

MASTER CONCEPT PLAN
FOR
CORKSCREW 80 RPD

LOCATED IN LEE COUNTY, FLORIDA
PART OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 27 EAST

RECEIVED
APR 03 2025
COMMUNITY DEVELOPMENT

DEVELOPED BY

PROPERTY OWNER

SEA 202 LLC + CORKSCREW 78 LLC
2240 W FIRST ST, SUITE 101
FORT MYERS, FL 33901

DEVELOPED BY

CREIGHTON CONSTRUCTION & MANAGEMENT
2240 W FIRST ST, SUITE 101
FORT MYERS, FL 33901

PROPERTY INFORMATION

SITE ADDRESS

20351 CORKSCREW RD,
ESTERO, FL 33928

FOLIO NUMBERS

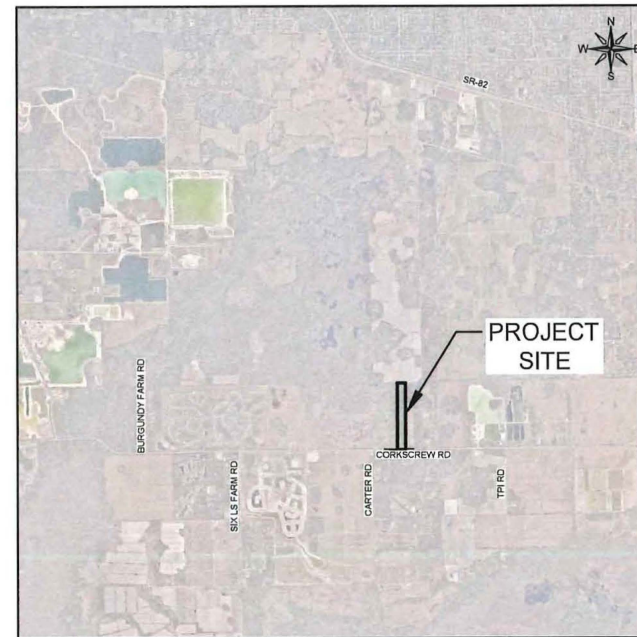
21-46-27-00-00001.0000

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP
NO. 12071C0850F (PANEL NOT PRINTED), EFFECTIVE
DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED
IN "NO SPECIAL FLOOD HAZARD AREA".

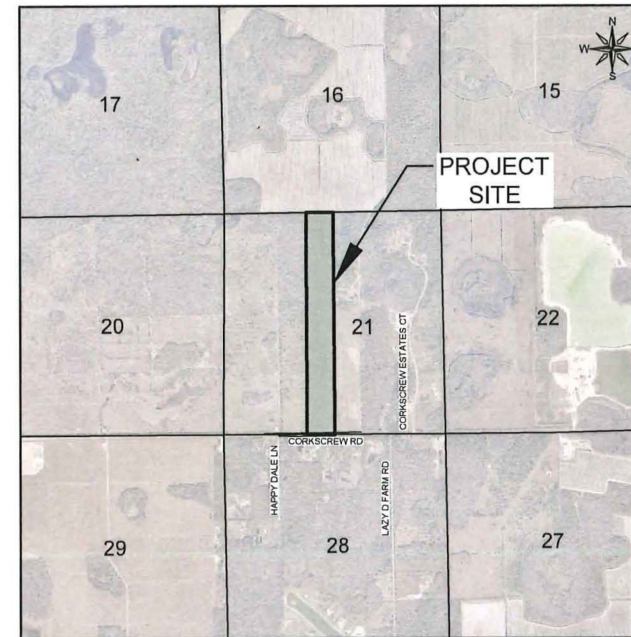
ZONING

AG-2



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

INDEX OF SHEETS

1. COVER SHEET
2. MASTER CONCEPT PLAN, OPEN SPACE CALCULATIONS,
PROPERTY DETAILS & DEVELOPMENT REGULATIONS
3. TYPICAL CROSS SECTIONS

J.R. EVANS ENGINEERING, P.A.
9961 INTERSTATE COMMERCE DR, STE. 230
FT MYERS, FLORIDA 33913
PHONE: (239) 405-9148
FAX: (239) 286-2537
WWW.JREVAENGINEERING.COM

J.R. EVANS
ENGINEERING

CORKSCREW 80 RPD

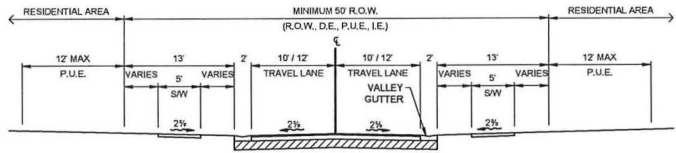
COVER SHEET

#	DATE	REVISIONS	1ST SUBMITTAL (05-15-2024)
1	10/1/24	REVISED PER COUNTY COMMENTS	
2	02/26/25	REVISED PER COUNTY COMMENTS	

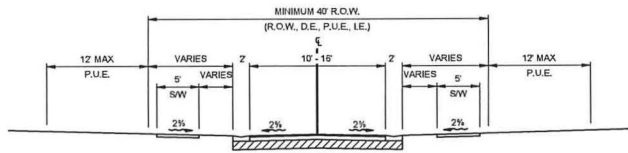
DATUM NOTE:
ALL ELEVATIONS REFERENCE NAVD83 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD83 + 1.13' = NGVD29
ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED
SURVEYOR PRIOR TO USE.

PROJECT #: 01158-00
SHEET #: 1

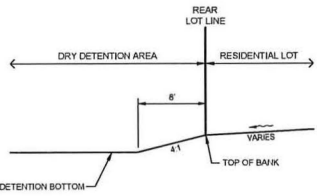
APPROVAL STAMP:



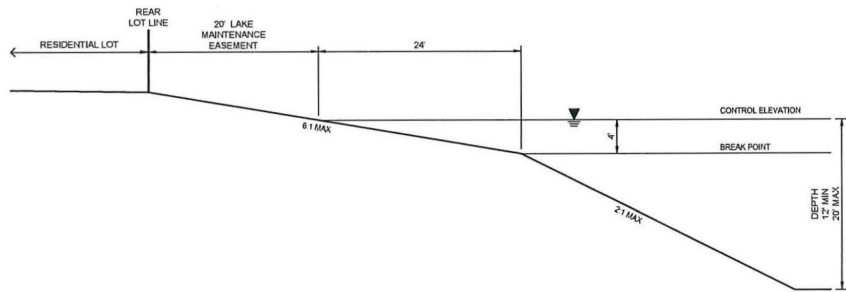
TYPICAL ROAD CROSS SECTION
NTS



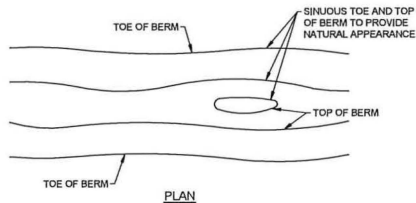
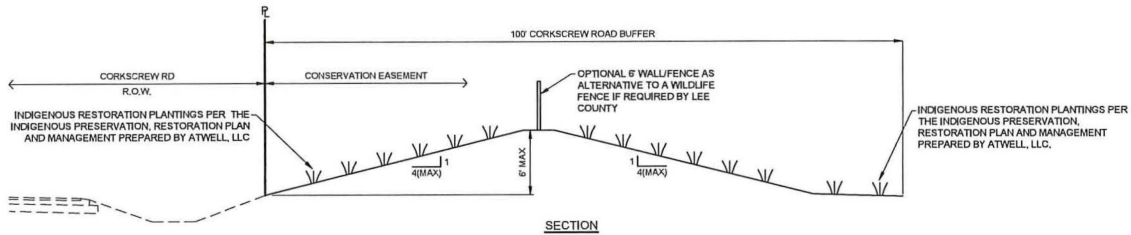
ALTERNATE ROAD CROSS SECTION
NTS



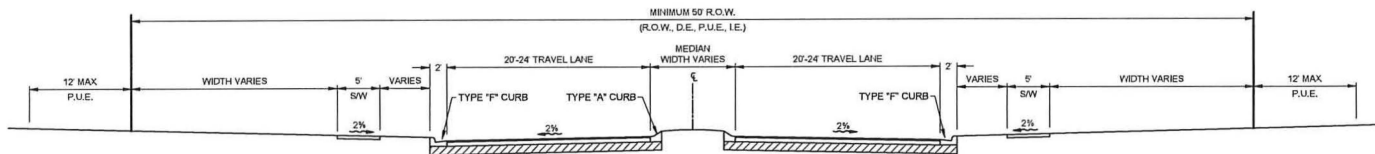
TYPICAL LOT TO DETENTION SECTION DETAILS
NTS



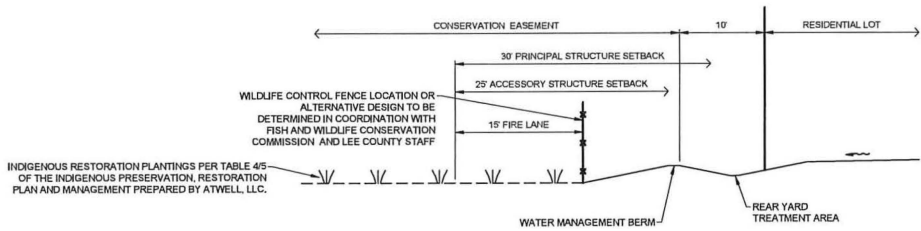
TYPICAL LAKE EXCAVATION DETAILS
NTS



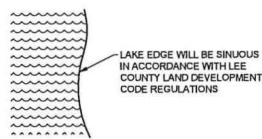
CORKSCREW ROAD BERM DETAIL
NTS



TYPICAL MAIN ENTRY ROAD SECTION
NTS



TYPICAL INDIGENOUS RESTORATION SETBACK DETAIL
NTS



SINUOUS LAKE SHORELINE DETAIL
NTS



EXISTING DITCH GRADING TYPICAL DETAIL
NTS

APPROVAL STAMP:

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CORKSCREW 80 RPD

TYPICAL CROSS SECTIONS

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2	02/26/25	REVISED PER COUNTY COMMENTS	

PROJECT #:

01158-00

SHEET #:

3

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Wednesday, April 2, 2025

TIME: 5:00 PM

ADDRESS: 20351 Corkscrew Rd, Fort Myers, FL 33928 (meeting at project site)

In accordance with Policy 17.3 of the Lee County Comprehensive Plan for the Southeast Lee County planning community, the Applicant, Corkscrew Alico, LLC, will be presenting information to the public regarding a Comprehensive Plan Amendment Application and a Zoning Application to make the following changes:

Rezone the 78.69+/-acre subject property from Agriculture (AG-2) to Residential Planned Development (RPD) to allow for development of 78 single-family dwelling units and establish environmental conservation areas. The maximum building height is 35 feet. The site will connect to centralized water and sewer services.

And

A large-scale Comprehensive Plan Amendment to include the subject property in the Lee County Future Water and Sewer Services Maps and to the subject property into the Environmental Enhancement and Preservation Communities Overlay (EEPCO) as a Tier 1 location.

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

For questions, please contact:

Fred Drovdlc, AICP
RVI Planning + Landscape Architecture
1514 Broadway, Suite 201, Fort Myers, FL 33901
(239) 317-6707 or fdrovdlc@rviplanning.com
March 20 2025
LSAR0261647



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PUBLIC INFORMATION MEETING

LEE COUNTY ZONING AND
COMPREHENSIVE PLAN AMENDMENTS
DCI2024-00030 and CPA2024-00011and12

APRIL 2, 2025

Brent Evans and Lauren Brown

Creighton Development

Kris Moncada

Toll Brothers

Fred Drovdic, AICP

RVi Planning + Landscape Architecture

Brandon Frey

JR Evans

Tyler King

Atwell Environmental

Jeff Wright

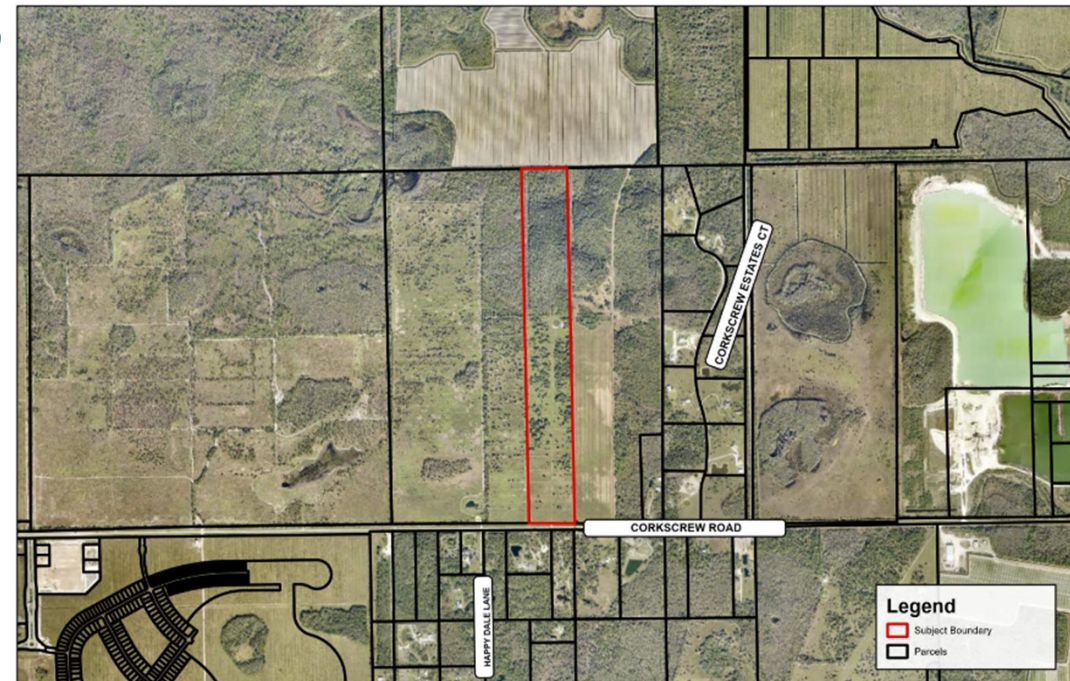
Land Use Attorney

THE TEAM

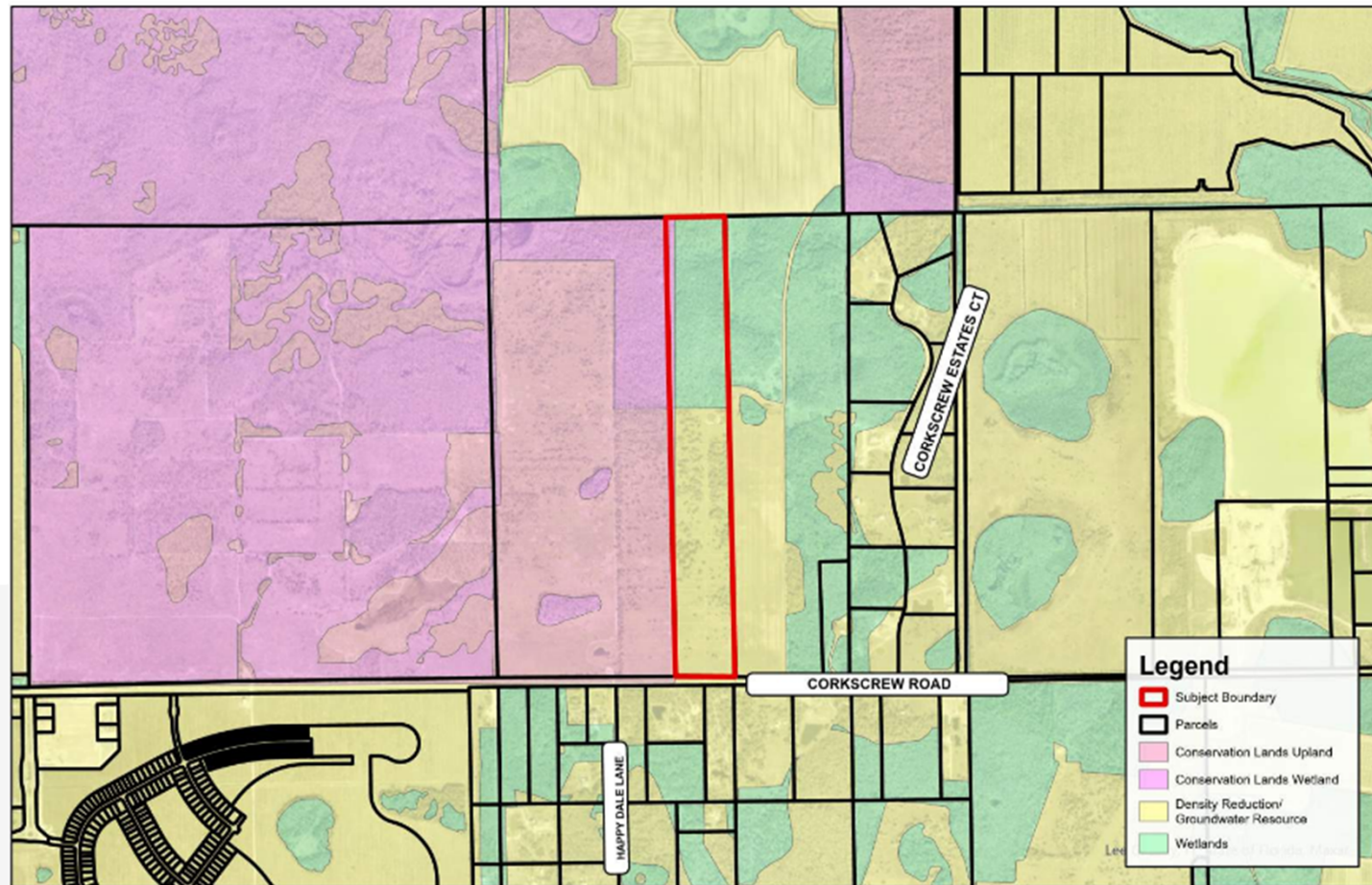
CORKSCREW 80

OVERVIEW OF REQUESTS

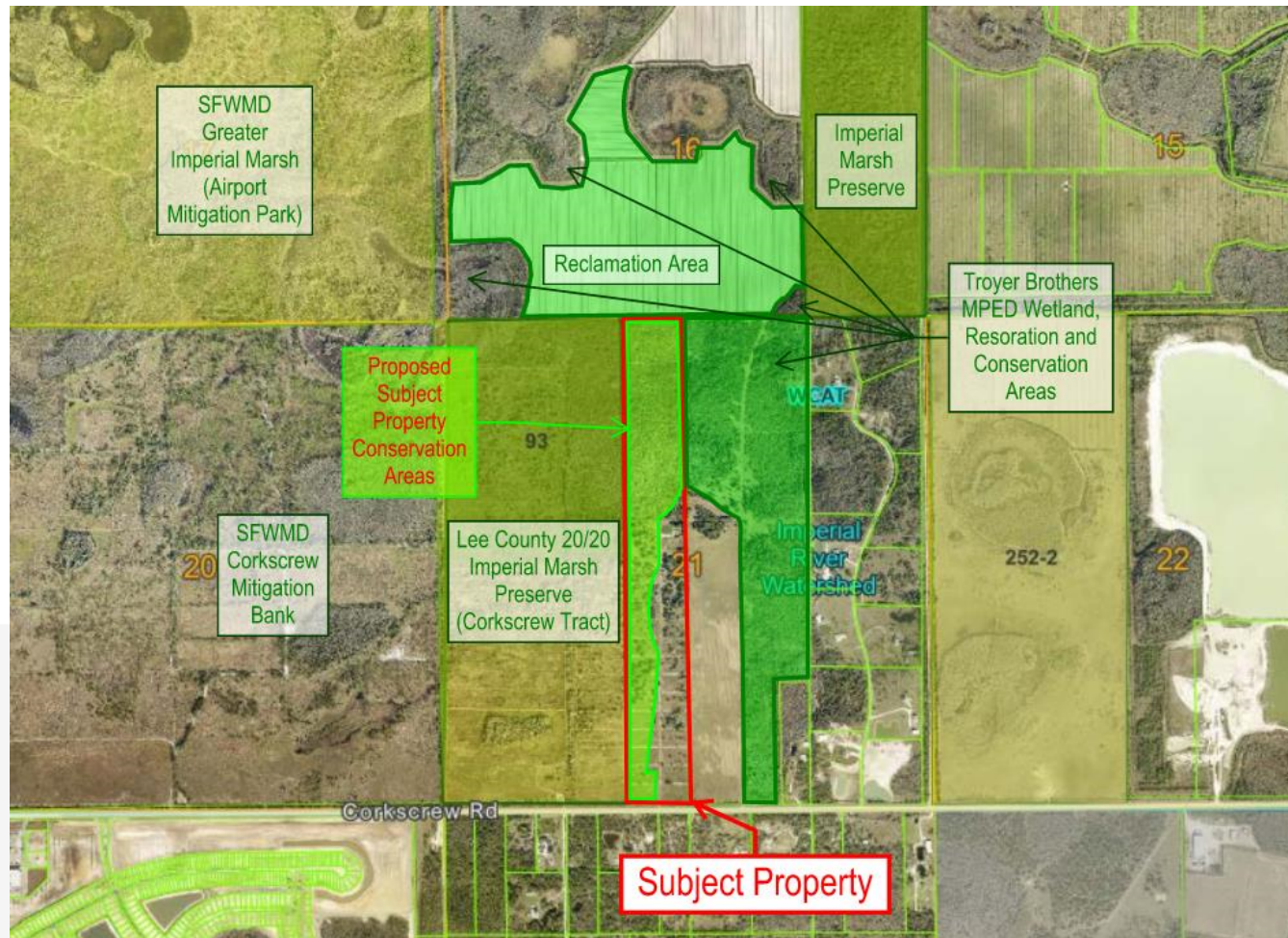
1. Corkscrew Alico, LLC, (“Applicant”) seeks to rezone the 78.69+/- acres (77.94+/- acres less 0.75 acre right-of-way) from AG-2 to RPD to allow for 78 single-family dwelling units with supporting amenities.
2. A Large-Scale Comprehensive Plan Map Amendment add the Property to:
 1. Tier 1 environmental category,
 2. Environmental Enhancement and Preservation Communities Overlay (EEPCO), and
 3. designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.



FUTURE LAND USE - NO CHANGES

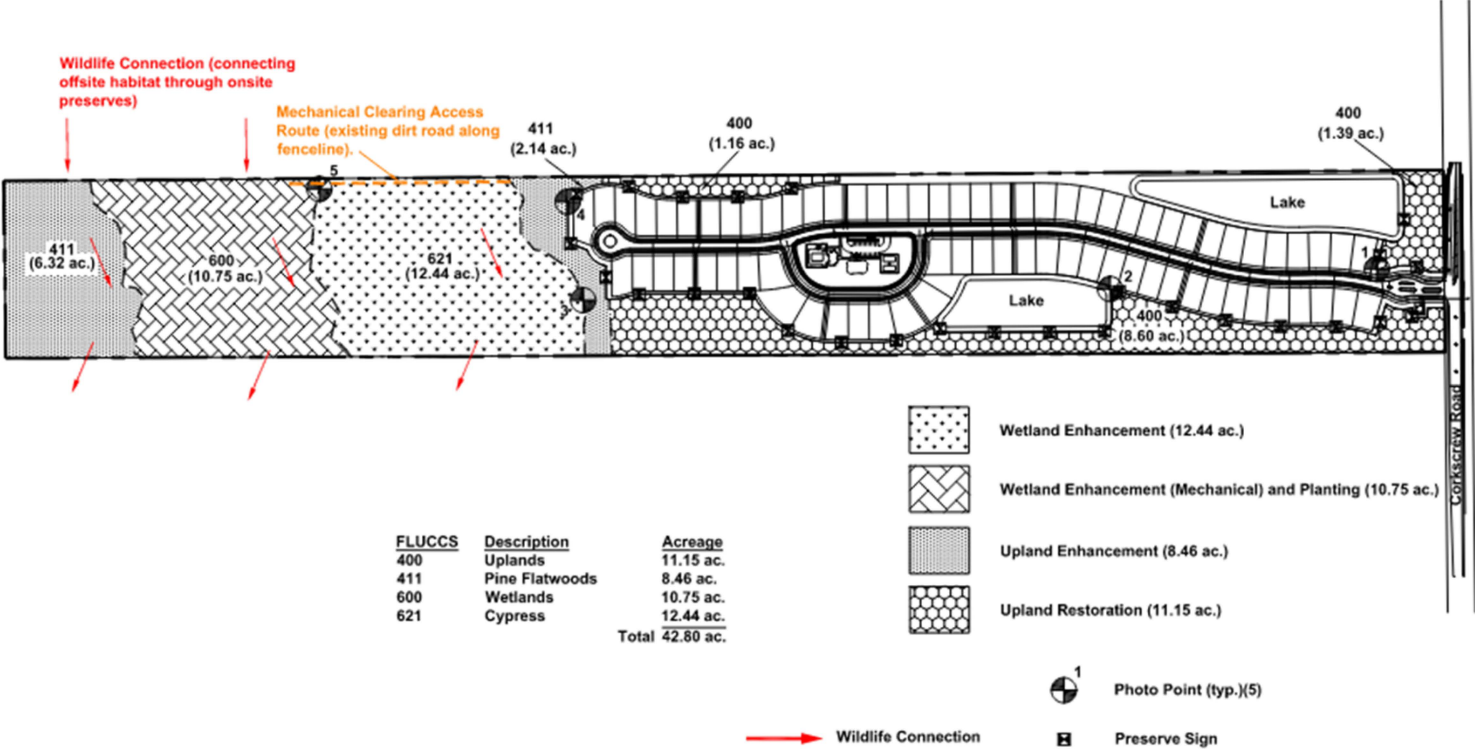


REGIONAL ENVIRONMENTAL EXHIBIT



SECTION: 21
TOWNSHIP: 46 S
RANGE: 27 E

INDIGENOUS PRESERVE AREAS



Notes:
1. Property boundary provided by JR Evans Engineering.
2. Mapping based on photointerpretation of 2023 aerial photography and ground truthing in April 2024.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

February 25, 2025 1:24:21 p.m.
Drawing: 02INDIGENOUS.DWG
PERMIT USE ONLY, NOT FOR CONSTRUCTION

PROJECT HIGHLIGHTS

Establish conservation easements over 55% of property

Establish 60% open space and meet all requirements of EEPKO

Establish 42+ acres of wetland and upland preserves

Enhance wetlands, remove exotics, restore wetlands and enhance uplands

Establish wildlife corridor connections east and west

Severe ability of property to irrigate for agricultural use permanently reducing ground water impacts

Improve regional water flow and flood prevention from historical farming and berms

Enhanced lake management plans

NEXT STEPS

Responded to County comments end of March 2025

County Review comments in 30 days (if necessary)

Lee County Local Planning Agency hearing for CPA

Lee County Hearing Examiner hearing for RPD zoning

Lee County Board of County Commissioners hearing for CPA transmittal

Lee County Board of County Commissioners hearing for CPA adoption and RPD zoning

CONTACTS

For additional information or questions:

Fred Drovdic

RVi Planning + Landscape Architecture
(239) 989-3370
fdrovdic@rviplanning.com

Brandon Frey

JR Evans
(239) 634-6600
brandon@jreeng.com

Lauren Brown

Creighton Development
(239) 210-0455
lbrown@creightondev.com

LEE COUNTY CORKSCREW 80 CPA-RPD

Public Information Meeting

April 2, 2025

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Fred Drovdlc	RVi Planning	fdrovdlc@rviplanning.com
Mike Silverman	Owner/Partner	mikesilverman66@gmail.com
Dan Creighton	Creighton Development	dcreighton@creightondev.com
Kris Moncada	Toll Brothers	kmoncada@tollbrothers.com
Brandon Frey	JR Evans	brandon@jreeng.com

LEE COUNTY CORKSCREW 80 CPA-RPD

Public Information Meeting

April 2, 2025

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Public Information Meeting

April 2, 2025

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Memorandum

To: Lee County Planner
From: Fred Drovdlc, AICP
Date: Wednesday, April 2, 2025
Subject: Corkscrew 80 CPA-RPD (DCI2024-00030 and CPA2024-00011-12)
Public Information Meeting Synopsis

RVi Planning and Landscape Architecture conducted a Public Information Meeting (NIM) on *Wednesday, April 2, 2025*. The meeting was held at 5:00 p.m. on site at 20351 Corkscrew Road in unincorporated Lee County, Florida. The meeting was advertised in the News-Press legal section on March 20, 2025.

The goal of the meeting is to receive feedback from the most potentially impacted neighbors prior to submitting a residential planned development zoning and Lee Plan map and text amendments for a land use change.

The sign-in sheet is attached and demonstrates that zero residents were in attendance. The proposed master concept plan was available and a nine-page handout of a PowerPoint.

In attendance from the team were Fred Drovdlc, Dan Creighton, Brandon Frey, Kris Moncada, and Mike Silverman as shown on the sign-in sheet.

Sincerely,

RVi Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'Fred Drovdlc'.

Fred Drovdlc, AICP
Planning Director