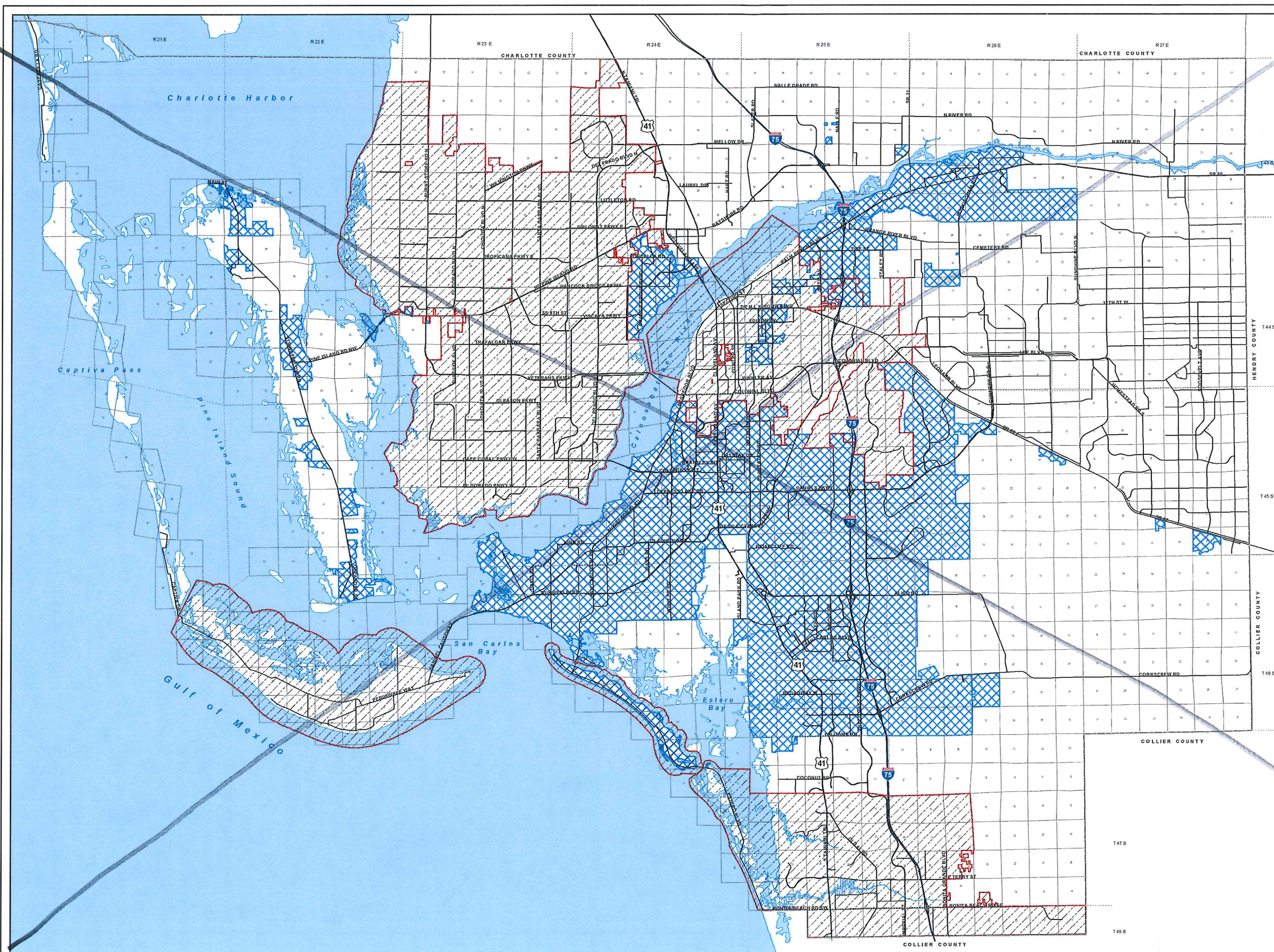
EXHIBIT B1



Map Generated: December 2012  
City Limits current to date of map generation

Adopted by Ord. No. 89-02, 1/31/1989  
Amended by Ord. Nos. 00-22, 03-19, 10-07, 10-40, 10-43  
11-13, 12-24

Lee Plan Map 7





# LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

## Legend



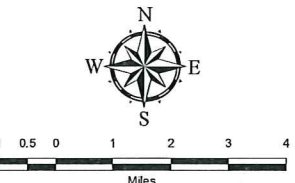
-  City Limits
-  Future Sewer Service Areas

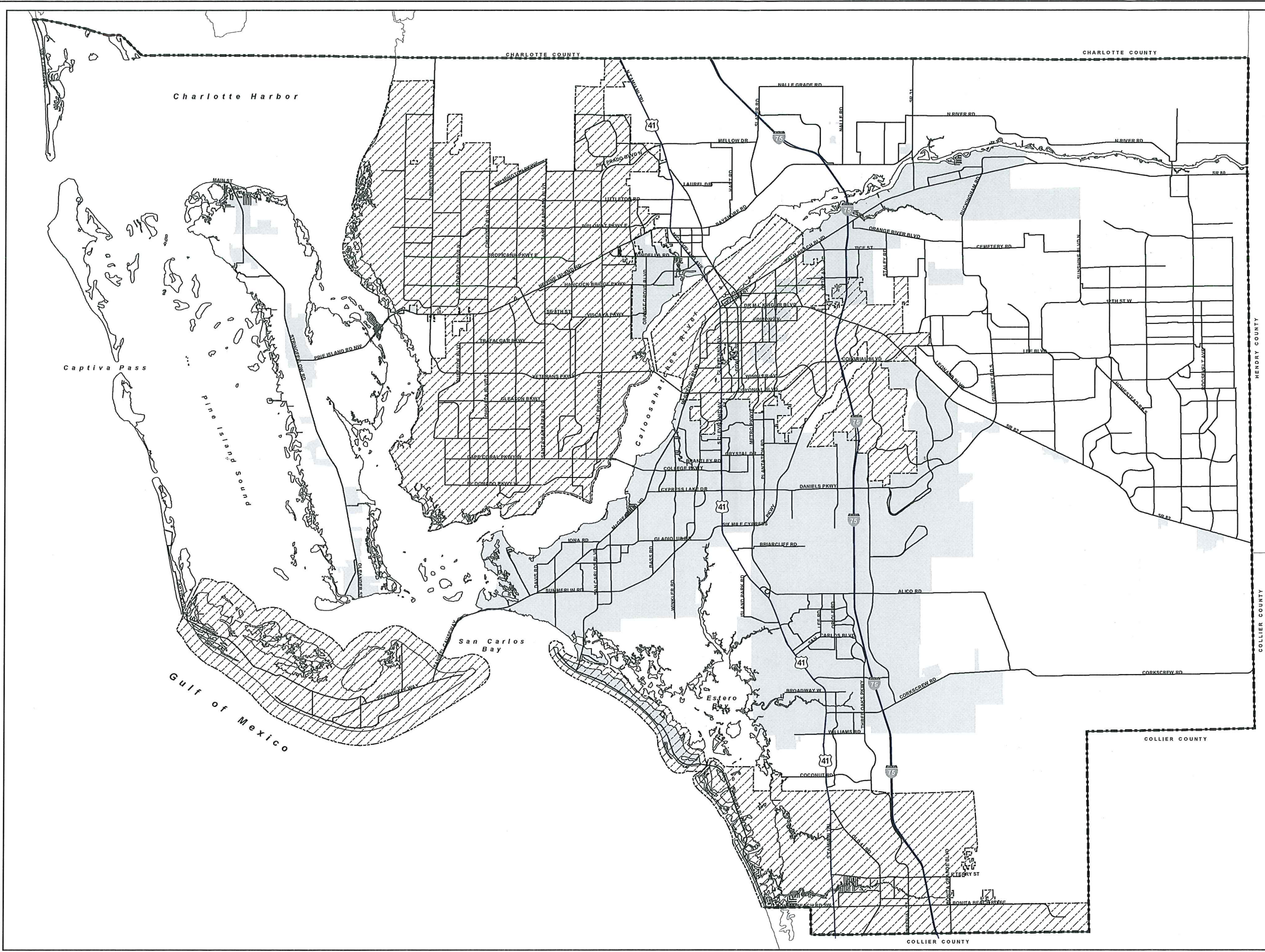
EXHIBIT B2



Map Generated: September 2014  
City Limits current to date of map generation

Adopted by Ord. No. 89-02, 1/31/1989  
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43  
12-24, 13-16

Lee Plan Map 7





STATE OF FLORIDA

COUNTY OF LEE

I Linda Doggett, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby certify that the above and foregoing, is a true and correct copy of Ordinance No. 14-21, adopted by the Board of Lee County Commissioners, at their meeting held on the 5th day of November, 2014 and same filed in the Clerk's Office.

Given under my hand and seal, at Fort Myers, Florida, this 7th day of November, 2014.

LINDA DOGGETT  
Clerk of Circuit Court  
Lee County, Florida

By:

Marcia Wilson

Deputy Clerk

