



Sharon Jenkins-Owen, AICP
Planner, Principal
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33902

November 20, 2018

**Re: Old Corkscrew Golf Club CPA
CPA2018-10010
Sufficiency #2 submittal**

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**COMMUNITY DEVELOPMENT
CPA 2018-10010**

Ms. Jenkins-Owen,

In response to the comment letter dated August 14, 2018, please find the following items for your review:

1. Legal Description and Sketch
2. Sewer - Letter of Availability
3. Schools - E-mail on Availability
4. Solid Waste - Letter of Availability
5. Lee Tran - Letter of Availability

In addition, the following is a response to your sufficiency comments.

1. **Application, Page 3 of 9, 111.A.5: Please correct the certified legal description and sketch of the description for the property. The legal description provided does not close. It appears the curve at the beginning of the description used the arc length as the radius.**

Please see the attached legal Description.

2. **Application, Page 5 of 9, 111.13.2: Please provide the letter of service Lee County Utilities indicating that sanitary sewer service is not available to the site.**

Please see the attached letter of availability.

3. **Application, Page 6 of 9, III.B.3: Please provide a letter from the appropriate agencies determining the adequacy/provision or lack of solid waste, mass transit and schools services available to the site.**

Please see the attached letters of availability.

4. **Application, Page 6 of 9, III.C: Please explain how the construction of water lines to the golf course club house and to the restrooms within the golf course will impact the PRFPD environmental zoning conditions (Z-01-051, ADD2006-00045, ADD2006-00241 and Z-11-014). Will a zoning amendment be necessary?**

Through discussions with staff and review of Z-11-014, our understanding is that an amendment to the rezoning will be required and that the changes needed for connecting to central water service can be accomplished administratively.

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

DeLisi, Inc.



Daniel DeLisi, AICP

cc. Andrew Fitzgerald, DeLisi Fitzgerald, Inc.
Trey Farmer, Old Corkscrew Development Group, LLC

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METRON
 SURVEYING & MAPPING, LLC
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LEGAL DESCRIPTION
 OF A PARCEL LYING IN
 SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

**OLD CORKSCREW PLANTATION GOLF CLUB
 (OVERALL DESCRIPTION)**

A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00°34'15"E. ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE N.89°03'10"E., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 505.41 FEET TO THE **POINT OF BEGINNING** AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°30'00", A CHORD BEARING OF N.83°48'10"E., A CHORD LENGTH OF 210.45 FEET AND AN ARC LENGTH OF 210.75 FEET; THENCE N.78°33'10"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 168.70 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 25; THENCE N.89°03'10"E., LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID SECTION 25 A DISTANCE OF 1,749.38 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 25; THENCE S.00°39'35"E. ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 3,294.12 FEET; THENCE S.89°12'48"W., A DISTANCE OF 658.70 FEET; THENCE S.00°37'47"E., A DISTANCE OF 1,317.41 FEET; THENCE S.89°18'59"W., A DISTANCE OF 659.17 FEET; THENCE S.00°36'35"E., A DISTANCE OF 658.45 TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 25; THENCE S.89°21'44"W., ALONG SAID SOUTH LINE A DISTANCE OF 1,319.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N.00°34'07"W., ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 2,629.43 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N.00°34'15"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1,758.29 FEET; THENCE N.89°03'20"E., LEAVING SAID WEST LINE A DISTANCE OF 476.46 FEET; THENCE N.00°56'40"W., A DISTANCE OF 115.94 FEET; THENCE N.89°03'20"E., A DISTANCE OF 63.75 FEET; THENCE S.00°56'40"E., A DISTANCE OF 115.94 FEET; THENCE N.89°03'20"E., A DISTANCE OF 447.82 FEET; THENCE N.00°56'40"W., A DISTANCE OF 820.33 FEET; THENCE S.89°03'10"W., A DISTANCE OF 477.27 TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD AND THE **POINT OF BEGINNING**.

PARCEL CONTAINS 259.24 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING N.00°34'15"W.

DESCRIPTION BASED ON THE EXISTING CONDITIONS MAP AS PREPARED BY AGNOLI, BARBER & BRUNDAGE, INC. HAVING PROJECT NUMBER 7729.

METRON SURVEYING & MAPPING, LLC

10/23/18

FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071
 DENIS J. O'CONNELL, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5430

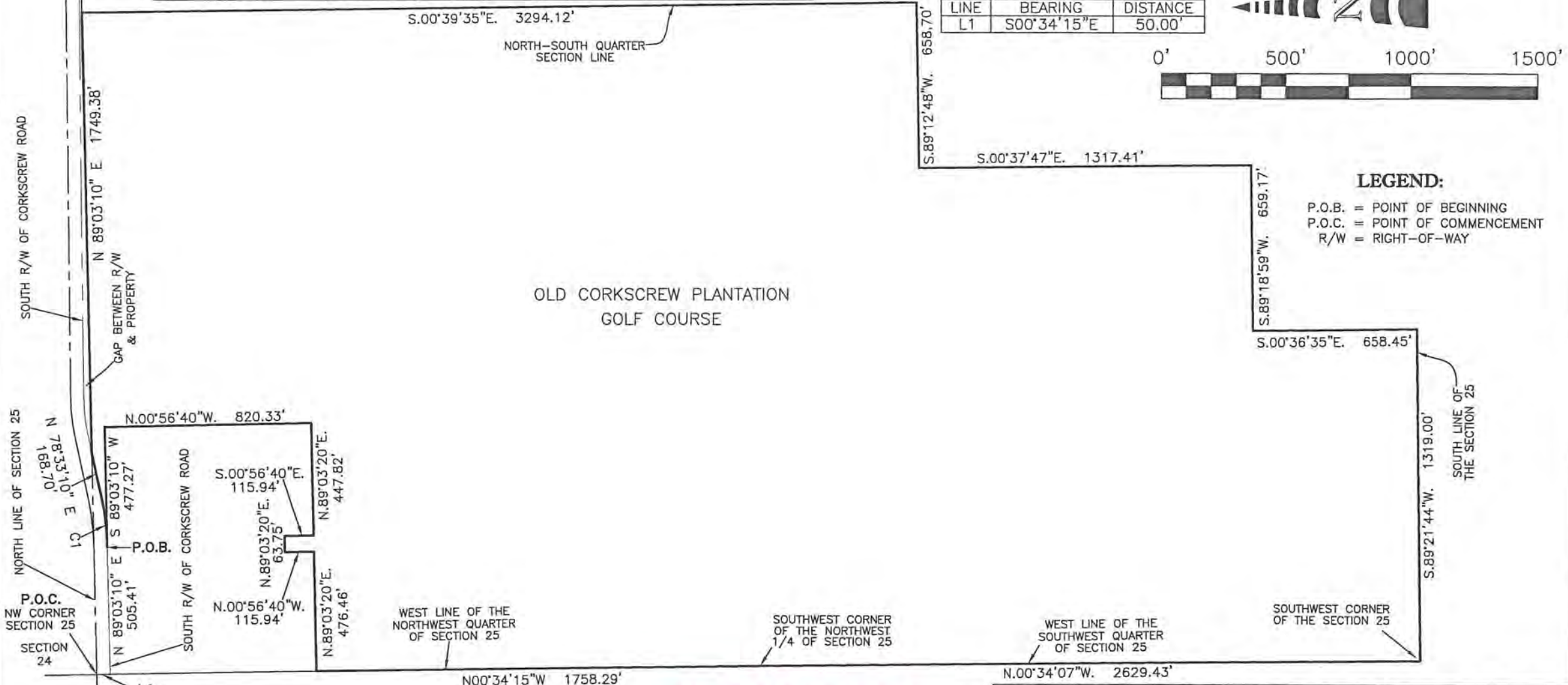
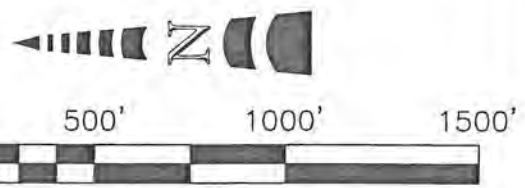
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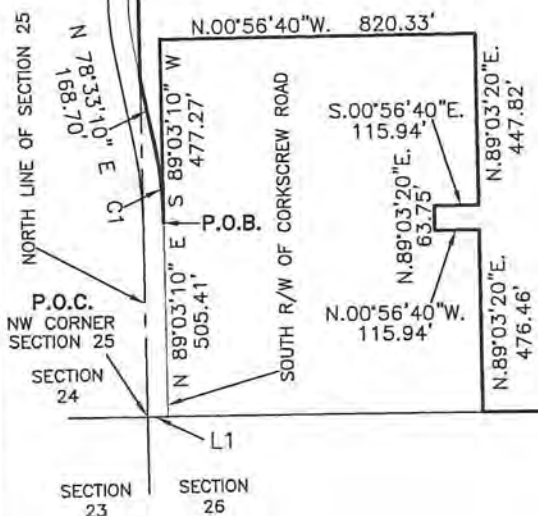
SHEET 1 OF 2

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	210.75'	1150.00'	10°30'00"	N 83°48'10" E	210.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°34'15"E	50.00'



LEGEND:
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY



*** THIS IS NOT A SURVEY ***
*** SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION ***

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TITLE: **SKETCH OF DESCRIPTION**



METRON
SURVEYING & MAPPING
LAND SURVEYORS · PLANNERS
LB# 7071

10970 S. CLEVELAND AVENUE
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

FILE NAME: 11625SK Current Overall.dwg	PROJECT NO.: 11625	SHEET: 2 OF 2
SKETCH DATE: 9-20-2018	DRAWN BY: DJO	SCALE: 1" = 500'
CHECKED BY: TLM	(S-T-R)	25-46-26



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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
*County Chief
Hearing Examiner*

October 23, 2018

Via E-Mail

Drew Fitzgerald, P.E.
Delisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

RE: **Wastewater Availability
Old Corkscrew Golf Course
17310-320 Corkscrew Road, Estero FL 33928
STRAP # -25-46-26-00-00001.0000**

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Dear Mr. Fitzgerald:

The subject property is not currently located within Lee County Utilities Future Service Area as depicted on Map 7 of the Lee County Comprehensive Land Use Plan; however, Sanitary sewer lines are in operation adjacent to the property mentioned above. In order to provide service to the subject parcels, a Comprehensive Plan Amendment and developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 5 commercial units with an estimated flow demand of approximately 1,871 gallons per day. Lee County Utilities presently has sufficient capacity to provide sanitary sewer service as estimated above.

Availability of sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Three Oaks Wastewater Treatment Plant.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.



October 23, 2018

Page 2

Further, this letter of availability of sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

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Daniel DeLisi

From: Huff, Dawn <DawnMHu@LeeSchools.net>
Sent: Friday, November 2, 2018 8:02 AM
To: Daniel DeLisi
Subject: RE: School Letter of Availability

I Daniel,

This CPA amendment has no impact on student stations therefore, I offer no comments.

Usually an email is sufficient since there is no impact but please let me know if you need anything more than this response.

Regards,

Dawn Huff / Long Range Planner | Planning, Growth & School Capacity
The School District of Lee County | 2855 Colonial Blvd. | Fort Myers, FL 33966
Phone (239)337-8142 | Fax (239)335-1460
dawnmhu@leeschools.net

From: Daniel DeLisi [mailto:dan@delisi-inc.com]
Sent: Wednesday, October 31, 2018 4:10 PM
To: Huff, Dawn <DawnMHu@LeeSchools.net>
Subject: School Letter of Availability

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NOTICE: This message originated from outside the District's network.

Dawn,

Lee County Planning staff has asked that I obtain a letter of Service Availability for an amendment to their comprehensive plan to extend the Future Water Service area to Old Corkscrew Golf Course located at 17314 Corkscrew Road in Estero Florida.

The golf course is an existing golf course with an onsite package facility. The request is only to extend central water service to the site and will have no impact on the use of the property or any impact to the School system.

Should you have any questions, or require any additional information, please do not hesitate to contact me. I may be reached at the contact information below.

Best regards.

Daniel DeLisi, AICP
DeLisi, Inc.
239-913-7159
dan@delisi-inc.com
www.delisi-inc.com



LEE COUNTY
SOUTHWEST FLORIDA

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County Attorney

Donna Marie Collins
Hearing Examiner

August 23, 2018

Via e-mail
dan@delisi-inc.com

Daniel DeLisi, AICP
DeLisi Inc.

**SUBJECT: Letter of Availability Lee County Solid Waste
Old Corkscrew Golf Course at 17314 Corkscrew Road**

Dear Mr. DeLisi:

The Lee County Solid Waste Division is capable of providing solid waste collection service to the Old Corkscrew Golf Course located at 17314 Corkscrew Road through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor
Manager, Public Utilities
Lee County Solid Waste Division

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BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0393

November 16, 2018

Daniel DeLisi, AICP
DeLisi, Inc.
520 27th Street
West Palm Beach, Florida 33407

**RE: Old Corkscrew Golf Course
Letter of Service Availability**

Dear Mr. DeLisi,

LeeTran has reviewed your request for service availability regarding the subject property at 17314 Corkscrew Road in Estero, Florida. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following is determined:

- Currently, the closest geographic route to the site is Route 60; the nearest stop is 6.2 linear miles away or approximately 6.8 miles away using the road network.
- The site does not lie within the ¼-mile fixed-route corridor or the ¾-mile ADA corridor.
- The 2016 TDP does not have any routes or service extension planned near the site.

I am attaching a map of our route services in relation to the site. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0393 or avaldez@leegov.com.

Sincerely,

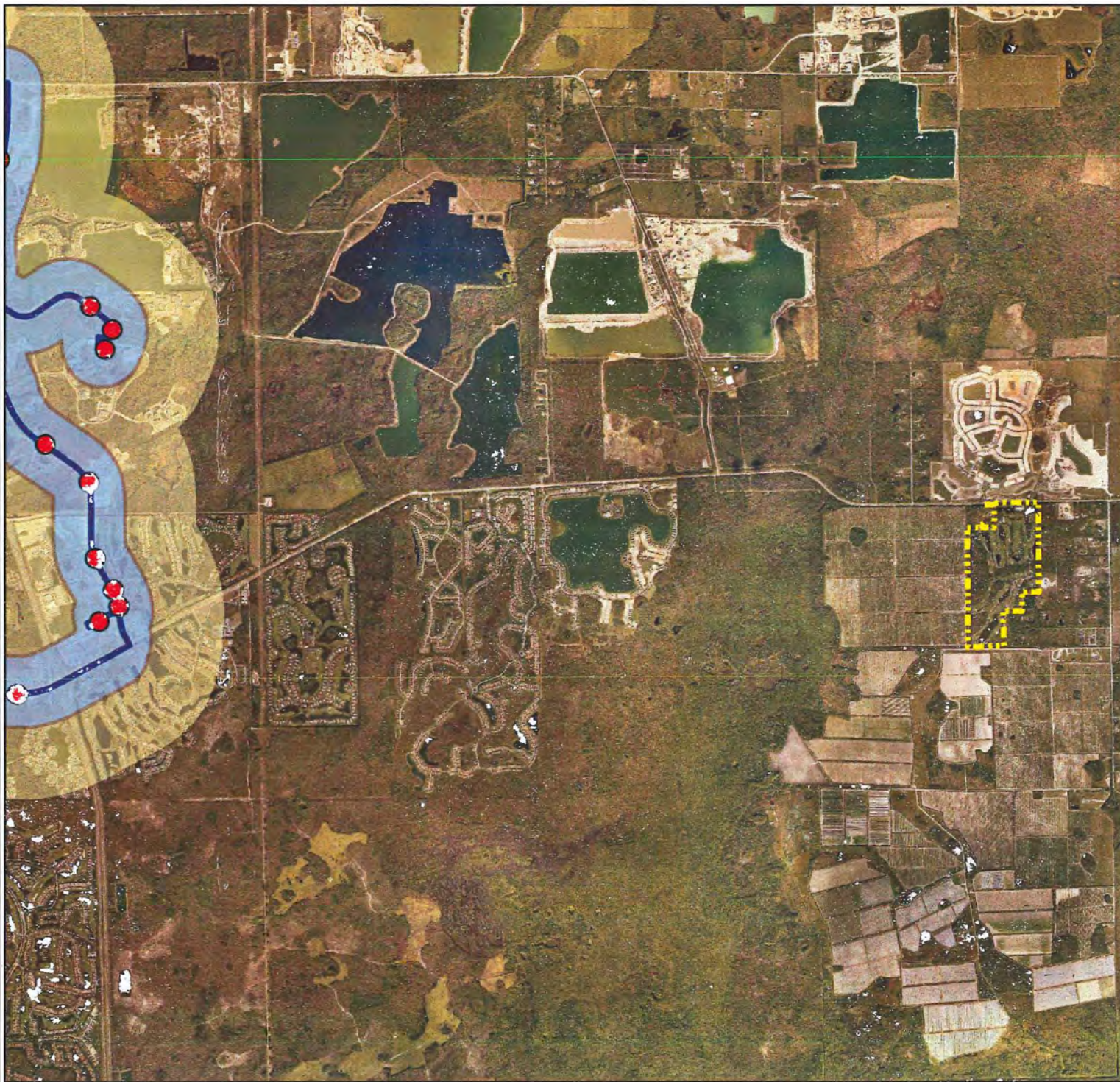
Arnold Valdez
Transit Planner
Lee County Transit

CC: File
Levi McCollum, Sr. Planner

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Service Availability

Old Corkscrew Golf Course Development Site

- Bus Stop
- Bus Route
- Subject Parcel
- 1/4 Mile Service Area
- 3/4 Mile ADA Corridor



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Prepared by LeeTran Planning Department