



May 14, 2024



Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

Via e-Permitting **COMMUNITY DEVELOPMENT**

**Re: Small Brothers Corkscrew Commercial CPA
Comprehensive Plan Amendments CPA2022-00012 – *Submittal 4***

Dear Intake:

This letter is in response to the County's comments dated March 14, 2024, for the Comprehensive Plan Map Amendment. Responses to each comment are provided below in **bold** and **blue italic** print. The following items are included in this submittal:

- Response Letter (*this letter*)
- Updated Survey and Sketch and Description

APPLICATION MATERIALS COMMENTS

1. 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 (POB) and the other an opposing corner.
 - a. The legal description describes the former perimeter and includes a "less and except" statement for the north 25 feet. The state plan coordinate is at the old POB. The legal description should describe the new perimeter of the property.

Response: See revised survey and sketch and description provided with this resubmittal.

If you have any questions, you may reach me by telephone or email at memblidge@lja.com.

Sincerely,

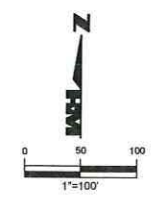
LJA ENGINEERING, INC.

Margaret Emblidge

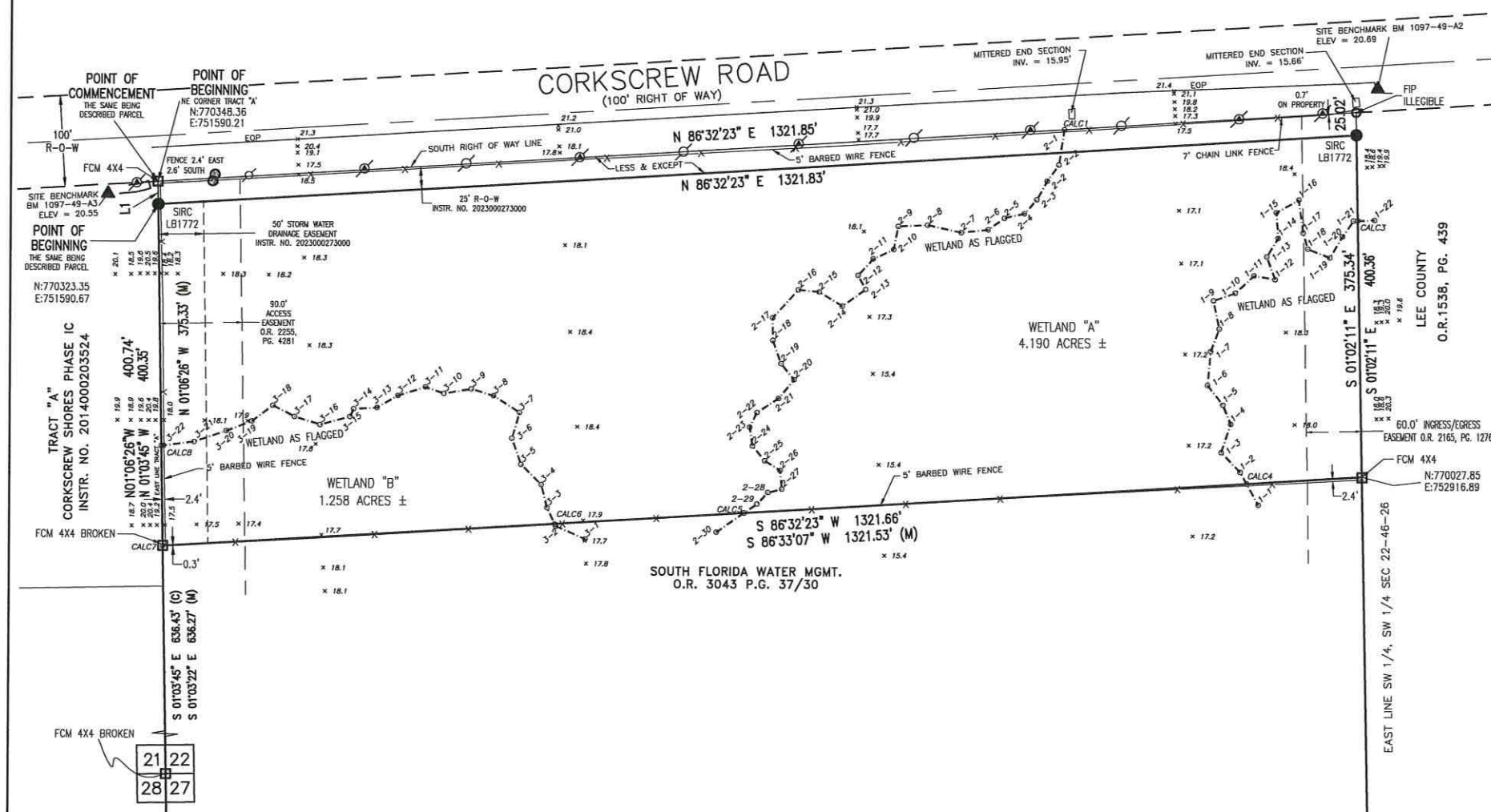
Margaret Emblidge, AICP
Planning Director

ME/drr

RECEIVED
MAY 14 2024
COMMUNITY DEVELOPMENT



LINE	BEARING	DISTANCE
L1	-----	25.02'



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 26 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, THE SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, THENCE RUN N86°32'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1321.85 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S01°02'11"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439, FOR A DISTANCE OF 400.36 FEET TO A POINT LYING 400 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S86°32'23"W PARALLEL WITH AND 400 FEET SOUTH OF SAID SOUTH RIGHT-OF-WAY OF CORKSCREW ROAD, FOR A DISTANCE OF 1321.66 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE RUN N01°03'45"W ALONG THE EAST LINE OF SAID TRACT "A" FOR A DISTANCE OF 400.35 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 25' OF THE PARCEL DESCRIBED.

SAME AS BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, THE SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, THENCE RUN S01°03'45"E FOR A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N86°32'23"E FOR A DISTANCE OF 1321.83 FEET; THENCE RUN S01°02'11"E FOR A DISTANCE OF 375.34 FEET; THENCE RUN S86°32'23"W FOR A DISTANCE OF 1321.66 FEET; THENCE RUN N01°03'45"W FOR A DISTANCE OF 375.33 FEET, TO THE POINT OF BEGINNING.

NOTES:

PROPERTY AREA: 11.4 ACRES, MORE OR LESS.

THIS PROPERTY WAS VACANT AT THE TIME OF SURVEY.

JURISDICTIONAL WETLAND FLAGGING BY W. DEX BENDER & ASSOCIATES, INC. WERE LOCATED ON 2/22/19 AS SHOWN HEREON.

BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AS BEING N 01°03'45" W.

STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SITE BENCHMARKS:

- BM 1097-49-A2, SET MAGNETIC NAIL AND DISC, LB 1772 IN DRIVEWAY OUTSIDE OF NORTHEAST OF PROPERTY, EL = 20.69
- BM 1097-49-A3, SET MAGNETIC NAIL AND DISC, LB 1772 IN SIDEWALK OUTSIDE OF NORTHWEST PROPERTY CORNER, EL = 20.55

THIS PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 1/30/2024

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: SMALL BROTHERS, LLC

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Murphy*
THOMAS M. MURPHY
LSS628
STATE OF FLORIDA



LEGEND

- These standard symbols will be found in the drawing.
- SET IRON ROD & CAP LB1772
 - SET NAIL & DISK LB1772
 - FOUND CONCRETE MONUMENT
 - FOUND IRON PIN
 - CONCRETE POLE
 - WOOD POLE
 - WATER SAMPLE POINT
 - × SPOT ELEVATION (FEET)
- (C) = CALCULATED
CONC. = CONCRETE
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIN UNLESS OTHERWISE STATED
SIPC = SET IRON PIN & CAP LB1772
" = INCH
(M) = MEASURED
(P) = PLAT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
EOP = EDGE OF PAVEMENT
PNS = PIN NOT SET

SEE SHEET 2 FOR POINT COORDINATE LIST

LETTER	REVISIONS	DATE	REV BY
△	UPDATE SURVEY	2/28/24	JNH
△	UPDATE SURVEY	1/25/24	JNH
△	UPDATE SURVEY	10/22	BEN
△	ADDED ACCESS EASEMENTS	9/22	BEN

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF: PS - 1186/51	DATE: 1/30/2024
DRAWN BY: BEN/AMR/JNH	DATE: 2/28/2024
SHEET 1	OF SHEET 2
SEC-TWN-RGE 22-46-26	

H M
HOLEMONTES
a Brownian company

6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

SMALL BROS.
CORKSCREW ROAD
BOUNDARY SURVEY

DRAWING NO. H-825-5
PROJECT NO. 340730
REFERENCE NO. 340730 BNOY R1.dwg

L:\2024\18615107\BNDY\BNDY\BNDY.dwg 2/29/2024 8:13:17 AM Plotted by: TomMurphy