

Professional Engineers, Planners & Land Surveyors

7400 Trail Boulevard, Suite 200, Naples, FL 34108

Phone (239) 597-3111 Fax: (239) 566-2203

MEMORANDUM

Date: February 16, 2024

Subject: CPA2022-00012 Corkscrew Public Information Meeting

Pursuant to Lee Plan Policy 17.3.4 a Public Information Meeting was held on February 15, 2024, at 5:30pm. The meeting was held at the Sanctuary RV Clubhouse located at 13660 Bonita Beach Road, SE, Bonita Springs, FL 34135. As required, this location lies within the Southeast Lee County Community Planning Area.

The meeting was advertised in the Fort Myers News Press on February 1, 2024 (see attached ad affidavit).

Attendees: Bruce Lampitt, Small Brothers, LLC
Margaret Emblidge, ABB, Inc.
Elise Wilcox, ABB, Inc.

There were no attendees from the public.

Margaret Emblidge walked through the presentation and due to no attendees from the public the meeting ended at 5:55pm.



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

PROOF OF PUBLICATION

Margaret Emblidge
Holly L Bacon
Agnoli, Barber and Brundage, Inc.
7400 Trail BLVD
Suite 200
Naples FL 34108-2855

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

02/01/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/01/2024

Amy Kohott

Legal Clerk

Keegan Moran

Notary, State of WI, County of Brown

2.14.28

My commission expires

Publication Cost:	\$120.30	
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Thursday, February 15, 2023
TIME: 5:30 PM

ADDRESS: Sanctuary RV Resort,
13660 Bonita Beach Road, SE,
Bonita Springs, FL 34135

In accordance with the Southeast Lee County Community Plan Requirements of the Lee County Land Development Code and Lee Plan, the Applicant, Small Brothers, LLC, will be presenting information to the public on the following request:

The request is to include the subject property in the Lee County Future Sewer Service Area Map (Map 4B). The subject property is comprised of 12.9 +/- acres located at the southwest corner of Corkscrew Road and Alico Road.

The purpose of the meeting is to educate community members and nearby landowners about the proposed map amendment and to address any questions.

For questions, please contact:
Margaret Emblidge, AICP
Agnoli, Barber & Brundage, Inc.
7400 Trail Blvd., Suite 200,
Naples, FL 34108
(239) 597-3111 or
emblidge@abbinc.com

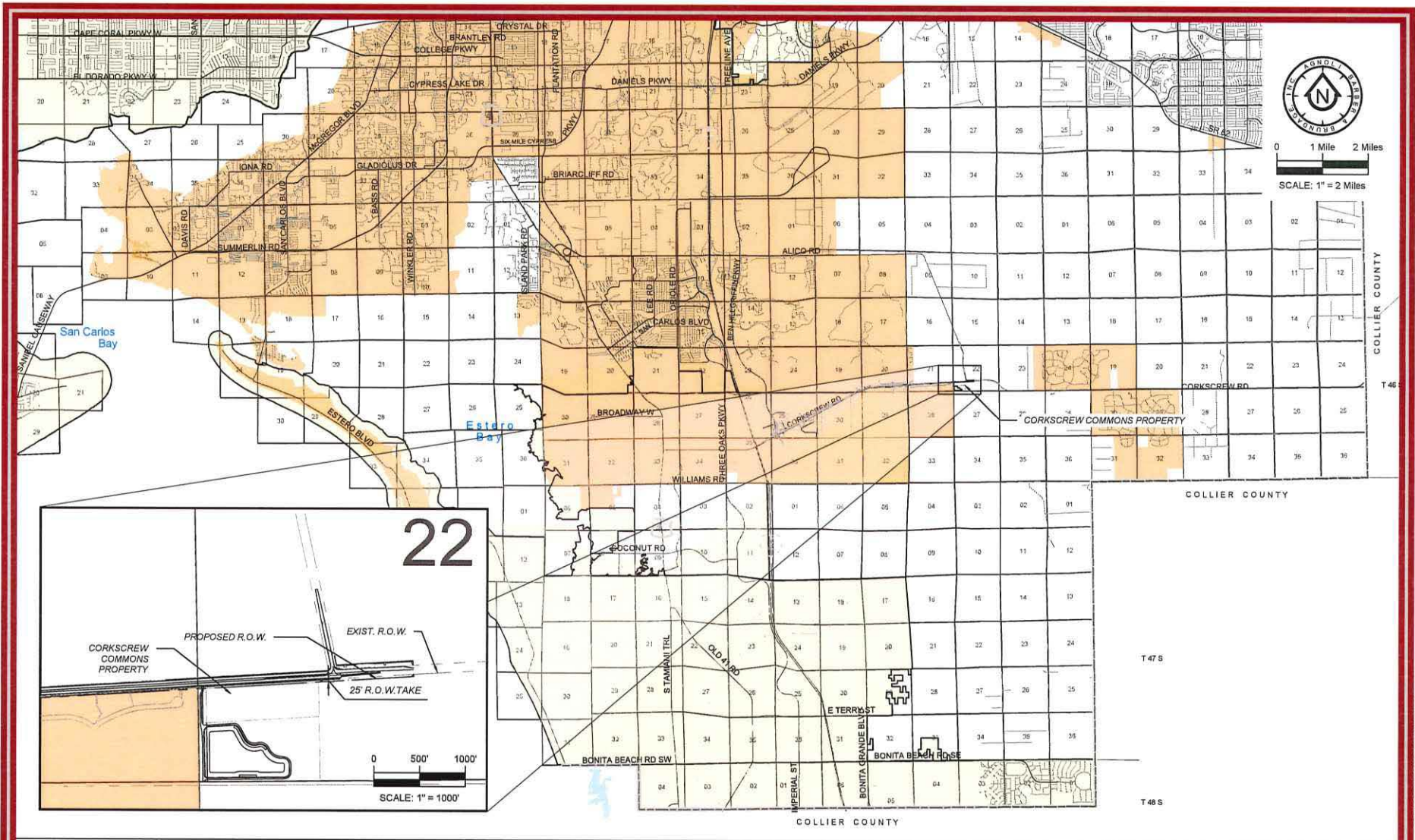
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SMALL BROTHERS CORKSCREW ROAD
COMPREHENSIVE PLAN MAP 4B AMENDMENT
CPA2022-00012
PUBLIC INFORMATION MEETING

MEETING SIGN-IN

DATE: FEBRUARY 15, 2024

NAME	ADDRESS	PHONE	EMAIL
BRUCE LAMPITT	12810 TAMiami TR. N. NAPLES, FL	239-431-4153	BLAMPITT@SMALLBROTHERS.COM
ELISE WILCOX	7400 TRAIL BLVD. NAPLES, FL 34108 ABB	(239) 776-9648	wilcox@abbinc.com
Margaret Emblidge	//	239 5973111	Emblidge@abbinc.com



**AGNOLI
BARBER &
BRUNDAGE, INC.**
Professional Engineers, Planners, Surveyors & Geodesists, Inc.

**CORKSCREW
FUTURE SEWER SERVICE AREA MAP 4B**

CPA 2022-00012



- **CORKSCREW CPA 22-000012**
- **ADMENDMENT TO THE LEE COUNTY
SEWER SERVICE AREA MAP 4B**



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PROPERTY LOCATION



- **SOUTHWEST CORNER OF CORKSCREW ROAD AND ALICO ROAD**
- **ADJACENT TO THE CORKSCREW SHORES**
- **SOUTHEAST OF WILD BLUE**
- **WEST OF OLD CORKSCREW GOLF CLUB**
- **WEST OF VERDANA**

ZONING MAP



PROPERTY HISTORY

RESOLUTION NUMBER ZAB-82-337

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
OF LEE COUNTY, FLORIDA

WHEREAS, Highlands Trust, has properly filed an application for a) a change in zoning from AG to CC and MM-1 Districts; b) special exception in the MM-1 District for on site signs (Sec. 607.E); and c) variance to permit sewage treatment plant within the front 50% of lot (Sec. 500.1.B. 1.c) on a piece of property located at NW quadrant of Alice Road and Corkscrew Road intersection, described more particularly as:

Sec. 22, 27, Twp. 46S, Rge. 26E, Lee County Florida.
Description - MM-1
Commencing at the Northwest corner of Section 27, Township 46 South, Range 26 East, said point being the point of beginning, and proceeding easterly 1,500 feet along the Northern boundary of said section; thence run southerly 90° 0' a distance of 400 feet; thence run westerly 90° 0' a distance of 900 feet; thence run southerly 90° 0' a distance of 900 feet; thence run westerly 90° 0' a distance of 900 feet to the western boundary of said section; thence run northerly along the western boundary of said section a distance of 1,500 feet to the point of beginning.

AND that part of the southwest 1/4 of the southwest 1/4 of section 27, Township 46 South, Range 26 East, lying south of Corkscrew Road.
LESS: the northerly 400 feet thereof.
SUBJECT to easements, restrictions & reservations of record.

Description - CC
The northerly 400 feet of the following described parcel:
THAT part of the southwest 1/4 of the southwest 1/4 of Section 27, Township 46 South, Range 26 East, lying south of Corkscrew Road.
Subject to easements, restrictions, & reservations of record.
Size of Property: CC District 12.1 acres and MM-1 District 59.9 acres for a total of 72 acres.

WHEREAS, Kenneth A. Jones, Trustee, the owner of the subject parcel has given proper authorization to Kenneth A.

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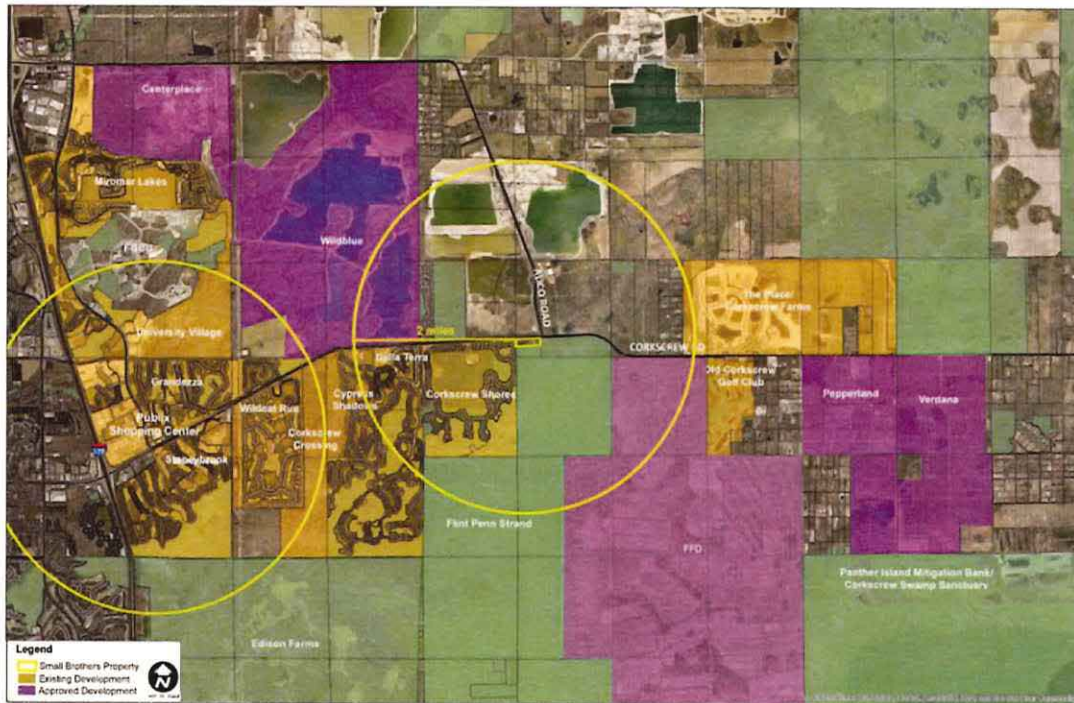


- **ZAB-82-337 DESIGNATED PROPERTY TO CC COMERCIAL USES WITH MOBILE HOME TO THE SOUTH**

FUTURE LAND USE MAP



REGIONAL CONTEXT



Corkscrew
Regional Aerial Map

Exhibit M9

Existing and Approved Projects

- Corkscrew Shores
- FFD Mixed Use Planned Development
- Wild Blue Residential
- Bella Terra Residential
- The Place at Corkscrew
- Verdana Village
- Pepper Place
- Kingston Mixed Use Development