REFUND REQUEST

DATE: 9/18/2009 **FROM:** Mary Gibbs
Mary Gibbs

TO: FISCAL POOL - CASHIERS **TITLE:** Director, Dept. of Community Development

CASE#: VAR2009-00027 **DATE PAID:** 9/4/2009

PROJECT NAME : 15151 Shamrock Dr Lot Split

REASON: On 9/4/09 Steve Yeomans submitted an application for a public hearing for a variance for a water excavation setback and paid the fee of $700.00 on case #VAR2009-00027. On 9/17/09 Steven Yeomans submitted a withdrawal stating staff determined the variance is unnecessary. Lisa Hines, Planner, informed the refund of the $700.00 fee is appropriate. Pam Houck, Zoning Director, agrees the refund of the $700 fee is appropriate.

Attachments: 3

cc: **Project File**
Kara Stewart w/o attachments

TOTAL REFUND AMOUNT: $700.00

AMOUNT:	ACCOUNT STRING:
$700.00	LC5150015500.341900.9005

SEND REFUND TO: Visa

FISCAL USE ONLY

SUPPLIER#:

SUBMITTED BY: DATE:

PHONE#:

PLEASE RETURN CHECK TO REQUESTING DEPARTMENT FOR FURTHER PROCESSING.

LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
SEP 17 2009
C.D.D.
COMMUNITY DEVELOPMENT

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 X WITHDRAWAL
_____ REHEARING ___ WITHDRAWAL OF ADMINISTRATIVE APPEAL

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: 15151 SHAMROCK DR LOT SPLIT
3. Tracking/Hearing/Application Number: VAR 2009-00027
4. Date Decision was Rendered (if applicable): N/A
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):
   Staff has determined that Variance is unessary. ~~and~~ Please refund Application Fee

Steven Yeomans
Signature of applicant or property owner

9-17-09
Date

Steven Yeomans
Name (typed or printed legibly)

15151 Shamrock Dr. Fort Myers FL 33912
Address

STATE OF FLORIDA
COUNTY OF LEE
The foregoing instrument was acknowledged before me this 17th day of September 2009 by Steven Yeomans who is personally known to me or who produced Florida Driver License as identification.

AUDRA M. ENNIS
MY COMMISSION # DD 869643
EXPIRES: March 26, 2013
Bonded Thru Notary Public Underwriters

Audra M. Ennis
Signature of Notary Public

Audra M. Ennis
Printed Name of Notary Public

FEE $ _____ RECEIPT NUMBER: _____
DATE PAID: _____ INTAKE BY: _____

LEE COUNTY

Payment History For

Case #: VAR2009-00027

Case #:	**VAR2009-00027**
Property Owner	**YEOMANS STEVEN**
Property Address	**15151 SHAMROCK DR FORT MYERS**
Contractor	
License Number	
Fax Number	

Account number	Description	Fees	Paid	Date Paid	Check #	Receipt #	Recorded By	Due History
LC5150015500.341900.9005	Res/Com - First Var Request	700.00						0.00
			700.00	9/4/2009	1	1200900000000012892	AAM	0.00

Total Fees: $700.00 **Paid:** $700.00 **TOTAL REMAINING DUE:** **$0.00**

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR PUBLIC HEARING FOR ZONING ACTION UNINCORPORATED AREAS ONLY

Applicant's Name: Steve Yeomans

Project Name: 15151 Shamrock Dr Lot Split

STRAP Number(s): 31-45-25-00-00002.1330

TYPE OF APPLICATION

- ____ Special Exception **(attach Supplement A)**
- ✓ Variance **(attach Supplement B)**
- ____ Conventional Zoning **(attach Supplement C)**
- ____ Planned Development (not PRFPD) **(attach Supplement D)**
- ____ Amendment to built Planned Development **(Supplement D may be required)**
- ____ Private Recreational Facilities Planned Development **(attach Supplement D)**
- ____ Extension of a Master Concept Plan **(attach Supplement E)**
- ____ Reinstatement of a Master Concept Plan **(attach Supplement F)**
- ____ Limited Amendment to An Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration under LCLDC Section 12-121(j) **(attach Supplement G)**
- N/A DRI - with rezoning **(submit completed DRI Application Form *(do not use this form)* and Supplement D**
- N/A DRI - without rezoning **(submit completed DRI Application Form *(do not use this form)*)**

Is this project located in one of the following planning communities: Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, or Palm Beach Boulevard?

☐ YES* ☐ NO *If YES, please note PART 4.G below for public information meeting summary document requirements.

STAFF USE ONLY

VAR 2009-00027

Case Number: 6000 Commission District: 5

Current Zoning: AG-2 Fee Amount: 700.00

Land Use Classification: Rural Intake by: Sue

Planning Community: Bonita Area

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

VAR 2009-00027

Hendry, Pamela

From: Severson, Lillian
Sent: Friday, September 18, 2009 1:17 PM
To: Hendry, Pamela
Subject: RE: Remitter for 15151 Shamrock Dr.

Hi Pam: The remitter for this Var permit is Steve Yeomans – He paid by Visa - $700.00. Please let me know if you need more info. Lil

---

From: Hendry, Pamela
Sent: Friday, September 18, 2009 12:53 PM
To: Severson, Lillian
Subject: Remitter for 15151 Shamrock Dr.

$700.00 paid on 9/4/09, Receipt #1200900000000012892 for case #VAR2009-00027.

Pam Hendry
Lee County Community Development
Development Services Administration
1500 Monroe St., 2nd Floor
Ft. Myers, FL 33901
e-mail: hendrypk@leegov.com
Phone (239) 533-8348
Fax (239) 485-8341

LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
SEP 17 2009
C.D.D.
COMMUNITY DEVELOPMENT

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 X WITHDRAWAL
____ REHEARING __ WITHDRAWAL OF ADMINISTRATIVE APPEAL

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: 15151 SHAMROCK DR LOT SPLIT
3. Tracking/Hearing/Application Number: VAR 2009-00027
4. Date Decision was Rendered (if applicable): N/A
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):
   Staff has determined that Variance is unessary. Please refund Application Fee

Steven Yeomans
Signature of applicant or property owner

9-17-09
Date

Steven Yeomans
Name (typed or printed legibly)

15151 Shamrock Dr. Fort Myers Fl. 33912
Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 17th day of September 20 09 by Steven Yeomans who is personally known to me or who produced Florida Driver License as identification.

NOTARY PUBLIC STATE OF FLORIDA
AUDRA M. ENNIS
MY COMMISSION # DD 869643
EXPIRES: March 26, 2013
Bonded Thru Notary Public Underwriters

Audra M. Ennis
Signature of Notary Public

Audra M. Ennis
Printed Name of Notary Public

FEE $ _____ RECEIPT NUMBER: _____
DATE PAID: _____ INTAKE BY: _____

GIS Tracking Sheet

Case No.: VAR2009-00027

Intake Date: September 4, 2009

Project Name: 15151 Shamrock Dr. Lot Split

STRAP Number(s): 31-45-25-00-00002.1330

Planner Name: Lisa Hines Ext. 38777

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: **INTAKE:** VAR09027

LEGAL SUFFICIENT ☐ YES ☐ NO Initials: gf

If not, give brief explanation:

SEE TIDEMARK B MANAGER

Withdrawn

MAP UPDATE following FINAL ACTION

Date:

☐ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes:

9/29/09

MAP UPDATED ☒YES ☐NO Initials: cl

If not, give brief explanation: ZONE: AG:2:501481

RECEIVED
SEP 04 2009
COMMUNITY DEVELOPMENT

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR PUBLIC HEARING FOR ZONING ACTION UNINCORPORATED AREAS ONLY

Applicant's Name: Steve Yeomans

Project Name: 15151 Shamrock Dr. Lot Split

STRAP Number(s): 31-45-25-00-00002.1330

TYPE OF APPLICATION

- ___ Special Exception **(attach Supplement A)**
- ✓ Variance **(attach Supplement B)**
- ___ Conventional Zoning **(attach Supplement C)**
- ___ Planned Development (not PRFPD) **(attach Supplement D)**
- ___ Amendment to built Planned Development **(Supplement D may be required)**
- ___ Private Recreational Facilities Planned Development **(attach Supplement D)**
- ___ Extension of a Master Concept Plan **(attach Supplement E)**
- ___ Reinstatement of a Master Concept Plan **(attach Supplement F)**
- ___ Limited Amendment to An Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration under LCLDC Section 12-121(j) **(attach Supplement G)**
- N/A DRI - with rezoning **(submit completed DRI Application Form *{do not use this form}* and Supplement D**
- N/A DRI - without rezoning **(submit completed DRI Application Form *{do not use this form}*)**

Is this project located in one of the following planning communities: Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, or Palm Beach Boulevard?

☐ YES* ☐ NO ***If YES**, please note PART 4.G below for public information meeting summary document requirements.

****

STAFF USE ONLY

Case Number: VAR 2009-00027 ~~ADD~~
Commission District: 5
Current Zoning: AG-2
Fee Amount: 700.00
Land Use Classification: Rural
Intake by: [illegible]
Planning Community: Daniels PKWY

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

VAR 2009-00027

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SEP 04 2009
COMMUNITY DEVELOPMENT

PART 1
APPLICANT\AGENT INFORMATION

A. **Name of applicant:** Steve Yeomans

Address: Street : 15151 Shamrock Dr.

City, State, Zip: Fort Myers Fl. 33912

Phone Number: 239-872-1660 Fax: —

E-mail address: S.S.Yeomans@Comcast.Net

B. **Relationship of Applicant to owner (check one):**

✓ Applicant (including an individual or husband & wife) is the sole owner of the property. **[34-201(a)(1)a.1.]**

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) **[34-202(b)(1)c.]**

NA Applicant has been authorized by the owner(s) to represent them for this action.

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) **[34-202(b)(1)c.]**

NA Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. [34-202(b)(1)c.] (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

NA **Application is County initiated. BOCC authorization is attached as Exhibit PH-1.B.3**

C. **Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application.** [34-202(b)(1)c.]

C.1. Company Name: Steve Yeomans

Contact Person: Steve Yeomans

Address: Street : 15151 Shamrock Dr.

City, State, Zip: Fort Myers Fl. 33912

Phone Number: 239-872-1660 Fax:

E-mail address: SSyeomans@Comcast.Net

C.2. — **Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit PH-1.C.2.** [34-202(b)(1)c.]

VAR 2009-00027

PART 2
PROPERTY OWNERSHIP

A. **Property Ownership: Single owner (individual or husband & wife only)** [34-201(a)(1)a.1.]

A.1. **Name:** Steve Yeomans

Mailing Address: Street: 15151 Shamrock Dr

City, State, Zip: Fort Myers Fl. 33912

Phone Number: 239-872-1660 Fax Number: _____

E-mail: SSyeomans@comcast.net

B. **Property Ownership: Multiple owners (Corporation, partnership, trust, association)** [34-201(a)(1)].

B.1. NA **Disclosure of (Ownership) Interests Form is attached as Exhibit PH-2.B.1.** [34-201(b)2]

C. **Multiple parcels**

C.1. NA **Property owners list is attached as Exhibit PH-2.C.1.** [34-202(a)(5)]

C.2. NA **Property owners map is attached as Exhibit PH-2.C.2.** [34-202(a)(5)]

D. **Date property was acquired by present owner(s):** 12-15-98

PART 3
PROPERTY INFORMATION

A. **STRAP Number(s):** 31-45-25-00-00002.1330

B. **Street Address of Property:** 15151 Shamrock Dr. Fort Myers Fl. 33912

C. **Legal Description**

✓ **Legal description (on 8 1/2" by 11" paper) is attached as Exhibit PH-3.C.1.** [34-202(a)(1)]

✓ **Sealed sketch of the legal description is attached as Exhibit PH-3.C.2.** [34-202(a)(1)]

D. **Boundary Survey**

✓ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.1.** [34-202(a)(2)]

✓ This is not a Planned Development Application and the property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable Plat Book page(s) is attached as **Exhibit PH-3.D.2.** The Plat Book Number and the Page Number (or the Instrument Number) are provided as well as the Block Number and Lot Number (if applicable). [34-202(a)(2)]

E. **Planning Community:** NH

F. **General Location of Property:**

F.1. ✓ Area location map (for all applications other than Planned Developments) is attached as **Exhibit PH-3.F.** [34-202(a)(4)] {NOTE: For Planned Development Applications see Supplement D [34-373(a)(4)b.]}

F.2. **Directions to property:**

S.W. on 1st St. to Heitman 0.1 mi Turn Left at Carson go 446 ft. Rt. @ Cleaveland Ave/US 41 go 8.8 mi. turn Left at Briarcliff Rd. go 0.6mi turn Left on Shamrock Dr. go 0.3 mi./10.8 total to 15151 Shamrock Dr on Right.

See Attached Map & Directions

G. **Surrounding property owners:**

G.1. ✓ **List of surrounding property owners is attached as Exhibit PH-3.G.1.** [34-202(a)(6)]

G.2. ✓ **Map of surrounding property owners is attached as Exhibit PH-3.G.2.** [34-202(a)(7)]

G.3 ✓ **2 sets of mailing labels are attached as Exhibit PH-3.G.3.** [34-202(a)(6)]

H. **Current Zoning of Property:** ~~Residential~~ AG-2

H.1. NA **Copies of all Zoning Resolutions and Zoning Approvals applicable to the subject property are attached as Exhibit PH-3.H.1. [34-202(a)(8)]**

I. **Current use of property:**

I.1. **Current use(s) of the property are:**

Residential / AG-2

I.2. NA If buildings or structures exist on the property, an affidavit is required stating whether the buildings & structures will be removed or retained and specific details regarding any structures proposed to be retained. Attach as **Exhibit PH-3.I.2.** and entitle **"Structure Affidavit".** [34-202(b)(3)]

I.3. NA If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval an Existing Agricultural Use Affidavit must be provided. Attach as **Exhibit PH-3.I.3.** and entitled **"Existing Agricultural Uses at Time of Zoning Application."** [34-202(b)(7)]

J. **Land Use Classification:**

Rural	5	Acres	100 % of total
		Acres	% of total
		Acres	% of total
		Acres	% of total

K. Flood Hazard (write NA if not applicable) [34-202(a)(8)]

NA The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

NA The minimum elevation required for the first habitable floor is _____ NGVD (MSL)

L. Deed Restrictions [34-202(b)(2)]

L.1. ✓ There are no deed restrictions or other covenants on this property that affect this request. [34-202(b)(2)]

L.2. NA Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2.** [34-202(b)(2)]

L.3. NA A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]

M. Property Dimensions [34-202(a)(8)]

1.	Width (average if irregular parcel):	330	Feet		
2.	Depth (average if irregular parcel):	660	Feet		
3.	Total area:	217,800	Acres or square feet		
4.	Frontage on road or street:	330	Feet on	_____	Street
	2nd Frontage on road or street:	—	Feet on	—	Street

PART 4
ACTION REQUESTED

A. Action Requested: [check applicable action(s)]

_____ Special Exception for _____ **Attached is Supplement A**

✓ Variance for Lot Split **Attached is Supplement B**

_____ Conventional Rezoning from: _____ to _____ **Attached is Supplement C**

_____ Planned Development Rezoning from _____ to _____

_____ DCI - Major: **Attached is Supplement D**

_____ DCI - Minor: **Attached is Supplement D**

_____ Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area. **Attached is Supplement D**

_____ **Planned Development Amendment. Attached is Supplement D**

_____ **Extension of Master Concept Plan. Attached is Supplement E**

_____ **Reinstatement of Master Concept Plan. Attached is Supplement F**

_____ **Limited Amendment to an Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration pursuant to 12-121(j). Attached is Supplement G**

B. **Blasting:**

NA No blasting will be used in the excavation of lakes or other site elements.

NA If blasting is proposed, Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information) is attached as **Exhibit PH-4.B** [34-202(b)(6)]

C. **Bonus Density:** (put NA if not applicable)

NA Bonus density will be used. Attached is is a copy of the Bonus Density application showing calculations labeled as **Exhibit PH-4.C**. [34-202(b)(5)]

D. **Hazardous materials:** (put NA if not applicable)

NA A Hazardous materials emergency plan is attached as **Exhibit PH-4.D** [34-202(b)(4)]

E. **Mobile Home Park**: (put NA if not applicable)

NA Request includes rezoning of a Mobile Home Park. Attached is **Exhibit PH-4.E** [34-203(d)]

F. **Aviation Hazard:** (put NA if not applicable)

NA Property is subject to Airport Hazard District regulations. Attached is **Exhibit PH-4.F** [34-1001 et seq]

NA A tall structures permit will be required.

NA Property is located within Noise zone:

G. **Planning Communities.** A meeting summary document for the required public informational session (put NA if not applicable).

NA **Estero Planning Community** Attached is **Exhibit PH-4.G.1** [34-373(a)(10); 33-54(a) & (b); Lee Plan Policy 19.5.3]

NA **Captiva Planning Community**. Attached is **Exhibit PH-4.G.2** [Lee Plan Policy 13.1.7]

NA **Boca Grande Community Plan.** Attached is **Exhibit PH-4.G.3** [Lee Plan Policy 22.1.5]

NA **Caloosahatchee Shores Planning Community.** Attached is **Exhibit PH-4.G.4** [Lee Plan Policy 21.6.3]

NA **Page Park Planning Community.** Attached is **Exhibit PH-4.G.5** [Lee Plan Policy 27.11.2]

H. **Waivers from Application Submission Requirements**: The following waivers, approved by the Director of Zoning Services, are attached as **Exhibit PH-4.H** [34-202(a)]

Section Number	Name of item
NA	NA

I. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property? _____YES. ✓ NO.

If the answer is YES, please provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service. Label letter as **Exhibit PH 4-I.** [34-202(b)(8)]

If the answer is NO, please provide a narrative explaining why the connection to potable water and/or central sewer is not planned. Label explanation as **Exhibit PH 4-I.** [BOCC Policy]

PH4-1. Well & Septic

PART 6
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

Number of Copies*			Exhibit Number	SUBMITTAL ITEMS
Var. or Spe. Exc.	Conv. Rez.	PDs		
1	3	15		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee - [34-202(a)(9)]

Var. or Spe. Exc.	Conv. Rez.	PDs	SUP	SUPPLEMENTAL FORMS (select applicable request/form)
1	0	0	SUP A	Special Exception request
1	0	0	SUP B	Variance request
0	3	0	SUP C	Conventional Rezoning request
0	0	15	SUP D	Planned Development Rezoning request
0	0	15	SUP D	Planned Development Amendment request
0	0	15	SUP D	PRFPD in in Overlay Area Rezoning request
0	0	8	SUP E	Master Concept Plan Extension request
0	0	8	SUP F	Master Concept Plan Reinstatement request
0	0	15	SUP G	Limited Amendment to Special Exception or Planned Development

Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS
1	3	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	3	1	PH-1.B.3	BOCC authorization (if applicable)
1	3	15	PH-1.C.2	Additional Agents [34-202(b)(1)c.]
1	3	3	PH-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
1	3	3	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
1	3	3	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
1	3	15	PH-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
2	2	5	PH-3.C.1	Legal Description **(2 originals required)** [34-202(a)(1)]
2	2	5	PH-3.C.2	Sealed Sketch of the Legal Description **(2 originals required)** [34-202(a)(1)]
1	3	5	PH-3.D.1	Boundary Survey (tied to State Plane Coordinate System) **(2 originals required)** [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications (see Supplement D)} [34-373(a)(4)a.]}
1	3	N/A	PH-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1	3	0	PH-3.F	Area Location Map on 8" by 11" size paper pursuant to LCLDC Section 34-202(a)(4).(Non Planned Developments) [34-202(a)(4)]
0	0	15	PH-3.F	Area Location Map for Planned Developments - see Supplement D [34-373(a)(4)b.]

Number of Copies*			Exhibit Number	SUBMITTAL ITEMS
Var. or Spe. Exc.	Conv. Rez.	PDs		
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing labels [34-202(a)(6)]
1	1	3	PH-3.H.1	Zoning Resolutions and Zoning Approvals [34-202(a)8)]
1	3	3	PH-3.I.2.	Structure Affidavit (if applicable) [34-202(b)(3)]
1	3	3	PH-3.I.3.	Affidavit entitled "Existing Agricultural Uses at Time of Zoning Application" (if applicable) [34-202(b)(7)]
1	3	3	PH-3.L.2	Deed Restrictions\Covenants (if applicable) [34-202(b)(2)]
1	3	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions (if applicable) [34-202(b)(2)]
1	3	15	PH-4.B	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density Application (if applicable) [34-202(b)(5)]
1	3	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	3	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	3	4	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
1	3	4	PH-4.G.1	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Estero Planning Community (if applicable) [33-54; Lee Plan Policy 19.5.3]
1	3	0	PH-4.G.2	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Captiva and/or North Captiva Planning Community (if applicable) [Lee Plan Policy 13.1.7 & 25.1.1)]
1	3	0	PH-4.G.3	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Boca Grande Planning Community (if applicable) [Lee Plan Policy 22.1.5]
0	0	4	PH-4.G.4	Summary of Public Informational Session for Planned Development Applications located within Caloosahatchee Shores Planning Community (if applicable) [Lee Plan Policy 21.6.3]
0	0	4	PH-4.G.5	Summary of Public Informational Session for Planned Development Applications located within Page Park Planning Community (if applicable) [Lee Plan Policy 27.11.2]
0	0	4	PH-4.G.6	Summary of Public Informational Session for Planned Development Applications located within Palm Beach Boulevard Planning Community (if applicable) [Lee Plan Policy 23.5.2]
1	3	15	PH-4.H	Approved Waivers.(if applicable) [34-202(a)]
0	0	4	PH-4.I	Potable Water & Sanitary Sewer. If the answer to Item 4.L was YES, provide a letter from the appropriate utility entity confirming availabilty of service. If the answer to Item 4.K was NO, an explanation must be attached providing the reason(s) why connection to potable water and sanitary sewer system is not proposed as part of any development of the parcel subject to the request. [34-202(b)(8)]

* At least one copy must be an original.

RECEIVED
SEP 04 2009
COMMUNITY DEVELOPMENT

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Steve Yeomans, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;

2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;

3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Steve Yeomans
Signature

Steve Yeomans
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 09/04/09 (date) by STEVE YEOMANS (name of person providing oath or affirmation), who is personally known to me or who has produced DRIVERS LICENSE (type of identification) as identification.

Lucy W Moughton
Signature of person taking oath or affirmation

Lucy W Moughton
Name typed, printed or stamped

Title or rank

Serial number, if any

Notary Public State of Florida
Lucy W Moughton
My Commission DD585256
Expires 08/26/2010

VAR 2009-00027

PART 1 AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, *_____ as _____
of _____, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

_____
*Name of Entity (corporation, partnership, LLP, LC, etc)

_____ _____
Signature (Type or printed name)

_____
(title of signatory)

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me this _____ (date) by _____(name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

_____ _____
Signature of person taking oath or affirmation Name typed, printed or stamped

_____ _____
Title or rank Serial number, if any

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then the they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

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EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 31-45-25-00-00002.1330 **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Steve Yeomans 15151 Shamrock Dr. Fort Myers Fl. 33912	100% Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

VAR 2009-00027

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Stock

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: Steve Yeomans
(Applicant)

Steve Yeomans
(Printed or typed name of applicant)

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STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 09/04/09 (date) by STEVE YEOMANS who is personally known to me or who has produced DRIVERS LICENSE as identification. .

Lucy W. Moughton
Signature of Notary Public

(SEAL)

Notary Public State of Florida
Lucy W Moughton
My Commission DD585256
Expires 08/26/2010

LUCY W MOUGHTON
Printed Name of Notary Public

VAR 2009-00027

EXHIBIT PH-1.C.2
ADDITIONAL AGENTS

Company Name: _____

Contact Person: _____

Address: Street : _____

City, State, Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Company Name: _____

Contact Person: _____

Address: Street : _____

City, State, Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Company Name: _____

Contact Person: _____

Address: Street : _____

City, State, Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Company Name: _____

Contact Person: _____

Address: Street : _____

City, State, Zip: _____

Phone: _____ Fax: _____

E-mail: _____

LEE COUNTY
SOUTHWEST FLORIDA

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PUBLIC HEARING SUPPLEMENT B

VAR 2009-00027

ADDITIONAL REQUIRED INFORMATION FOR A VARIANCE APPLICATION UNINCORPORATED LEE COUNTY

Case Number:

Project Name: 15151 Shamrock Dr. Lot Split

Applicant's Name: Steve Yeomans

STRAP Number(s): 31-45-25-00-00002.1330

Brief Summary of Project:

5 Acre Lot Split

VARIANCE FOR: (Indicate the section or sub-section number and title)

Section Number	Title of LCLDC section or subsection
10-329	(d)a.2⅓a.3 (Water Excavation setbacks)

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PART 1. VARIANCE REQUEST - NARRATIVE

Every application for a variance from the terms of this chapter must include the following narrative statements. Complete the following questions for each variance requested. **[34-203(f)]**

A. Section number from which variance is requested: 10-329(d)(1)a2.&a.3

B. Specific regulation from which relief is sought:

10-329 (d)(1)a2&A3 (Water Excavation Set Backs)

C. Reason why the variance is needed (use additional sheets, if needed; **label as Exhibit B-1.C.**):

Both Properties Need water access

D. What effect, if any, granting the variance would have on adjacent properties (use additional sheets if needed; **label as Exhibit B-1.D.**):

None

E. The nature of the hardship which is used to justify the request (use additional sheets if needed; **label as Exhibit B-1.E.**):

Shape of the property prevents Both Parcels from having water front unless granted the Lot Split. This is the best use of the property.

VAR 2009-00027

PART 2. VARIANCE REQUEST - SITE PLAN

Copies required*	Exhibit Number	SITE PLAN (CHECK APPLICABLE PLAN)
1	B-2.A or PH-3.D.1	**SITE PLAN**: All requests for a variance (excluding a setback variance on a collector or arterial road [see below]) must include a site plan showing: a. All existing public streets, easements or other reservations of land within the site; b. All existing and proposed structures on the site; c. All existing structures within 100 feet of the perimeter boundary of the site; and d. The proposed variance from the adopted standards.
NA		
	B-2.B or PH-3.D.1	**SITE PLAN**: All requests for a variance from a required street setbacks on a collector or arterial road must include a site plan, drawn to scale, showing: a. All structures, easements, and rights-of-way, etc., within 100 feet of the peripheral boundary of the subject property; b. The location of all proposed structures, easements, rights-of-way and vehicular access onto the property, including entrance gates or gatehouses; and c. The extent of modification from street setbacks requested.

*** At least one copy must be an original.**

LEE COUNTY
SOUTHWEST FLORIDA

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VAR 2009-00027

BOARD OF COUNTY COMMISSIONERS

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

August 12, 2009

Writer's Direct Dial Number: (239) 533-8374

STEVEN YEOMANS
15151 SHAMROCK DR
FORT MYERS, FL 33912

Ag. 2

RE: 15151 SHAMROCK DR
LDO2009-00216 - TYPE 04 Limited Review (residential lot split)
L04 Application (Type 4) A

Dear STEVEN YEOMANS :

The above-referenced project plans have been reviewed and cannot be approved at this time for the following reason(s):

Please refer to the attached checklist for comments.

In accordance with Section 10-110 of the Land Development Code, you may redraft and submit the required documents (showing the corrections for specified deficiencies) to the Director of the Development Services Division within six (6) months of the date hereon or the application will be deemed withdrawn, and a new application along with appropriate fees will be required; or you have thirty (30) calendar days from the date hereon to file an appeal of this decision to the Hearing Examiner's office. Applications are available from the Development Services Division.

PLEASE INDICATE THE ABOVE DEVELOPMENT ORDER NUMBER ON ANY FUTURE CORRESPONDENCE.

IF THE PLAN SETS ARE RETURNED TO YOU, PLEASE RESUBMIT 6 COMPLETE SETS OF REVISED PLANS.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Development Services Director

PJE / MXH

One set of Markups

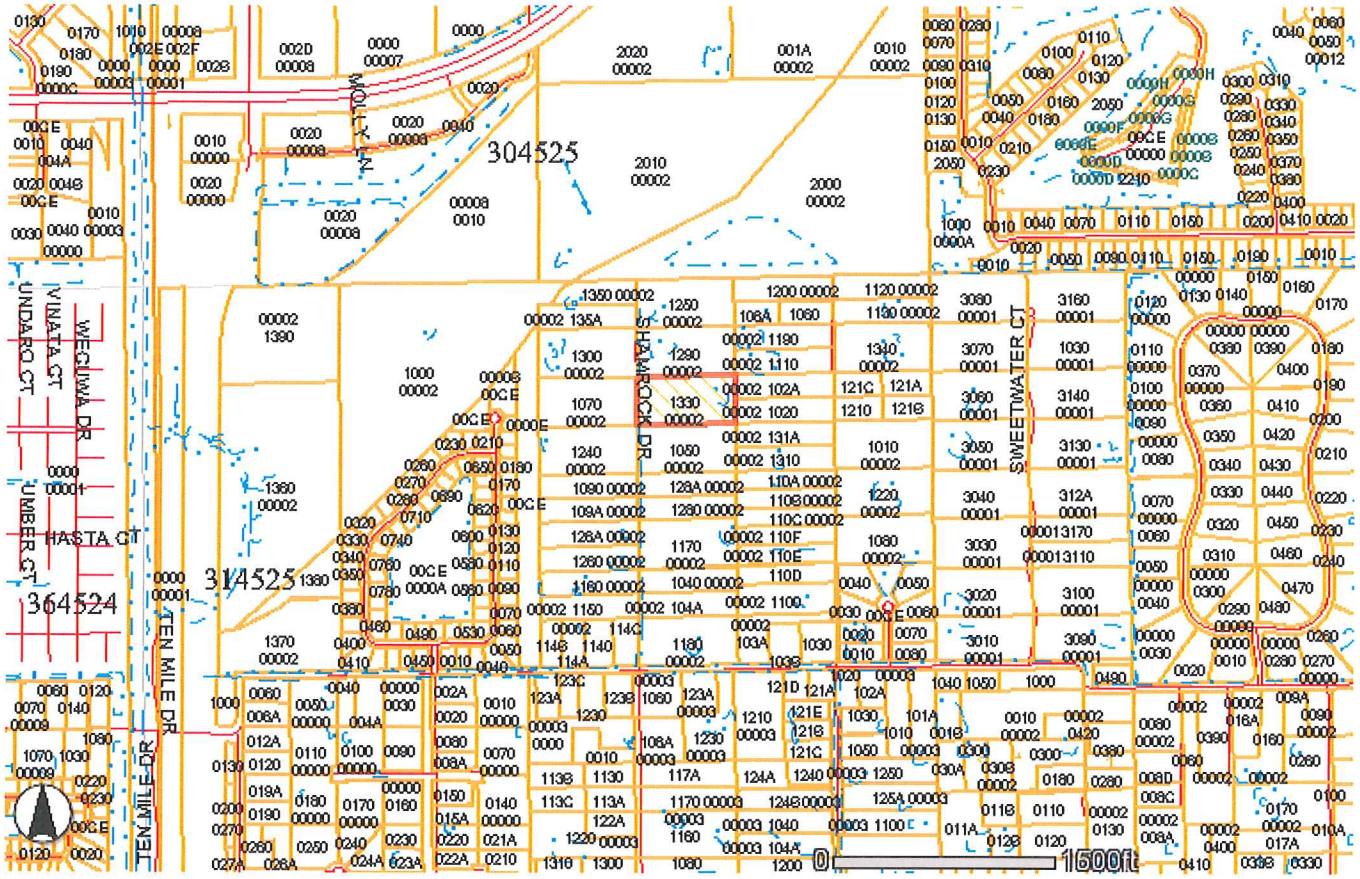
LC Limited Review DO Type 4 & 5 (Lot Split) Checklist (Ord. 07-24)

4) Miscellaneous Items.

A. Please remove the 'pond access easement' from the sketches and descriptions.
B. The offsets to the existing pond should be measured to the Wet Season Water Table (WSWT), not the 'approximate mean high water line', which applies only to tidal water bodies. Please draw to scale. The LDC requires the minimum offset to be 50'.
C. Some of the text on the survey and the sketches can only be read with the use of a magnifying glass. This is unacceptable. Please enlarge the size of the small text.
D. The surveys are not sealed by the surveyor.
E. On the sketch for the 'South Parcel', The first bearing after the POB should read N 88-46-20 E.
F. In the description for the South Parcel, the bearing getting back to the POB should read North 00-55-00 WEST. Also, after 'Also described as', remove 'the south 1/2 of the north 1/2 of the southeast 1/4 of the northwest 1/4 of the northeast 1/4' ...
G. In the description for the North Parcel, remove the similar fractional wordings.

5) Contact. The reviewer may be contacted for additional information regarding this LC LDO Type 4 & 5 (Lot Split) Checklist.

Mike Harmon at 239-533-8374



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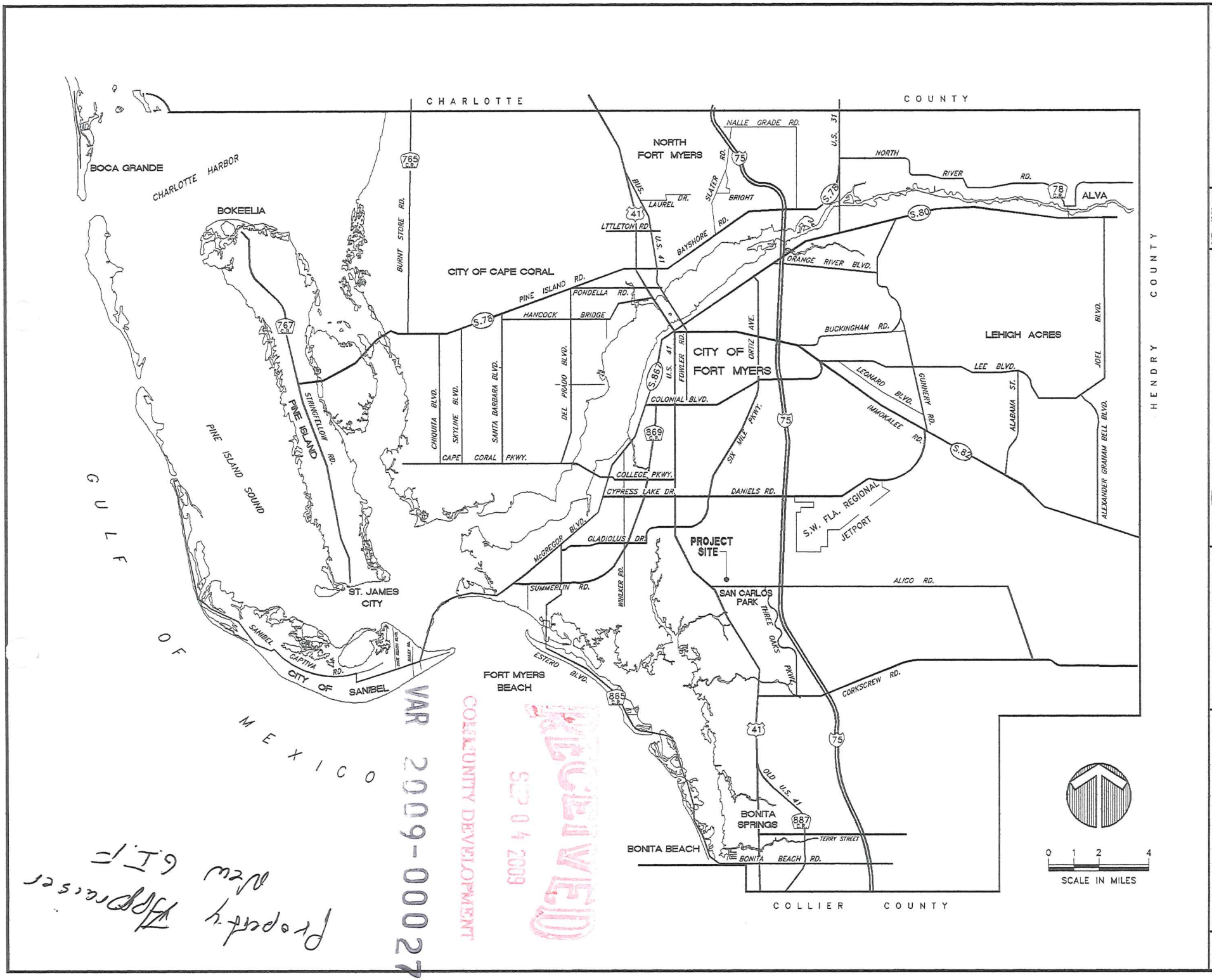

Property Appraiser
New GIF

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EXHIBIT PH-3.F

DATE 05/08
SCALE NOTED
DESIGN GFM
DRAWN GFM
CHECK
APPROVED

GARY F. MULLER, AICP
1482 ARGYLE DRIVE • FT. MYERS, FLORIDA 33919 • (239) 939-0111

SEC 05, TWP 46S, RGE 25E
LEE COUNTY, FLORIDA

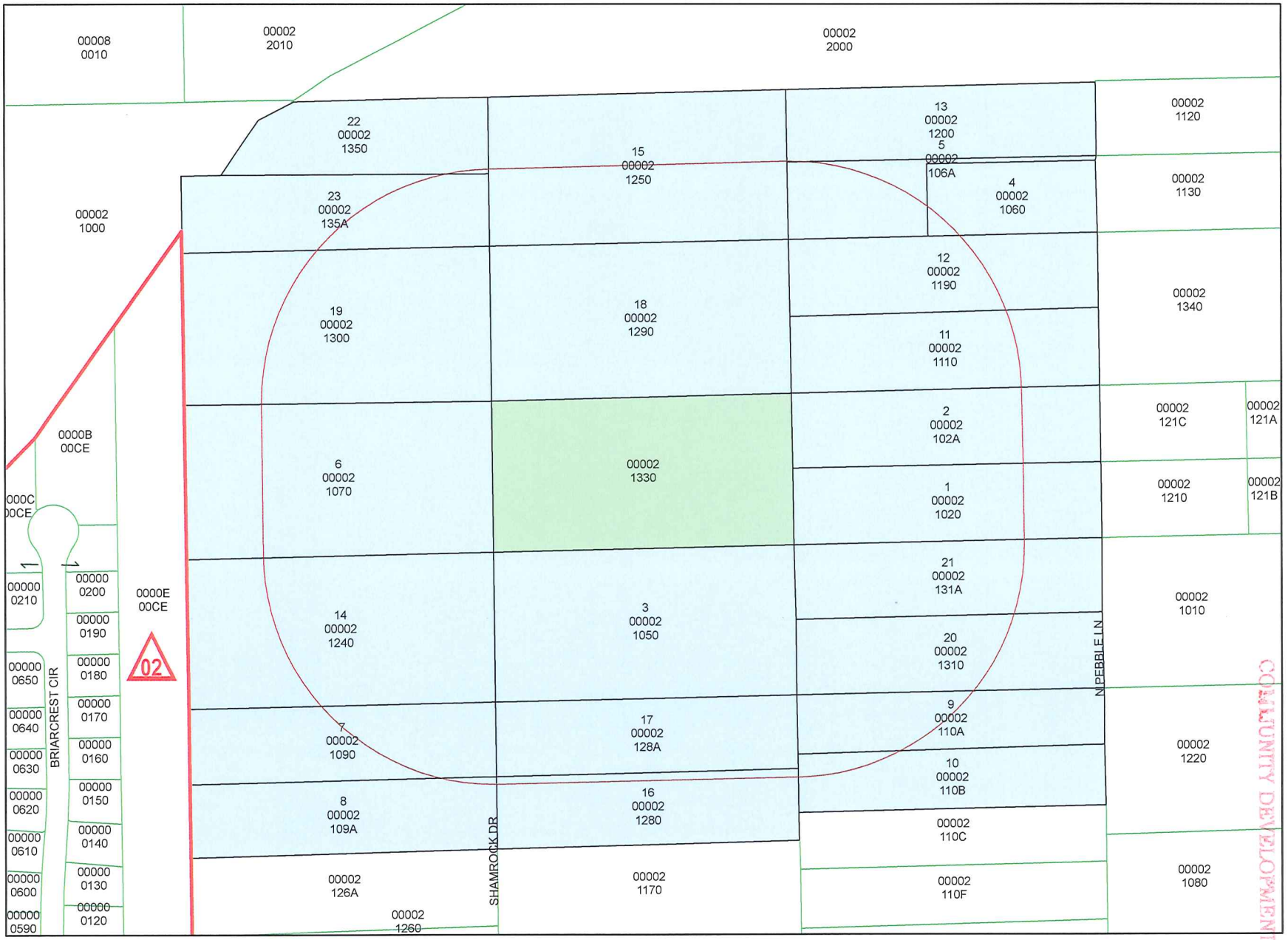
AREA LOCATION MAP
YEOMANS PARCEL

DWG. NO.
0603
FILE : 0603LM

VARIANCE REPORT

9/3/2009

Subject Parcels : 1 Affected Parcels : 23 Buffer Distance : 500 ft



N W E S

320 160 0 320 Feet

31-45-25-00-00002.1330

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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

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Date of Report: September 03, 2009
Buffer Distance: 500 ft
Parcels Affected: 23
Subject Parcel: 31-45-25-00-00002.1330

VAR 2009-00027

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
WALDEN BRADLEY S + DEBRA A 15160 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.1020** 15160 N PEBBLE LN FORT MYERS FL 33912	N 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 LESS N 1/2	1
GILLESPIE CHAD + PO BOX 1242 ESTERO FL 33928	**31-45-25-00-00002.102A** 15130 N PEBBLE LN FORT MYERS FL 33912	N 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4	2
HENDRY A F + CHRISTIANE 15201 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1050** 15201 SHAMROCK DR FORT MYERS FL 33912	S 1/2 OF SE 1/4 OF NW 1/4 OF NE 1/4	3
JABLONSKI JOEL + KELLY S 15034 PEBBLE LN N FORT MYERS FL 33912	**31-45-25-00-00002.1060** 15034 N PEBBLE LN FORT MYERS FL 33912	S 1/2 OF N 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 AS DESC IN OR 3235 PG 4820	4
FRINK SHAUNA L 15030 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.106A** 15030 N PEBBLE LN FORT MYERS FL 33912	PARL IN NW 1/4 OF NE 1/4 OF NE 1/4 DESC IN OR 1766 PG 4683	5
MEISER TIMOTHY S + CHRISTINE D 15150 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1070** 15150 SHAMROCK DR FORT MYERS FL 33912	N1/2 OF SW1/4 OF NW1/4 OF NE1/4 AKA LOT 6 BRIARCLIFF	6
GREEN TERRENCE E JR + SHARON M 15260 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1090** 15260 SHAMROCK DR FORT MYERS FL 33912	N1/2 OF N1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 OF SECTION	7
FINNEY DONALD J + NANCY A 15280 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.109A** 15280 SHAMROCK DR FORT MYERS FL 33912	S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4	8
MADIGOSKY ROBERT 15244 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.110A** 15244 N PEBBLE LN FORT MYERS FL 33912	N 132 FT OF W 1/2 OF SE 1/4 OF NE 1/4	9
GARCIA REYNALDO + YOLANDA 15260 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.110B** 15260 N PEBBLE LN FORT MYERS FL 33912	S 132FT OF N 264FT OF W 1/2 OF SE 1/4 OF NE 1/4	10
CAVERO CARLOS F + 15090 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.1110** 15090 N PEBBLE LN FORT MYERS FL 33912	TH S 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4	11
ARREBOLA LUIS O + 15080 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.1190** 15080 N PEBBLE LN FORT MYERS FL 33912	THE N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4	12
TORCHIA TROY 15020 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.1200** 15020 N PEBBLE LN FORT MYERS FL 33912	THE N 1/2 OF N 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4	13
CREWS WILLIAM JACKSON TR 15200 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1240** 15200 SHAMROCK DR FORT MYERS FL 33912	THE S 1/2 OF SW 1/4 OF NW 1/4 OF NE 1/4 OF SEC 31	14

All data is current at time of printing and subject to change without notice.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
RITROSKY STEVEN M + 15041 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1250** 15041 SHAMROCK DR FORT MYERS FL 33912	THE N 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 31 AKA LOT 9 BRIARCLIFF	15
BOND DANIEL T 15281 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1280** 15281 SHAMROCK DR FORT MYERS FL 33912	N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 BEING TRACT 13 BRIARCLIFF LESS N 1/2	16
EVANS JOHN J JR + DEBORAH PO BOX 1267 ESTERO FL 33928	**31-45-25-00-00002.128A** 15261 SHAMROCK DR FORT MYERS FL 33912	N 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 AKA N1/2 TR 13 BRIARCLIFF	17
GIMENEZ DENISE A TR 15091 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1290** 15091 SHAMROCK DR FORT MYERS FL 33912	S 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4	18
RITROSKY STEVEN 15090 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1300** 15090 SHAMROCK DR FORT MYERS FL 33912	S 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 BEING LOT 7 BRIARCLIFF	19
WILLSON THOMAS A + KATHY M 15200 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.1310** 15200 N PEBBLE LN FORT MYERS FL 33912	S1/2 OF S1/2 OF SW1/4 OF NE1/4 OF NE1/4	20
PORTER LARRY 15180 N PEBBLE LN FORT MYERS FL 33912	**31-45-25-00-00002.131A** 15180 N PEBBLE LN FORT MYERS FL 33912	N1/2 OF S1/2 OF SW1/4 OF NE1/4 OF NE1/4 AKA N1/2 LT 21 BRIARCLIFF	21
EGGER ROBIN A + 15020 SHAMROCK DR FORT MYERS FL 33912	**31-45-25-00-00002.1350** 15020 SHAMROCK DR FORT MYERS FL 33912	N 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 LESS OR 2184 PG 4444 AKA N 1/2 LOT 8 BRIARCLIFF UNR	22
LITERSKI DANIEL L PO BOX 50310 FORT MYERS FL 33994	**31-45-25-00-00002.135A** 15040 SHAMROCK DR FORT MYERS FL 33912	S1/2 OF N1/2 OF NW1/4 OF NW1/4 OF NE1/4 AKA S1/2 LT 8 BRAIRCLIFF UR	23

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SKETCH OF DESCRIPTION

NORTH PARCEL
SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2
THIS IS NOT A SURVEY

NORTH PARCEL

DESCRIBED AS:

A PARCEL OF LAND LOCATED IN **SECTION 31, TOWNSHIP 45 SOUTH, RANGE 25 EAST,** LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31: THENCE SOUTH 88 DEGREES 42'11" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 1979.92 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31: THENCE SOUTH 00 DEGREES 55'00"EAST, FOR A DISTANCE OF 659.24 FEET, TO THE POINT OF BEGINNING: THENCE NORTH 88 DEGREES 45'30" EAST, FOR A DISTANCE OF 660.32 FEET: THENCE SOUTH 00 DEGREES 56'49" EAST, FOR A DISTANCE OF 164.97 FEET: THENCE SOUTH 88 DEGREES 46'20" WEST, FOR A DISTANCE OF 660.41 FEET: THENCE NORTH 00 DEGREES 55'00" WEST, FOR A DISTANCE OF 164.81 FEET TO THE POINT OF BEGINNING. CONTAINING 2.5 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 60 FOOT WIDE ROADWAY EASEMENT LYING 30 FEET EAST OF AND 30 FEET WEST OF THE WEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL.

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VAR 2009-00027

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

FILE DISK:
AUGUST 09-1
CREW: RICE/RUSH

DATE: AUGUST 22, 2009

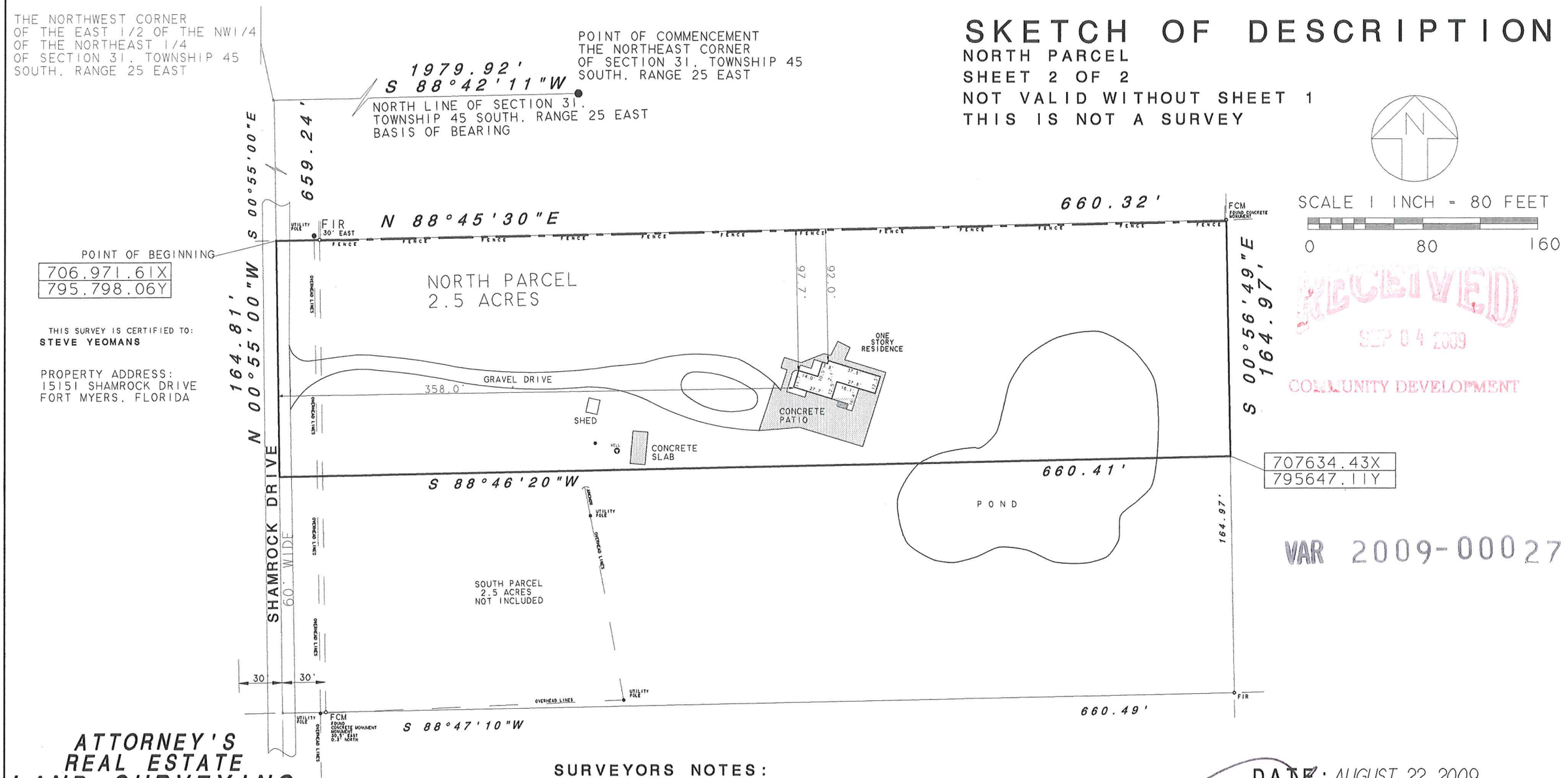
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

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

JOB NUMBER: 09-0126N

SKETCH OF DESCRIPTION

NORTH PARCEL
SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1
THIS IS NOT A SURVEY



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SEP 04 2009
COMMUNITY DEVELOPMENT

VAR 2009-00027

THIS SURVEY IS CERTIFIED TO:
STEVE YEOMANS

PROPERTY ADDRESS:
15151 SHAMROCK DRIVE
FORT MYERS, FLORIDA

SURVEYORS NOTES:

1) FIR = FOUND 1/2" IRON ROD UNLESS SHOWN OTHERWISE.
2) THE NORTH SECTION LINE IS ASSUMED TO BEAR AS SHOWN.
3) SIR = SET 1/2" IRON ROD #LB6594.
4) 707636.03X / 795547.35Y DENOTES STATE PLANE COORDINATES (1983.)

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

FILE DISK: *AUGUST 09-1*
CREW: *RICE/RUSH*

DATE: *AUGUST 22, 2009*

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

JOB NUMBER: *09-0126N*

SKETCH OF DESCRIPTION

SOUTH PARCEL
SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2
THIS IS NOT A SURVEY

SOUTH PARCEL

DESCRIBED AS:

A PARCEL OF LAND LOCATED IN **SECTION 31, TOWNSHIP 45 SOUTH, RANGE 25 EAST,** LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31: THENCE SOUTH 88 DEGREES 42'11" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 1979.92 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31: THENCE SOUTH 00 DEGREES 55'00"EAST, FOR A DISTANCE OF 824.05 FEET, TO THE POINT OF BEGINNING: THENCE NORTH 88 DEGREES 46'20" EAST, FOR A DISTANCE OF 660.41 FEET: THENCE SOUTH 00 DEGREES 56'49" EAST, FOR A DISTANCE OF 164.97 FEET: THENCE SOUTH 88 DEGREES 47'10" WEST, FOR A DISTANCE OF 660.49 FEET: THENCE NORTH 00 DEGREES 55'00" WEST, FOR A DISTANCE OF 164.81 FEET TO THE POINT OF BEGINNING. CONTAINING 2.5 ACRES, MORE OR LESS.
SUBJECT TO AND TOGETHER WITH A 60 FOOT WIDE ROADWAY EASEMENT LYING 30 FEET EAST OF AND 30 FEET WEST OF THE WEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL.

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ATTORNEY'S
REAL ESTATE
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SUITE 9
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CREW: RICE/RUSH

DATE: AUGUST 22, 2009

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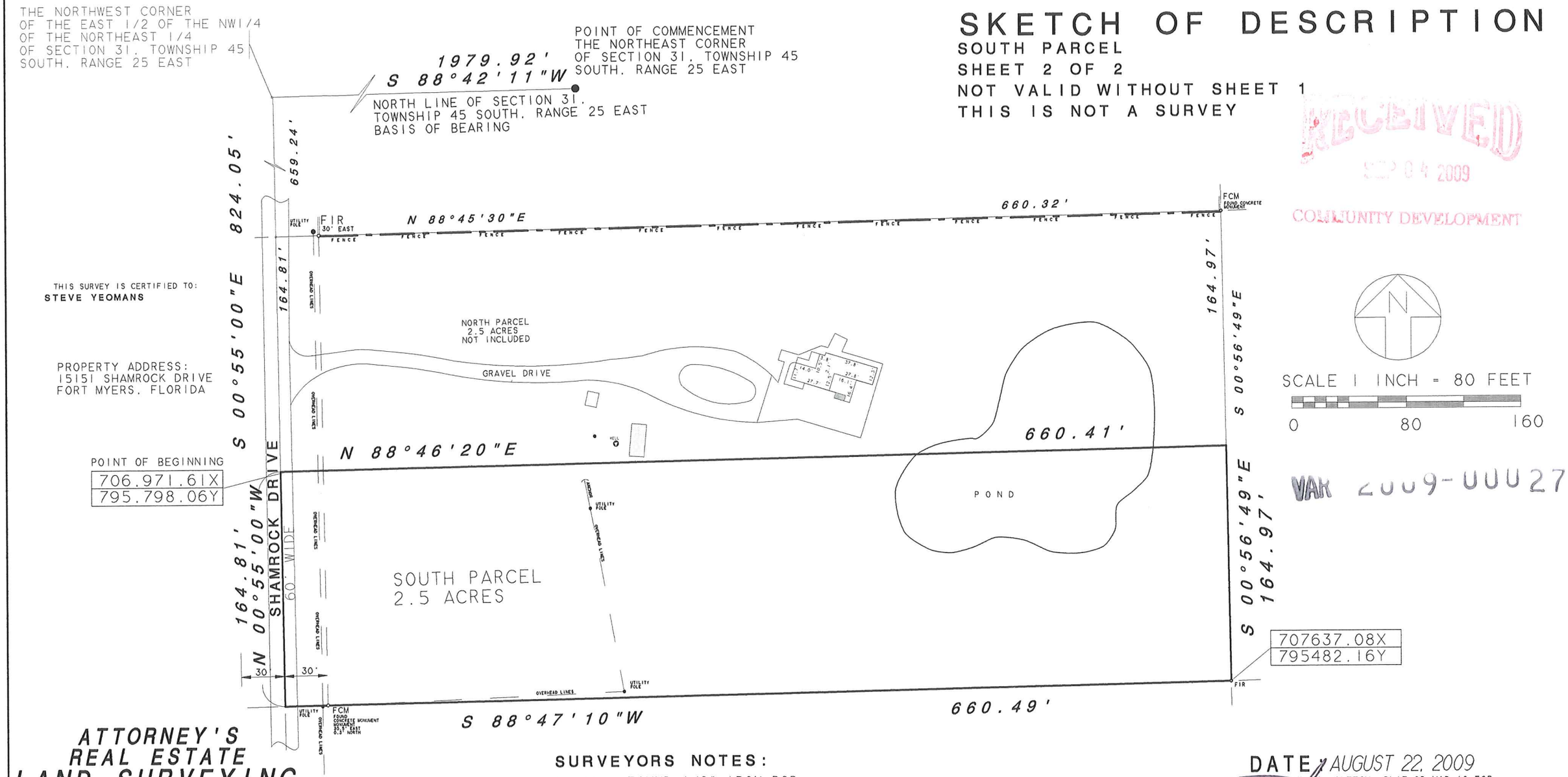
L. LARRY GARDNER, SURVEYOR AND MAPPER #4294
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 09-0126S

SKETCH OF DESCRIPTION

SOUTH PARCEL
SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1
THIS IS NOT A SURVEY



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SCALE 1 INCH = 80 FEET
0 80 160

VAR 2009-00027

SURVEYORS NOTES:

1) FIR = FOUND 1/2" IRON ROD UNLESS SHOWN OTHERWISE.
2) THE NORTH SECTION LINE IS ASSUMED TO BEAR AS SHOWN.
3) SIR = SET 1/2" IRON ROD #LB6594.
4) 707636.03X / 795547.35Y DENOTES STATE PLANE COORDINATES (1983.)

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

FILE DISK:
AUGUST 09-1
CREW: RICE/RUSH

DATE: AUGUST 22, 2009

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L. LARRY GARDNER - SURVEYOR AND MAPPER #4294
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JOB NUMBER: 09-0126S

31-45-25-00-00002.131A
PORTER LARRY
15180 N PEBBLE LN
FORT MYERS, FL 33912

31-45-25-00-00002.135A
LITERSKI DANIEL L
PO BOX 50310
FORT MYERS, FL 33994

31-45-25-00-00002.1350
EGGER ROBIN A +
15020 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.1020
WALDEN BRADLEY S + DEBRA A
15160 N PEBBLE LN
FORT MYERS, FL 33912

31-45-25-00-00002.102A
GILLESPIE CHAD +
PO BOX 1242
ESTERO, FL 33928

31-45-25-00-00002.1050
HENDRY A F + CHRISTIANE
15201 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.1060
JABLONSKI JOEL + KELLY S
15034 PEBBLE LN N
FORT MYERS, FL 33912

31-45-25-00-00002.106A
FRINK SHAUNA L
15030 N PEBBLE LN
FORT MYERS, FL 33912

31-45-25-00-00002.1070
MEISER TIMOTHY S + CHRISTINE D
15150 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.1090
GREEN TERRENCE E JR + SHARON M
15260 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.109A
FINNEY DONALD J + NANCY A
15280 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.110A
MADIGOSKY ROBERT
15244 N PEBBLE LN
FORT MYERS, FL 33912

31-45-25-00-00002.110B
GARCIA REYNALDO + YOLANDA
15260 N PEBBLE LN
FORT MYERS, FL 33912

31-45-25-00-00002.1110
CAVERO CARLOS F +
15090 N PEBBLE LN
FORT MYERS, FL 33912

31-45-25-00-00002.1190
ARREBOLA LUIS O +
15080 N PEBBLE LN
FORT MYERS, FL 33912

31-45-25-00-00002.1200
TORCHIA TROY
15020 N PEBBLE LN
FORT MYERS, FL 33912

31-45-25-00-00002.1240
CREWS WILLIAM JACKSON TR
15200 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.1250
RITROSKY STEVEN M +
15041 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.1280
BOND DANIEL T
15281 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.128A
EVANS JOHN J JR + DEBORAH
PO BOX 1267
ESTERO, FL 33928

31-45-25-00-00002.1290
GIMENEZ DENISE A TR
15091 SHAMROCK DR
FORT MYERS, FL 33912

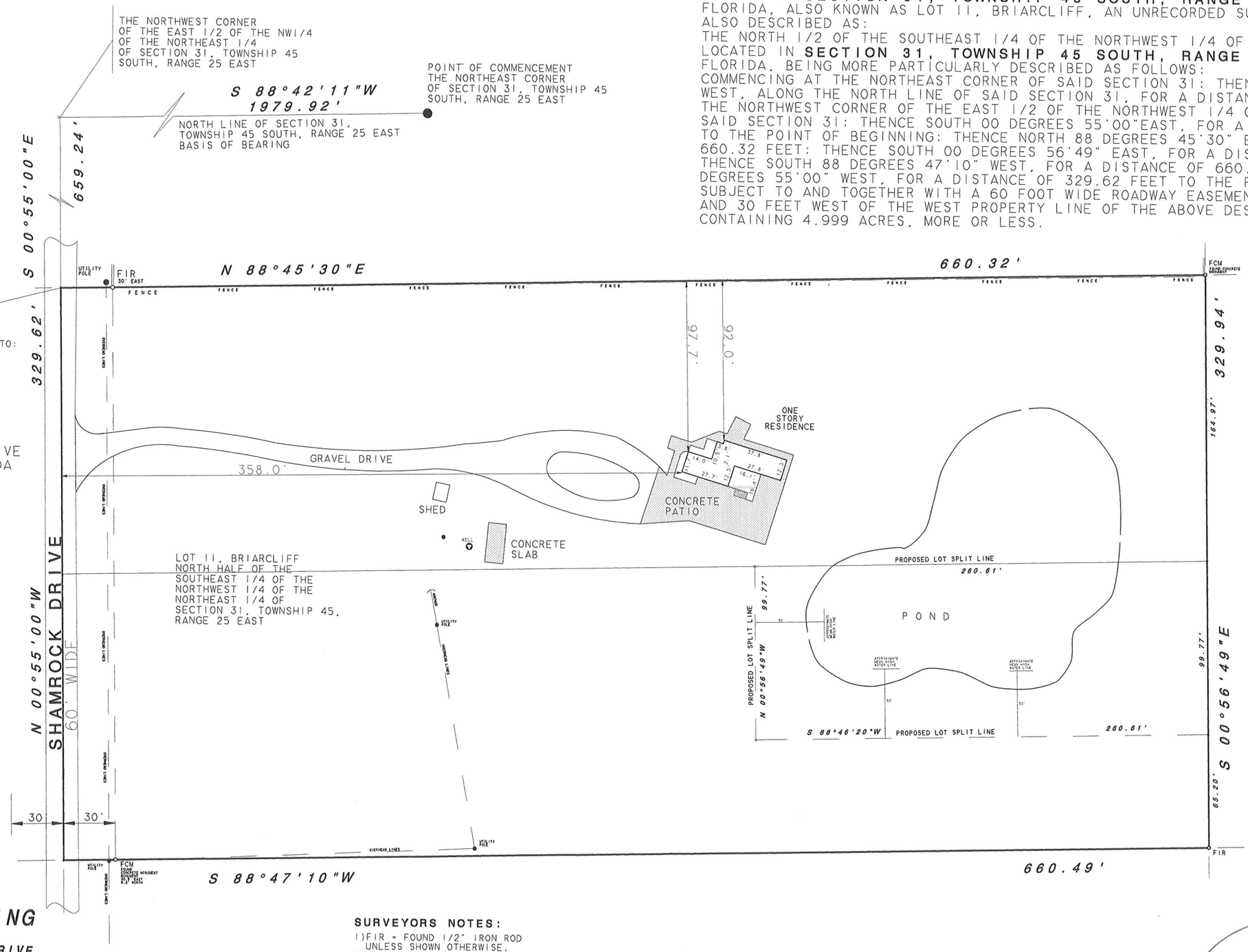
31-45-25-00-00002.1300
RITROSKY STEVEN
15090 SHAMROCK DR
FORT MYERS, FL 33912

31-45-25-00-00002.1310
WILLSON THOMAS A + KATHY M
15200 N PEBBLE LN
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

BOUNDARY SURVEY
WITH PROPOSED SPLIT

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LOCATED IN **SECTION 31, TOWNSHIP 45 SOUTH, RANGE 25 EAST,** LEE COUNTY, FLORIDA, ALSO KNOWN AS LOT 11, BRIARCLIFF, AN UNRECORDED SUBDIVISION.
ALSO DESCRIBED AS:
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LOCATED IN **SECTION 31, TOWNSHIP 45 SOUTH, RANGE 25 EAST,** LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31: THENCE SOUTH 88 DEGREES 42'11" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 1979.92 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31: THENCE SOUTH 00 DEGREES 55'00"EAST, FOR A DISTANCE OF 659.24 FEET, TO THE POINT OF BEGINNING: THENCE NORTH 88 DEGREES 45'30" EAST, FOR A DISTANCE OF 660.32 FEET: THENCE SOUTH 00 DEGREES 56'49" EAST, FOR A DISTANCE OF 329.94 FEET: THENCE SOUTH 88 DEGREES 47'10" WEST, FOR A DISTANCE OF 660.49: THENCE NORTH 00 DEGREES 55'00" WEST, FOR A DISTANCE OF 329.62 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH A 60 FOOT WIDE ROADWAY EASEMENT LYING 30 FEET EAST OF AND 30 FEET WEST OF THE WEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL.
CONTAINING 4.999 ACRES, MORE OR LESS.



THIS SURVEY IS CERTIFIED TO:
STEVE YEOMANS

PROPERTY ADDRESS:
15151 SHAMROCK DRIVE
FORT MYERS, FLORIDA

SCALE 1 INCH = 60 FEET
0 60 120

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VAR 2009-00027

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FILE DISK:
JULY 09-1
CREW: *RICE/RUSH*

SURVEYORS NOTES:
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2) THE NORTH SECTION LINE IS ASSUMED TO BEAR AS SHOWN.
3) SIR = SET 1/2" IRON ROD #LB6594.

DATE:
JULY 23, 2009

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.

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JOB NUMBER: 09-0126