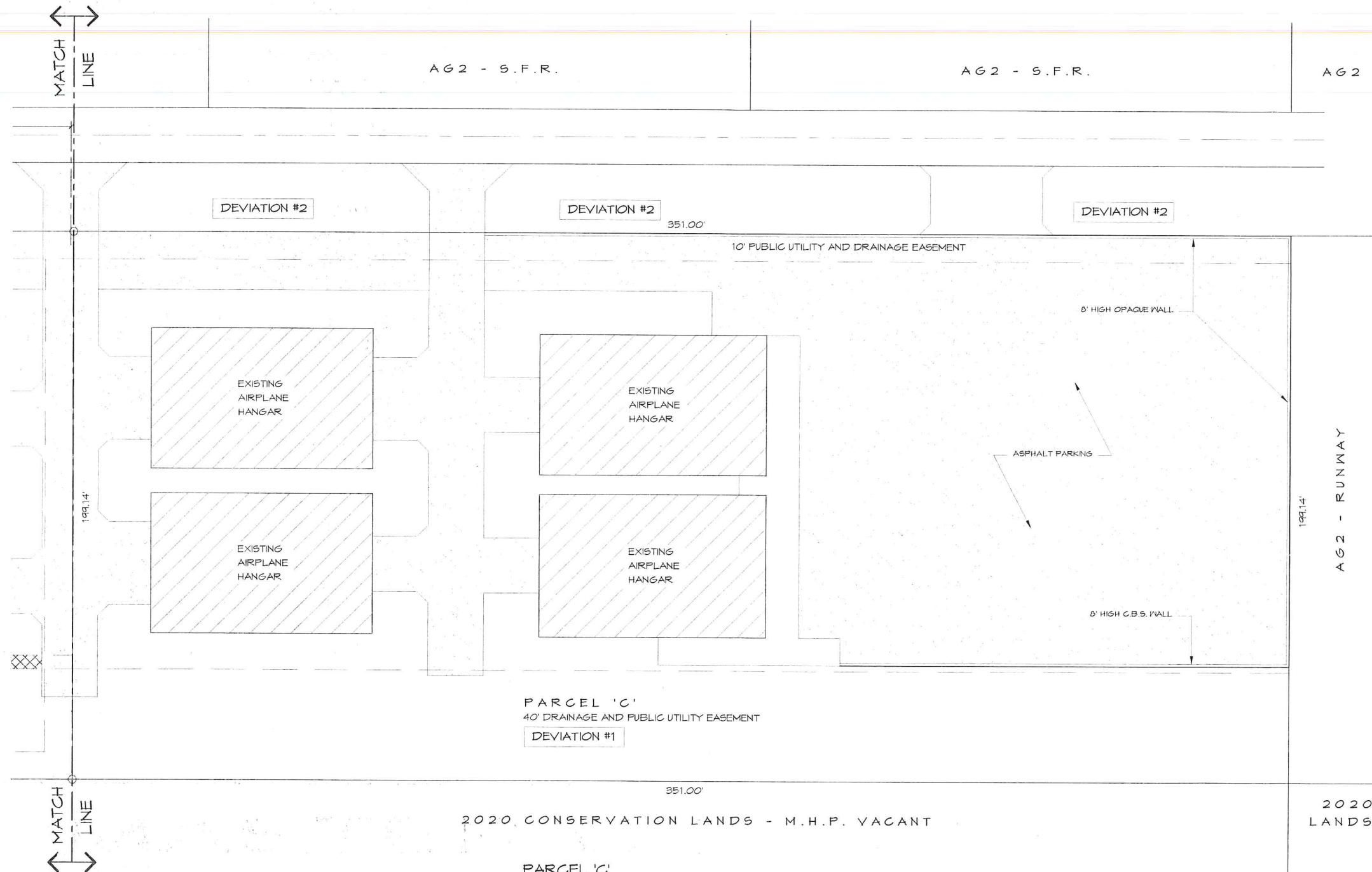


# MASTER CONCEPT PLAN FOR PINE SHADOWS AIRPARK



**RECEIVED**  
DEC 13 2007  
**PERMIT COUNTER**

**PARCEL 'C'**  
TOTAL AREA = 2.01± ACRES  
TOTAL EXISTING BUILDINGS = 16,606 S.F.  
OPEN SPACE PROVIDED = 0.50± ACRES (25%)  
ZONED: C.P.D.  
LAND USE: SUBURBAN  
MAXIMUM BUILDING HEIGHT = 25' (2 STORY)

2020 CONSERVATION  
LANDS - M.H.P. VACANT



SCALE: 1:20



DCI 2007-00026

PREPARED BY:  
david estes & associates, inc.  
239.995.6231  
08.21.2007

# LAND SURVEY

PROPERTY ADDRESS:  
2860 RUNWAY STREET N.E.  
NORTH FORT MYERS, FLORIDA

## SURVEY DESCRIPTION:

TRACT "F" OF A REPLAT OF A PART OF PINE SHADOWS AIR PARK,  
AS RECORDED IN PLAT BOOK 39, PAGES 4-6, (INCLUSIVE) OF THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA

THE PROPERTY SHOWN HEREON IS LYING IN ZONE AE OF  
THE NATIONAL FLOOD INSURANCE PROGRAM, ELEVATION = 19'.

UNPLATTED

RUNWAY STREET N.E.  
(TRACT "B")  
(70' WIDE)

N 89°46'34"E

606.77'

ASPHALT

33.37'

CENTERLINE

10' PUBLIC UTILITY EASEMENT

TRACT "F"  
(AIRCRAFT  
ACCESSORY  
USES)

AIRPLANE  
HANGAR

100.1'

51.4'

AIRPLANE  
HANGAR

100.1'

51.4'

AIRPLANE  
HANGAR

100.1'

51.4'

AIRPLANE  
HANGAR

128.2'

51.4'

AIRPLANE  
HANGAR

128.2'

51.4'

AIRPLANE  
HANGAR

128.2'

51.4'

AIRPLANE  
HANGAR

128.4'

51.5'

194.96'

S 00°19'26"E

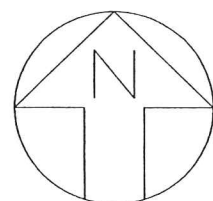
TRACT "E"

685896.0 X  
872267.4 Y

RECEIVED  
DEC 13 2007

PERMIT COUNTER

DCI 2007-00026



SCALE 1 INCH = 70 FEET

0 70 140

### SURVEYORS NOTES:

- 1) SIR - SET 1/2" IRON ROD, WITH CAP LB#6594.
- 2) BEARINGS - SOUTH PROPERTY LINE - PLAT BEARING.
- 3) FIR - FOUND IRON ROD
- 4) FCM - FOUND CONCRETE MONUMENT
- 5) S'X - SET "X" IN CONCRETE.

ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.

1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

REVISION: NOVEMBER 20, 2007- ADDED SEPTIC

FILE DISK: NOVEMBER 07-1

CREW: RICE/MUNNS/RUSH

CURVE DELTA ANGLE RADIUS ARC CHORD CHORD BEARING  
C 1 120°11'05" 30.00' 62.93' 52.01' N 29°41'02"E

LINE BEARING DISTANCE  
L 1 N 28°38'36"W 8.21'

THIS SURVEY IS CERTIFIED TO:  
**JAY MACDUFF**

DATE:  
NOVEMBER 16, 2007

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE  
MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE  
FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT  
TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA  
STATUTES AND CHAPTER 61G17, FAC AND IS CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY  
WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED  
TITLE REPORT AND IS NOT A CERTIFICATION OF TITLE.  
ZONING OR FREEDOM FROM ENCUMBERANCES.  
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL  
EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR  
AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS  
FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.  
NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

REFERENCE JOB NUMBERS 03-1082

JOB NUMBER: 07-389A



# LAND SURVEY

PROPERTY ADDRESS:  
2920 RUNWAY STREET NE.  
NORTH FORT MYERS, FLORIDA

## SURVEYORS NOTES:

- 1)SIR - SET 1/2" IRON ROD, WITH CAP LB#659-1.
- 2)BEARINGS - SOUTH PROPERTY LINE - PLAT BEARING.
- 3)S'X' - SET 'X' IN CONCRETE
- 4)FIR - FOUND IRON ROD
- 5)FCM - FOUND CONCRETE MONUMENT

THIS SURVEY IS CERTIFIED TO:

**PINE SHADOWS STORAGE, L.L.C.,**

THE PROPERTY SHOWN HEREON IS LYING IN ZONE AE OF  
THE NATIONAL FLOOD INSURANCE PROGRAM. ELEVATION = 19'

## SURVEY DESCRIPTION:

### OVERALL PARCEL:

TRACT 'E' OF PINE SHADOWS AIR PARK AS RECORDED IN PLAT BOOK 34,  
PAGES 66 & 67. LESS AND EXCEPT, THAT PARCEL OF LAND SHOWN AS:  
TRACT 'F' OF A REPLAT OF A PART OF PINE SHADOWS AIR PARK  
AS RECORDED IN PLAT BOOK 39, PAGES 4-6, (INCLUSIVE) ALL IN THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA  
ALSO DESCRIBED AS: (OFFICIAL RECORDS BOOK 1758, PAGE 3503)  
A PORTION OF TRACT 'E', PINE SHADOWS AIR PARK IN PLAT BOOK 34,  
AT PAGES 66 AND 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 24 EAST;  
THENCE NORTH 89°57'53" EAST FOR A DISTANCE OF 48.51 FEET TO A POINT; THENCE NORTH  
00°13'26" WEST ALONG THE EAST LINE OF TRACT 'E' FOR A DISTANCE OF 199.14 FEET TO A  
POINT; THENCE SOUTH 89°46'34" WEST FOR A DISTANCE OF 439.00 FEET TO A POINT; THENCE  
SOUTH 00°13'26" EAST FOR A DISTANCE OF 192.63 (194.96) FEET TO A POINT; THENCE SOUTH  
89°38'06" EAST FOR A DISTANCE OF 412.08 (390.51) FEET TO THE POINT OF BEGINNING.  
CONTAINING 200 ACRES MORE OR LESS.  
(PARENTHEZIZED DIMENSIONS ARE MEASURED, CORRECT DIMENSIONS)

**REVISION: MODIFIED CERTIFICATION 2-6-2008**

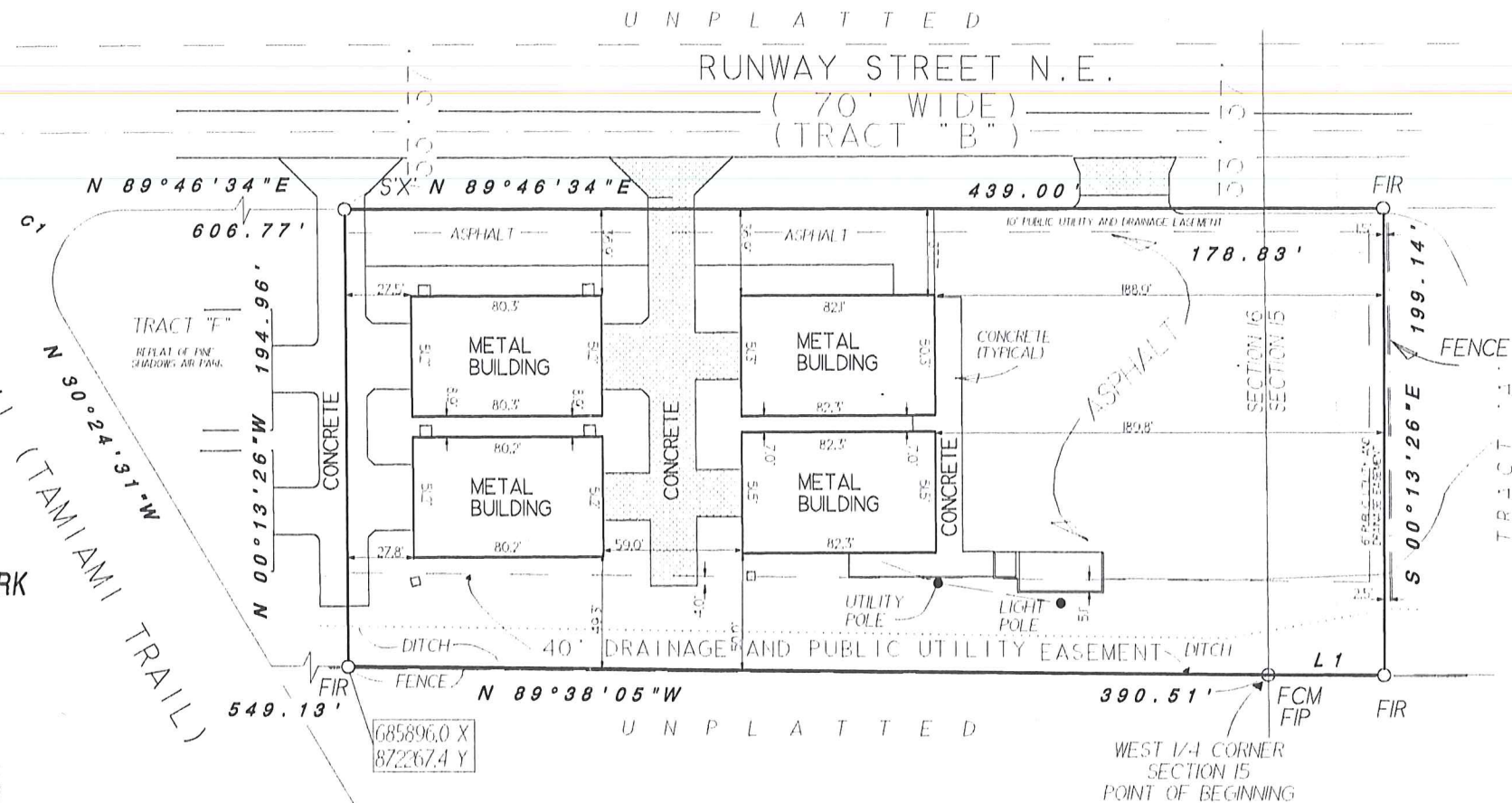
**NOVEMBER 20, 2007 REMOVED TANK**

**FILE DISK: NOVEMBER 07-1**

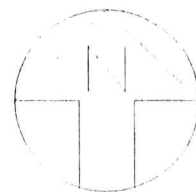
**CREW: RICE/MUNNS/RUSH**

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**

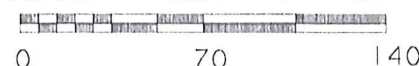
**1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX**



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	120°11'05"	30.00'	62.93'	52.16'	52.01'	N 29°41'02"E
LINE	BEARING	DISTANCE				
L 1	S 89°57'53"W	48.51'				



SCALE 1 INCH = 70 FEET



**DATE:**

**NOVEMBER 16, 2007**

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE  
MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE  
FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT  
TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA  
STATUTES AND CHAPTER 61617, FAC AND IS CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY  
WAS PREPARED WITH RELIANCE ON OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY TITLE COMMITMENT NO. 05054638, DATED  
JULY 26, 2005 AND THIS SURVEY IS NOT A CERTIFICATION OF  
TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES  
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL  
EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR  
AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS  
FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.  
NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARRY LARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

REFERENCE JOB NUMBERS 13-10524 & 051351

JOB NUMBER: 07-389

001 2007-00026

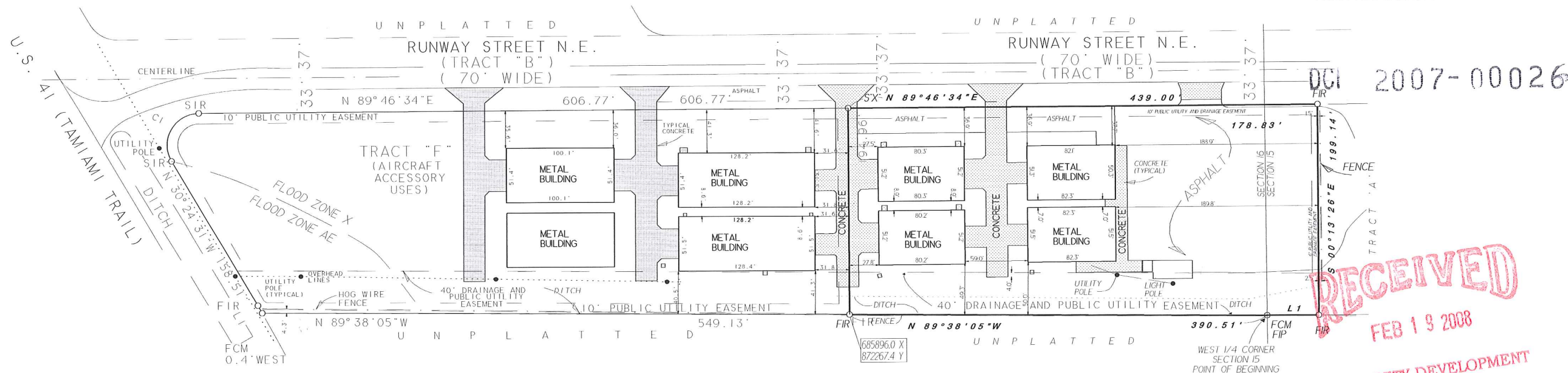
RECEIVED  
FEB 19 2008

COMMUNITY DEVELOPMENT



(PARENTHEZIZED DIMENSIONS ARE MEASURED, CORRECT DIMENSIONS)

PROPERTY ADDRESS:  
2920 RUNWAY STREET N.E.  
NORTH FORT MYERS, FLORIDA



1)SIR - SET 1/2" IRON ROD, WITH CAP LB#6594.  
2)BEARINGS - SOUTH PROPERTY LINE - PLAT BEARING.  
3)5'X" - SET 'X'IN CONCRETE  
4)1FIR - FOUND IRON ROD  
5)FCM - FOUND CONCRETE MONUMENT

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**  
1930 PARK MEADOWS DRIVE  
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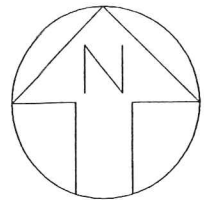
THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 172, FLORIDA STATUTES AND CHAPTER 61C, F.A.C. AND CORRESPONDING TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CERTIFIED TITLE REPORT AND IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

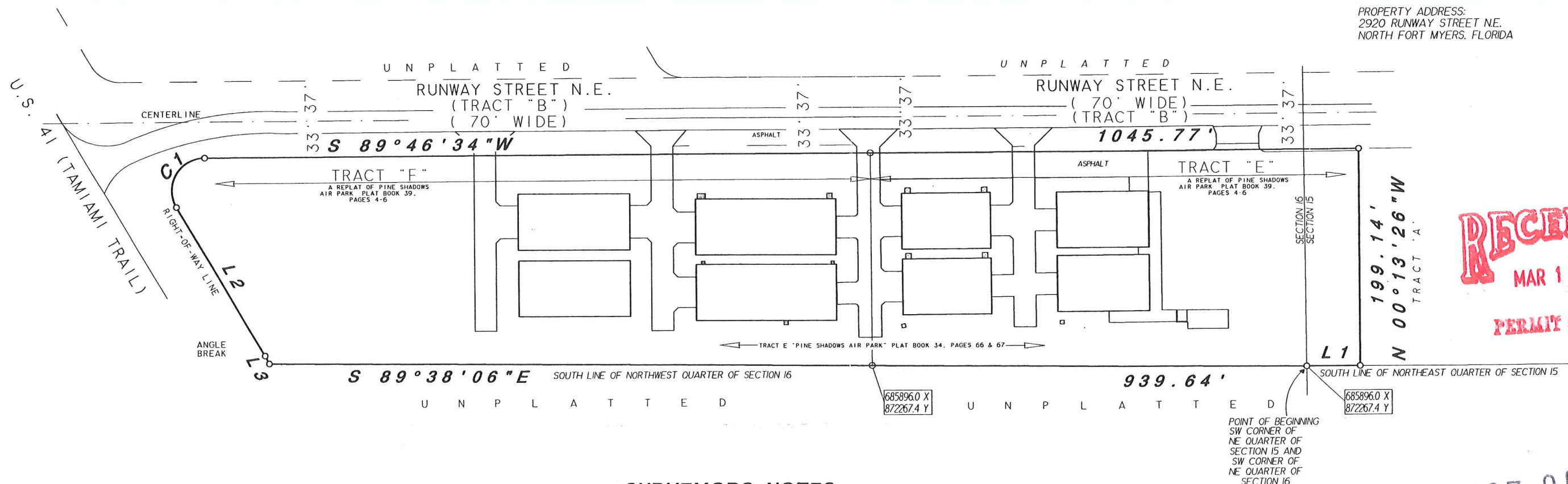
JOB NUMBER: 07-389BB



# SKETCH OF DESCRIPTION TO SHOW LIMITS OF REZONING THIS IS NOT A SURVEY SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2



SCALE 1 INCH = 100 FEET  
0 100 200



**RECEIVED**  
MAR 13 2008  
PERMIT COUNTER

## SURVEYORS NOTES:

- 1)SIR = SET 1/2" IRON ROD, WITH CAP LB#6594.
- 2)BEARINGS = SOUTH PROPERTY LINE = PLAT BEARING.
- 3)S'X' = SET 'X' IN CONCRETE
- 4)FIR = FOUND IRON ROD
- 5)FCM = FOUND CONCRETE MONUMENT

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**  
1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	120°11'05"	30.00'	62.93'	52.01'	S 29°41'02"W
LINE	BEARING	DISTANCE			
L 1	N 89°57'53"E	48.51'			
L 2	S 30°24'31"E	158.51'			
L 3	S 28°38'36"E	8.21'			

REVISION: SIMPLIFIED SKETCH 3-7-2008  
FILE DISK: MARCH 08-1

DATE: NOVEMBER 16, 2007

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA STATUTES AND CHAPTER 61G17, FAC AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CERTIFIED TITLE REPORT AND IS NOT A CERTIFICATION OF TITLE. ZONING OR FREEDOM FROM ENCUMBRANCES, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC



**SKETCH OF DESCRIPTION**  
**TO SHOW LIMITS OF REZONING**  
**THIS IS NOT A SURVEY**  
**SHEET 2 OF 2 NOT VALID WITHOUT SHEET 1**

A TRACT OR PARCEL OF LAND CONSISTING OF TWO PARCELS DESCRIBED TOGETHER FOR GOVERNMENTAL PURPOSES: SAID PARCEL BEING IN PORTIONS OF **SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA** AND SHOWN AS TRACT "E" OF **PINE SHADOWS AIR PARK**, AS RECORDED IN PLAT BOOK 34, PAGES 66 & 67, AND SHOWN AS TRACTS "E" & "F" OF **A REPLAT OF A PART OF PINE SHADOWS AIR PARK** AS RECORDED IN PLAT BOOK 39, PAGES 4, 5 & 6 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF THE NORTHWEST CORNER OF SAID SECTION 16: THENCE N 89 degrees 57'53" E. FOR A DISTANCE OF 48.51 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, FOR A DISTANCE OF 48.51 FEET: THENCE N 00 degrees 13'26" W. FOR A DISTANCE OF 199.14 FEET: THENCE S 89 degrees 46'34" W. PASSING FROM SAID SECTION 15 INTO SAID SECTION 16, FOR A DISTANCE OF 1045.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET: THENCE WEST, SOUTH AND SOUTHEAST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120 degrees 11'05". FOR A DISTANCE OF 62.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41, TAMiami TRAIL (300' WIDE): THENCE S 30 degrees 24'31" E. ALONG SAID RIGHT-OF-WAY LINE FOR 158.51 FEET TO AN ANGLE BREAK: THENCE S 28 degrees 38'36" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 8.21 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16: THENCE S 89 degrees 38'06" E. FOR A DISTANCE OF 939.64 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
THE NORTH PROPERTY LINE BEARS N 89 degrees 46'34" E AS PER PLATS CITED HEREON.  
CONTAINING 4.6 ACRES. MORE OR LESS.

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**  
1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

**REVISION: SIMPLIFIED SKETCH 3-7-2008**  
**FILE DISK: MARCH 08-1**

**DATE: NOVEMBER 16, 2007**

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA STATUTES AND CHAPTER 61G17, FAC AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CERTIFIED TITLE REPORT AND IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC

**RECEIVED**  
MAR 13 2008

**PERMIT COUNTY**

DCI 2007-00026



PROPERTY ADDRESS:  
2920 RUNWAY STREET N.E.  
NORTH FORT MYERS, FLORIDA

1)SIR = SET 1/2" IRON ROD, WITH CAP LB#6594.  
2)BEARINGS = SOUTH PROPERTY LINE = PLAT BEARING.  
3)S'X' = SET 'X'IN CONCRETE  
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5)FCM = FOUND CONCRETE MONUMENT

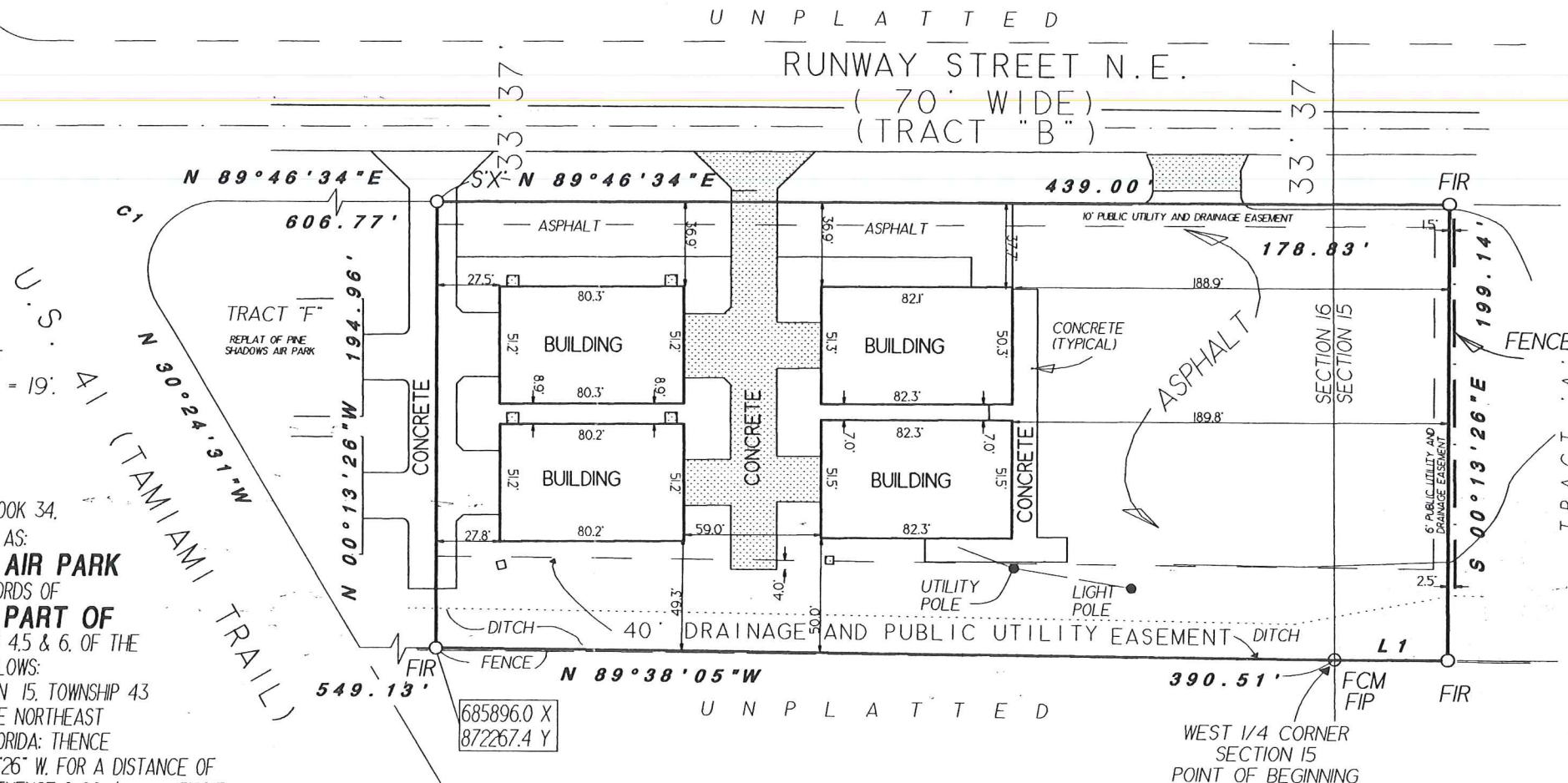
**PINE SHADOWS STORAGE, L.L.C.,**

TRACT 'E' OF **PINE SHADOWS AIR PARK** AS RECORDED IN PLAT BOOK 34, PAGES 66 & 67. **LESS AND EXCEPT**, THAT PARCEL OF LAND SHOWN AS: TRACT 'F' OF **A REPLAT OF A PART OF PINE SHADOWS AIR PARK** AS RECORDED IN PLAT BOOK 39, PAGES 4-6. (INCLUSIVE) ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THE SAME BEING TRACT 'E' OF **A REPLAT OF A PART OF PINE SHADOWS AIR PARK**, AS RECORDED IN PLAT BOOK 39, PAGES 4.5 & 6. OF THE PUBLIC RECORDS OF LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 24 EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA: THENCE N 89 degrees 57'53" E. FOR A DISTANCE OF 48.51 FEET: THENCE-N 00 degrees 13'26" W. FOR A DISTANCE OF 199.14 FEET: THENCE S 89 degrees 46'34" W. FOR A DISTANCE OF 439.00 FEET: THENCE S 00 degrees 13'26" E. FOR A DISTANCE OF 194.96 FEET: THENCE S 89 degrees 38'05" E. FOR A DISTANCE OF 390.51 FEET TO THE POINT OF BEGINNING.

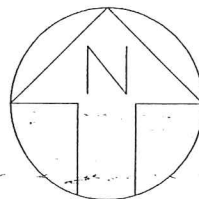
CONTAINING 1.99 ACRES, MORE OR LESS.

BEARINGS BASED ON THE PLATS CITED HEREON.

1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	120°11'05"	30.00'	62.93'	52.16'	52.01'	N 29°41'02"E
LINE	BEARING		DISTANCE			
L 1	S 89°57'53"W		48.51'			



SCALE 1 INCH = 70 FEET

0 70 140

DATE :  
NOVEMBER 16, 2007

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE  
MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE  
FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT  
TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA  
STATUTES AND CHAPTER 61G17, FAC AND IS CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY  
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NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

~~L. LARRY GARDNER. SURVEYOR AND MAPPER #4294~~  
~~NOT VALID WITHOUT EMBOSSED SEAL~~

REFERENCE JOB NUMBERS 05-1082A & 051431

JOB NUMBER: 07-389

DCI 2007-00026

11'02"E

MAR 13 2000

**PERMIT CONTINUED**



# LAND SURVEY

## SURVEY DESCRIPTION:

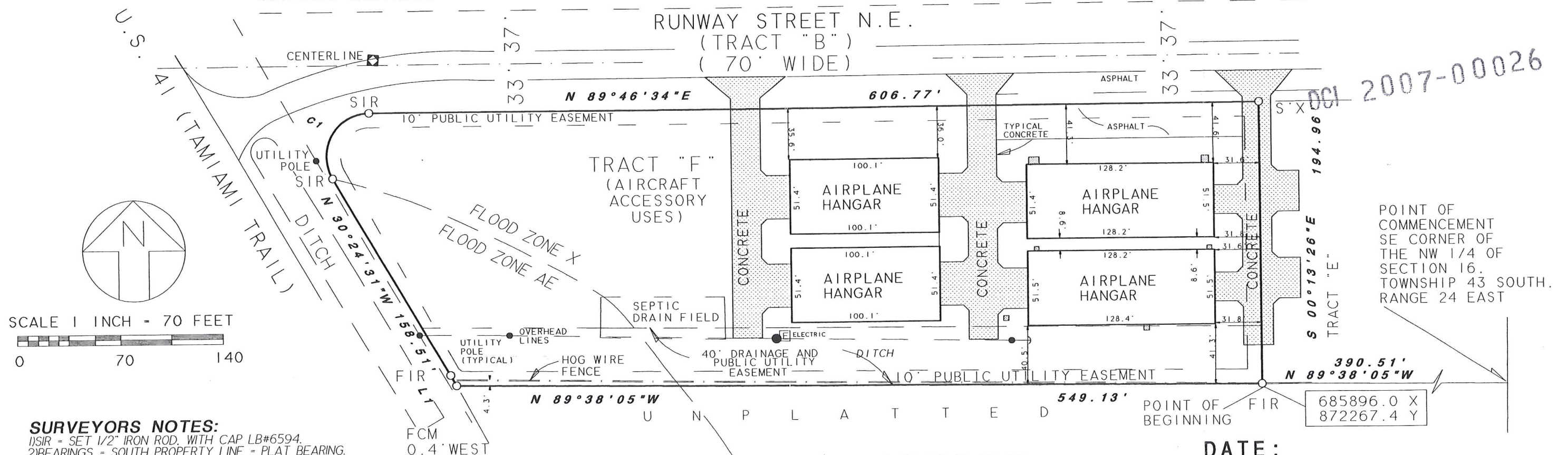
TRACT "F" OF A REPLAT OF A PART OF PINE SHADOWS AIR PARK, AS RECORDED IN PLAT BOOK 39, PAGES 4-6, (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE N 89 degrees 38'05" W, FOR A DISTANCE OF 390.51 FEET TO THE POINT OF BEGINNING; THENCE N 89 degrees 38'05" W, FOR A DISTANCE OF 549.13 FEET TO THE POINT OF BEGINNING; THENCE N 28 degrees 38'36" W, ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 8.21 FEET TO AN ANGLE BREAK; THENCE N 30 degrees 24'31" W, ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWEST, NORTH AND EAST, ALONG THE ARC OF A CURVE, THROUGH A CENTRAL ANGLE OF 120 degrees 11'05", FOR A DISTANCE OF 62.93 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RUNWAY STREET (TRACT "B"); THENCE N 89 degrees 46'34" E, FOR A DISTANCE OF 606.77 FEET; THENCE S 00 degrees 13'26" E, FOR A DISTANCE OF 194.96 FEET TO THE POINT OF BEGINNING.

THE NORTH PROPERTY LINE BEARS AS SHOWN PER PLAT CITED HEREON.  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
CONTAINING 2.62 ACRES, MORE OR LESS.

PROPERTY ADDRESS:  
2860 RUNWAY STREET N.E.  
NORTH FORT MYERS, FLORIDA

**RECEIVED**  
MAR 13 2008

**PERMIT COUNTER**



## SURVEYORS NOTES:

- 1) SIR - SET 1/2" IRON ROD, WITH CAP LB#6594.
- 2) BEARINGS - SOUTH PROPERTY LINE - PLAT BEARING.
- 3) FIR - FOUND IRON ROD
- 4) FCM - FOUND CONCRETE MONUMENT
- 5) S'X - SET "X" IN CONCRETE.

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**

1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

CURVE DELTA ANGLE RADIUS ARC CHORD CHORD BEARING  
C 1 120°11'05" 30.00' 62.93' 52.01' N 29°41'02"E

LINE BEARING DISTANCE  
L 1 N 28°38'36"W 8.21'

REVISION: MARCH 7, 2008 REWROTE LEGAL DESCRIPTION  
NOVEMBER 20, 2007- ADDED SEPTIC

FILE DISK: MARCH 08-1  
CREW: RICE/MUNNS/RUSH

THIS SURVEY IS CERTIFIED TO:  
**JAY MACDUFF**

**DATE:**

NOVEMBER 16, 2007

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA STATUTES AND CHAPTER 61G17. FAC AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

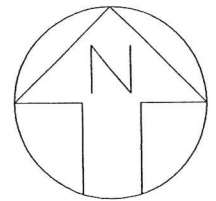
L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389A

REFERENCE JOB NUMBERS 03-1082

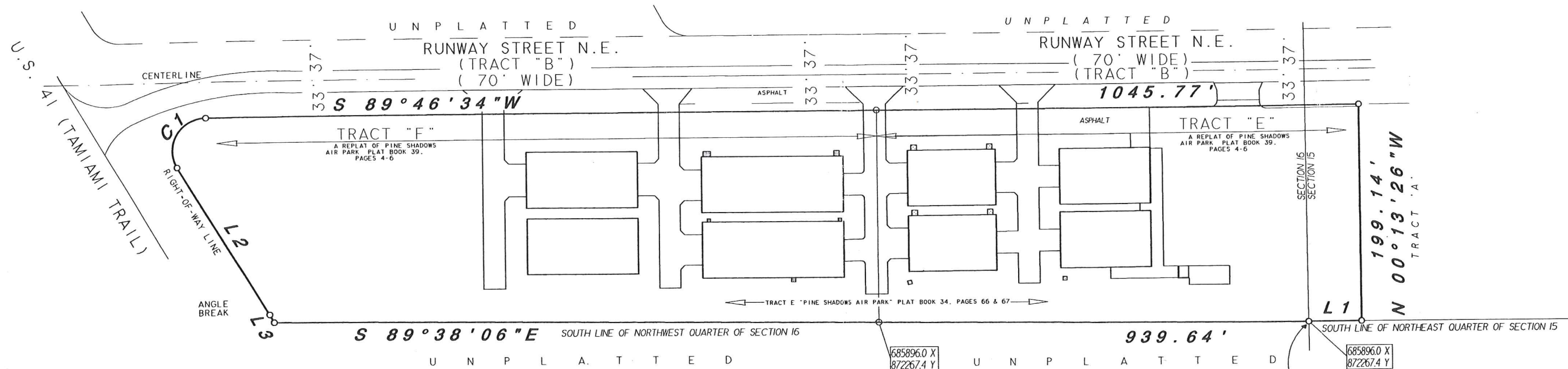


# SKETCH OF DESCRIPTION TO SHOW LIMITS OF REZONING THIS IS NOT A SURVEY SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2



SCALE 1 INCH = 100 FEET  
0 100 200

PROPERTY ADDRESS:  
2920 RUNWAY STREET NE,  
NORTH FORT MYERS, FLORIDA



## SURVEYORS NOTES:

- 1)SIR = SET 1/2" IRON ROD, WITH CAP LB#6594.
- 2)BEARINGS = SOUTH PROPERTY LINE = PLAT BEARING.
- 3)S'X' = SET 'X' IN CONCRETE
- 4)FIR = FOUND IRON ROD
- 5)FCM = FOUND CONCRETE MONUMENT

**RECEIVED**  
APR 11 2008

COMMUNITY DEVELOPMENT

DATE: NOVEMBER 16, 2007

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L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**  
1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	120°11'05"	30.00'	62.93'	52.01'	S 29°41'02"W
LINE	BEARING	DISTANCE			
L 1	N 89°57'53"E	48.51'			
L 2	S 30°24'31"E	158.51'			
L 3	S 28°38'36"E	8.21'			

AMENDED SURVEYOR'S CERTIFICATION 4-7-2008

REVISION: SIMPLIFIED SKETCH 3-7-2008  
FILE DISK: MARCH 08-3

DCI 2007-00026



# SKETCH OF DESCRIPTION TO SHOW LIMITS OF REZONING THIS IS NOT A SURVEY

SHEET 2 OF 2 NOT VALID WITHOUT SHEET 1

A TRACT OR PARCEL OF LAND CONSISTING OF TWO PARCELS DESCRIBED TOGETHER FOR GOVERNMENTAL PURPOSES: SAID PARCEL BEING IN PORTIONS OF **SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA** AND SHOWN AS TRACT "E" OF **PINE SHADOWS AIR PARK**, AS RECORDED IN PLAT BOOK 34, PAGES 66 & 67, AND SHOWN AS TRACTS "E" & "F" OF **A REPLAT OF A PART OF PINE SHADOWS AIR PARK** AS RECORDED IN PLAT BOOK 39, PAGES 4, 5 & 6 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF THE NORTHWEST CORNER OF SAID SECTION 16: THENCE N 89 degrees 57'53" E. FOR A DISTANCE OF 48.51 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, FOR A DISTANCE OF 48.51 FEET: THENCE N 00 degrees 13'26" W. FOR A DISTANCE OF 199.14 FEET: THENCE S 89 degrees 46'34" W. PASSING FROM SAID SECTION 15 INTO SAID SECTION 16, FOR A DISTANCE OF 1045.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET: THENCE WEST, SOUTH AND SOUTHEAST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120 degrees 11'05", FOR A DISTANCE OF 62.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41, TAMiami TRAIL (300' WIDE): THENCE S 30 degrees 24'31" E. ALONG SAID RIGHT-OF-WAY LINE FOR 158.51 FEET TO AN ANGLE BREAK: THENCE S 28 degrees 38'36" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 8.21 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16: THENCE S 89 degrees 38'06" E. FOR A DISTANCE OF 939.64 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
THE NORTH PROPERTY LINE BEARS N 89 degrees 46'34" E AS PER PLATS CITED HEREON.  
CONTAINING 4.6 ACRES. MORE OR LESS.

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**  
1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

AMENDED SURVEYOR'S CERTIFICATION 4-7-2008  
**REVISION: SIMPLIFIED SKETCH 3-7-2008**  
**FILE DISK: MARCH 08-3**

**DATE: NOVEMBER 16, 2007**

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L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC

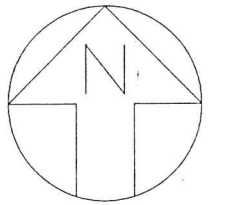
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APR 11 2008

COMMUNITY DEVELOPMENT

2007-00026



# SKETCH OF DESCRIPTION TO SHOW LIMITS OF REZONING THIS IS NOT A SURVEY SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2



SCALE 1 INCH = 100 FEET  
0 100 200

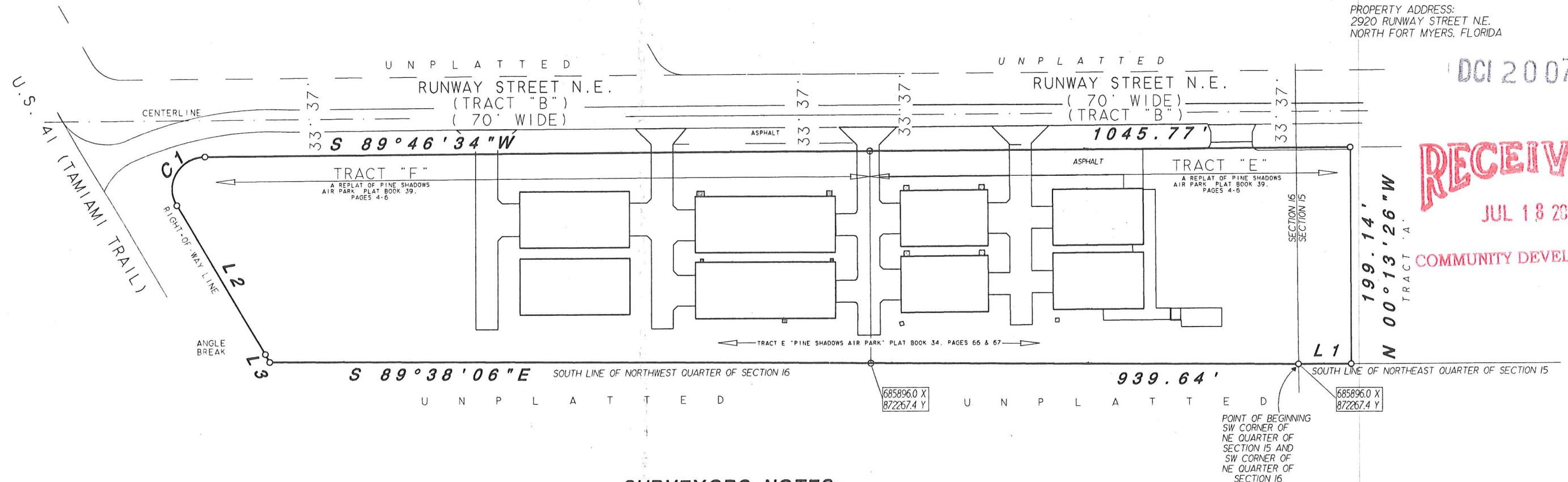
PROPERTY ADDRESS:  
2920 RUNWAY STREET NE,  
NORTH FORT MYERS, FLORIDA

DCI 2007-00026

**RECEIVED**

JUL 18 2008

COMMUNITY DEVELOPMENT



## SURVEYORS NOTES:

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- 2)BEARINGS = SOUTH PROPERTY LINE = PLAT BEARING.
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DATE: NOVEMBER 16, 2007

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NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC

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(239) 277-7330  
(239) 277-7332 FAX

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	120°11'05"	30.00'	62.93'	52.01'	S 29°41'02"W
LINE	BEARING	DISTANCE			
L 1	N 89°57'53"E	48.51'			
L 2	S 30°24'31"E	158.51'			
L 3	S 28°38'36"E	8.21'			

AMENDED SURVEYOR'S CERTIFICATION 7-17-2008  
AMENDED SURVEYOR'S CERTIFICATION 4-7-2008

REVISION: SIMPLIFIED SKETCH 3-7-2008  
FILE DISK: MARCH 08-3



**SKETCH OF DESCRIPTION  
TO SHOW LIMITS OF REZONING  
THIS IS NOT A SURVEY  
SHEET 2 OF 2 NOT VALID WITHOUT SHEET 1**

DCI 2007-00026

A TRACT OR PARCEL OF LAND CONSISTING OF TWO PARCELS DESCRIBED TOGETHER FOR GOVERNMENTAL PURPOSES: SAID PARCEL BEING IN PORTIONS OF **SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA** AND SHOWN AS TRACT "E" OF **PINE SHADOWS AIR PARK**, AS RECORDED IN PLAT BOOK 34, PAGES 66 & 67, AND SHOWN AS TRACTS "E" & "F" OF **A REPLAT OF A PART OF PINE SHADOWS AIR PARK** AS RECORDED IN PLAT BOOK 39, PAGES 4, 5 & 6 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
THE NORTH PROPERTY LINE BEARS N 89 degrees 46' 34" E AS PER PLATS CITED HEREON.  
CONTAINING 4.6 ACRES. MORE OR LESS.

**RECEIVED**  
JUL 18 2008

COMMUNITY DEVELOPMENT

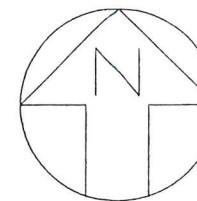
**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**  
1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

AMENDED SURVEYOR'S CERTIFICATION 7-17-2008  
AMENDED SURVEYOR'S CERTIFICATION 4-7-2008  
**REVISION: SIMPLIFIED SKETCH 3-7-2008**  
**FILE DISK: MARCH 08-3**

**DATE: NOVEMBER 16, 2007**  
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L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL  
JOB NUMBER: 07-389CC



# SKETCH OF DESCRIPTION TO SHOW LIMITS OF REZONING THIS IS NOT A SURVEY SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2



SCALE 1 INCH = 100 FEET

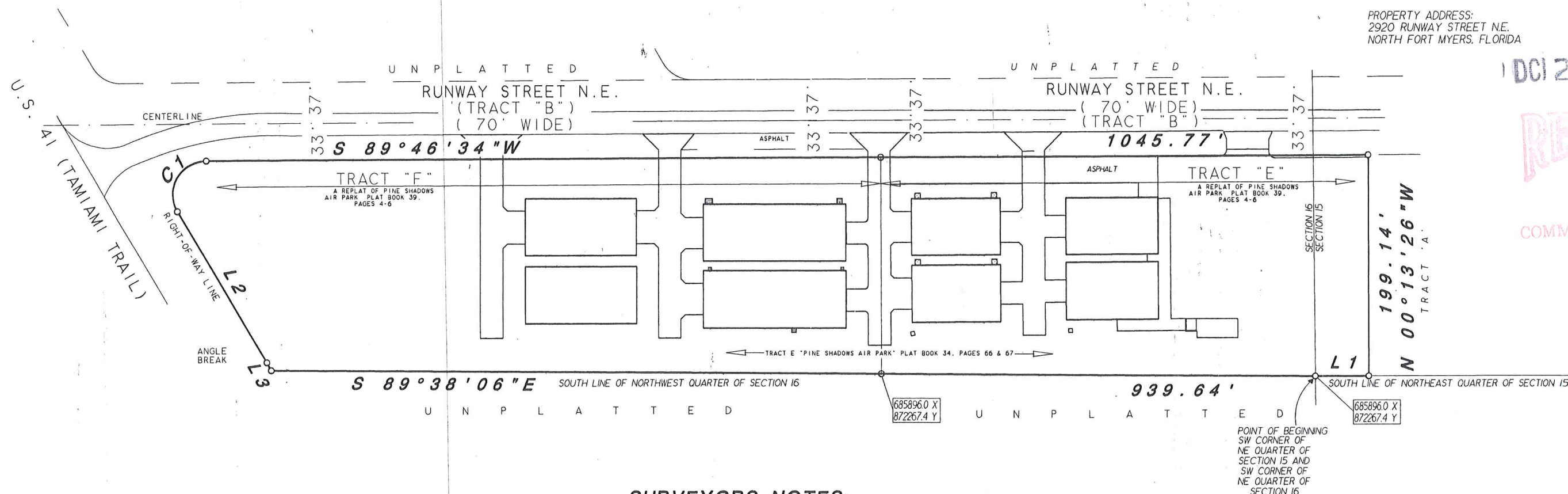
0 100 200

PROPERTY ADDRESS:  
2920 RUNWAY STREET N.E.  
NORTH FORT MYERS, FLORIDA

DCI 2007-00026

RECEIVED  
JUL 23 2008

COMMUNITY DEVELOPMENT



## SURVEYORS NOTES:

- 1)SIR - SET 1/2" IRON ROD, WITH CAP LB#6594.
- 2)BEARINGS - SOUTH PROPERTY LINE - PLAT BEARING.
- 3)S'X" - SET 'X' IN CONCRETE
- 4)FIR - FOUND IRON ROD
- 5)FCM - FOUND CONCRETE MONUMENT

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	120°11'05"	30.00'	62.93'	52.01'	S 29°41'02"W
LINE	BEARING	DISTANCE			
L 1	N 89°57'53"E	48.51'			
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ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.

1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

REMOVED QUALIFIER FROM DESCRIPTION 7-29-2008  
AMENDED SURVEYOR'S CERTIFICATION 7-17-2008  
AMENDED SURVEYOR'S CERTIFICATION 4-7-2008

REVISION: SIMPLIFIED SKETCH 3-7-2008  
FILE DISK: JULY 08-3

DATE: NOVEMBER 16, 2007

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L. LARRY BARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC



**SKETCH OF DESCRIPTION**  
**TO SHOW LIMITS OF REZONING**  
**THIS IS NOT A SURVEY**  
**SHEET 2 OF 2 NOT VALID WITHOUT SHEET 1**

A TRACT OR PARCEL OF LAND CONSISTING OF TWO PARCELS DESCRIBED TOGETHER FOR GOVERNMENTAL PURPOSES: SAID PARCEL BEING IN PORTIONS OF **SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST**, LEE COUNTY, FLORIDA AND SHOWN AS TRACT "E" OF **PINE SHADOWS AIR PARK**, AS RECORDED IN PLAT BOOK 34, PAGES 66 & 67, AND SHOWN AS TRACTS "E" & "F" OF **A REPLAT OF A PART OF PINE SHADOWS AIR PARK** AS RECORDED IN PLAT BOOK 39, PAGES 4, 5 & 6 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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THE NORTH PROPERTY LINE BEARS N 89 degrees 46'34" E AS PER PLATS CITED HEREON.  
CONTAINING 4.6 ACRES, MORE OR LESS.

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1930 PARK MEADOWS DRIVE  
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(239) 277-7332 FAX

REMOVED QUALIFIER FROM DESCRIPTION 7-29-2008  
AMENDED SURVEYOR'S CERTIFICATION 7-17-2008  
AMENDED SURVEYOR'S CERTIFICATION 4-7-2008  
**REVISION: SIMPLIFIED SKETCH 3-7-2008**  
**FILE DISK: JULY 08-3**

**DATE: NOVEMBER 16, 2007**

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NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC

DCI 2007-00026

RECEIVED  
JUL 23 2008

COMMUNITY DEVELOPMENT



# LAND SURVEY

## SURVEY DESCRIPTION:

TRACT "F" OF A REPLAT OF A PART OF PINE SHADOWS AIR PARK, AS RECORDED IN PLAT BOOK 39, PAGES 4-6, (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE N 89 degrees 38'05" W, FOR A DISTANCE OF 390.51 FEET TO THE POINT OF BEGINNING; THENCE N 89 degrees 38'05" W, FOR A DISTANCE OF 549.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 TAMiami TRAIL (300' WIDE); THENCE N 28 degrees 38'36" W, ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 8.21 FEET TO AN ANGLE BREAK; THENCE N 30 degrees 24'31" W, ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWEST, NORTH AND EAST, ALONG THE ARC OF A CURVE: THROUGH A CENTRAL ANGLE OF 120 degrees 11'05" . FOR A DISTANCE OF 62.93 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RUNWAY STREET (TRACT "B"); THENCE N 89 degrees 46'34" E, FOR A DISTANCE OF 606.77 FEET; THENCE S 00 degrees 13'26" E, FOR A DISTANCE OF 194.96 FEET TO THE POINT OF BEGINNING.

THE NORTH PROPERTY LINE BEARS AS SHOWN PER PLAT CITED HEREON.

CONTAINING 2.62 ACRES, MORE OR LESS.

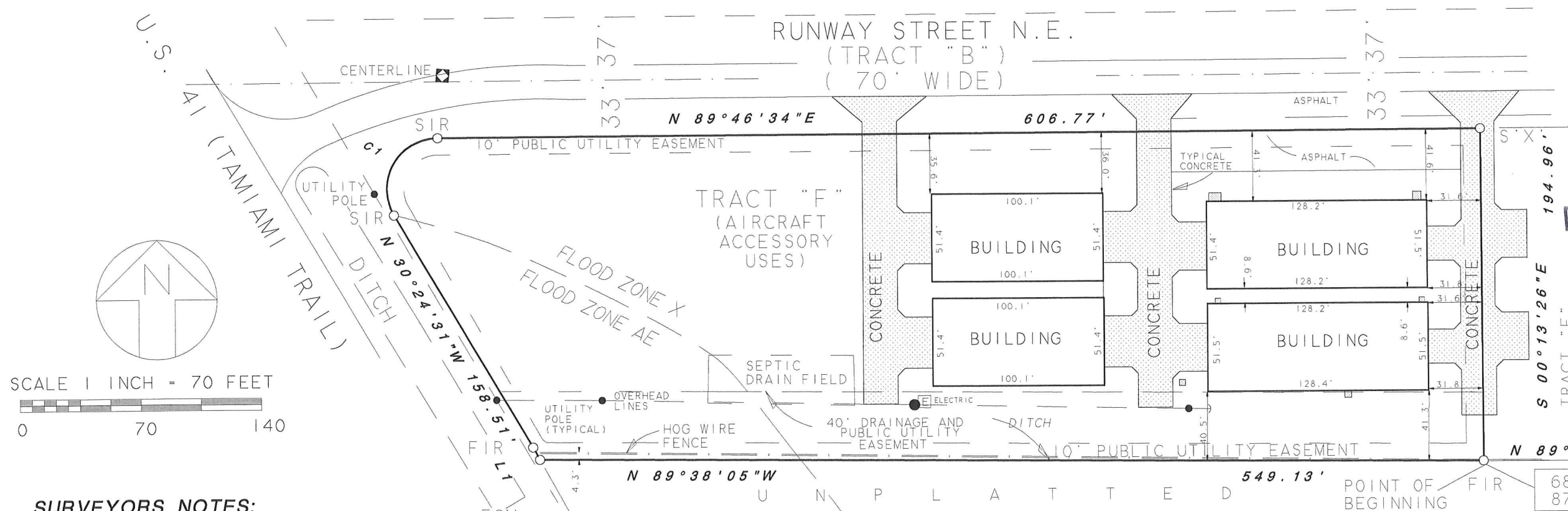
PROPERTY ADDRESS:  
2860 RUNWAY STREET N.E.  
NORTH FORT MYERS, FLORIDA

**RECEIVED**  
SEP 15 2008

COMMUNITY DEVELOPMENT

DCI 2007-00026

POINT OF COMMENCEMENT  
SE CORNER OF  
THE NW 1/4 OF  
SECTION 16,  
TOWNSHIP 43 SOUTH,  
RANGE 24 EAST



## SURVEYORS NOTES:

- 1)SIR = SET 1/2" IRON ROD, WITH CAP LB#6594.
- 2)BEARINGS = SOUTH PROPERTY LINE = PLAT BEARING.
- 3)FIR = FOUND IRON ROD
- 4)FCM = FOUND CONCRETE MONUMENT
- 5)S'X"-SET "X" IN CONCRETE.

THE PROPERTY SHOWN HEREON IS LYING IN ZONE AE OF  
THE NATIONAL FLOOD INSURANCE PROGRAM. ELEVATION = 19'.

CURVE	DELTA	ANGLE	RADIUS	ARC	CHORD	CHORD	BEARING
C 1	120°11'05"	30.00'	62.93'	52.01'	N 29°41'02" E		
LINE	BEARING	DISTANCE					
L 1	N 28°38'36" W	8.21'					

SEPTEMBER 15, 2008- ADJUSTED CERTIFICATION

APRIL 7, 2008 AMENDED CERTIFICATION

REVISION: MARCH 7, 2008 REWROTE LEGAL DESCRIPTION

NOVEMBER 20, 2007- ADDED SEPTIC

FILE DISK: SEPTEMBER 08-1

CREW: RICE/MUNNS/RUSH

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**

1930 PARK MEADOWS DRIVE  
SUITE 9

FORT MYERS, FLORIDA

(239) 277-7330

(239) 277-7332 FAX

THIS SURVEY IS CERTIFIED TO:

**JAY MACDUFF**

DATE:

NOVEMBER 16, 2007

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA STATUTES AND CHAPTER 61G17, FAC AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

REFERENCE JOB NUMBERS 03-1082

JOB NUMBER: 07-389A



# LAND SURVEY

PROPERTY ADDRESS:  
2920 RUNWAY STREET N.E.  
NORTH FORT MYERS, FLORIDA

## SURVEYORS NOTES:

- 1)SIR = SET 1/2" IRON ROD, WITH CAP LB#6594.
- 2)BEARINGS = SOUTH PROPERTY LINE = PLAT BEARING.
- 3)S'X' = SET 'X' IN CONCRETE
- 4)FIR = FOUND IRON ROD
- 5)FCM = FOUND CONCRETE MONUMENT

THIS SURVEY IS CERTIFIED TO:

**PINE SHADOWS STORAGE, L.L.C.,**

THE PROPERTY SHOWN HEREON IS LYING IN ZONE AE OF  
THE NATIONAL FLOOD INSURANCE PROGRAM. ELEVATION = 19'.

## SURVEY DESCRIPTION:

### OVERALL PARCEL:

TRACT 'E' OF PINE SHADOWS AIR PARK AS RECORDED IN PLAT BOOK 34,  
PAGES 66 & 67. LESS AND EXCEPT, THAT PARCEL OF LAND SHOWN AS:  
TRACT 'F' OF A REPLAT OF A PART OF PINE SHADOWS AIR PARK  
AS RECORDED IN PLAT BOOK 39, PAGES 4-6, (INCLUSIVE) ALL IN THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA THE SAME BEING TRACT 'E' OF A REPLAT OF A PART OF  
A REPLAT OF A PART OF AS RECORDED IN PLAT BOOK 39, PAGES 4, 5 & 6. OF THE  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 43  
SOUTH, RANGE 24 EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST  
QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA: THENCE  
N 89 degrees 57'53" E, FOR A DISTANCE OF 48.51 FEET: THENCE N 00 degrees 13' 26" W, FOR A DISTANCE OF  
199.14 FEET: THENCE S 89 degrees 46'34" W, FOR A DISTANCE OF 439.00 FEET: THENCE S 00 degrees 13'26" E,  
FOR A DISTANCE OF 194.96 FEET: THENCE S 89 degrees 38' 05" E, FOR A DISTANCE OF 391.51 FEET TO THE  
POINT OF BEGINNING.  
CONTAINING 1.99 ACRES, MORE OR LESS.  
BEARINGS BASED ON THE PLAT CITED HEREON.

NOVEMBER 20, 2008 REVISED CERTIFICATION  
MARCH 7, 2008 RE WROTE LEGAL DESCRIPTION.

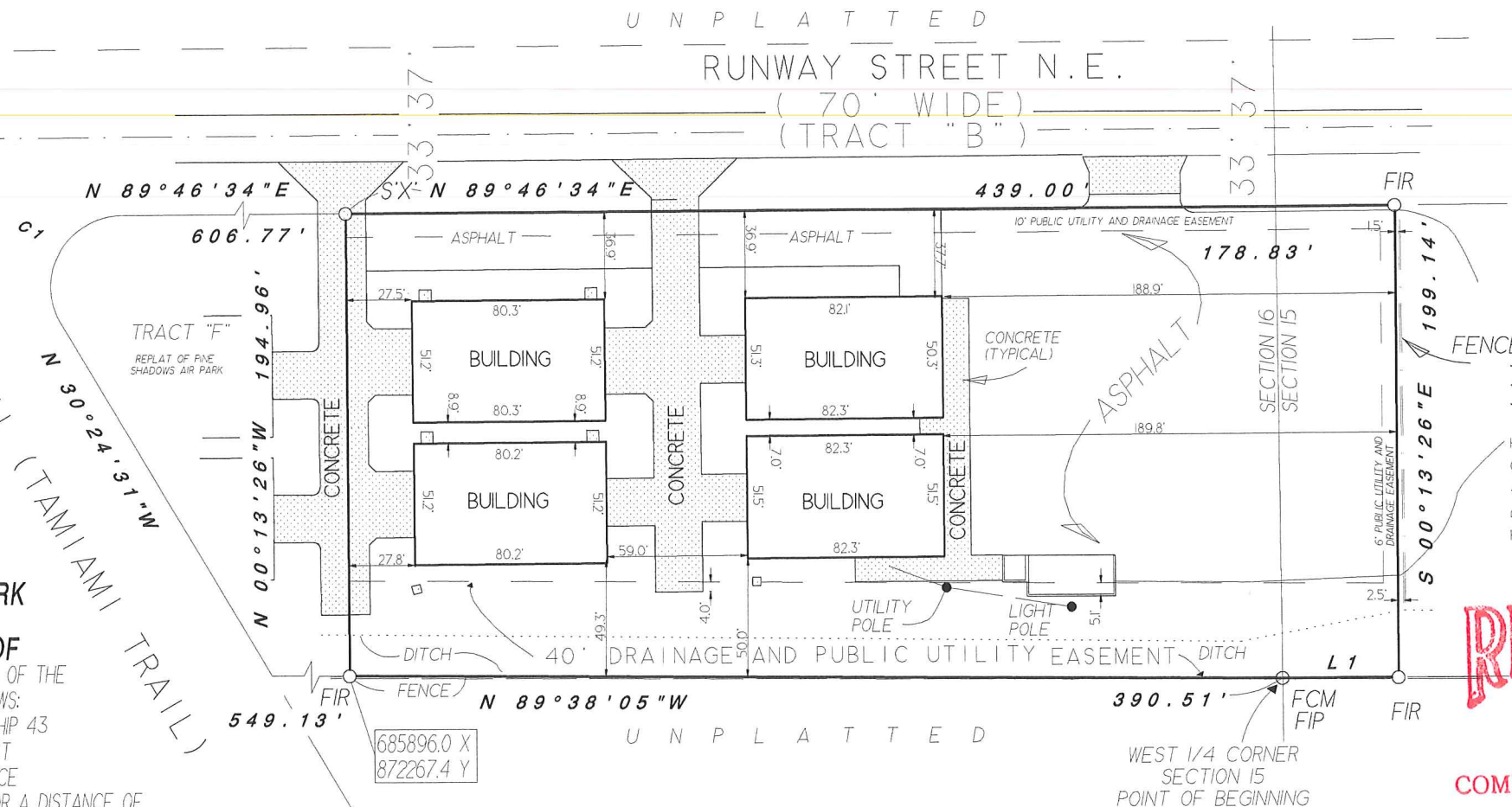
REVISION: NOVEMBER 20, 2007 REMOVED TANK

FILE DISK: SEPTEMBER 08-1

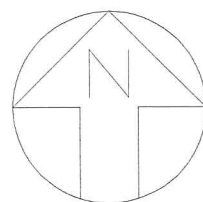
CREW: RICE/MUNNS/RUSH

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**

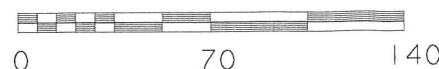
1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	120°11'05"	30.00'	62.93'	52.16'	52.01'	N 29°41'02"E
LINE	BEARING	DISTANCE				
L 1	S 89°57'53"W	48.51'				



SCALE 1 INCH = 70 FEET



**RECEIVED**  
SEP 15 2008

COMMUNITY DEVELOPMENT

DCI 2007-00026

DATE:

NOVEMBER 16, 2007

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE  
MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE  
FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT  
TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA  
STATUTES AND CHAPTER 61G17, FAC AND IS CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL  
EMBOSSSED SEAL OF THE FLORIDA LICENSED SURVEYOR  
AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS  
FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.  
NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

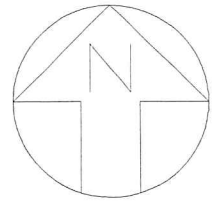
L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSSED SEAL

REFERENCE JOB NUMBERS 03-1082A & 051431

JOB NUMBER: 07-389

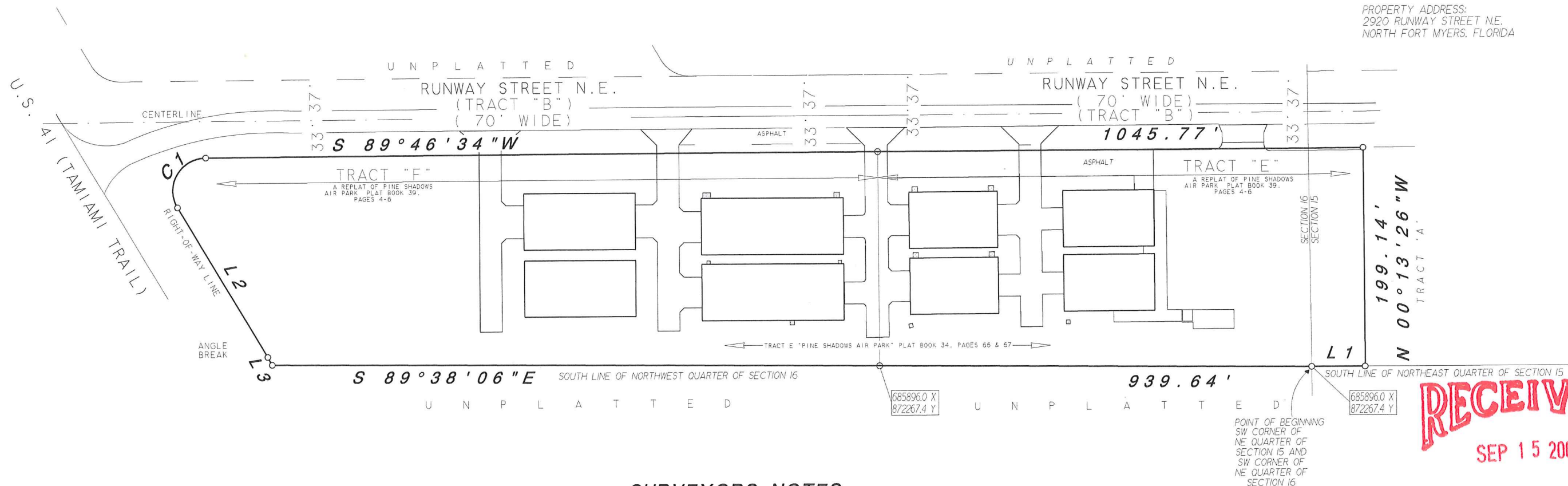


# SKETCH OF DESCRIPTION TO SHOW LIMITS OF REZONING THIS IS NOT A SURVEY SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2



SCALE 1 INCH = 100 FEET  
0 100 200

PROPERTY ADDRESS:  
2920 RUNWAY STREET N.E.  
NORTH FORT MYERS, FLORIDA



## SURVEYORS NOTES:

- 1)SIR = SET 1/2" IRON ROD, WITH CAP LB#6594.
- 2)BEARINGS = SOUTH PROPERTY LINE = PLAT BEARING.
- 3)S'X' = SET 'X' IN CONCRETE
- 4)FIR = FOUND IRON ROD
- 5)FCM = FOUND CONCRETE MONUMENT

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**  
1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	120° 11' 05"	30.00'	62.93'	52.01'	S 29° 41' 02"W
LINE	BEARING	DISTANCE			
L 1	N 89° 57' 53"E	48.51'			
L 2	S 30° 24' 31"E	158.51'			
L 3	S 28° 38' 36"E	8.21'			

ADJUSTED CERTIFICATION SEPTEMBER 15, 2008  
REMOVED QUALIFIER FROM DESCRIPTION 7-29-2008  
AMENDED SURVEYOR'S CERTIFICATION 7-17-2008  
AMENDED SURVEYOR'S CERTIFICATION 4-7-2008

REVISION: SIMPLIFIED SKETCH 3-7-2008  
FILE DISK: SEPTEMBER 08-1

DATE: NOVEMBER 16, 2007

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA STATUTES AND CHAPTER 61G17, FAC AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, UNLESS IT BEARS THE EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC



**SKETCH OF DESCRIPTION**  
**TO SHOW LIMITS OF REZONING**  
**THIS IS NOT A SURVEY**  
**SHEET 2 OF 2 NOT VALID WITHOUT SHEET 1**

A TRACT OR PARCEL OF LAND CONSISTING OF TWO PARCELS DESCRIBED TOGETHER FOR GOVERNMENTAL PURPOSES: SAID PARCEL BEING IN PORTIONS OF **SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA** AND SHOWN AS TRACT "E" OF **PINE SHADOWS AIR PARK**, AS RECORDED IN PLAT BOOK 34, PAGES 66 & 67, AND SHOWN AS TRACTS "E" & "F" OF **A REPLAT OF A PART OF PINE SHADOWS AIR PARK** AS RECORDED IN PLAT BOOK 39, PAGES 4, 5 & 6 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF THE NORTHWEST CORNER OF SAID SECTION 16; THENCE N 89 degrees 57'53" E. FOR A DISTANCE OF 48.51 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15. FOR A DISTANCE OF 48.51 FEET; THENCE N 00 degrees 13'26" W. FOR A DISTANCE OF 199.14 FEET; THENCE S 89 degrees 46'34" W. PASSING FROM SAID SECTION 15 INTO SAID SECTION 16, FOR A DISTANCE OF 1045.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE WEST, SOUTH AND SOUTHEAST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120 degrees 11'05", FOR A DISTANCE OF 62.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41, TAMiami TRAIL (300' WIDE); THENCE S 30 degrees 24'31" E. ALONG SAID RIGHT-OF-WAY LINE FOR 158.51 FEET TO AN ANGLE BREAK; THENCE S 28 degrees 38'36" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 8.21 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S 89 degrees 38'06" E. FOR A DISTANCE OF 939.64 FEET TO THE POINT OF BEGINNING.  
THE NORTH PROPERTY LINE BEARS N 89 degrees 46'34" E AS PER PLATS CITED HEREON.  
CONTAINING 4.6 ACRES. MORE OR LESS.

**ATTORNEY'S  
REAL ESTATE  
LAND SURVEYING  
INC.**  
1930 PARK MEADOWS DRIVE  
SUITE 9  
FORT MYERS, FLORIDA  
(239) 277-7330  
(239) 277-7332 FAX

ADJUSTED CERTIFICATION SEPTEMBER 15, 2008  
REMOVED QUALIFIER FROM DESCRIPTION 7-29-2008  
AMENDED SURVEYOR'S CERTIFICATION 7-17-2008  
AMENDED SURVEYOR'S CERTIFICATION 4-7-2008  
**REVISION: SIMPLIFIED SKETCH 3-7-2008**  
**FILE DISK: SEPTEMBER 08-1**

**DATE: NOVEMBER 16, 2007**

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 177, FLORIDA STATUTES, CHAPTER 472, FLORIDA STATUTES AND CHAPTER 61G17, FAC AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, UNLESS IT BEARS THE EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARRY GARDNER, SURVEYOR AND MAPPER #4294  
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 07-389CC

**RECEIVED**  
SEP 15 2008

COMMUNITY DEVELOPMENT  
DCI 2007-00026



**MEMORANDUM**  
From The  
**Department Of**  
**Community Development**  
Development Services Division

---

Date: April 21, 2009

To: DCI2007-00026

FROM: Cathy Keller

RE: Notice of Public Hearing - May 4, 2009  
Lee County Board of County Commissioners Meeting

I, Cathy Keller, Internal Services Secretary, Development Services Division, do hereby certify that I have mailed **notices to the participants** in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.



## NOTICE TO PARTICIPANT

CASE NUMBER: DCI2007-00026

NAME: PINE SHADOWS AIR PARK

REQUEST: Amend Zoning Resolution #Z-98-069 Pine Shadows Air Park Commercial Planned Development (CPD) on 4.65± acres. The amendment seeks to allow open storage on the rear vacant parcel, add uses such as professional office and business services in front on US 41, and modify the buffer requirements. No development blasting is requested. The entire development (existing and new) will hook up to public potable water and sanitary sewer service.

LOCATION: 2920 & 2860 Runway Street, North Fort Myers Planning Community, Lee County, FL

PROPERTY OWNER'S REPRESENTATIVE: MR. MIKE ROEDER  
239-334-2722

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 am on Monday, May 4, 2009, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers FL.

The law states that, as a participant, you have the right to appear and address the Board on this case. However, the law strictly limits all testimony before the Board to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Hearing Examiner's hearing and not otherwise disclosed in the record. Statements will be limited to five (5) minutes or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Call 533-8585 for additional information.

**In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Catherine Keller at 533-8585.**

DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
Zoning Division





## DCI2007-00026 / Pine Shadows Air Park

Mr. Mike Roeder  
Knott Consoer  
1625 Hendry St, Suite 301  
Fort Myers, FL 33901

Mr. Jay MacDuff  
2326 Del Prado Blvd  
Cape Coral, FL 33990

Pine Shadows Storage LLC  
PO Box 101177  
Cape Coral, FL 33910

Richard Dobson  
3740 Downwind  
North Fort Myers, Florida 33917

Jerald Ellis  
18580 Baseleg Avenue  
North Fort Myers, Florida 33917

Joseph Fife  
18736 Baseleg Avenue  
North Fort Myers, Florida 33917

Patricia Fife  
18736 Baseleg Avenue  
North Fort Myers, Florida 33917

Robert Foltz  
18631 Base Leg Avenue  
North Fort Myers, Florida 33917

Antony Greene  
18502 Crosswind Avenue  
North Fort Myers, Florida 33917

James Hiatt  
18891 Crosswind Avenue  
North Fort Myers, Florida 33917

Robin Howton  
3651 Runway Street  
North Fort Myers, Florida 33917

Joe Llamas  
18832 Crosswind Avenue  
North Fort Myers, Florida 33917

Joseph Madden  
2277 Main Street  
Fort Myers, Florida 33901

Barry Marz  
18735 Baseleg Avenue  
North Fort Myers, Florida 33917

Tom Norton  
3641 Downwind Lane  
North Fort Myers, Florida 33917

Glenn Novack  
18682 Crosswind Avenue  
North Fort Myers, Florida 33917

Andrew Shaw  
18761 Baselet Avenue  
North Fort Myers, Florida 33917

James "Jim" Witty  
3641 Runway Street  
North Fort Myers, Florida 33917

Linda Yorde  
18771 Crosswind Avenue  
North Fort Myers, Florida 33917





**MEMORANDUM  
FROM THE  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
ZONING DIVISION**

**DATE:** November 18, 2008

**TO:** File - DCI2007-00026      **FROM:** Cathy Keller  
Secretary, Internal Services

**RE:** Notice of Public Hearing - December 4, 2008      HEX

I, Cathy Keller, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.



# NOTICE TO F...PROPERTY OWNERS WITHIN 500 FEET

CASE NUMBER: DCI2007-00026

CASE NAME: PINE SHADOWS AIR PARK

REQUEST: Amend Zoning Resolution #Z-98-069 Pine Shadows Air Park Commercial Planned Development (CPD) on +/- 4.65 acres. The amendment seeks to allow open storage on the rear vacant parcel, add uses such as professional office and business services in front on US 41, and modify the buffer requirements. No development blasting is requested. The entire development (existing and new) will hook up to public potable water and sanitary sewer service.

LOCATION: The subject property is located at 2920 & 2860 Runway Street, North Fort Myers Planning Community, Lee County, FL

SIZE OF PROPERTY: 4.65 Acres ±

STAFF REPORT: Direct inquiries to Tony Palermo, AICP, Senior Planner, at 239-533-8325, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE: MR. MIKE ROEDER  
KNOTT CONSOER  
239-334-2722

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 AM on 12/04/2008 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

**If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.**

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

**In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Catherine A Keller at 239/533-8585.**

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division



15-43-24-00-00001.0360  
MCKINNEY C L JR + DEBORAH A  
3080 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

15-43-24-00-00001.0410  
BERNIER SERGE + DIANA  
3040 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

15-43-24-00-00005.0000  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

15-43-24-01-0000A.00CE  
PINE SHADOWS AIR PARK  
18591 BASE LEG AVE  
NORTH FORT MYERS, FL 33917

16-43-24-00-00001.003A  
ELLIS RONALD G JR + LINDA A  
18787 BASELEG AVE  
NORTH FORT MYERS, FL 33917

16-43-24-00-00001.003B  
STAFFORD SKIP TR  
PO BOX 3877  
NORTH FORT MYERS, FL 33918

16-43-24-00-00001.003C  
STAFFORD SKIP TR  
PO BOX 3877  
NORTH FORT MYERS, FL 33918

16-43-24-00-00001.003D  
STAFFORD SKIP TR  
PO BOX 3877  
NORTH FORT MYERS, FL 33918

16-43-24-00-00001.0040  
DICKEY TED A TR  
3274 AVOCADO DR  
FORT MYERS, FL 33901

16-43-24-00-00001.0050  
DEL TURA PHASE I LLC  
HOMETOWN AMERICA MGT LLC  
150 N WACKER DR #900  
CHICAGO, IL 60606

16-43-24-00-00002.012A  
JACOBS ARTHUR C JR + JOY L  
3000 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0000  
RIVERA ANTHONY + EVELYN  
2950 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0010  
PENNINGTON DAVID M + NORMA C +  
2750 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0020  
PENNINGTON DAVID M + NORMA C  
2750 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0030  
CHRISTENSEN A M + MELBA J TR  
PO BOX 3937  
NORTH FORT MYERS, FL 33918

16-43-24-00-00004.0040  
NORTH FORT MYERS FIRE CONTROL  
PO BOX 3507  
NORTH FORT MYERS, FL 33918

16-43-24-00-00004.0050  
K + L INC  
2970 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0060  
RIVERA ANTHONY + EVELYN  
2950 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00006.0000  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902





Angel Coates  
Lee County Dept. of Human Services Neighborhood Relations  
2440 Thompson Street  
Fort Myers, FL 33901

Ellen M. Penar  
Heron's Glen Homeowners Association  
20838 Kaidon Lane  
North Fort Myers, FL 33917

Laura Alvarez  
Concerned Citizens of Bayshore Community  
18900 Lynn Road  
North Fort Myers, FL 33917

Nina Paight  
Nominating Civic Assn.  
20150 Keola Lane  
N. Ft. Myers, FL 33917

Scott Brenner  
North Fort Myers Community Planning Panel  
395 Bamboo Drive  
North Fort Myers, FL 33917

Thomas B. Hart, Esq.  
Heron's Glen Homeowners Association, Inc.  
1625 Hendry Street, Suite 301  
Fort Myers, FL 33901

Mr. Jay MacDuff  
2326 Del Prado Blvd  
Cape Coral, FL 33901

Mr. Mike Roeder  
Knott Consoer  
1625 Hendry St., Suite 301  
Fort Myers, FL 33901





LEE COUNTY  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes  
*District One*

April 15, 2009

533-8585

A. Brian Bigelow  
*District Two*

Ray Judah  
*District Three*

Tammy Hall  
*District Four*

Frank Mann  
*District Five*

Donald D. Stilwell  
*County Manager*

David M. Owen  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

RE: **Agenda Schedule for PINE SHADOWS AIR PARK**  
**Case No. DCI2007-00026**

Dear MR. MIKE ROEDER :

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: Monday, May 4, 2009. Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room  
2120 Main Street  
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

Jamie Princing  
Administrative Assistant

cc: MR. JAY MACDUFF  
PINE SHADOWS STORAGE LLC  
Tony Palermo, AICP, Senior Planner

Zoning File



LEE COUNTY  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes  
District One

October 31, 2008

533-8585

A. Brian Bigelow  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

Frank Mann  
District Five

Donald D. Stilwell  
County Manager

James G. Yeager  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

RE: Agenda Schedule for PINE SHADOWS AIR PARK  
Case No. DCI2007-00026

Dear MR. MIKE ROEDER :

Your zoning request has been scheduled before the Hearing Examiner on Thursday, December 4, 2008, at 9:00 AM. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner accepts exhibits on boards for demonstrative purposes and for use in her/his decision making; however, an official exhibit entered into the record must be either a foldable copy of the exhibit or an 11 x 17 duplicate of the board exhibit (clipping the exhibit to the board rather than gluing it is an acceptable form since it can be removed from the board and folded to be put in the file.

Your zoning sign will be ready for pickup any time after Wednesday, November 5, 2008, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 533-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Tuesday, November 18, 2008, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

*Catherine Keller*

Catherine A Keller  
Administrative Assistant

cc: MR. JAY MACDUFF  
PINE SHADOWS STORAGE LLC  
Tony Palermo, AICP, Senior Planner  
Zoning File



ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo, AICP

DATE: 10/15/2008

John Fredyma, Asst County Attorney  
DS Reviewer - Susan L Hollingsworth

TIS Reviewer - temporarily reviewed by DOT  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Lili Wu, LCDOT  
Dawn Gordon, Lee County School District  
Sam Lee, Natural Resources  
Chick Jakacki, Zoning  
Mike Pavese, Public Works

MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

To update your file  
☒ Review and forward substantive comments **ASAP**.

**RESPONSE REQUIRED BY: 10/29/2008**

Additional Comments:

Sufficiency letter distribution

cc: DCI planner/working file  
DCI Zone File

Distributed by: Catherine A Keller

Date: 10/16/2008



LEE COUNTY  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-533-8325

Bob Janes  
District One

A. Brian Bigelow  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

Frank Mann  
District Five

Donald D. Stilwell  
County Manager

David Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

October 15, 2008

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Amend Zoning Resolution #Z-98-069 Pine Shadows Air Park Commercial Planned Development (CPD) on +/- 4.65 acres. The amendment seeks to allow open storage on the rear vacant parcel, add uses such as professional office and business services in front on US 41, and modify the buffer requirements. No development blasting is requested. The entire development (existing and new) will hook up to public potable water and sanitary sewer service.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by October 29, 2008 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on December 4, 2008. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.



MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
October 15, 2008  
Page 2

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

A handwritten signature in black ink, appearing to read 'Tony Palermo', with a long horizontal stroke extending to the right.

Tony Palermo, AICP  
Senior Planner

copy w/o attachments

John Fredyma, Assistant County Attorney  
DS Reviewer - Susan L Hollingsworth  
Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Dawn Gordon, Lee County School District  
Jamie Prining, DCD Administration

MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
DCI Working File

cc.

CHICK JAKACKI, ZONING

MIKE PAVESE, PUBLIC WORKS

BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020



LEE COUNTY  
SOUTHWEST FLORIDA

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August 4, 2008

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)


Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

  
Tony Palermo, AICP  
Senior Planner



MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
August 4, 2008  
Page 2

---

cc: Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Jamie Prancing, DCD Administration  
John Fredyma, Assistant County Attorney  
Susan L Hollingsworth, Development Review  
MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
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cc.

CHICK JAKACKI, ZONING

MIKE PAVESE, PUBLIC WORKS

BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
August 4, 2008  
Page 3

**LC Public Hearing for Zoning Action Checklist (Ord. 05-29)**

*32) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Zoning Action Checklist.*

COUNTY ATTORNEY COMMENTS AUG 1, 2008.

Please consider the following with regard to the applicant's most recent submittal (date-stamped 7-29-08) for the above referenced project:

The applicant has submitted a revised legal description and sketch. It has been over a period of months that review of these items has continued to result in a finding of legal insufficiency.

Unfortunately, the legal description and sketch still contain unnecessary text with respect to their production. The Surveyor's certification says "The cited plats were relied upon for easement of record." This text must be removed. (See the last paragraph on page 2 of the attached memo.)

Thanks.

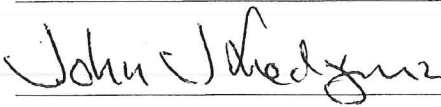
John



**MEMORANDUM**  
**FROM THE**  
**OFFICE OF COUNTY ATTORNEY**

**DATE:** June 26, 2008

**To:** Pam Houck  
Director, Zoning  
DCD Zoning Division

**FROM:**   
John J. Fredyma  
Assistant County Attorney

**RE: Boundary Survey Requirements for Zoning Applications**

Lee County Land Development Code (LDC) §§34-202(a)(2) and 34-373(a)(4)a. both require a boundary survey in conjunction with a zoning application. The relevant portion of each referenced section provides:

*"A boundary survey, prepared and sealed by a professional surveyor, that meets the minimum technical standards set forth in Chapter 617G17-6, F.A.C. The boundary survey must identify and depict all easements effecting [sic] the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection."*

Recently, there have been sufficiency issues with regard to some of the boundary surveys submitted with zoning applications. In particular, I have been requesting the removal of a number of notes and disclaimers appearing on the submitted surveys because they are inconsistent with the above-cited requirement.

The following are examples of some of the notes or disclaimers that are unacceptable and have been requested to be removed:

No search of the public record was performed.  
Subject to all easements, restrictions and covenants of record.  
No inspection of the subject property was performed.  
Survey based on information provided by the client.  
Survey based on XYZ Title Company title policy dated May 1, 1998.  
(An old date.)

Without going into a long explanation or discussion, suffice it to say there has been some reluctance on the part of some surveyors to remove notes that describe the title information, such as a title insurance policy or title report utilized in the preparation of the survey. There has also been a reluctance to remove notes that indicate the source or provider of the title work, for example, "Title information provided by the property owner." Surveyors have cited the Minimum Technical Standards found in 617G17-6, F.A.C. as the basis of their objection in this regard.

Pam Houck, Director, Zoning  
June 26, 2008  
Page 2

Re: Boundary Survey Requirements for Zoning Applications

I reviewed the LDC zoning application requirements and the Minimum Technical Standards and conclude it is acceptable to allow a note that identifies the title work utilized in the preparation of the survey to appear on the face of the survey. However, to be reasonably effective, the title work may not be more than 6 months old (from the initial filing date of the zoning application), and the effective date of the title work used must be included in the note.

Additionally, while a title opinion or title certification (prepared by a Florida attorney) or an owner's title insurance policy are acceptable sources, a title insurance binder, a portion of an owner's title insurance policy, a mortgagee's title insurance policy or an O & E (ownership and encumbrance) report are not. It is also acceptable to indicate the source or provider of the title work, though any other note that otherwise undercuts the LDC zoning application requirements may not appear on the face of the survey.

Finally, on a related note and with regard to the zoning application requirements found in LDC §34-202(a)(1) to provide a legal description and sketch, the same notes required to be removed from the boundary survey must also be removed from the legal description and sketch.

Please do not hesitate to let me know if you have any questions.

JJF/mms

**cc via e-mail only:** Donna Marie Collins, Chief Assistant County Attorney  
Dawn E. Perry-Lehnert, Assistant County Attorney  
Robert D. Spickerman, Assistant County Attorney  
Michael D. Jacob, Assistant County Attorney





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July 24, 2008

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

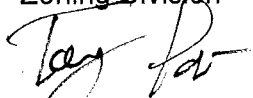
Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division



Tony Palermo, AICP  
Senior Planner

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
July 24, 2008  
Page 2

JULY 24, 2008

Please see the following attachment from the county attorney's office. It is the only sufficiency item pending.

(Removal of the "Subject to" note from the body of the legal description.

cc: Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Jamie Princing, DCD Administration  
John Fredyma, Assistant County Attorney  
Susan L Hollingsworth, Development Review  
MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
DCI Working File

cc.

CHICK JAKACKI, ZONING

MIKE PAVESE, PUBLIC WORKS

BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020



MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
July 24, 2008  
Page 3

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**LC Zoning Action Legal Requirements Checklist (Ord 05-29)**

*9) Legal Description. A metes and bounds legal description, prepared by a Florida Licensed Surveyor and Mapper, must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with Florida Statutes, Chapter 177 {see LC Public Hearing Application Form, Part 3.C.}. [34-202(a)(1)]*

The legal description supplied with the sketch is not compliant as it contains "Subject to easements and restrictions of record " in the body of the text. Please remove this phrase and resubmit.

**Palermo, Anthony D.**

---

**From:** Fredyma, John J.  
**Sent:** Thursday, July 24, 2008 9:10 AM  
**To:** Palermo, Anthony D.  
**Cc:** Houck, Pamela E.; Jakacki, Charles S.  
**Subject:** Pine Shadows Air Park DCI2007-00026

---

Tony,

Please consider the following with regard to the most recent submittal for the above-referenced zoning case:

1. The sketch, date-stamped "Received Jul 18 2008 Community Development" is sufficient.
2. The legal description that accompanied it on a second sheet is NOT. Please ask the applicant to have the text "Subject to easements and restrictions of record" from within the body of the legal description.

Please let me know if you have any questions.

Thanks.

John

John J. Fredyma  
Assistant County Attorney  
Lee County Attorney's Office  
P.O. Box 398  
Fort Myers, Florida 33902  
(2115 Second Street - 33901)  
Tel. 239/533-2236  
Fax 239/485-2106  
E-mail: [fredymjj@leegov.com](mailto:fredymjj@leegov.com) [Note: There is no "a" in the e-mail spelling of Fredyma.]

Please note: Florida has a very broad public records law. Most written communications to or from County employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

7/24/2008





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Examiner

May 9, 2008

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

  
Tony Palermo, AICP  
Senior Planner

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
May 9, 2008  
Page 2

MAY 9, 2008 COMMENTS.

Thank you for the letter from LCU, re: Water service.

Staff has deemed the case insufficient.

I am in receipt of a copy of your May 1, 2008 letter.

The remaining sufficiency issue has not been resolved. Please provide a sketch & legal description without text that is offending to the application requirements, as we have requested in previous letters.

Thank you for your attention to this matter.

cc: Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Jamie Prancing, DCD Administration  
John Fredyma, Assistant County Attorney  
Susan L Hollingsworth, Development Review  
MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
DCI Working File

cc.

CHICK JAKACKI, ZONING

MIKE PAVESE, PUBLIC WORKS

BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020



Bob Janes  
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April 25, 2008

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County Attorney

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Examiner

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

  
Tony Palermo, AICP  
Senior Planner

MR. MIKE ROEDER  
KNOTT CO. DIRECTOR  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 25, 2008  
Page 2

APRIL 25, 2008 STAFF COMMENT: Attached we have received your response to our sufficiency concerns (the note on the sketch and legal). Our position is the same, please remove the note per DCD and the County Attorney's request. This application is insufficient.

Note: We have waived the requirement for a survey. That waiver request was granted.

APRIL 11, 2008 SUBMITTAL - - Both the legal description and sketch contains the phrase."This survey was prepared without the benefit of a certified title report and is not a certification of title, zoning or freedom from encumbrances." Which must be removed.

Staff has deemed the case insufficient.

Please also provide a letter from LCU confirming there is potable water available. I did not see one in my file, and utility letters are a requirement.

We have a Dec. 13, 2007 letter from NFM Utilities, which states the utility has capacity and ability to provide wastewater treatment. As the County Attorney's office has pointed out, water and sewer service are likely to become issues, and you should be prepared for a discussion of connecting to both water and sewer for all buildings. I understand your position on this as it pertains to sewer, but we should be better prepared to address water AND sewer connections.

cc: Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Jamie Prining, DCD Administration  
John Fredyma, Assistant County Attorney  
Susan L Hollingsworth, Development Review  
MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
DCI Working File



MR. MIKE ROEDER  
KNOTT CO. ROER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 25, 2008  
Page 3

cc.

CHICK JAKACKI, ZONING  
MIKE PAVESE, PUBLIC WORKS  
BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020

**Palermo, Anthony D.**

**From:** Mike Roeder [MRoeder@knott-law.com]  
**Sent:** Wednesday, April 23, 2008 4:39 PM  
**To:** Palermo, Anthony D.  
**Cc:** Houck, Pamela E.; Jakacki, Charles S.; Fredyma, John J.; Matthew Uhle  
**Subject:** RE: pine shadows amendment. april 11 submittal.

Tony,

If DCD and the County Attorney had quoted the entire sentence, they would have noted that it continues "... unless it bears the signature and the original embossed seal of the Florida licensed surveyor and mapper." Since the sketch and legal we submitted contains the signature and embossed seal of the surveyor, we do not understand why this should be an issue. Hasn't this dragged on long enough? thanks

Michael E. Roeder  
Director of Zoning and Land Use Planning  
Knott, Consoer, Ebelini, Hart & Swett, P.A.  
239-334-2722  
[MRoeder@knott-law.com](mailto:MRoeder@knott-law.com)

**From:** Palermo, Anthony D. [mailto:APalermo@leegov.com]  
**Sent:** Tuesday, April 22, 2008 11:16 AM  
**To:** Mike Roeder  
**Cc:** Houck, Pamela E.; Jakacki, Charles S.; Fredyma, John J.  
**Subject:** pine shadows amendment. april 11 submittal.

**Based on the April 11, 2008 submittal :** Both the legal description and sketch contain the phrase. "This survey was prepared without the benefit of a certified title report and is not a certification of title, zoning or freedom from encumbrances" which must be removed.

**Per DCD and the County Attorney's office:** The application is still pending resolution of this one remaining sufficiency issue. No hearing date has been set.

Tony Palermo, Senior Planner, AICP  
Lee County Department of Community Development  
P.O. Box 398  
Fort Myers, FL 33902  
Ph. 239-533-8325  
F. 239-485-8300  
[apalermo@leegov.com](mailto:apalermo@leegov.com)

4/25/2008





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April 23, 2008

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

Tony Palermo, AICP  
Senior Planner

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 23, 2008  
Page 2

Note: We have waived the requirement for a survey. That waiver request was granted.

APRIL 11, 2008 SUBMITTAL - - Both the legal description and sketch contains the phrase."This survey was prepared without the benefit of a certified title report and is not a certification of title, zoning or freedom from encumbrances." Which must be removed.

Staff has deemed the case insufficient.

Please also provide a letter from LCU confirming there is potable water available. I did not see one in my file, and utility letters are a requirement.

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cc: Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Jamie Prancing, DCD Administration  
John Fredyma, Assistant County Attorney  
Susan L Hollingsworth, Development Review  
MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
DCI Working File

cc.

CHICK JAKACKI, ZONING  
MIKE PAVESE, PUBLIC WORKS  
BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020





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January 4, 2008

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

  
Tony Palermo, AICP  
Senior Planner

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
January 4, 2008  
Page 2

cc: Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Jamie Princing, DCD Administration  
John Fredyma, Assistant County Attorney  
Susan L Hollingsworth, Development Review  
MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
DCI Working File

cc. MIKE PAVESE, PUBLIC WORKS

BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020



MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
January 4, 2008  
Page 3

*12) Contact. The reviewer may be contacted may be contacted regarding any questions on the LC Zoning Action Legal Requirements Checklist.*

Contact: Chick Jakacki, Planner  
By Phone: 239-479-8578  
By email: [cjakacki@leegov.com](mailto:cjakacki@leegov.com)

**LC Public Hearing for Zoning Action Checklist (Ord. 05-29)**

*32) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Zoning Action Checklist.*

ZONING COMMENTS, JAN 2008.

1. The request wording has been drafted. Let me know if it is accurate. YOU DID. THANK YOU.

Amend Zoning Resolution #Z-98-069 Pine Shadows Air Park Commercial Planned Development (CPD) on +/- 4.65 acres. The amendment seeks to allow open storage on the rear vacant parcel, add uses such as professional office and business services in front on US 41, and modify the buffer requirements. No development blasting is requested. The applicant indicates that any development will connect to (or already has connected to) potable public water and sanitary sewer service.

**2. COMMENTS ON THE MCP**

A. Type A buffer where physically possible is not an acceptable condition. Type A buffer will suffice.

B. Building height can be removed from the MCP, it will be in the resolution.

C. Parcel C shows "Parking". But the intent is to provide open storage. Please label the MCP accordingly.

D. I'm not sure what a CBS Wall is. Perhaps just "Wall" will suffice on the MCP and the conditions can specify what kind of wall is proposed. Please clarify.

3. Schedule of uses: Specific SF of open storage proposed would be helpful. Other details about other uses will also be helpful. (SF, locations, etc.)

4. Attached are county attorney and natural resource comments.

5. The meeting with NFM went very well, and is appreciated by staff.

6. Public Works/2020 have found it sufficient. Please discuss substantive issues with Mike Pavese. Thank you.

**LC Environmental Sciences PD Application Sufficiency Checklist  
(Ord 05-29)**

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
January 4, 2008  
Page 4

*12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the Master Concept Plan. [34-373(a)(6)i.]*

The applicant has requested a deviation from the required Type F(2) buffer abutting the LC 20/20 preserve along the south property line and proposes a type A (5 trees per 100 linear feet) where possible between the proposed and existing buildings and the preserve and a wall only between the proposed open storage and the preserve.

ES staff does not find that the planned development will be enhanced by the deviation request. ES staff agree there are physical limitations in buffer planting area along portions of the south property line but do not feel that the applicant has justified their proposed minimum buffer. Many options were discussed at the meeting held 5/21/2007

- 1) Propose enhancements in the areas along the 40' drainage easement that have adequate width to accommodate trees and shrubs. (ie. between proposed new building and preserve and 3 of the 4 buildings along the south PL have min. 12 feet outside drainage easement available for planting)
- 2) 20/20 conservation staff were open to the idea of an environmental mural painted on the proposed wall
- 3) Propose to plant (or contribute to the planting of) the required buffer along the north property line of the 20/20 conservation land

ES staff is not convinced that condition #7 of the original zoning Z98-069 can not be met. There are no existing structures within parcel C where the open storage is proposed. The impervious surface can be removed and the wall and buffer plantings installed to meet the required condition.

*14) Schedule of Deviations & Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9)] {see Supplement D, Part 7}*

Deviation #1. See comment # 12. ES staff will require the applicant to provide more buffering than proposed to justify deviation request.  
Provide cross sections depicting proposed buffers

*19) Miscellaneous items.*

Will perimeter plantings as per LDC Section 10-416(b) be provided abutting new proposed building? Please depict locations to insure minimum 5 feet width is met.

*20) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist.*

Susie Derheimer, Environmental Planner  
239-479-8158  
sderheimer@leegov.com



**Palermo, Anthony D.**

---

**From:** Lee, Samuel  
**Sent:** Wednesday, December 19, 2007 2:19 PM  
**To:** Palermo, Anthony D.  
**Cc:** Farah, Steven  
**Subject:** FW: DCI2007-00026 Pine Shadows Air Park

---

**From:** Farah, Steven  
**Sent:** Tuesday, December 18, 2007 3:36 PM  
**To:** Lee, Samuel  
**Subject:** DCI2007-00026 Pine Shadows Air Park

- 1) Please identify the Stormwater treatment areas on the Master Concept Plan.  
If wet detention/retention is proposed, then please mimic a natural system per Lee County Land Development Code Sect 10-418 criteria.
- 2) Per our phone conversation on 12/17/2007 and on 12/18/2007 with David Estes, regarding stormwater treatment locations, placing of a stormwater system in easements is unacceptable, unless the easements are vacated, or stated in the easement agreement.
- 3) Please provide us with a copy of the 40' Drainage and Public Utility Easement for Parcel's A, B, and C
- 4) Please provide us with a copy of the SFWMD ERP Permit.
- 5) The existing septic system will be tied into the North Fort Myers Utilities system, therefore remove the existing septic system on the master concept plan.

12/19/2007

**Palermo, Anthony D.**

---

**From:** Fredyma, John J.  
**Sent:** Wednesday, December 26, 2007 11:40 AM  
**To:** Palermo, Anthony D.  
**Cc:** Houck, Pamela E.  
**Subject:** Pine Shadows Air Park DCI2007-000026

---

Tony,

Please consider the following with regard to the applicant's most recent submittal for the above-referenced rezoning:

1. The survey dated 11-16-07 and submitted (rec'd 12-13-07) was prepared without the benefit of any title work. Easements, recorded and unrecorded, are not shown. The survey should be revised to remove the text that says "... prepared without the benefit of ..." and to include any information with regard to recorded and unrecorded easements on the project site.
2. We also need a sketch and legal of the project site. This can be prepared by the applicant from the survey work provided.

Please let me know if you have any questions.

Thanks.

John

John J. Fredyma  
Assistant County Attorney  
Lee County Attorney's Office  
P.O. Box 398  
Fort Myers, Florida 33902  
(2115 Second Street - 33901)  
Tel. 239/533-2236  
Fax 239/485-2106  
E-mail: [fredymjj@leegov.com](mailto:fredymjj@leegov.com) [Note: There is no "a" in the e-mail spelling of Fredyma.]

Please note: Florida has a very broad public records law. Most written communications to or from County employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

12/26/2007



LEE COUNTY  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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October 12, 2007

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County Hearing  
Examiner

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

RE: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed your request for an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension expiring on December 11, 2007. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division



Tony Palermo  
Senior Planner

cc: Pam Houck, Director Zoning Division  
John Fredyma, CAO  
Tina Boone, Legal Administrative Secretary  
Lili Wu, TIS Reviewer  
Susan L Hollingsworth, Development Services  
Paul O'Connor, Planning Division  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Jamie Prining, DCD Admin  
Billie Jacoby  
Zoning File



**Palermo, Anthony D.**

---

**From:** Alison Stowe [AStowe@knott-law.com]

**Sent:** Friday, October 12, 2007 10:48 AM

**To:** Palermo, Anthony D.

**Cc:** Mike Roeder

**Subject:** Pine Shadows / DCI2007-00026

---

Tony, we will need a few more weeks for this one. I know our last extension expired on the 9th of October, so we are requesting to have an extension of 30 days. I just received the revised MCP's yesterday and need to finalize the rest of the package. Please advise if you are able to extend our time. Thanks.

Alison Stowe  
Zoning Department  
Knott, Consoer, Ebelini, Hart & Swett, P.A.  
239-334-2722  
AStowe@knott-law.com

10/12/2007



LEE COUNTY  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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August 10, 2007

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Diana M. Parker  
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Examiner

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

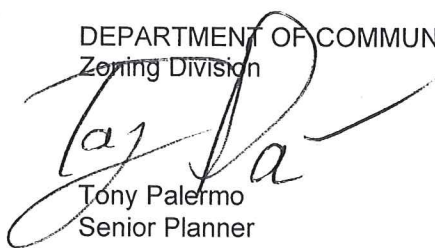
RE: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed your request for an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension expiring on October 09, 2007. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division



Tony Palermo  
Senior Planner

cc: Pam Houck, Director Zoning Division  
John Fredyma, CAO  
Tina Boone, Legal Administrative Secretary  
Lili Wu, TIS Reviewer  
Susan L Hollingsworth, Development Services  
Paul O'Connor, Planning Division  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Jamie Pringing, DCD Admin  
Billie Jacoby  
Zoning File



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8325

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County Hearing  
Examiner

April 20, 2007

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division



Tony Palermo  
Senior Planner



MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 20, 2007  
Page 2

cc: Pamela Houck, Division Director  
Paul O'Connor, Planning  
Kim Trebatoski, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Jamie Princing, DCD Administration  
Dawn Lehnert, Assistant County Attorney  
Susan L Hollingsworth, Development Review  
Mr. bill Horner, port authority  
Cathy Olson, parks and rec.  
DCI Zoning File  
DCI Working File

cc. MIKE PAVESE, PUBLIC WORKS

BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 20, 2007  
Page 3

**LC Zoning Action Legal Requirements Checklist (Ord 05-29)**

*10a) The boundary survey must identify and depict all easements effecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. [34-202(a)(2)]*

Conditional upon approval of resubmitted boundary survey.

*10b) All boundary surveys must meet the minimum technical standards for land surveying in the state, as set out in chapter 61G 17-6, F.A.C. The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed. [34-202(a)(2)]*

Conditional upon approval of resubmitted boundary survey.

*10c) The survey 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. [34-202(a)(2)]*

Conditional upon approval of resubmitted boundary survey with state plane coordinates as describe in LDC SEC 34-202(a)(2)

*10e) A boundary survey is required for all Planned Development Applications {see LC Public Hearing Application Form, Part 3 and Planned Development Application Form Supplement D}. [34-202(a)(2); 34-373(a)(4)]*

Not supplied with original submittal

*12) Contact. The reviewer may be contacted may be contacted regarding any questions on the LC Zoning Action Legal Requirements Checklist.*

Contact: Chick Jakacki, Planner  
By Phone: 239-479-8578  
By email: [cjakacki@leegov.com](mailto:cjakacki@leegov.com)

**LC Public Hearing for Zoning Action Checklist (Ord. 05-29)**

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 20, 2007  
Page 4

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*32) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Zoning Action Checklist.*



MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 20, 2007  
Page 5

ZONING COMMENTS, APRIL 2007

1. The request wording has been drafted. Let me know if it is accurate.

Amend Zoning Resolution #Z-98-069 Pine Shadows Air Park Commercial Planned Development (CPD) on +/- 4.65 acres. The amendment seeks to allow open storage on the rear vacant parcel, add uses such as professional office and business services in front on US 41, and modify the buffer requirements. No development blasting is requested. The applicant indicates that any development will connect to (or already has connected to) potable public water and sanitary sewer service.

2. The 11X17 MCP is not readable.

3. The full size MCP needs to be updated and is unclear also. Has it been updated, or is this the old MCP?

Please submit a new MCP which meets present-day standards. I'd advise removing the deviation wording, survey description, development regs, and uses. I'd add the FLU, zoning, and land use to surrounding lands; I'd add the street classification, width, and number of lanes to the roads, I'd add the location of Dev. #2. And I'd show on the MCP where the proposed changes are (where are the new uses in front, where is the buffer being changed, and where is the open storage in the back) - Your site map also does not clearly show where the 4.65 acre site is. It is also difficult to tell what the tract numbers (F-1) etc. are.

4. Please provide a copy of all the zoning resolutions and amendments. Is this an amendment of all of Pine Shadows or a portion of it?

5. Did you mean to ask for a waiver from the boundary survey?

6. Please provide the water and sewer letters, per the BCC direction.

7. The additional agents exhibit PH 1 C2 was left blank. Are there any other agents?

8. Please provide for height and s/f proposed, including for the open storage and storage uses, and hangar uses. Any details would be helpful.

9. Please elaborate in your deviation narrative what is being requested and what the Zoning resolution says about Deviation 1. Please elaborate on Deviation #2 and condition 7. What are you proposing to change about the condition. Please elaborate about what buffer you are proposing, or if no buffer is being proposed. It is hard to make the case that open storage needs no buffer to preserve land, but that is the case you are making.

10. The requirement for a new MCP was not waived. (per PRE2007-00067)  
Below are the notes from that meeting.

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 20, 2007  
Page 6

to Bob Rentz - [Based on a very low volume of traffic anticipated to be generated by the additional proposed uses, the TIS waiver request is approved.]

To Kim T - Protected Species Survey; FLUCCS Map, Habitat Map; Topo Map and Existing & Historic Flowways Map.

11. It isn't clear where the new uses are proposed on US 41. Is it one of the hangars? How many square feet are being proposed? It isn't clear where the buffer is being changed, and there is a reference to a wooden wall (how tall, are there pictures of the proposed wall)? It isn't clear how much open storage is needed in back. What will be stored outdoors? Are there other Deviations from Open Storage requirements (LDC Ch 34) being requested or should be requested?

12. Please provide the development order numbers for this property. A copy of the approved DO plans may also be helpful.

13. Please include a schedule of uses and development regulations on an 8X11 sheet of paper.

14. LCDOT found it sufficient.

ATTACHED PLEASE FIND PUBLIC WORKS AND CONSERVATION 2020 COMMENTS.

THE FILE DOES INCLUDE DISCLOSURE OF INTEREST FORMS.

**LC Environmental Sciences PD Application Sufficiency Checklist  
(Ord 05-29)**

*12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the Master Concept Plan. [34-373(a)(6)i.]*

As per LDC Sec 10-416(d)(3) commercial zoned property abutting preservation lands requires a Type F(2) buffer. Lee County Parks and Recreation is currently in the site design and permitting stage of a park entrance on the parcel abutting the south property line.

ES staff requests the applicant to coordinate a meeting to discuss.

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
April 20, 2007  
Page 7

*14) Schedule of Deviations & Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9)] {see Supplement D, Part 7}*

Deviation #2. An on site review conducted 4/12/07 revealed the area along the south property line abutting the preserve contains 95% exotic species (brazilian pepper, melaleuca, etc). As per LDC Sec. 10-420(h) and the landscape plan approved through LDO2003-00341 exotics must be removed and property maintained free from invasive exotics plants in perpetuity. The removal and maintenance of invasive exotics will eliminate any existing vegetative buffer as specified in the justification. Also, the area where the open storage is proposed abuts a part of the Lee County Conservation 20/20 Lands which is not naturally vegetated with a sufficient canopy or mid story buffer to provide adequate buffering from the open storage.

*20) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist.*

Susie Derheimer, Environmental Planner  
239-479-8158  
sderheimer@leegov.com



**Palermo, Anthony D.**

---

**From:** Pavese, Michael P.  
**Sent:** Thursday, April 19, 2007 2:24 PM  
**To:** Palermo, Anthony D.  
**Cc:** Olson, Cathy  
**Subject:** Pine Shadows Air Park - DCI2007-00026

Public Works staff has reviewed the above referenced submittal dated April 3, 2007, and finds it insufficient for review. Please have the applicant submit a legible Master Concept Plan and proposed property development regulations for review. What is the total floor area of the proposed office uses(s)? Also, please confirm that you have the required notarized Affidavit for Public Hearing and Disclosure of Interest forms in you submittal documents as they were not included in the copy I received.

Should you have any questions, please contact me.

Michael P. Pavese  
Principal Planner  
Department of Public Works Administration  
[pavesemp@leegov.com](mailto:pavesemp@leegov.com)  
Phone: (239) 479-8762  
Fax: (239) 479-8307

4/19/2007



3410 Palm Beach Blvd  
Fort Myers, FL 33916  
Phone 239-461-7400 Fax 239-461-7450

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## Memorandum

**To:** Tony Palermo, Senior Planner  
Susie Derheimer, Environmental Planner

**From:** Cathy Olson, Conservation 20/20 Senior Supervisor

**Date:** April 17, 2007

**Subject:** Pine Shadows, LLC

---

Thank you for copying me on the Pine Shadows Storage LLC DCI2007-00026 Planned Development dated 04/04/07. The southern portion of the proposed development is adjacent to Prairie Pines Preserve, a Lee County Conservation 20/20 preserve. Conservation 20/20 staff has reviewed the proposal and has the following input.

The applicant has requested a deviation from the buffer required by code. The proposal is adjacent to the planned facilities for Prairie Pines Preserve. As such, I recommend that the buffer not be reduced so that visitors to the preserve do not see the adjacent storage facility.

Portions of the proposed development are adjacent to fire dependant communities on Prairie Pines Preserve which will be maintained with prescribed fire. As such, I recommend that the development not use plastic fencing which could melt as a result of radiant heat. I also recommend that combustible or explosive materials are not stored in the proposed outdoor storage area.

Garbage from dumpsters associated with the proposed development or from careless users may be a problem for Prairie Pines Preserve in the future.

C20/20:07-13

S:PPP/correspondence/pineshadowsstorage

**MEMORANDUM**  
**FROM THE**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**DIVISION OF ZONING**

**DATE:** JAN. 16, 2008

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**To:** THE LEE COUNTY HEARING  
EXAMINER

---

**FROM:** TONY PALERMO, AICP  
SENIOR PLANNER

---

**RE: DCI2007-00026 PINE SHADOWS CPD AMENDMENT: Airport Safety Issues**

The amendment to the Pine Shadows Commercial Planned Development raises health, safety and welfare issues as they relate to airport operations at Pine Shadows Airpark.

What I'd like to do is discuss these issues, and provide recommendations based on further analysis.

The subject property is adjacent to Pine Shadows Airpark, a privately-owned, private-use facility considered an "other county airport" by the Land Development Code. The land in question has zoning which permits construction and land uses consistent with Zoning Res. #Z-98-069.

The applicant proposes Open Storage on the easternmost portion of the property, approximately 853 feet from the edge of the Pine Shadows runway end, as measured by the Lee County Port Authority. The applicant also proposes a commercial office building over 2,000 feet from the runway end, on US 41 frontage to the west.

Pine Shadows Airpark (FAA ID#94FL) has an asphalt runway running East/West, about 3,200 feet in length and 50 feet in width. It is owned and managed by the Pine Shadows Homeowners Association. According to FAA information, aircraft operations average 67 per month and 23 aircraft are based on the field including 15 single-engine, 5 multi-engine, 1 helicopter and 2 ultralights.

A number of homeowners who spoke at the hearing on December 4, 2008 raised important health, safety, and welfare concerns due to these circumstances and the development proposed in proximity to Pine Shadows. These concerns included proposed open storage and office buildings in proximity to the "glide path" of incoming and outgoing aircraft. These residents also raised aesthetic concerns with open storage on their community.

Staff is not convinced it can recommend no office uses or open storage uses on the property, however, it is reasonable to limit the height for both uses. It is also reasonable to condition approval based on compliance with Land Development Code Sec. 34-1004 "Flight Obstruction Surfaces" and Sec. 34-1008 "Permit for Tall Structures." Due to the location of the property and the proximity to the airstrip, going above and beyond these requirements seems advisable in these circumstances.



The Lee County Port Authority provided comments which are attached. Their conclusion was, *"With a runway elevation of 20 feet and an outward distance of 853 feet from the runway end to the closest point on the referenced property, the maximum allowable height based on the above-referenced criteria (FAC 14-60) would be 42.65 feet above runway elevation or 62.65 feet above mean sea level."*

Staff recommends the following changes to its recommendation, based on this testimony and a further review of the facts and the applicable LDC and Lee Plan policies. Please make reference to the Nov. 18, 2008 staff report:

Page 3 of 21: Maximum Building Height: 2 stories/25 feet above existing grade (all parcels).

Maximum Height for Open Storage: 15 feet maximum above existing grade.

No architectural features higher than the maximum building height. No additional height utilizing LDC Sec. 34-2174 "Additional permitted height when increased setbacks provided." The height of a building must also be measured from the vertical distance from existing grade to the highest point of the roof surface, regardless of roof type (See LDC Sec. 34-2171 *Measurement*).

Page 3-4 of 21: Open Storage: Open Storage is limited to Parcel C and must be in compliance with the conditions per Deviation #2 below. In addition, a 15-foot wide buffer containing a minimum of 5 trees and 12 shrubs per 100 linear feet must be provided on the exterior side of the wall on the north side.

Condition 25 Due to the proximity to the airport runways, all buildings including open storage, may only be approved if after review by the Lee County Port Authority, they are found not to be an obstruction to air traffic, and in compliance with Land Development Code Sec. 34-1004 "Flight Obstruction Surfaces."

Condition 26 New development, including open storage, will be subject to the provisions of the Lee County Land Development Code Sec. 34-1008 "Permit for Tall Structures." Depending on the height and location of the proposed structures, an application may need to be submitted for review and approval to the Lee County Port Authority to determine airspace impacts of proposed permanent buildings, open storage, and any temporary construction equipment (such as cranes) within the site.

I look forward to discussing this matter further at the continuation of the public hearing scheduled for January 23, 2009. Thank you for your attention to this matter.

**WITH ATTACHMENT.**

cc. Mike Roeder, AICP, for the applicant  
Knott Consoer Law Firm  
1625 Hendry Street  
Fort Myers, FL 33901

Joe Madden, for Pine Shadows HOA  
2277 Main Street  
Fort Myers, FL 33901

Pam Houck, Zoning Director

Susie Derheimer, Environmental Sciences

Mike Pavese, Public Works

Cathy Olson, Parks & Recreation

Bill Horner, Lee County Port Authority

James R. Halley, Lee County Port Authority

John Fredyma, County Attorney's Office



Old FAC 14-60  
Approach Protection Zone

700 FEET

3,000 FEET

3,105 FEET

3,105 FEET

00000 0010

00000 0030

00000 0020

00002 0070

00002 0110

00001 0410

00004 00

00000 F000

00000 E01A

00000 0000

00001 0050

00001 0040

00001 0010

00014 0000

00006 0000

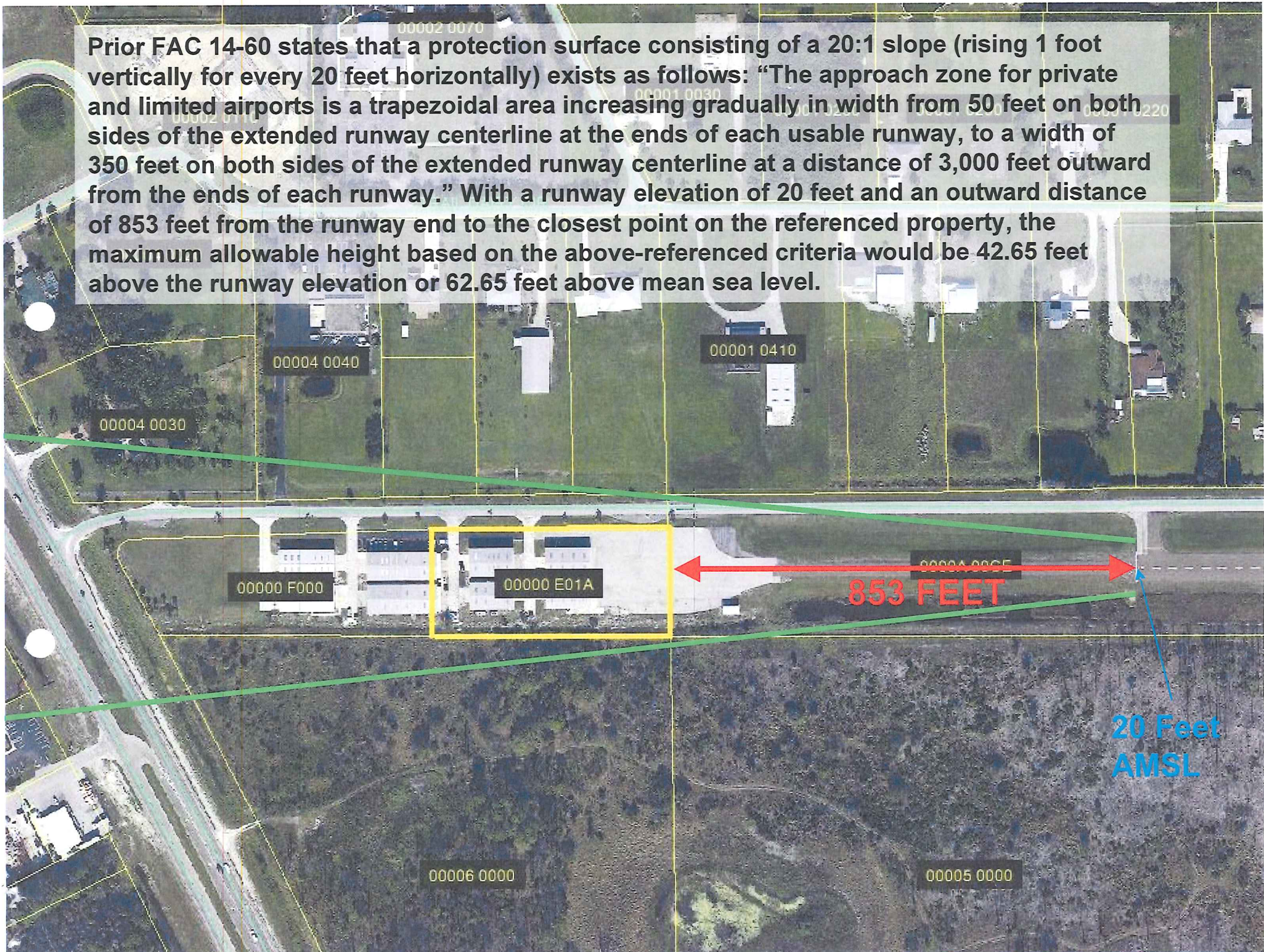
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Prior FAC 14-60 states that a protection surface consisting of a 20:1 slope (rising 1 foot vertically for every 20 feet horizontally) exists as follows: "The approach zone for private and limited airports is a trapezoidal area increasing gradually in width from 50 feet on both sides of the extended runway centerline at the ends of each usable runway, to a width of 350 feet on both sides of the extended runway centerline at a distance of 3,000 feet outward from the ends of each runway." With a runway elevation of 20 feet and an outward distance of 853 feet from the runway end to the closest point on the referenced property, the maximum allowable height based on the above-referenced criteria would be 42.65 feet above the runway elevation or 62.65 feet above mean sea level.





**MEMORANDUM**  
FROM THE  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**DIVISION OF ZONING**

DATE: NOV. 25, 2008

TO: THE LEE COUNTY HEARING  
EXAMINER

FROM:   
TONY PALERMO, AICP  
SENIOR PLANNER,  
ZONING.

RE: DCI2007-00026 PINE SHADOWS CPD AMENDMENT

By now you, the applicant, and staff all have a copy of the Nov. 18, 2008 staff report. Two issues require clarification. First, condition 18 requires connection to water and sewer for existing and future development. Staff's position is that connection to water and sewer for the existing development must be a condition of the rezoning amendment, and must be complied with immediately, not just as a result of a new development order. As it is written now, it could be interpreted that mandatory connection is not required until a new development order is filed. Staff's intention is for that connection to take place now, in compliance with state law, the Lee Plan, and in furtherance of the public interest. As such staff offers the following change to condition 18.

**WATER AND SEWER** Development of this project must connect to both public water and public sewer, for both existing and future uses. At time of local development order, the developer must also demonstrate there is adequate water and sewer capacity to handle the level of development as proposed in the development order submittal. The master concept plan must also be corrected to remove the reference to the septic tank mound. The removal of the septic systems and connection to central sewer for existing development must take place a minimum of 90 days after the date of approval of this rezoning amendment. The developer must also demonstrate to the Department of Community Development there is adequate water and sewer capacity for existing development in order to comply with this condition.

Second, the conditions in Deviation 2 provide for buffers to the south where there is a Conservation 20/20 preserve. It is staff's intent this buffer (and removal of the septic field) take place as a condition of the rezoning amendment. As is the case with the first issue, the way the condition is written, it could be interpreted that if no development takes place, there is no need to provide this buffer. Since the property was first rezoned, the property to the south was rezoned to Environmentally Critical (EC) and conditions have changed significantly. Staff cannot recommend the existing buffer stay as is, and wait - perhaps indefinitely - for a new development order. Staff cannot find the deviation request

enhances the planned development or preserves and promotes the general intent of the LDC to protect the public health, safety and welfare if the buffer is not enhanced in a timely manner appropriate with existing conditions.

As such, staff offers the following addition to the conditions of approval for Deviation #2.

Within six (6) months of the approval of the zoning request, at minimum, a limited development order and subsequent commercial permit must be obtained and certificate of compliance issued for the installation of all required buffer plantings and construction of the wall along the south property line in substantial compliance with the attached ES Staff Buffer Exhibit. The plantings and wall must not encroach into the platted 40-foot wide drainage/public utility easement.

In addition, the Department of Public Works recommended condition 17 be modified as follows. Again, an improvement which recognizes changing conditions to the south of the existing development.

**SOLID WASTE/RECYCLING:** Prior to any local Development Order approval for vertical development, the developer must provide facilities in compliance with LDC Section 10-261 and Solid Waste Ordinance # 08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local Development Order application. The existing solid waste facilities (dumpsters) must be enclosed in compliance with LDC 10-261 concurrently with the installation of the required buffer along the southern property line.

Thank you for your attention to this matter and I will be happy to discuss these issues further at the public hearing on December 4.

**ATTACHMENT:**

ENVIRONMENTAL SCIENCES, NOV. 24, 2008 MEMO TO TONY PALERMO

CC. With Attachment

Mike Roeder, AICP, for the applicant  
Knott Consoer Law Firm  
1625 Hendry Street  
Fort Myers, FL 33901


Pam Houck, Zoning Director  
Susie Derheimer, Environmental Sciences  
Mike Pavese, Public Works  
Cathy Olson, Parks & Recreation



**MEMORANDUM  
FROM  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF ENVIRONMENTAL SCIENCES**

---

**Date:** November 24, 2008

**To:** Tony Palermo, Senior Planner  
**From:** Susie Derheimer, Environmental Planner   
**Phone:** (239) 533- 8158  
**E-mail:**SDerheimer@leegov.com

**Project:** Pine Shadows Air Park CPD  
**Case:** DCI2007-00026  
**STRAP:** 16-43-24-03-00000.E01A & 16-43-24-03-00000.F000

The Division of Environmental Sciences (ES) staff have continued to work with Lee County Conservation 20/20 and Zoning staff regarding the Pine Shadow Air Park Commercial Planned Development (CPD) south buffer abutting the Conservation 20/20 Preserve Lands and offer the following additional recommended condition for Deviation #2:

*Within six (6) months of the approval of the zoning request, at minimum , a limited development order and subsequent commercial permit must be obtained and certificate of compliance issued for the installation of all required buffer plantings and construction of the wall along the south property line in substantial compliance with the attached ES Staff Buffer Exhibit. The plantings and wall must not encroach into the platted 40-foot wide drainage/public utility easement.*

**Knott, Consoer, Ebelini**  
**Hart & Swett, P.A.**  
ATTORNEYS - AT - LAW

George H. Knott \*+  
George L. Consoer, Jr. \*\*  
Mark A. Ebelini  
Thomas B. Hart  
H. Andrew Swett

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Naty Torres-Alvarado  
David A. Burt  
Madeline Ebelini

\* Board Certified Civil Trial Lawyer  
\*\* Board Certified Real Estate Lawyer  
+ Board Certified Business Litigation Lawyer

AStowe@knott-law.com

Director of Zoning  
and Land Use Planning  
Michael E. Roeder, AICP

**MEMORANDUM**

TO: Tony Palermo

FROM: Alison M. Stowe

DATE: September 15, 2008

RE: Pine Shadows / DCI2007-00026

Attached please find 5 signed and sealed copies of the revised sketch and legal for the above referenced project.

ams  
Attachments

**RECEIVED**  
SEP 15 2008  
*Am 3:52pm*  
COMMUNITY DEVELOPMENT

DCI 2007-00026

**Knott, Consoer, Ebelini  
Hart & Swett, P.A.**  
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David A. Burt  
Madeline Ebelini

Director of Zoning  
and Land Use Planning  
Michael E. Roeder, AICP

## MEMORANDUM

TO: Tony Palermo

FROM: Alison M. Stowe

DATE: April 11, 2008

RE: Pine Shadows CPD Amendment / DCI2007-00026

---

Attached please find five signed and sealed copies of the revised sketch and description for the above referenced case.

ams  
Attachments

**RECEIVED**  
APR 11 2008

COMMUNITY DEVELOPMENT

DCI 2007-00026



## Alison Stowe

**From:** Mike Roeder  
**Sent:** Wednesday, March 26, 2008 3:22 PM  
**To:** Alison Stowe  
**Subject:** FW: Pine shadows cpd amendment. dci2007-00026.

RECEIVED  
APR 11 2008  
2:11 PM  
COMMUNITY DEVELOPMENT

fyi

Michael E. Roeder  
Director of Zoning and Land Use Planning  
Knott, Consoer, Ebelini, Hart & Swett, P.A.  
239-334-2722  
[MRoeder@knott-law.com](mailto:MRoeder@knott-law.com)

**From:** Palermo, Anthony D. [mailto:[APalermo@leegov.com](mailto:APalermo@leegov.com)]  
**Sent:** Monday, March 24, 2008 2:45 PM  
**To:** Mike Roeder  
**Cc:** Houck, Pamela E.; Fredyma, John J.; Jakacki, Charles S.; Derheimer, Suzanne; Olson, Cathy; Pavese, Michael P.  
**Subject:** Pine shadows cpd amendment. dci2007-00026.

Note: We have waived the requirement for a survey. That waiver request was granted.

Staff has deemed the case sufficient.

However, a hearing date is pending the submittal of the following items:

1. The MCP needs to clearly be marked to show the location of the open storage. "Asphalt parking" is all that is shown. We have raised this issue before, but it was never resolved.
2. To the north, there is a wall within a 10-foot easement. You cannot put the wall within the public utility and drainage easement. Please move it out of the easement.
3. The sketch still has a note saying "prepared without the benefit of any title work". Please remove it.

Resolution of these items will result in a hearing date.

Tony Palermo, Senior Planner, AICP  
Lee County Department of Community Development  
P.O. Box 398  
Fort Myers, FL 33902  
Ph. 239-533-8325  
F. 239-485-8300  
[apalermo@leegov.com](mailto:apalermo@leegov.com)

RECEIVED  
APR 11 2008  
PERMIT COUNTER

DCI 2007-00026  
4/11/2008

**Knott, Consoer, Ebelini  
Hart & Swett, P.A.**  
ATTORNEYS - AT - LAW

George H. Knott \*+  
George L. Consoer, Jr. \*\*  
Mark A. Ebelini  
Thomas B. Hart  
H. Andrew Swett

\* Board Certified Civil Trial Lawyer  
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Naty Torres-Alvarado  
David A. Burt  
Madeline Ebelini

Director of Zoning  
and Land Use Planning  
Michael E. Roeder, AICP

**MEMORANDUM**

TO: Tony Palermo

FROM: Alison M. Stowe

DATE: March 13, 2008

RE: Pine Shadows / DCI2007-00026

---

Attached please find 5 signed and sealed copies of the updated sketch & description and survey for the above referenced project.

ams  
Attachments



DCI 2007-00026

**Alison Stowe**

---

**From:** Mike Roeder  
**Sent:** Friday, March 07, 2008 9:28 AM  
**To:** Alison Stowe  
**Subject:** FW: pine shadows cpd.

---

fyi

Michael E. Roeder  
Director of Zoning and Land Use Planning  
Knott, Consoer, Ebelini, Hart & Swett, P.A.  
239-334-2722  
[MRoeder@knott-law.com](mailto:MRoeder@knott-law.com)

**RECEIVED**  
MAR 13 2008  
**PERMIT COUNTER**

---

**From:** Palermo, Anthony D. [<mailto:APalermo@leegov.com>]  
**Sent:** Friday, March 07, 2008 9:01 AM  
**To:** Mike Roeder; Houck, Pamela E.  
**Cc:** [dlestes3@aol.com](mailto:dlestes3@aol.com); Matthew Uhle  
**Subject:** RE: pine shadows cpd.

Mike

I am not writing an insufficiency letter. Please respond to Chick's and John Fredyma's comments (legal, survey) and we will find it sufficient.

ES found it sufficient, but there are substantive issues.

I think we should consider the other issues raised as substantive. (utilities, etc.)

Tony Palermo, Senior Planner, AICP  
Lee County Department of Community Development  
P.O. Box 398  
Fort Myers, FL 33902  
Ph. 239-533-8325  
F. 239-485-8300  
[apalermo@leegov.com](mailto:apalermo@leegov.com)

---

**From:** Mike Roeder [<mailto:MRoeder@knott-law.com>]  
**Sent:** Monday, March 03, 2008 4:03 PM  
**To:** Houck, Pamela E.; Palermo, Anthony D.  
**Cc:** [dlestes3@aol.com](mailto:dlestes3@aol.com); Matthew Uhle  
**Subject:** FW: pine shadows cpd.

DCI 2007-00026

Pam and Tony,

I have referred the first five items in this memo to our surveyor for his response, although I will say that it is very disturbing to get a second set of comments on the survey in what is beginning to look like a third sufficiency round we were promised would not happen. As two parcels within a platted subdivision, you could have waived the survey if we had followed through with the understanding that this was going to be a simple request, and saved everyone a lot of aggravation.

We told you at the last meeting in response to Sam Lee's comments, that if Jay has to hook up the existing

3/13/2008



buildings to central sewer, the zoning change is not going to happen. These warehouses each have one bathroom that maybe gets used on average once a day, and the buildings are set back a good distance from US 41. Chapter 10 also provides for an administrative exception to this requirement, 10-352(b), and Tom Osterhout says that whole section was misdrafted anyway, since it should have only applied to developments that generate at least 5000GPD. These warehouses probably don't generate 500GPD. More importantly, Ordinance 91-01 Section One only requires hookup within 365 days of receiving a letter of availability from the utility. We are not aware that any letter has ever been sent to this property.

We are not requesting an "exception" from the required buffer, but a deviation, and we are not using the removal of the exotics as a rationale, but the existence of the easement. We seem to be again raising substantive issues under the guise of a sufficiency review, and I thought we agreed at our last meeting that we would not do that anymore. Of course I realize that John was not at that meeting, but I hope you can see how frustrating this is getting. thanks

Michael E. Roeder  
Director of Zoning and Land Use Planning  
Knott, Consoer, Ebelini, Hart & Swett, P.A.  
239-334-2722  
[MRoeder@knott-law.com](mailto:MRoeder@knott-law.com)

---

**From:** Palermo, Anthony D. [<mailto:APalermo@leegov.com>]  
**Sent:** Friday, February 29, 2008 11:16 AM  
**To:** Mike Roeder  
**Subject:** pine shadows cpd.

Attached are comments on your last submittal.

Tony Palermo, Senior Planner, AICP  
Lee County Department of Community Development  
P.O. Box 398  
Fort Myers, FL 33902  
Ph. 239-533-8325  
F. 239-485-8300  
[apalermo@leegov.com](mailto:apalermo@leegov.com)

**RECEIVED**  
MAR 13 2008

**PERMIT COUNTER**

DCI 2007-00026

Knott, Consoer, Ebelini  
Hart & Swett, P.A.  
A T T O R N E Y S - A T - L A W

George H. Knott \*+  
George L. Consoer, Jr. \*\*  
Mark A. Ebelini  
Thomas B. Hart  
H. Andrew Swett  
Aaron A. Haak++

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and Land Use Planning

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\*\* Board Certified Real Estate Lawyer  
+ Board Certified Business Litigation Lawyer  
++ Board Certified Construction Lawyer

[Mroeder@knott-law.com](mailto:Mroeder@knott-law.com)

April 20, 2009

John Fredyma, Esq.  
Assistant County Attorney  
P.O. Box 398  
Ft. Myers, FL 33902

Re: Pine Shadows Air Park  
DCI2007-00026 / Resolution Z-08-063

2009 APR 21 AM 8:04  
RECEIVED BY  
LEE CO. ATTORNEY

Dear John:

We have reviewed the draft resolution and legal description for the above referenced case and would agree that it is an accurate rendition of the Hearing Examiner recommendation and the legal description. Of course, we hope to persuade the Board to modify some of the conditions at the public hearing in May, but the draft documents are fine.

Very truly yours,

KNOTT, CONSOER, EBELINI,  
HART & SWETT, P.A.



Michael E. Roeder, AICP  
Director of Zoning & Land Use Planning

MER/zw

cc: Matthew D. Uhle, Esq.

N O R T H  
F O R T M Y E R S  
U T I L I T Y  
I N C O R P O R A T E D

5660 Bayshore Road, Suite 51 • North Fort Myers, Florida 33917

Mailing Address: P.O. Box 2547 • Fort Myers, Florida 33902

(239) 543-1005

Fax (239) 543-2226

December 13, 2007

LEE COUNTY BUILDING DEPARTMENT  
P. O. BOX 398  
1820 HENDRY STREET  
FT. MYERS, FL 33901

RE: Wastewater Service

STRAP #: 16-43-24-03-00000.F000; 16-43-24-03-00000.E01A

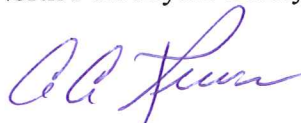
ADDRESS: 2860 & 2920 Runway Street

Please be advised that **Knott, Consoer, Ebelini, Hart & Swett, P.A.**, has requested wastewater service for the referred site. The onsite collection system and force main will be constructed by the developer for this project under the terms of a Developer's Agreement.

North Fort Myers Utility, Inc. has the capacity to provide 1,000 gallons per day from its wastewater treatment plant.

This letter should not be construed as a commitment to service, but only to the availability of wastewater service. The company will commit to serve only upon receipt of a signed request for service, executed Developer's Agreement, appropriate fees and charges and approval of all federal, state and local regulatory agencies. This wastewater service availability letter will expire should this project not be under contract within 12 months from the above date.

Yours truly,  
North Fort Myers Utility, Inc.



A.A. "Tony" Reeves  
Utility Director

**RECEIVED**  
DEC 13, 2007

**PERMIT COUNTER**

DCI 2007-00026



Knott, Consoer, Ebelini  
Hart & Swett, P.A.  
A T T O R N E Y S - A T - L A W

George H. Knott \*+  
George L. Consoer, Jr. \*\*  
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David A. Burt

Director of  
Zoning and Land  
Use Planning  
Michael E. Roeder, AICP

August 10, 2007

Mr. Tony Palermo, Senior Planner  
Department of Community Development  
P.O. Box 398  
Fort Myers, FL 33902

Re: Pine Shadows Air Park / DCI2007-00026

RECEIVED  
AUG 13 2007  
COMMUNITY DEVELOPMENT

DCI 2007-00026

Dear Tony:

Additional time is necessary in this case to finalize the revisions on the documents referenced in your sufficiency letter dated April 20, 2007. We respectfully request a 60 day extension in which we will continue to actively pursue obtaining the requested documents.

Very truly yours,

KNOTT, CONSOER, EBELINI,  
HART & SWETT, P.A.

*Mike Roeder*

Michael E. Roeder, AICP  
Director of Zoning and Land Use Planning

MER/ams ✓

**Knott, Consoer, Ebelini  
Hart & Swett, P.A.**  
ATTORNEYS - AT - LAW

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George L. Consoer, Jr. \*\*  
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Madeline Ebelini

Director of Zoning  
and Land Use Planning  
Michael E. Roeder, AICP

**MEMORANDUM**

TO: Tony Palermo  
FROM: Alison M. Stowe  
DATE: July 18, 2008  
RE: Pine Shadows / DCI2007-00026

**RECEIVED**  
JUL 18 2008  
COMMUNITY DEVELOPMENT

---

Attached please find 5 signed and sealed copies of the revised boundary survey for the above referenced project.

ams  
Attachments

**Princing, Jamie L.**

---

**From:** Palermo, Anthony D.  
**Sent:** Monday, March 24, 2008 2:39 PM  
**To:** Princing, Jamie L.  
**Subject:** FW: Pine shadows cpd amendment. dci2007-00026.

---

For the zoning file please.

Tony Palermo, Senior Planner, AICP  
Lee County Department of Community Development  
P.O. Box 398  
Fort Myers, FL 33902  
Ph. 239-533-8325  
F. 239-485-8300  
apalermo@leegov.com

---

**From:** Palermo, Anthony D.  
**Sent:** Monday, March 24, 2008 2:39 PM  
**To:** 'Mike Roeder'  
**Cc:** Houck, Pamela E.; Fredyma, John J.; Jakacki, Charles S.; Derheimer, Suzanne; Olson, Cathy; Pavese, Michael P.  
**Subject:** Pine shadows cpd amendment. dci2007-00026.

Note: We have waived the requirement for a survey. That waiver request was granted.

Staff has deemed the case sufficient.

However, a hearing date is pending the submittal of the following items:

1. The MCP needs to clearly be marked to show the location of the open storage. "Asphalt parking" is all that is shown. We have raised this issue before, but it was never resolved.
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3. The sketch still has a note saying "prepared without the benefit of any title work". Please remove it.

Resolution of these items will result in a hearing date.

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Lee County Department of Community Development  
P.O. Box 398  
Fort Myers, FL 33902  
Ph. 239-533-8325  
F. 239-485-8300  
apalermo@leegov.com



ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo, AICP

DATE: 09/24/2008

John Fredyma, Asst County Attorney  
DS Reviewer - Susan L Hollingsworth

TIS Reviewer - temporarily reviewed by DOT  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Lili Wu, LCDOT  
Dawn Gordon, Lee County School District  
Sam Lee, Natural Resources  
Chick Jakacki, Zoning  
Mike Pavese, Public Works

MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

To update your file  
☒ Review and forward substantive comments **ASAP**.

**RESPONSE REQUIRED BY: 10/08/2008**

Additional Comments:

cc: DCI planner/working file  
DCI Zone File

Distributed by: Vicky S Tatlock

Date: 09/24/2008



LEE COUNTY  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-533-8325

Bob Janes  
District One

A. Brian Bigelow  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

Frank Mann  
District Five

Donald D. Stilwell  
County Manager

David Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

September 23, 2008

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Amend Zoning Resolution #Z-98-069 Pine Shadows Air Park Commercial Planned Development (CPD) on +/- 4.65 acres. The amendment seeks to allow open storage on the rear vacant parcel, add uses such as professional office and business services in front on US 41, and modify the buffer requirements. No development blasting is requested. Development will continue to utilize potable public water service. Development will continue to utilize septic tanks, and not connect to sanitary sewer service.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by October 7, 2008 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on December 4, 2008. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
September 23, 2008  
Page 2

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

A handwritten signature in black ink, appearing to read 'Tony Palermo', written in a cursive style.

Tony Palermo, AICP  
Senior Planner

copy w/o attachments

John Fredyma, Assistant County Attorney  
DS Reviewer - Susan L Hollingsworth  
Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Dawn Gordon, Lee County School District  
Jamie Prining, DCD Administration  
MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
DCI Working File

cc.

CHICK JAKACKI, ZONING

MIKE PAVESE, PUBLIC WORKS

BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020



ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo, AICP

DATE: 09/22/2008

John Fredyma, Asst County Attorney  
DS Reviewer - Susan L Hollingsworth

TIS Reviewer - temporarily reviewed by DOT

Paul O'Connor, Planning

Susie Derheimer, Environmental Sciences

Lili Wu, LCDOT

Dawn Gordon, Lee County School District

Sam Lee, Natural Resources

Chick Jakacki, Zoning

Mike Pavese, Public Works

Mr. Bill Horner, Port Authority

Cathy Olson, Parks And Rec.

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

To update your file

☒ Review and forward substantive comments **ASAP**.

**RESPONSE REQUIRED BY: 10/06/2008**

Additional Comments:

Sufficiency letter distribution

cc: DCI planner/working file  
DCI Zone File

Distributed by: Catherine A Keller

Date: 09/23/2008



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: 239-533-8325

Bob Janes  
District One

A. Brian Bigelow  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

Frank Mann  
District Five

Donald D. Stilwell  
County Manager

David Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

September 22, 2008

MR. MIKE ROEDER  
KNOTT CONSOER  
1625 HENDRY ST  
SUITE 301  
FT MYERS, FL 33901

Re: PINE SHADOWS AIR PARK  
DCI2007-00026 - PDA Application (PD Amendment)

Dear MR. MIKE ROEDER :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

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NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by October 6, 2008 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on November 26, 2008. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

MR. MIKE ROEDER  
KNOTT CONSOER  
RE: PINE SHADOWS AIR PARK  
DCI2007-00026  
September 22, 2008  
Page 2

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

A handwritten signature in black ink, appearing to read "Tony Palermo", with a long horizontal stroke extending to the right.

Tony Palermo, AICP  
Senior Planner

copy w/o attachments

John Fredyma, Assistant County Attorney  
DS Reviewer - Susan L Hollingsworth  
Pamela Houck, Division Director  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Sam Lee, Natural Resources  
Lili Wu, LCDOT  
Dawn Gordon, Lee County School District  
Jamie Prining, DCD Administration  
MR. BILL HORNER, PORT AUTHORITY  
CATHY OLSON, PARKS AND REC.  
DCI Zoning File  
DCI Working File

cc.

CHICK JAKACKI, ZONING

MIKE PAVESE, PUBLIC WORKS

BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND RECREATION, CONSERVATION 2020



ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution  
John Fredyma, Asst County Attorney  
Paul O'Connor, Planning  
Chick Jakacki, Zoning

FROM: Tony Palermo, AICP

DATE: 09/15/2008

**\* REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

**RESUBMITTAL**

To update your file  
☒ Review and forward sufficiency  
questions or make finding of  
sufficiency

**RESPONSE REQUIRED BY: 09/29/2008**

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).  
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file  
DCI Zone File

Distributed by: Catherine A Keller

Date: 09/16/2008

ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution

John Fredyma, Asst County Attorney

TIS Reviewer - temporarily reviewed by DOT

Paul O'Connor, Planning

Chick Jakacki, Zoning

FROM: Tony Palermo, AICP

DATE: 07/29/2008

**\* REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

**RESUBMITTAL**

To update your file

☒ Review and forward sufficiency  
questions or make finding of  
sufficiency

**RESPONSE REQUIRED BY: 08/12/2008**

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).  
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file  
DCI Zone File

Distributed by: Vicky S Tatlock

Date: 07/30/2008

ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution

John Fredyma, Asst County Attorney

Paul O'Connor, Planning

Chick Jakacki, Zoning

FROM: Tony Palermo, AICP

DATE: 07/18/2008

**\* REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

**RESUBMITTAL**

To update your file

☒ Review and forward sufficiency  
questions or make finding of  
sufficiency

**RESPONSE REQUIRED BY: 08/01/2008**

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).  
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file

DCI Zone File

Distributed by: Catherine A Keller

Date: 07/18/2008



ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution  
John Fredyma, Asst County Attorney  
Susie Derheimer, Environmental Sciences  
Chick Jakacki, Zoning

FROM: Tony Palermo, AICP

DATE: 04/11/2008

**\* REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

**RESUBMITTAL**

To update your file  
☒ Review and forward sufficiency  
questions or make finding of  
sufficiency

**RESPONSE REQUIRED BY: 04/25/2008**

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).  
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file  
DCI Zone File

Distributed by: Brady X Proctor

Date: 04/14/2008

ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo, AICP

DATE: 03/13/2008

John Fredyma, Asst County Attorney  
Paul O'Connor, Planning  
Chick Jakacki, Zoning

**\* REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

**RESUBMITTAL**

To update your file  
☒ Review and forward sufficiency  
questions or make finding of  
sufficiency

**RESPONSE REQUIRED BY: 03/27/2008**

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).  
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file  
DCI Zone File

Distributed by: Jamie Princing

Date: 03/14/2008

ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo, AICP

DATE: 02/19/2008

John Fredyma, Asst County Attorney  
DS Reviewer - Susan L Hollingsworth

TIS Reviewer - temporarily reviewed by DOT  
Paul O'Connor, Planning  
Susie Derheimer, Environmental Sciences  
Lili Wu, LCDOT  
Dawn Gordon, Lee County School District  
Sam Lee, Natural Resources  
Chick Jakacki, Zoning  
Mike Pavese, Public Works

MR. BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND REC.

**\* REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

**RESUBMITTAL**

To update your file  
☒ Review and forward sufficiency  
questions or make finding of  
sufficiency

**RESPONSE REQUIRED BY: 03/04/2008**

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).  
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file  
DCI Zone File

Distributed by: Jamie Princing

Date: 02/20/2008



ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo, AICP

DATE: 12/13/2007

John Fredyma, Asst County Attorney

DS Reviewer - Susan L Hollingsworth

TIS Reviewer - temporarily reviewed by DOT

Paul O'Connor, Planning

Susie Derheimer, Environmental Sciences

Lili Wu, LCDOT

Susan Teston, Lee County School District

Sam Lee, Natural Resources

Chick Jakacki, Zoning

Mike Pavese, Public Works

MR. BILL HORNER, PORT AUTHORITY

CATHY OLSON, PARKS AND REC.

**\* REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: PINE SHADOWS AIR PARK

CASE #: DCI2007-00026

INFORMATION SUMMARY:

**RESUBMITTAL**

To update your file

\_X\_ Review and forward sufficiency  
questions or make finding of  
sufficiency

**RESPONSE REQUIRED BY: 12/27/2007**

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).  
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file  
DCI Zone File

Distributed by: Vicky S Tatlock

Date: 12/14/2007

ZONING DIVISION

LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW

TRANSMITTAL SHEET

TO: Distribution  
Dawn Lehnert, Asst County Attorney  
DS Reviewer - Susan L Hollingsworth  
TIS Reviewer - temporarily reviewed by DOT  
Paul O'Connor, Planning  
Kim Trebatoski, Environmental Sciences  
Lili Wu, LCDOT  
Susan Teston, Lee County School District  
Sam Lee, Natural Resources  
Chick Jakacki, Zoning  
Mike Pavese, Public Works  
Bill Horner, Port Authority

FROM: Tony Palermo

DATE: 4/4/2007

**\* REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: PINE SHADOWS AIR PARK  
INFORMATION SUMMARY:

CASE #: DCI2007-00026

**NEW SUBMITTAL**

To update your file  
☒ Review and forward sufficiency  
questions or make finding of  
sufficiency

**RESPONSE REQUIRED BY: 04/17/2007**

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file  
DCI Zone File

Distributed by: Donna M Hock

Date: 04/05/2007

**Knott, Consoer, Ebelini  
Hart & Swett, P.A.**  
ATTORNEYS - AT - LAW

George H. Knott \*+  
George L. Consoer, Jr. \*\*  
Mark A. Ebelini  
Thomas B. Hart  
H. Andrew Swett

1625 Hendry Street • Third Floor (33901)  
P.O. Box 2449  
Fort Myers, Florida 33902-2449

Telephone (239) 334-2722  
Telecopier (239) 334-1446

\* Board Certified Civil Trial Lawyer  
\*\* Board Certified Real Estate Lawyer  
+ Board Certified Business Litigation Lawyer

AStowe@knott-law.com

Aaron A. Haak  
Matthew D. Uhle  
Derrick S. Eihausen  
Naty Torres-Alvarado  
David A. Burt  
Madeline Ebelini

Director of Zoning  
and Land Use Planning  
Michael E. Roeder, AICP

**MEMORANDUM**

TO: Tony Palermo

FROM: Alison M. Stowe

DATE: October 16, 2008

RE: Pine Shadows CPD Amendment / DCI2007-00026

---

Attached please find the updated variance report for the above referenced case.

ams  
Attachments

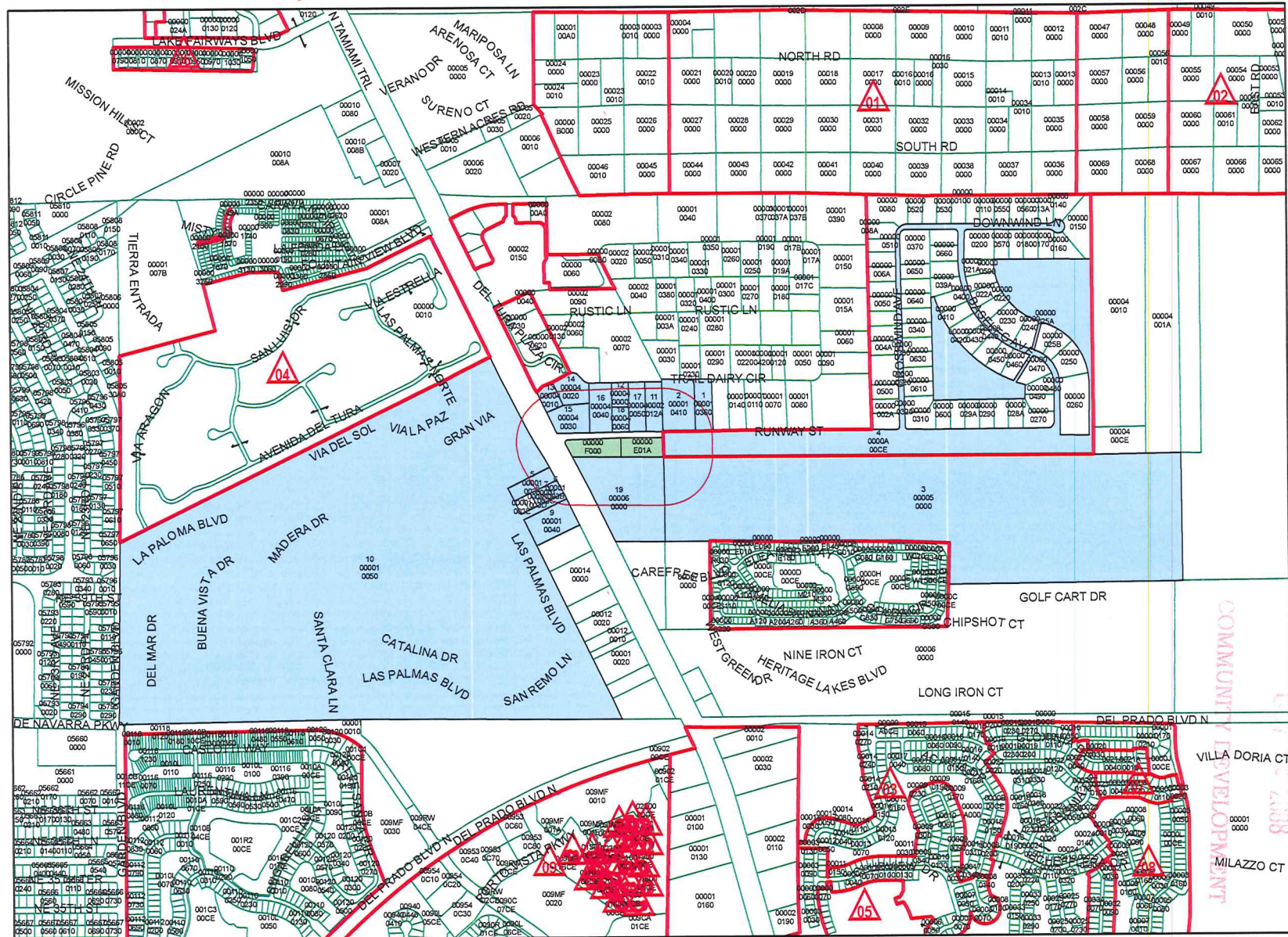
RECEIVED  
OCT 16 2008  
C.F.N.  
COMMUNITY DEVELOPMENT



# VARIANCE REPORT

10/13/2008

Subject Parcels : 2 Affected Parcels : 19 Buffer Distance : 500 ft



16-43-24-03-00000.E01A et al.

1,600 800 0 1,600 Feet

RECEIVED  
2007-00026





# Lee County Property Appraiser

**Kenneth M. Wilkinson, C.F.A.**

**GIS Department / Map Room**

**Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org**

## VARIANCE REPORT

**Date of Report: October 13, 2008**

**Buffer Distance: 500 ft**

**Parcels Affected: 19**

**Subject Parcel: 16-43-24-03-00000.E01A, 16-43-24-03-00000.F000**

**RECEIVED**  
OCT 16 2008  
GIS DEPARTMENT

<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>Map Index</b>
MCKINNEY C L JR + DEBORAH A 3080 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	<b>15-43-24-00-00001.0360</b> 3080 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	PARL IN SW 1/4 OF NW 1/4 DESC IN OR 1602 PG 0189	1
BERNIER SERGE + DIANA 3040 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	<b>15-43-24-00-00001.0410</b> 3040 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	PAR IN NW 1/4 DES IN OR 1239 PG 1446 LESS 1.0000 THRU 1.0400	2
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	<b>15-43-24-00-00005.0000</b> ACCESS UNDETERMINED NORTH FORT MYERS FL 33917	PARL IN SEC 15 TWP 43 R 24 DESC IN OR 1719 PG 4703	3
PINE SHADOWS AIR PARK 18591 BASE LEG AVE NORTH FORT MYERS FL 33917	<b>15-43-24-01-0000A.00CE</b> COMMON ELEMENT NORTH FORT MYERS FL 33917	PINE SHADOWS AIR PARK PB 34 PG 67 TRACTS A B C D	4
ELLIS RONALD G JR + LINDA A 18787 BASELEG AVE NORTH FORT MYERS FL 33917	<b>16-43-24-00-00001.003A</b> 18491 N TAMIAMI TRL NORTH FORT MYERS FL 33903	N 150 FT OF PARL DESC:FROM SE COR E 46FT TO W ROW OF TAM TRL TH NWLY2566 TO POB	5
STAFFORD SKIP TR PO BOX 3877 NORTH FORT MYERS FL 33918	<b>16-43-24-00-00001.003B</b> 18441 N TAMIAMI TRL NORTH FORT MYERS FL 33903	PARL IN S E 1/4 DESC IN OR 1089 PG 1573	6
STAFFORD SKIP TR PO BOX 3877 NORTH FORT MYERS FL 33918	<b>16-43-24-00-00001.003C</b> 18451 N TAMIAMI TRL NORTH FORT MYERS FL 33903	PARL IN SE 1/4 AS DESC IN OR 3455 PG 2550	7
STAFFORD SKIP TR PO BOX 3877 NORTH FORT MYERS FL 33918	<b>16-43-24-00-00001.003D</b> 18461 N TAMIAMI TRL NORTH FORT MYERS FL 33903	PAR IN SE 1/4 DESC IN OR 3576 PG 3737	8
DICKEY TED A TR 3274 AVOCADO DR FORT MYERS FL 33901	<b>16-43-24-00-00001.0040</b> 18401 N TAMIAMI TRL NORTH FORT MYERS FL 33903	PARL IN S E 1/4 DESC IN OR 0251 PG 0342	9
DEL TURA PHASE I LLC HOMETOWN AMERICA MGT LLC 150 N WACKER DR #900 CHICAGO IL 60606	<b>16-43-24-00-00001.0050</b> 18621 N TAMIAMI TRL NORTH FORT MYERS FL 33903	PARL IN SEC 16 TWP 43 R 24 DESC IN OR 1554 PG 0466	10
JACOBS ARTHUR C JR + JOY L 3000 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	<b>16-43-24-00-00002.012A</b> 3000 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	PARL IN NE 1/4 DESC IN OR 1239 PG 1446	11
RIVERA ANTHONY + EVELYN 2950 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	<b>16-43-24-00-00004.0000</b> 2950 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	PARL IN N E 1/4 DESC IN OR 0206 PG 0525 LESS 4.002 THRU 4.006 + LESS OR 3203/3188 + INST 2006-90256	12
PENNINGTON DAVID M + NORMA C + 2750 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	<b>16-43-24-00-00004.0010</b> 2750 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	PARL IN N E 1/4 DESC IN OR 0254 PG 0453	13
PENNINGTON DAVID M + NORMA C 2750 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	<b>16-43-24-00-00004.0020</b> 2800 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	PARL E OF U S 41 AS DESC IN OR 1573 PG 922	14

<b><u>OWNER NAME AND ADDRESS</u></b>	<b><u>STRAP AND LOCATION</u></b>	<b><u>LEGAL DESCRIPTION</u></b>	<b><u>Map Index</u></b>
CHRISTENSEN A M + MELBA J TR PO BOX 3937 NORTH FORT MYERS FL 33918	<b>16-43-24-00-00004.0030</b> 18550 N TAMIAMI TRL NORTH FORT MYERS FL 33903	FM NE COR W2223 SELY 2060 ALG US41 ROW CONT SELY 345 TOPOB TH N 63DEG E 190	15
NORTH FORT MYERS FIRE CONTROL PO BOX 3507 NORTH FORT MYERS FL 33918	<b>16-43-24-00-00004.0040</b> 2900 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	PARL IN NE 1/4 DESC IN OR 1690 PG 0778	16
K + L INC 2970 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	<b>16-43-24-00-00004.0050</b> 2970 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	PARL IN NE 1/4 AS DESC IN OR 3203 PG 3188	17
RIVERA ANTHONY + EVELYN 2950 TRAIL DAIRY CIR NORTH FORT MYERS FL 33917	<b>16-43-24-00-00004.0060</b> 2891 RUNWAY ST NORTH FORT MYERS FL 33917	PARL IN N E 1/4 DESC IN OR 0206 PG 0525 LESS 4.000 THRU 4.005 + LESS OR 3203/3188 + INST 2006-90255	18
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	<b>16-43-24-00-00006.0000</b> 18400 N TAMIAMI TRL NORTH FORT MYERS FL 33903	PARL IN S E 1/4 DESC IN OR 1719 PG 4703	19

**19 RECORDS PRINTED**

DCI 2007-00026

RECEIVED  
OCT 16 2008

COMMUNITY DEVELOPMENT





## **COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION**

Date: April 6, 2007

Case Number: DCI2007-00026

Case Name: PINE SHADOWS AIR PARK

Request: Application to amend a +/- 4.65-acre Commercial Planned Development (CPD) to permit open storage on a portion of the property and make other modifications to the plans.

Location: The subject property is located at 2920, 2860 Runway Street, in S16-T43S-R24E, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE: MR. MIKE ROEDER  
KNOTT CONSOER  
239-334-2722

Lee County Planner: Tony Palermo  
(239) 479-8325

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

DMH



Nina Paight  
Nominating Civic Assn.  
20150 Keola Lane  
N. Ft. Myers, FL 33917

Laura Alvarez  
Concerned Citizens of Bayshore Community  
18900 Lynn Road  
North Fort Myers, FL 33917

Ellen M. Penar  
Heron's Glen Homeowners Association  
20838 Kaidon Lane  
North Fort Myers, FL 33917

Thomas B. Hart, Esq.  
Herons Glen Homeowners Association, Inc.  
1625 Hendry Street, Suite 301  
Fort Myers, FL 33901

Scott Brenner  
North Fort Myers Planning Panel Committee  
395 Bamboo Drive  
North Fort Myers, FL 33917

Mr. Mike Roeder  
1625 Hendry Street #301  
Ft. Myers, FL 33901



15-43-24-00-00001.0360  
MCKINNEY C L JR + DEBORAH A  
3080 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

15-43-24-00-00001.0410  
BERNIER SERGE + DIANA  
3040 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

15-43-24-00-00005.0000  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

15-43-24-01-0000A.00CE  
PINE SHADOWS AIR PARK  
18591 BASE LEG AVE  
NORTH FORT MYERS, FL 33917

16-43-24-00-00001.003A  
ELLIS RONALD G JR + LINDA A  
18787 BASELEG AVE  
NORTH FORT MYERS, FL 33917

16-43-24-00-00001.003B  
STAFFORD SKIP TR  
18441 N TAMiami TRL  
NORTH FORT MYERS, FL 33903

16-43-24-00-00001.003C  
STAFFORD SKIP TR  
18441 N TAMiami TRL  
NORTH FORT MYERS, FL 33903

16-43-24-00-00001.003D  
STAFFORD SKIP TR  
18441 N TAMiami TRL  
NORTH FORT MYERS, FL 33903

16-43-24-00-00001.0040  
DICKY TED A TR  
3274 AVOCADO DR  
FORT MYERS, FL 33901

16-43-24-00-00001.0050  
DEL TURA PHASE I LLC  
HOMETOWN AMERICA MGT LLC  
150 N WACKER DR #900  
CHICAGO, IL 60606

16-43-24-00-00002.012A  
JACOBS ARTHUR C JR + JOY L  
3000 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0000  
RIVERA ANTHONY + EVELYN  
2950 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0010  
PENNINGTON DAVID M + NORMA C  
2750 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0020  
PENNINGTON DAVID M + NORMA C  
2750 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0030  
CHRISTENSEN A M + MELBA J TR  
PO BOX 3937  
NORTH FORT MYERS, FL 33918

16-43-24-00-00004.0040  
NORTH FORT MYERS FIRE CONTROL  
PO BOX 3507  
NORTH FORT MYERS, FL 33918

16-43-24-00-00004.0050  
K + L INC  
2970 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00004.0060  
RIVERA ANTHONY + EVELYN  
2950 TRAIL DAIRY CIR  
NORTH FORT MYERS, FL 33917

16-43-24-00-00006.0000  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

RECEIVED  
APR - 3 2007

COMMUNITY DEVELOPMENT

DCI 2007-00026



OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

ORDER FOR CONTINUANCE

CASE NUMBER: DCI2007-00026  
APPLICANT: PINE SHADOWS AIR PARK  
RESPONSE DATE: FEBRUARY 6, 2009

The hearing on the above-styled case began as scheduled on January 23, 2009. At the conclusion of the presentations of Staff and Applicant and, following the comments and presentations of other interested parties present, the matter was continued to the date and time set forth below to allow the Staff and the Applicant to submit additional materials, only as requested by the Hearing Examiner, which are responsive to questions, issues and concerns which arose during the course of the proceedings.

Written submissions shall be in the form of:

1. Applicant's and Staff's, joint or individual, submittal of revised Conditions and Deviations.

This matter is continued to FRIDAY, FEBRUARY 6, 2009 AT 5:00 P.M., FOR SUBMISSION OF MATERIALS AS REQUESTED BY THE HEARING EXAMINER. At, or before this time, the requested materials will be submitted to the Hearing Examiner, and other responding parties, and the Hearing Examiner will determine if these submissions are sufficient. **NO HEARING WILL BE HELD AND NO TESTIMONY WILL BE HEARD.** If the Hearing Examiner determines that these submissions are insufficient, a subsequent hearing will be set to discuss this matter further and notices will be sent to all parties involved.

Accordingly, written submittals will be delivered to the Office of the Hearing Examiner, 1500 Monroe Street, Suite 218, Fort Myers, Florida, on or before these dates. Copies of this order will be furnished to the Staff, the Applicant, and all hearing participants.


**DONE AND ORDERED this 23<sup>RD</sup> day of January, 2009.**



DIANA M. PARKER  
LEE COUNTY HEARING EXAMINER  
P. O. Box 398 (1500 Monroe Street, Suite 218)  
Fort Myers, Florida 33902-0398  
Telephone: 239/533-8100 Fax: 239/485-8406

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the aforesaid Order was sent to all hearing participants, officially established as of the above Order date, either by U.S. Mail, Inter-County Mail, or Facsimile Transfer on the 26<sup>TH</sup> day of January, 2009.



Suzanne Hunter-Galvan  
Office Manager

**APPLICATION FOR REQUEST FOR CONTINUANCE,  
DEFERRAL, WITHDRAWAL, OR REHEARING  
FOR UNINCORPORATED LEE COUNTY**

REQUEST IS FOR: (refer to back of sheet for special notes)

           CONTINUANCE                 DEFERRAL        ✓   WITHDRAWAL  
           REHEARING                 WITHDRAWAL OF ADMINISTRATIVE APPEAL

**RECEIVED**  
**MAY 21 2009**  
*C. F. A.*  
**COMMUNITY DEVELOPMENT**

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

- Length of time: \_\_\_\_\_
- From:            Hearing Examiner                 BOCC (must be submitted 5 calendar days prior to hearing)
1. Date of Scheduled Hearing: \_\_\_\_\_
  2. Applicant/Project Name: PINE SHADOWS AIR PARK
  3. Tracking/Hearing/Application Number: DCI2007-00026
  4. Date Decision was Rendered (if applicable): \_\_\_\_\_
  5. Type of Application (check appropriate type):  
           Rezoning                 Special Exception                 Variance        ✓   Other
  6. Reason for request (If rehearing is requested, see Special Notes on reverse side):  
\_\_\_\_\_  
\_\_\_\_\_  
unacceptable conditions

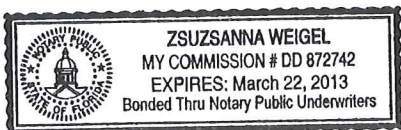
*Michael E. Roeder*  
Signature of applicant or property owner  
*AGENT FOR*  
**Michael E. Roeder**  
Name (typed or printed legibly)  
**1625 Hendry Street, Suite 301, Fort Myers, FL**  
Address

May 21, 2009

Date

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this            day of May 21<sup>st</sup>, 2009  
20 09 by MIKE ROEDER who is personally known to me or who produced  
as identification.



*Zsuzsanna Weigel*  
Signature of Notary Public

ZSUZSANNA WEIGEL  
Printed Name of Notary Public

FEE \$ \_\_\_\_\_  
DATE PAID: \_\_\_\_\_

RECEIPT NUMBER: \_\_\_\_\_  
INTAKE BY: \_\_\_\_\_



## News-Press.com Online Public Notice: Detail

**2009-04-23 Notice of Public Hearing****NOTICE OF  
PUBLIC HEARING**

Notice is hereby given that at 9:30 a.m. on Monday, 4 May, 2009, the Lee County Board of County Commissioners will hold public hearings in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers, FL, to review the written recommendations made by the Hearing Examiner and make a final decision on the cases below.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, that person will need a record of the proceedings. For such purpose, that person may need to ensure that a verbatim record of the proceeding is made that includes the testimony and evidence upon which the appeal is to be based.

Statements before the Board of County Commissioners will be strictly limited to the findings of fact or conclusions of law contained in the record, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the hearing before the Hearing Examiners and not otherwise disclosed in the record.

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Telephone 533-8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Cathy Keller at 533-8585. The following cases will be heard:

REZ2008-00010. 4903 Lee Blvd. Rezone a 0.55+/- acre property from Residential Single-Family (RS-1) to Special Commercial Office (CS- 2). The applicant indicates that the project will connect to central water service provided by Florida Governmental Utility Authority (FGUA). Property located at 4903 Lee Blvd., Lehigh Acres Planning Community, Lee County, FL. Project Representative: James Lukitsch

DCI2008-00005 & DCI2008-00023. Bella Terra. Applications for a Notice of Proposed Change to amend the Bella Terra Development of Regional Impact (DRI), and Amend the existing RPD and CPD zoning to: (1) decrease the dwelling units; (2) increase single family units and decrease multiple family units; (3) add 30 dwelling units to the commercial tract; (4) adjust the acreage allocation between development tracts; (5) accept affordable housing study; (6) update Phasing Schedule; and (7) increase maximum building height for principal parcel in CPD from two stories above average grade to three stories above average grade or 45 feet. Property located at Corkscrew Rd. and Bella Terra Blvd., Estero Planning Community, Lee County, FL. Project Representative: Stacy Hewitt, Banks Eengineering 239-939-5490

DCI2007-00003. Zoom Thru Bayshore West. Rezone 0.66+/- acres from Commercial Planned Development (CPD) to Commercial Planned Development (CPD) to allow a drive-thru car wash. The development will connect to existing potable water and sanitary sewer. Property located at 6301 Bayshore Rd, N. Ft. Myers Planning Community, Lee County, FL. Project Representative: Steve Darby, Darby Engineering, Inc. 239-945-0551

DCI2008-00015. Sun-n-Fun Mobile Home Park. Request to rezone 11.19+/- acres from Agricultural (AG-2), Residential Single-Family (RS-1) and Residential Two-Family Conservation (TFC-2) districts to Mobile Home Planned Development (MHPD) to permit open storage, private on-site recreational facilities for Sun 'n Fun Mobile Home Park. Potable water and sanitary sewer services are provided by Lee County Utilities. No development blasting is proposed. Property located at Common Elements (just east of I-75, between Palm Beach Blvd. and Orange River Blvd.) Ft. Myers Shores Planning Community, Lee County, FL. Project Representative: Jodi Joseph, Morris Depew Associates 239-337-3993

DCI2007-00056. KMJ Gunnery Road. Rezone 1.15+/- acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to permit up to 6,000 square feet of general, medical office and retail uses with a maximum height of 25 feet/1 story. Potable water and sanitary sewer services are provided by Florida Government Utility Authority. No development blasting is proposed. Property located at 1772 Gunnery Rd, Lehigh Acres Planning Community, Lee County, FL. Project Representative: Matthew Speath, Speath Engineering 239-275-1899

DCI2007-00026. Pine Shadows Air Park. Amend Zoning Resolution #Z-98-069 Pine Shadows Air Park Commercial Planned Development (CPD) on 4.65 +/- acres. The amendment seeks to allow open storage on the rear vacant parcel, add uses such as professional office and business services in front on US 41, and modify the buffer requirements. No development blasting is requested. The entire development (existing and new) will hook up to public potable water and sanitary sewer service. Property located at 2920 & 2860 Runway St., N. Ft. Myers Planning Community, Lee County, FL. Project Representative: Mike Roeder, Knott Consoer



239-334-2722  
Apr 23 No. 1345970

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