

**FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM**

COUNTY: (Lee)

COUNTY ORDINANCE #(15-16)
(e.g.,93-001)

PRIMARY KEYFIELD

DESCRIPTOR: (Special Districts)

SECONDARY KEYFIELD

DESCRIPTOR: (Local Government)

OTHER KEYFIELD

DESCRIPTOR: (Government Agencies)

ORDINANCE DESCRIPTION: (Corkscrew Farms CDD)
(25 characters maximum including spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1:(N/A); AMENDMENT #2:(_____).

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: (N/A); REPEAL #3: (_____);
REPEAL #2: (_____); REPEAL #4: (_____);

(Others repealed: list all that apply): _____

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(FOR OFFICE USE ONLY):	COUNTY CODE NUMBER: (<u> </u>)
KEYFIELD 1 CODE: (_____)	KEYFIELD 2 CODE: (_____)
KEYFIELD 3 CODE: (_____)	
Rev. 6/29/93	

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ORDINANCE NO. 15-16

AN ORDINANCE ESTABLISHING THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING A DISTRICT NAME; SETTING FORTH THE AUTHORITY FOR ADOPTING THE ORDINANCE; AUTHORIZING THE EXERCISE OF SPECIAL POWERS; ESTABLISHING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; ESTABLISHING THE GOVERNING DISTRICT CHARTER AS FLORIDA STATUTES CHAPTER 190; PROVIDING FOR NOTICE TO SUBSEQUENT PURCHASERS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Camprop, Inc., has petitioned the Lee County Board of County Commissioners to establish the CORKSCREW FARMS DEVELOPMENT DISTRICT; and

WHEREAS, Camprop, Inc., has also requested the Lee County Board of County Commissioners for authorization to exercise the optional special powers identified in Florida Statutes §190.012(2)(a) and (d) relating to parks and security; to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses, as well as security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; and

WHEREAS, the Lee County Board of County Commissioners, after proper published notice, conducted a local public information-gathering ordinance hearing as required by law and finds as follows:

1. The petition is complete in that it meets the requirements of §190.005(1)(a), Florida Statutes; and all statements contained within the petition are true and correct.

2. The costs to the County and government agencies from establishment of the district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, Lee County and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district

establishment as the entity to manage and finance the statutory services identified. The impact of district establishment and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs and benefits of not adopting the ordinance, is as economically viable as establishing the district. Methodology is set forth in the economic impact statement on file. The Statement of Estimated Regulatory Costs (SERC) of this petition on district establishment is adequate.

3. Establishment of the proposed district, whose charter is §§190.006 - 190.041, Florida Statutes, was created by general law, is not inconsistent with the local Comprehensive Plan of Lee County or the State Comprehensive Plan.

4. The area of land within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

5. The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

6. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the district is amenable to separate special district government.

8. The requested additional powers are not inconsistent and will always be subject to the Lee County Comprehensive Land Use Plan and all related land development regulations and will be activities of the District.

9. All notice requirements of law were met and complete notice was timely given.

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

SECTION ONE: DISTRICT NAME

The community development district herein established will be known as the Corkscrew Farms Community Development District.

SECTION TWO: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to §190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

SECTION THREE: AUTHORIZATION FOR EXERCISE OF SPECIAL POWERS

The Lee County Board of County Commissioners consent to and authorize the District to exercise the additional special powers set forth in Florida Statutes §190.012(2)(a) and (d). Specifically, upon establishment, the District is authorized to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for:

- 1. Parks and facilities for indoor and outdoor recreational, cultural and educational uses; and
- 2. Security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, except that the district may not exercise any police power, but may contract with the appropriate local general-purpose governmental agencies for an increased level of such services within the district boundaries.

SECTION FOUR: ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT

The Corkscrew Farms Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

SECTION FIVE: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are designated to be the initial members of the Board of Supervisors:

- 1. Joseph Cameratta 4954 Royal Gulf Circle, Suite 207
Fort Myers, FL 33966
- 2. Nicholas Cameratta 4954 Royal Gulf Circle, Suite 207
Fort Myers, FL 33966
- 3. Anthony Cameratta 4954 Royal Gulf Circle, Suite 207
Fort Myers, FL 33966

4. Cheryl Yano 4954 Royal Gulf Circle, Suite 207
Fort Myers, FL 33966
5. Laura Youmans 4954 Royal Gulf Circle, Suite 207
Fort Myers, FL 33966

SECTION SIX: STATUTORY PROVISIONS GOVERNING DISTRICT

The Corkscrew Farms Community Development District will be governed by the provisions of Chapter 190, Florida Statutes.

SECTION SEVEN: NOTICE TO SUBSEQUENT PURCHASERS

Any and all agreements for the sale of property within the boundaries of the Corkscrew Farms Community Development District must include the disclosure statement required in Florida Statutes §190.048 for the initial sale of the property. This requirement applies to the initial seller of a parcel as well as all subsequent sellers, successors and assigns, for the life of the Corkscrew Farms Community Development District.

SECTION EIGHT: MODIFICATION

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

SECTION NINE: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other Lee County ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

SECTION TEN: EFFECTIVE DATE

This Ordinance becomes effective upon filing with the Florida Secretary of State.

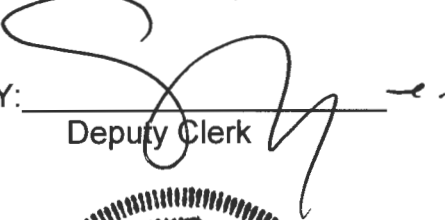
Commissioner John Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Cecil L Pendergrass. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Franklin B. Mann	Aye

DULY PASSED AND ADOPTED this 15th day of December, 2015.

ATTEST:
LINDA DOGGETT, CLERK

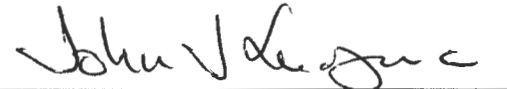
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:  _____
Deputy Clerk

BY:  _____
Franklin B. Mann, Chair



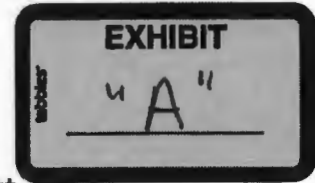
APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

BY:  _____
John J. Fredyma
Senior Assistant County Attorney
Lee County Attorney's Office

Attachment: Exhibit "A" – Legal Description

Exhibit A

DESCRIPTION



Parcel in
Sections 23 and 24, Township 46 South, Range 26 East,
and Section 19, Township 46 South, Range 27 East
Lee County, Florida

A tract or parcel of land lying in Sections 23 and 24, Township 46 South, Range 26 East and in Section 19, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being a portion of those lands described in deed recorded in Instrument Number 2005000078253, less and except Parcels 103, 104A, 104B, 104C, 105 and 109, as described in Instrument Number 2007000176222, all in the Public Records of Lee County, Florida said tract or parcel of land being more particularly described as follows:

Commencing at the Northwest Corner of said Section 19 run $N89^{\circ}27'01''E$ along the North line of the Northwest Quarter (NW 1/4) of said Section 19 for 1,911.33 feet; thence run thence run $S00^{\circ}32'59''E$ for 60.00 feet to an intersection with the South line of the North 60 feet of said Fraction and the POINT OF BEGINNING.

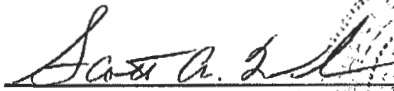
From said Point of Beginning run $S45^{\circ}00'00''E$ for 740.00 feet; thence run $S00^{\circ}00'00''E$ for 880.00 feet; thence run $S18^{\circ}00'00''W$ for 645.00 feet; thence run $S42^{\circ}00'00''W$ for 865.00 feet; thence run $S08^{\circ}00'00''E$ for 1,055.00 feet; thence run $S11^{\circ}00'00''W$ for 1,457.11 feet to an intersection with the Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run $S89^{\circ}23'21''W$ along said Northerly right of way line for 1,411.11 feet to an intersection with the Easterly line of said Parcels 104C and 105; thence run along the Easterly, Northerly and Westerly line of said Parcels 104C and 105 the following four (4) courses: $N00^{\circ}36'39''W$ for 190.00 feet; $S89^{\circ}23'21''W$ for 43.96 feet; $S89^{\circ}29'50''W$ for 185.35 feet and $S00^{\circ}30'10''E$ for 190.00 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run $S89^{\circ}29'50''W$ along said Northerly right of way line for 2,232.72 feet to an intersection with the Easterly line of said Parcel 104B; thence run along the Easterly, Northerly and Westerly line of said Parcel 104B the following four (4) courses: $N00^{\circ}30'10''W$ for 145.00 feet; $S89^{\circ}29'50''W$ for 211.66 feet; $S89^{\circ}40'10''W$ for 48.02 feet and $S00^{\circ}19'50''E$ for 145.00 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run $S89^{\circ}40'10''W$ along said Northerly right of way line for 1,437.11 feet to an intersection with the Easterly line of said Parcel 104A; thence run along the Easterly, Northerly and Westerly line of said Parcel 104A the following five (5) courses: $N00^{\circ}19'50''W$ for 144.55 feet; $S89^{\circ}40'10''W$ for 38.90 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 1,044.55 feet (delta $11^{\circ}07'17''$) (chord bearing $S84^{\circ}06'38''W$) (chord 202.43 feet) for 202.75 feet; $S78^{\circ}33'07''W$ for 38.84 feet and $S11^{\circ}26'53''E$ for 144.55 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run along said Northerly right of way line the following three (3) courses: $S78^{\circ}33'10''W$ for 201.45 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 1,050.00 feet (delta $10^{\circ}30'00''$) (chord bearing $S83^{\circ}48'10''W$) (chord 192.15 feet)

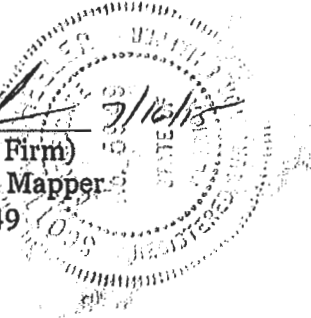
DESCRIPTION (CONTINUED)

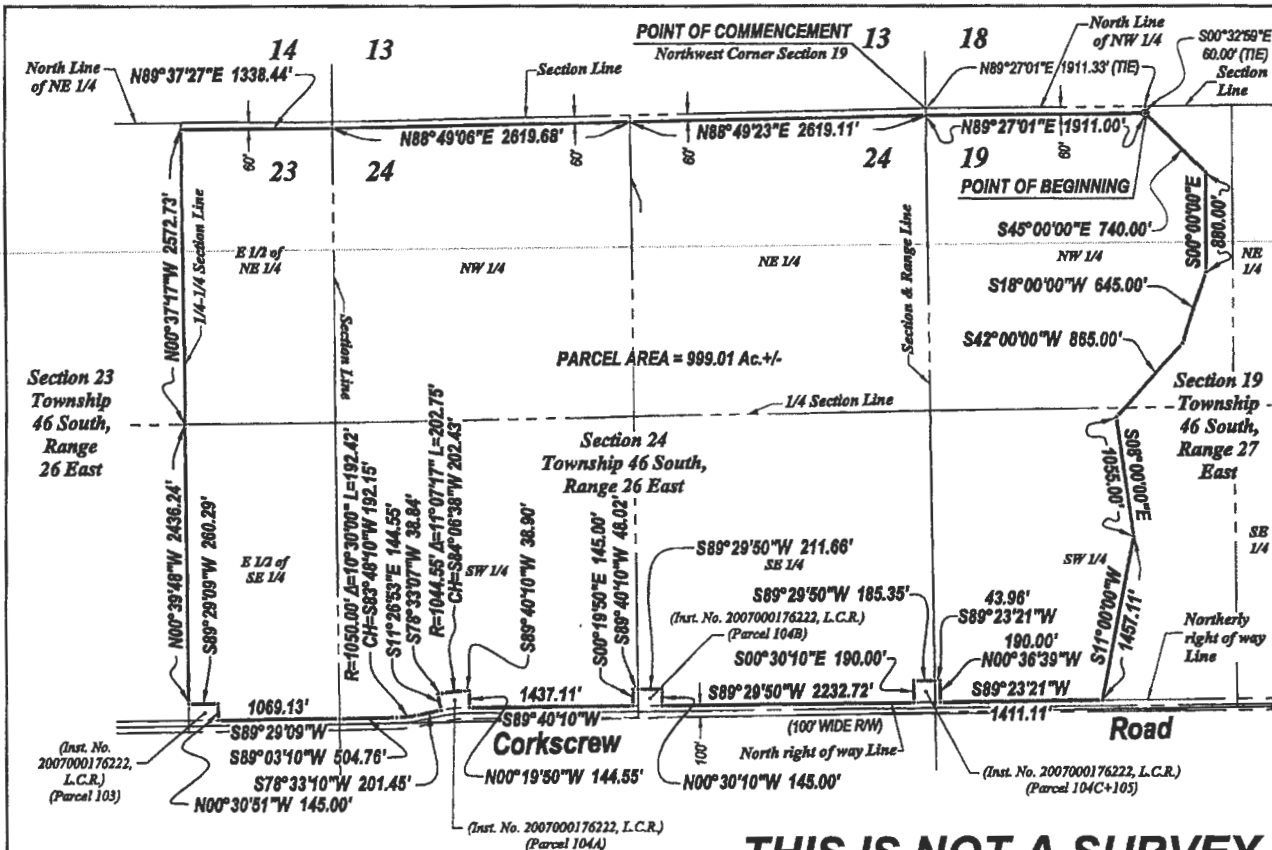
for 192.42 feet to a point of tangency and S89°03'10"W for 504.76 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 23; thence run S89°29'09"W along the Northerly right of way line of Corkscrew Road, (100 feet wide right of way), as described in a deed recorded in Official Records Book 571, at Page 457, Lee County Records, for 1,069.13 feet to an intersection with the Easterly line of said Parcel 103; thence run along the Easterly and Northerly line of said Parcel 103 the following two (2) courses: N00°30'51"W for 145.00 feet and S89°29'09"W for 260.29 feet to an intersection with the West line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 23; thence run N00°39'48"W along said West Line for 2,436.24 feet to the Northwest corner of said Fraction; thence run N00°37'17"W along West line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of said Section 23 for 2,572.73 feet to an intersection with the South line of the North 60 feet of said Section 23; thence run N89°37'27"E along said South line for 1,338.44 feet to an intersection with the South line of the North 60 feet said Section 24; thence run the following two (2) courses along said South line: N88°49'06"E for 2,619.68 feet and N88°49'23"E for 2,619.11 feet to an intersection with the South line of the North 60 feet said Section 19; thence run N89°27'01"E along said South line for 1,911.00 feet to the POINT OF BEGINNING.

Containing 999.01 acres, more or less.

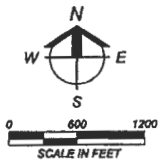
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Northwest Quarter (NW 1/4) of said Section 19 to bear N89°27'01"E


Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949





- NOTES:
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - D.B. - DENOTES DEED BOOK.
 - INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
 - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 - P.B. - DENOTES PLAT BOOK.
 - PG. - DENOTES PAGE.
 - BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16 TO BEAR N89°27'01"E.
 - DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

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

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

WWW.BARRACO.NET

2871 INDEPENDENT BLVD., SUITE 200
FORT MYERS, FLORIDA 33905-2088
PHONE: (888) 415-3379
FAX: (239) 461-1189

FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING: T8591 - SURVEYING: LB-6949

PREPARED FOR:

Corkscrew Farms CDD

PROJECT DESCRIPTION:

A Parcel of Land in Sections 23 & 24, Township 46 South, Range 26 East and Section 19, Township 46 South, Range 27 East Lee County, Florida

PROJECT SURVEYOR:

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

FILE NAME:	2324BARRACO.DWG
LAYOUT:	1
LOCATION:	SECTION 23 AND 24 TOWNSHIP 46 SOUTH RANGE 26 EAST AND SECTION 19 TOWNSHIP 46 SOUTH RANGE 27 EAST LEE COUNTY FLORIDA
PLAT BOOK:	PLAT B. 15-205 - 1100 RW
PLAT BY:	PETER BLASKO
APPROVED DATE:	
SURVEY DATE:	06-11-2019
DRAWN BY:	F. BLASKO
CHECKED BY:	SAW
SCALE:	AS SHOWN
FIELD BOOK:	
PLAT NUMBER:	
PROJECT FILE NO.:	
DRAWING NO.:	2324BARRACO
SHEET NUMBER:	3 OF 3



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 16, 2015

Honorable Linda Doggett
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Attention: Shayne Brown, Minutes Clerk

Dear Ms. Doggett:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy for Lee County Ordinance No. 15-16, which was filed in this office on December 16, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb