



# APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

Applicant's Name: LEE DESIGNS, LLC  
Project Name: NEW ENTRY SIGN FOR PALM ISLAND PHASE 2 ASSOCIATION.  
STRAP Number(s): 094424450000E.00CE

- ☒ Administrative Variance (attach Supplement A)  
☐ Commercial Lot Split (attach Supplement B)  
☐ Consumption On Premises (attach Supplement C)  
☐ Minimum Use Determination (attach Supplement D)  
☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (attach Supplement E)  
☐ Relief for Designated Historic Resources (attach Supplement F)  
☐ Relief for Easement Encroachment (attach Supplement G)  
☐ Administrative Amendment to PUD or PD (attach Supplement H)  
☐ Final Plan Approval for PD per Resolution: # \_\_\_\_\_ (attach Supplement H)  
☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (attach Supplement I)  
☐ Placement of Model Home/Unit or Model Display Center (attach Supplement J)  
☐ Dock & Shoreline Structures (attach Supplement K)  
☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (attach Supplement L)  
☐ Wireless Communication Facility Shared Use Plan Agreement (attach Supplement M)  
☐ Community Gardens (attach Supplement N)  
☐ Modification of Existing 86-36 MH/RV Park Site Plan (attach Supplement O)  
☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (attach Supplement P)  
☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (attach Supplement Q)  
☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} (attach Supplement R)  
☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (attach Supplement S)

ADD 2012-00058

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COMMUNITY DEVELOPMENT

Is this project located in the Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, Palm Beach Boulevard, Buckingham, Pine Island or Lehigh Acres Community Plan areas? ☐ YES ☒ NO

*\*If YES, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens (see PART 3-E, below). See also individual Supplement forms for specific Planning Community requirements.*

## STAFF USE ONLY

Case Number: ADD 2012-00058  
Current Zoning: RPD  
Land Use Classification: Suburban  
Planning Community: N. First Myers

Commission District: 48  
Fee Amount: 47500  
Intake by: DL

LEE COUNTY  
COMMUNITY DEVELOPMENT  
PO BOX 398 (1500 MONROE STREET)  
FORT MYERS, FL 33902  
PHONE (239) 533-8585

**PART 1**  
**APPLICANT/AGENT INFORMATION**

**A. Name of Applicant:** LEE DESIGNS, LLC  
Address: 3300 PALM AVE.  
City, State, Zip: FORT MYERS, FL 33901  
Phone Number: 239-278-4245 Fax Number: 239-278-3912  
E-mail Address: JULIE@LEEDESIGNSLLC.COM

**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 AA-1.B.1. (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]
- ☐ Applicant has been authorized by the owner(s) to represent them for this action:
- ☐ Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1. (for an individual) or Exhibit AA-1.B.2 (for Corporation, etc.). (Please select the appropriate Affidavit Form {A1 or A2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.] — P.7
- ☒ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]
- ☒ Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1. (for an individual) or Exhibit AA-1.B.2. (for Corporation, etc.). (Please select the appropriate Affidavit Form {A-1 or A-2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.]

**C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application.** [34-202(b)(1)c.1] — P.7

1. Company Name: LEE DESIGNS, LLC  
Contact Person: JULIE KRENN  
Address: 3300 PALM AVE.  
City, State, Zip: FORT MYERS, FL 33901  
Phone Number: 239-278-4245 Fax Number: 239-278-3912  
E-mail address: JULIE@LEEDESIGNSLLC.COM
2. Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit AA-1.C.2. [34-202(b)(1)c.]

**PART 2**  
**PROPERTY OWNERSHIP**

Is this request specific to a particular tract of land? ☐ NO ☒ YES. If the answer is YES, please complete the following items.

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

1. Name: COLONIAL HOMES, INC.  
Address: 5251 HEMPSTEAD HIGH ST., STE 203  
City, State, Zip: MONTGOMERY, AL 36116  
Phone Number: 334-270-6789 Fax Number: 334-270-6538  
E-mail address: pforrier@lowdernewhomes

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

1. ☒ Disclosure of (Ownership) Interests Form is attached as AA-2.B.1. [34-201(b)2] — P.8

**C. Multiple parcels:**

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

**D. Date property was acquired by present owner(s):** 4-3-2002

**PART 3  
PROPERTY INFORMATION**

**Is this request specific to a particular tract of land?** ☐ NO ☒ YES. If the answer is YES, please complete the following items.

**A. STRAP Number(s):** 094424450000E00CE  
[34-204(a)(2)]

**B. Street Address of Property:** RIGHT OF WAY, N. FORT MYERS, FL 33903

**C. Legal Description:**

- ☒ Legal description (on 8½" x 11" paper) is attached as **Exhibit AA-3.C.1.** [34-204(a)(1)]  
☐ Sealed sketch of the legal description is attached as **Exhibit AA-3.C.2.** [34-204(a)(1)]

**D. Boundary Survey:**

- ☐ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit AA-3.D.1.** [34-202(a)(2); 34-204(a)(5)]  
☒ The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. A copy of the applicable plat is attached as **Exhibit AA-3.D.2.** [34-202(a)(2); 34-204(a)(5)]

**E. Planning Community/Community Plan Area:**

If the application is for administrative action within the **Page Park Planning Community**, an informational session must be conducted within the Page Park Community and a meeting summary document must be submitted. {See Explanatory Notes below.} Attach meeting summary document labelled as **Exhibit AA-3.E.**

If the application is for administrative action within certain other Planning Communities/Community Planning Areas, see the individual Supplements for meeting requirements applicable to the specific application. [34-204(a)(6); 33-1203(a)(5); & 33-1203(b)]

**F. General Location of Property:**

1. ☒ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4); 34-204(a)(5)]
2. **Directions to property:** [34-204(a)(5)]

CORNER OF HANCOCK BRIDGE PKWY, AND ROYAL PALM RON.

**G. Current Zoning of Property:** [34-204(a)(5)] RIGHT OF WAY

**H. Current use(s) of the property** [34-204(a)(4) & (5)]

1. ☒ Current uses of the property are:  
RIGHT OF WAY FOR ENTRY OF PALM ISLAND SUBDIVISION.
2. ☐ 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 AA-3.H.2.** and entitle "Structure Affidavit". [34-204(a)(4)]

**I. Property Dimensions [34-202(a)(8)]:**

- SEE MAPS.
- |   |              |   |
|---|--------------|---|
| 1. Width (average if irregular parcel):     | <u>135</u>   | Feet                                      |
| 2. Depth (average if irregular parcel):     | <u>354</u>   | Feet                                      |
| 3. Total area:                              | <u>47790</u> | Acres or square feet                      |
| 4. Frontage on road or street:              | <u>135</u>   | Feet on <u>HANCOCK BRIDGE PKWY</u> Street |
| 2 <sup>nd</sup> Frontage on road or street: | <u>354</u>   | Feet on _____ Street                      |

**J. Property Restrictions. Are there deed restrictions or other types of covenants or restrictions currently applicable to this parcel? ☒ NO ☐ YES.** If the answer is YES, please address the following items.

1. A copy of the deed restrictions or covenants currently applicable to this parcel is attached as **Exhibit AA-3.J.1. [34-204(a)(3)]**.
2. A statement explaining how the deed restrictions or other types of covenants or restrictions may affect the requested action is attached as **Exhibit AA-3.J.2. [34-204(a)(3)]**

**PART 4  
ACTION REQUESTED**

**A. Type Of Request (please check one):**

- ☒ Administrative Variance (requires Supplement A)
- ☐ Commercial Lot Split (requires Supplement B)
- ☐ Consumption On Premises (requires Supplement C)
- ☐ Minimum Use Determination (requires Supplement D)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (requires Supplement E)
- ☐ Relief for Designated Historic Resources (requires Supplement F)
- ☐ Relief for Easement Encroachment (requires Supplement G)
- ☐ Administrative Amendment to PUD or PD (requires Supplement H)
- ☐ Final Plan Approval for PD per Resolution: # \_\_\_\_\_ (requires Supplement H)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (requires Supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (requires Supplement J)
- ☐ Dock & Shoreline Structures (requires Supplement K)
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (requires Supplement L)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (requires Supplement M)
- ☐ Community Gardens (requires Supplement N)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (requires Supplement O)
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (requires Supplement P)
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (requires Supplement Q)
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} (requires Supplement R)
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (attach Supplement S)

**B. Nature Of Request:**

TO ERECT A MONUMENT SIGN FOR OUR PALM ISLAND COMMUNITY,  
WITH A SIDE-SET-BACK OF 3'-0", INSTEAD OF THE REQUIRED  
SET-BACK OF 5'-0".



## PART 5 – SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (LISTED BELOW) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	SUP/Exhibit Number	SUBMITTAL ITEMS
3		Completed application for Administrative Action
1		Filing Fee - [34-202(a)(9)]
		<b>SUPPLEMENTAL FORMS</b> (select applicable request/form)
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	SUP F	Relief for Designated Historic Resources request
3	SUP G	Easement Encroachment request
3	SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
3	SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP L	Determination of TDR Units that may be created from Wetlands
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement request
3	SUP N	Community Gardens request
3	SUP O	Modification of Existing MH/RV Park site plan
7	SUP P	Administrative Approval of Compact Community for a Mixed-Use Community in Southeast Lee County (DR/GR)
3	SUP Q	Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines
15	SUP R	Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community
3	SUP S	Administrative Extension of a Master Concept Plan
		<b>ADDITIONAL SUBMITTAL ITEMS</b>
3	AA-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	AA-1.C.2	Additional Agents [34-202(b)(1)c.]
3	AA-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
3	AA-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
3	AA-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
3	AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-204(a)(2)]
3	AA-3.C.1	Legal Description <b>(2 originals required)</b> [34-204(a)(1)]
3	AA-3.C.2	Sealed Sketch of the Legal Description <b>(2 originals required)</b> [34-204(a)(1)]
3	AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more <b>(2 originals required)</b> [34-373(a)(4)a.]}
3	AA-3.D.2	Copy of Plat (if applicable) [34-204(a)(1)]
3	AA-3.E	Page Park Planning Community Meeting Summary Document (if application is located in the Page Park Planning Community) [34-204(a)(6); 33-1203(b)]
3	AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4).
3	AA-3.H.2	Structure Affidavit (if applicable) [34-204(a)(4)]
3	AA-3.J.1	Copy of deed restrictions or covenants or other restrictions applicable to the parcel (required if answered YES to Part 3.J). [34-204(a)(3)]
3	AA-3.J.2	Explanation as to how the restrictions may affect the requested action (required if answered YES to Part 3.J). [34-204(a)(3)]

\* At least one copy must be an original.

PART 1 - AFFIDAVIT A1  
(EXHIBIT AA-1.B.1)

AFFIDAVIT  
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Alan S. Farrior, 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.

\*



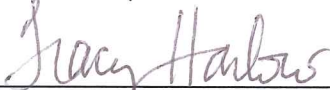
Signature

Alan S. Farrior

(Typed or printed name)

STATE OF ~~FLORIDA~~ Alabama  
COUNTY OF ~~LEE~~ Montgomery

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6-7-12  
(date) by Alan S. Farrior (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

Tracy Harbow

Name typed, printed or stamped

Exec. Asst.

Title or rank

NA

Serial number, if any

\* see attached letter

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

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

I, Alan S. Farnior (name), as President (title) of  
COLONIAL HOMES, INC. (company), swear or affirm under oath, that I am the owner or the  
authorized representative of the owner(s) of the property and that:

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 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.

COLONIAL HOMES, INC.  
\*Name of Entity (corporation, partnership, LLP, LC, etc.)

[Signature]  
Signature  
President  
(title of signatory)

Alan S. Farnior  
(Typed or printed name)

STATE OF FLORIDA Alabama  
COUNTY OF LEE Montgomery

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6-7-12 (date) by  
Alan S. Farnior (name of person providing oath or affirmation), who is personally  
known to me or who has produced \_\_\_\_\_ (type of identification) as  
identification.

[Signature]  
Signature of person taking oath or affirmation  
Exec. Asst.  
Title or rank

Tracy Harlow  
Name typed, printed or stamped  
NA  
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 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.

\* See attached letter

ADD 2012-00058



ADD 2012-00058

EXHIBIT AA-2.B.1

## DISCLOSURE OF INTEREST FORM FOR:

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COMMUNITY DEVELOPMENT

STRAP NO. 0944-2445-0000E,00CE CASE NO. SGN 2012-00084

1. Please identify the owners of the property subject to the application. The list must include all individuals, corporations, companies, trusts, or partnerships who have an interest in the property (fee simple, tenancy by the entirety, tenancy in common, or joint tenancy). Also, indicate the percentage of ownership that each owner or entity has in the property. This Disclosure must fully identify the individual persons who have an interest in the property or the legal entities that have an ownership in the property. For additional space, you may attach a separate breakdown of the structures of all legal entities that have an ownership interest in the property owner. See Example given at the bottom of this Disclosure form.

Name and Address	Percentage of Ownership
COLONIAL HOMES INC.	100%
5251 HAMPSHIRE HIGH ST, STE 203	
MONTGOMERY, AL 36116	

2. For each property owner listed under paragraph 1 above that is a CORPORATION of LIMITED LIABILITY COMPANY, list the officers, managers, managing members and stockholders for each corporation or company and the percentage of stock or membership interest owned by each shareholder or member. If that corporation is owned by another corporation, then you must list the officers and stockholders for each corporation that has an ownership interest in the corporation and the percentage of stock owned by each shareholder of that corporation. Listing the officers, directors, or managers is not sufficient. Providing a list of individuals and legal entities holding an ownership interest in a publicly traded company is not required.

Name and Address	Percentage of Stock
James K. Lowder - Chairman of the Board	
Alan S. Farrior - President	
P. L. McLeod, Jr. - Secretary	
Bryan K. Tucker - Treasurer & Asst. Secretary	
The Colonial Company	100%
* The Colonial Company is owned by	
James K. Lowder (50%) and Thomas H. Lowder (50%)	

3. For each property owner listed under paragraph 1 above that is a TRUSTEE, list the trustee and primary beneficiaries of the trust with percentage of interest. If a beneficiary of the trust is another trust, the individual trustee, and beneficiaries and percentage of interest for that trust must also be provided. A list of contingent beneficiaries is not required.

Name and Address	Percentage of Interest



4. For each property owner listed under paragraph 1 above that is a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners. If the general or limited partners are not individuals, but are corporations, companies, trusts, partnerships, or limited partnerships, you must further identify the ownership of those entities as provided in each section of this Disclosure.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____

ADD 2012-00058

5. If there is a CONTRACT FOR PURCHASE for the subject property, whether contingent on this application or not, list the names of the contract purchasers below, including all individuals and legal entities that are the contract purchasers, including all officers, managers, members, stockholders, beneficiaries, or partners as required in each section above.

Name and Address	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: \_\_\_\_\_

6. If any contingency clause or contract terms involve additional parties, list all individuals and legal entities subject to that contingency clause or contract, including all officers, managers, members, stockholders, beneficiaries, as required in each section above.

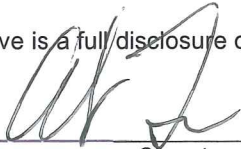
Name and Address	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Example:**

The property is owned by John Doe and ABC Corporation. Each have a 50% interest. The officers, directors and ownership interests of ABC Corporation must also be identified. If ABC Corporation was owned by Betty Smith, Barney Doe, and the John Doe, Trust. In addition to Betty and Barney, the Disclosure must also include the individual trustee and primary beneficiaries of the John Doe trust. This identification must continue to occur until the complete ownership structure of all legal entities has been broken down into all individual persons having an ownership interest in each legal entity.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of public hearing, a supplemental disclosure of interest form must 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

Alan S. Farrier  
(Typed or printed name)

STATE OF FLORIDA Alabama  
COUNTY OF ~~LEE~~ Montgomery

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6-7-12 (date) by Alan S. Farrier (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

  
Signature of Notary Public

Tracy Harlow  
Printed Name of Notary Public

ADD 2012-00058  
**RECEIVED**  
JUN 13 2012  
COMMUNITY DEVELOPMENT

\* See attached letter

EXHIBIT AA-1.C.2  
ADDITIONAL AGENTS

Company Name: LEE DESIGNS, LLC  
Contact Person: JULIE KRENN  
Address: 3300 PALM AVE.  
City, State, Zip: FORT MYERS, FL, 33901  
Phone Number: 239-278-4245 Fax Number: 239-278-3912  
Email: JULIE@LEEDESIGNSLLC.COM

Company Name: PALM ISLAND PHASE 2 COMMUNITY ASSOC.  
Contact Person: EDWARD BLUM  
Address: 9312 PALM ISLAND CIR.  
City, State, Zip: N. FORT MYERS, FL 33903  
Phone Number: 239-543-2824 Fax Number: \_\_\_\_\_  
Email: BLUM078@COMCAST.NET

Company Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

Company Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

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COMMUNITY DEVELOPMENT

Company Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

Company Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_



June 7, 2012

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To Whom It May Concern:

I, Alan S. Farrior, am executing these documents on behalf of Colonial Homes Inc. and for the use of Lee Designs LLC and the Palm Island Phase 2 Community Association Board of Directors. I am executing the documents to the best of my knowledge based on information compiled and supplied to me by Lee Designs and the Palm Island Community Association. I assume all information is correct and have no reason to believe otherwise.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete", which is the signature of Alan S. Farrior.

Alan S. "Pete" Farrior  
President

PF/th





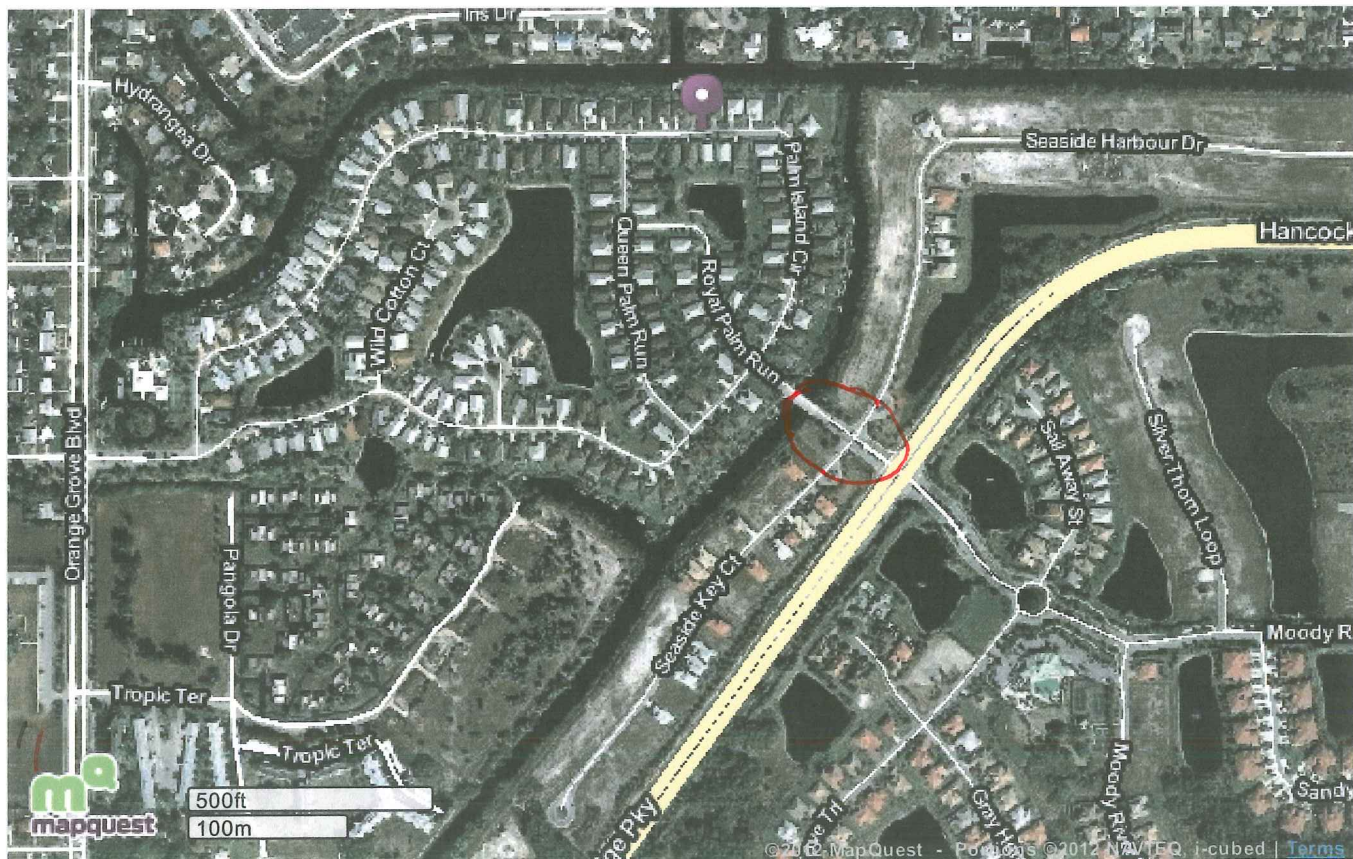
Map of:

**9312 Palm Island Cir**

North Fort Myers, FL 33903-5249

## Notes

AREA LOCATION MAP  
EXHIBIT AA-3.F  
[34-202(a)(4); 34-204(a)(5)]



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SEE DETAIL MAP

P. 2

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50 FT.  
SCALE

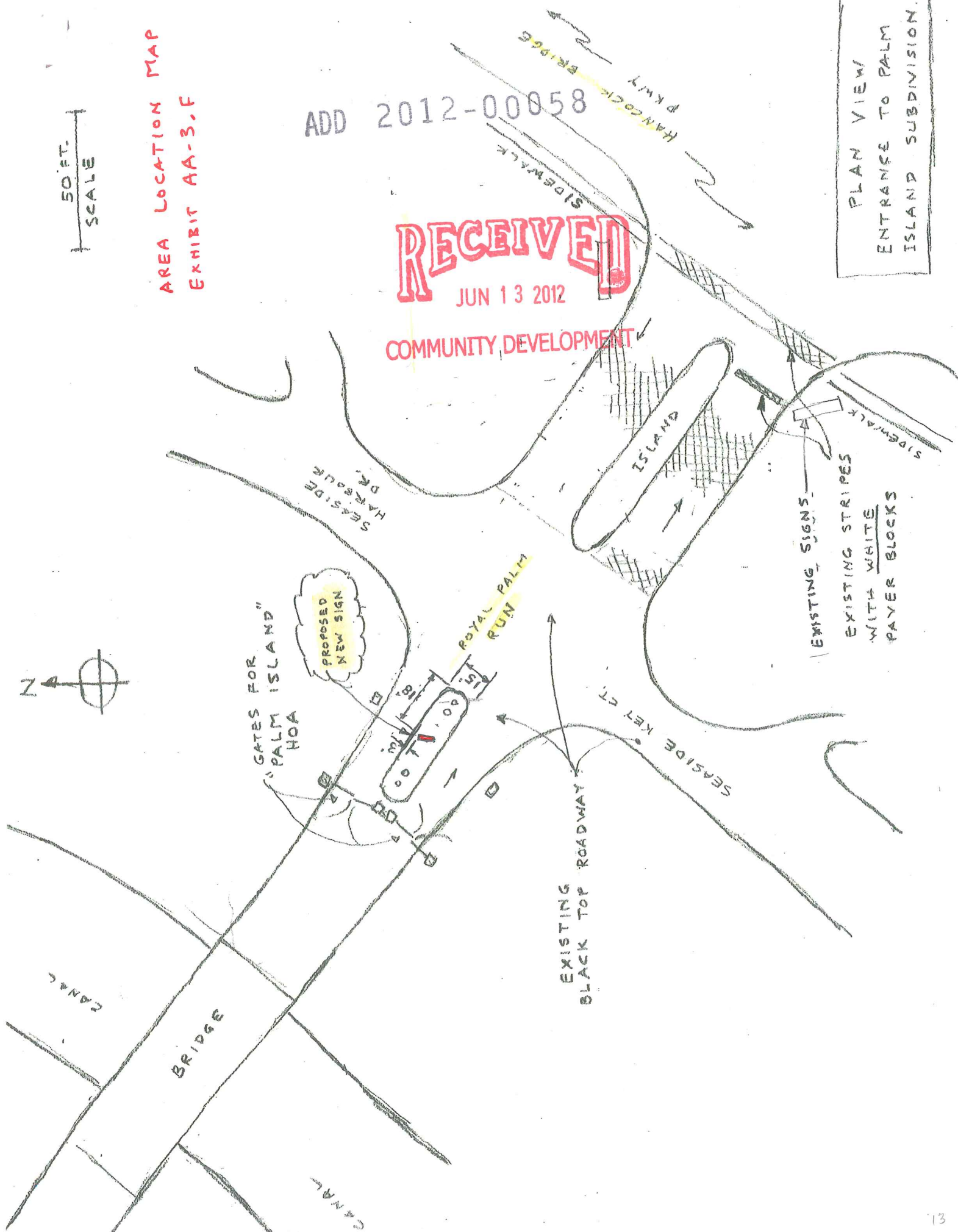
AREA LOCATION MAP  
EXHIBIT AA-3.F

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PLAN VIEW  
ENTRANCE TO PALM  
ISLAND SUBDIVISION.





LEGAL DESCRIPTION

EXHIBIT AA-3.C.1.

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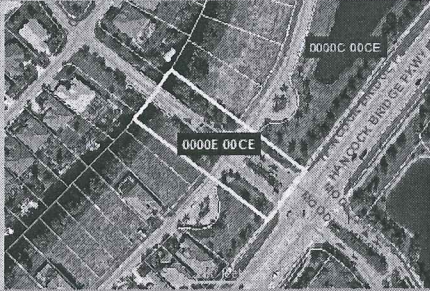


COMMUNITY DEVELOPMENT

http://www.leepea.org/?STRAP=09442445000E00CE - Lee County Property Appraiser - Online Parcel I - Windows Internet Explorer pro

Lee County Property Appraiser Tax Year 2011

Next Lower Parcel Number Next Higher Parcel Number Tax Estimator Tax Bills Print

**Property Data for Parcel 09-44-24-45-0000E.00CE**

<b>Owner Of Record</b> COLONIAL HOMES INC 5251 HAMPSTEAD HIGH ST STE 203 MONTGOMERY AL 36116	<b>[ Tax Map Viewer ]</b> 	<b>Image of Structure</b> 	
<b>Site Address</b> RIGHT OF WAY NORTH FORT MYERS FL		<b>[ Pictometry Aerial Viewer ]</b> 	<b>Photo Date January of 2008</b>
<b>Legal Description</b> MOODY RIVER ESTATES UN 6 PAR DESC IN INST #2006-198148 TRACT E			
<b>Classification / DOR Code</b> RIGHT-OF-WAY / 94			

Property Values (2011 Tax Roll)		Exemptions		Attributes	
Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	1.06
Portability Applied	0	Disability	0	Frontage	C
Cap Assessed	0	Wholly	0	Depth	C
Taxable	0	Senior	0	Total Number of Buildings	C
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / C
				Total Buildings Sq Ft	C
				1st Year Building on Tax Roll	C
				Historic District	Nc

**+** Taxing Authorities

**+** Sales / Transactions

start eConnect ... Tidemark ... http://lee... Lee Count... Church Pe... Zoning Ap... Adobe Acr... http://www... 9:2



## Lee Property Appraiser GeoView Map



Map printed: 4/10/2012 12:48 PM



Disclaimer: Maps and documents made available to public by the Lee County Property Appraiser's office are not legally recorded maps or surveys and therefore are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information and data from various departments, cities, county, state and federal sources. The source data may contain errors. Users are encouraged to examine the documentation or metadata associated with the data on which the map is based for information related to its accuracy, currentness, and limitations.

### Aerial Imagery

2012 Hi-Res (1/2 foot)

### Parcels and Streets

- Parcel Lines
- Street Centerlines
- Delinquent Tax Parcels

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**EXPLANATORY NOTES  
INSTRUCTIONS FOR COMPLETING COVER PAGE**

**Case number:** Will be inserted by County staff.

**Project Name** (if applicable): Provide the name that you wish to have assigned to this project. The name is limited to 30 characters and spaces.

**Applicant's Name-Authorized Agent:** The applicant's name must be provided. This is the person to whom all County correspondence will be directed. This is usually the person who signs the Applicant's "Statement Under Oath". (See PART 1, Affidavit Form A1 or A2).

**STRAP(S):** The STRAP (Section, Township, Range, Area, Parcel) number is the 17- digit number used by the Property Appraiser to identify specific parcels. Where there is more than one parcel encompassed by the application, the STRAP number for every parcel must be provided. (If additional sheets are necessary, label as "Exhibit AA-1".)

**Type of Application:** Self explanatory; select only one type.

**Estero Planning Community:** If the project is located within the Estero Planning Community the Design Standards and Overlay District Standards specified in Chapter 33 of the Lee County Land Development Code are applicable. In addition, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens (see LCLDC Section 33-54).

**Page Park Planning Community:** If the project is located within the Page Park Planning Community the Design Standards and Overlay District Standards specified in Chapter 33 of the Lee County Land Development Code are applicable. In addition, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Also note the special meeting notice requirements. (see LCLDC Section 33-1203).

**PART 1  
APPLICANT/AGENT INFORMATION**

**A. Name of applicant:** Insert the name of the applicant (this is the person who signs the Applicant's "Statement Under Oath").

**B. Relationship of Applicant to Owner:** Indicate whether the applicant is the sole owner of the property (individual or husband and wife) or designate other relationship to the owner.

If the applicant is not the sole owner of the property but has been authorized to submit this application on behalf of the owner(s), or a contract purchaser/vendee, check the appropriate response and submit the appropriate Notarized Affidavit Form. A statement is to be signed by the applicant, under oath, that he is the authorized representative of the owner(s) of the property and has full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of the issuance of a development order in accordance with this code. The signed statement also constitutes an agreement that the property will not be transferred, conveyed, sold or subdivided unencumbered by the covenants and restrictions imposed as part of the development order. (See Part 1 Exhibits for suggested forms where application is signed by either an individual owner or applicant (Affidavit A1; **Exhibit AA-1.B.2**), or is signed by a corporation, limited liability company (L.L.C.), limited company (L.C.), partnership, limited partnership, or trustee (Affidavit A2; **Exhibit AA-1.B.2**).

**C. Authorized Agent:** Indicate the name of the individual (or contact person if a company) who is to receive all County-initiated correspondence regarding the application. This may be the owner, the applicant, or an agent authorized by the owner or applicant to receive all County-initiated correspondence.

**D. Additional Agent(s):** List the names of other agents (consultants) that the County may contact concerning the application that are in addition to the authorized agent.

## PART 2 PROPERTY OWNERSHIP

### A. Property Ownership:

1. If the property is owned by an individual or husband and wife, complete the form with the name, address, etc., of the owner.
2. If the property is owned by more than one person (corporation, partnership, trust, association, etc.) submit an executed copy of Exhibit AA-2.B.1 "Disclosure Form." *P-8*

*P-8* A *Disclosure Form* is a list of the names of all owners, stockholders and trust beneficiaries, (including percentages of interest) of the property. It is required for all corporations, trusts and partnerships, as well as for contract purchases. Disclosure is not required for any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interests are solely equity interests which are regularly traded on an established securities market in the United States or another country.

3. If the property covered by the application consists of more than one parcel, submit a list of all of the owners and their mailing address, keyed to a map illustrating the individual owners interest in the property.
4. Indicate the date the property was purchased by the current owner(s).

## PART 3 PROPERTY INFORMATION

A. **STRAP number(s):** The STRAP (Section, Township, Range, Area, Parcel) number is the 17- digit number used by the Property Appraiser to identify specific parcels. STRAP numbers must be provided for all parcels subject to the application.

B. **Street Address of Property:** May be obtained from Property Appraiser if unknown by applicant.

### C.&D.

1. Legal description and sketch to accompany legal description. A metes and bounds legal description along with a sketch of the 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, Ch. 177. If the subject property is one contiguous parcel, the legal description must specifically describe the entire continuous perimeter boundary of the property subject to the zoning action with accurate bearings and distances for every line. If the application seeks to rezone undivided, platted lots, then a complete legal description (i.e. lot, block, subdivision name, public records recording information) of the platted subject property is required. The Director has the right to reject any legal description that is not sufficiently detailed so as to locate the property on County maps.

A list of all STRAP numbers subject to the zoning action must be provided (see PART 3.A).

2. **Boundary Survey or Certified Sketch of Description:** A boundary survey of the subject property must be submitted for all Planned Development Applications and for all properties of 10 acres or more, unless the property consists of one or more undivided lots within a subdivision platted in accordance with Florida Statutes, Chapter 177. The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection.

All boundary surveys must meet the minimum technical standards for land surveying in the state, as set out in chapter 5J-17, F.A.C. The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed.

If the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of the boundary survey (see below).

3. **Undivided Platted Lots - Non Planned Development Applications:** For all applications, other than for Planned Development Applications, if the property consists of one or more undivided platted lots in a subdivision platted per F.S. Chapter 177 and recorded in the Official Records of Lee County, a copy of the subdivision plat may be submitted in lieu of the boundary survey. The submittal must include the name of the subdivision, the Instrument Number (or the Book and Page number of the Plat Book), and the Block (if applicable) and Lot number(s) of the property. In addition the individual STRAP numbers must be provided.

A boundary survey is required for all Planned Development Applications.

- E. **Planning Community:** Indicate the Planning Community in which the property is located.

**Page Park Planning Community Requirements.** The Page Park Planning Community Development Standards and Specifications apply to all administrative applications within the Page Park Community as described in the Lee County Comprehensive Plan Goal 27. A copy of the Page Park portion of the planning communities map is reproduced in LCLDC Appendix I. For purposes of this goal and related objectives and policies, Page Park is generally defined and bound by Page Field Airfield to the north, U.S. 41 (Cleveland Avenue) and Danley Road to the west, Iona Drainage District (IDD) Canal "L-7" to the south, and IDD Canal "L" to the east. The owner or agent submitting the application requiring review under this section must conduct one public informational session within the boundaries of the Page Park Planning Community where the agent will provide a general overview of the project for any interested citizens. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. [Sec. 34-204(a)(6); 33-1201; 33-1230 et. seq.]

**Page Park Planning Community-Special Meeting Notice Requirements.** In addition to the planning community meeting requirements listed above, the applicant is fully responsible for providing: notice of the meeting via a posted notice at the Page Park Community Center 10 days prior to the scheduled meeting; a courtesy notice via regular mail to the owners of the properties directly abutting the project (as determined from the records of the Lee County Property Appraiser); the meeting space; and security measures, as needed. The notice must contain the address of the project, the time, date and location of the meeting, and a brief description of the project/request. [Sec. 33-1203(b)]

- F. **General Location of Property:** Submit a map, at suitable scale, drawn on an 8½ inch by 11 inch size sheet of paper that depicts the property described in the legal description in relation to the surrounding neighborhood. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public.

Also submit a brief set of directions showing how a person could find the property. Reference at least one major Road such as U.S. 41, Alico Road, Bayshore, Pondella, etc.

- G. **Current Zoning of Property:** Indicate the current zoning on the property.

- H. **1. Current Use of Property:** Provide a brief description of what uses are currently on the property.

**2. Structure Affidavit.** If buildings or structures exist on the property, an affidavit, signed by the property owner or specified contract purchaser, must be submitted stating whether the buildings and structures will be removed. If the property owner intends to retain the existing structures, then the affidavit must state the proposed use of the buildings and structures. The existing structures must be depicted on the boundary survey; and, if the request is for a planned development the structures must be depicted on the Master Concept Plan along with detail indicating whether the structure will be removed or how it will be used. If

the request is an amendment of an existing planned development, this affidavit is not required, unless specifically requested by the Director or designee.

- I. **Property Dimensions:** Self explanatory. If the property is adjacent to more than one street, provide length of frontage on both streets.
- J. **Property Restrictions:** The application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form.

#### **PART 4 ACTION REQUESTED**

- A. **Action Requested:** Check the applicable action and complete the required Supplement.
- B. **Nature of Request:** Provide a brief description of what, exactly, is being requested.

#### **PART 5 SUBMITTAL REQUIREMENTS**

- 1. This table represents a summary of the required submittal items. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant.
- 2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.
- 3. Please submit all applications in person. Mailed-in applications will not be processed.
- 4. All attachments and exhibits submitted must be legible, suitable for recording, and of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
- 5. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.





LEE COUNTY  
SOUTHWEST FLORIDA

**ADMINISTRATIVE ACTION REQUEST  
SUPPLEMENT A  
FOR UNINCORPORATED AREAS ONLY**

**RECEIVED**  
JUN 13 2012

ADMINISTRATIVE SETBACK VARIANCE  
PER LCLDC SECTION 34-268

**COMMUNITY DEVELOPMENT**

Case Number:

Project Name:

Applicant's Name:

STRAP Number(s):

PALM ISLAND ENTRANCE SIGN  
LEE DESIGN, LLC  
09-44-24-450000E.000E

If the request for an administrative variance is to modify the setbacks set forth in Sections 34-651 through 34-1041, or Section 34-1744 (for residential fences only) of the Lee County Land Development Code (LCLDC), please submit the Lee County "Application for Administrative Action" form for unincorporated areas and Supplement A form including the following:

**PART 1  
ACTION REQUEST INFORMATION**

- ✓ ☒ A. **LCLDC PROVISION:** Provide the Section of the Lee County Land Development Code from which the administrative variance is sought. [34-268(a)] ✓

SEE ATTACHED.

- ✓ ☒ B. **INTENT:** Explain exactly what is proposed and why the administrative variance is needed. (attach extra sheets if additional space is needed; Label as **Exhibit A-1.B**). [34-268(a)(1) - (a)(6)]

SEE ATTACHED.

- ✓ ☒ C. **JUSTIFICATION:** Explain why the administrative variance should be approved (attach extra sheets if additional space is needed; Label as **Exhibit A-1.C**). [34-268(a) and (b)]

SEE ATTACHED.

**PART 2  
ADDITIONAL SUBMITTAL REQUIREMENTS**

- ✓ ☒ A. **REQUIRED SITE PLAN:** A site plan (24" X 36" size), drawn to scale, indicating all buildings and easements on the property, the proposed structure or additions for which the administrative variance is sought, and any adjacent structures which may be affected by the requested administrative variance. The location of the requested administrative variance must be clearly indicated on the site plan. Label as **Exhibit A-2.A.1**. Also provide six (6) reduced size site plans, 11" X 17" maximum size (two originals required). Label as **Exhibit A-2.A.2**.

- B. **OPTIONAL AFFIDAVITS:** Affidavits of no objection from all adjacent property owners including those which may be separated from the subject property by any right-of-way or easement. Label as **Exhibit A.2.B**.

- ✓ ~~(\*)~~ C. **(OPTIONAL) PHOTOGRAPHS:** Photographs of the subject property and the surrounding area. Label as **Exhibit A-2.C.**
- ✓ ~~(\*)~~ D. **(OPTIONAL) OTHER DOCUMENTATION:** Other relevant documentation such as copies of permits or other approvals applicable to the requested administrative variance. Label as **Exhibit A-2.D.**
- E. **REQUIRED (FOR EMINENT DOMAIN PROPERTIES):** If the taking has been signed by a Lee County Circuit Court judge, a copy of the Order of Taking is required. Label as **Exhibit A-2.E.**

PART 3 SUBMITTAL REQUIREMENTS		
THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.		
Copies Required*	Exhibit Number	SUBMITTAL ITEMS
3		Completed Application for Administrative Action Form [34-204(a)]
1		Filing Fee - [34-204(a)(8)]
3	SUP A	Administrative Variance request Supplement Form [34-204(a)(5)]
3	A-1.B	Intent Statement [34-268(a)(1) - (a)(6)]
3	A-1.C	Justification Statement [34-268(a) and (b)]
1	A-2.A.1	Site Plan (24" x 36" size) [34-204(a)(5)]
3	A-2.A.2	Site plan (11" x 17" size) - 2 originals required [34-204(a)(5)]
1	A-2.E	Order of Taking (for Eminent Domain properties only) [34-204(a)(5); 34-268(a)(7)]
Copies Required*	Exhibit Number	ADDITIONAL SUBMITTAL ITEMS
1	A-2.B	Affidavits of no objection (optional) [34-204(a)(5)]
1	A-2.C	Photographs (optional) [34-204(a)(5)]
1	A-2.D	Other Documentation (optional) [34-204(a)(5)]

\* At least one copy must be an original

## **LC Administrative Action Supplement A Application-Administrative Variance Checklist (Ord. 10-23)**

- 1) Application/Supplement. All applications for an Administrative Setback Variance must be accompanied by a completed Supplement A Application Form in addition to the Administrative Action Application Form. [34-268(a)]
- 2) LCLDC Provision. The LCLDC Section from which the Administrative Setback variance is requested must be identified on the Supplement A Application Form. {See Supplement A, Item # 1-A.} [34-268(a)]
- 3) Intent. An explanation of what exactly is propose and why the variance is necessary must be provided. {See Supplement A, Item # 1-B.} [34-268(a)(1) - (a)(6)]
- 4) Justification. An explanation of why the variance should be approved must be provided. {See Supplement A, Item # 1-C.} [34-268(a) and (b)]
- 5) Site Plan. A site plan, drawn to scale, indicating all buildings and easements on the property, the proposed structure or additions for which the administrative variance is sought, and any adjacent structures which may be affected by the requested administrative variance must be provided. {See Supplement A, Item # 2-A.}
- 5a) The location of the requested administrative variance must be clearly indicated on the site plan. {See Supplement A, Item # 2-A.}
- 6) Affidavits. Affidavits of no objection from all adjacent property owners including those which may be separated from the subject property by any right-of-way or easement may be provided at the option of the applicant. {See Supplement A, Item # 2-B.}
- 7) Photographs. Photographs of the subject property and the surrounding area may be provided at the option of the applicant. {See Supplement A, Item # 2-C.}
- 8) Other Documentation. Other relevant documentation such as copies of permits or other approvals applicable to the requested administrative variance may be required. {See Supplement A, Item # 2-D.}
- 9) Miscellaneous items.
- 10) Contact. The Zoning Planner may be contacted regarding any questions on the LC Administrative Action Supplement A Application for Administrative Variance Checklist.

**Sec. 30-152. - Permanent signs in residential areas.**

LCLDC PROVISION

[34 - 268(a)]

Permanent signs in residential areas shall be subject to the following:

(1)

*Definition.* For purposes of this section, the term "subdivision" shall be interpreted to include mobile home and recreational vehicle developments, condominiums and multiple-family buildings containing five or more dwelling units.

(2)

*Residential development identification signs.*

ADD 2012-00058

a.

*Entrance signs.* Permanent wall or ground-mounted signs for identification purposes only, giving only the name of the subdivision or residential development, may be permitted at each main entrance into such subdivision or development, subject to the following regulations:

Subdivision or residential development entrances which contain a boulevard entrance, i.e., a median strip separating the entrance and exit lanes, may be permitted:

i.

A single ground-mounted sign located in the median strip of the entrance, provided that it is set back a minimum of 15 feet from the right-of-way of the public access road and a minimum of five feet from the edge of the pavement of the entrance and exit lanes; or

ii.

Two single-faced signs equal in size and located on each side of the entranceway.

2.

Subdivision or residential development entrances which are not boulevards may be permitted:

i.

One double-faced sign facing perpendicular to the public road; or

ii.

Two single-faced signs equal in size and located on each side of the entranceway.

b.

*Additional identification signs.* One additional permanent wall or ground-mounted sign for identification purposes only, and giving only the name of the subdivision or residential development, may be permitted along each boundary line of the development which exceeds 2,000 feet in length.

c.

*Internal subdivision signs.* Permanent wall or ground-mounted signs for identification purposes may be permitted at one main entrance into each internal subdivision or development, subject to the following:

1.

Subdivision entrances which contain a boulevard entrance, i.e., a median strip separating the entrance and exit lanes, would be permitted:

i.

A single ground-mounted sign located in the median strip of the entrance, provided that it is set back a minimum of 15 feet from the right-of-way of the public access road and a minimum of five feet from the edge of the pavement of the entrance and exit lanes; or

ii.

Two single-faced signs equal in size and located on each side of the entranceway.

2.

Subdivision entrances which are not boulevards may be permitted:

i.

One double-faced sign facing perpendicular to the public road; or

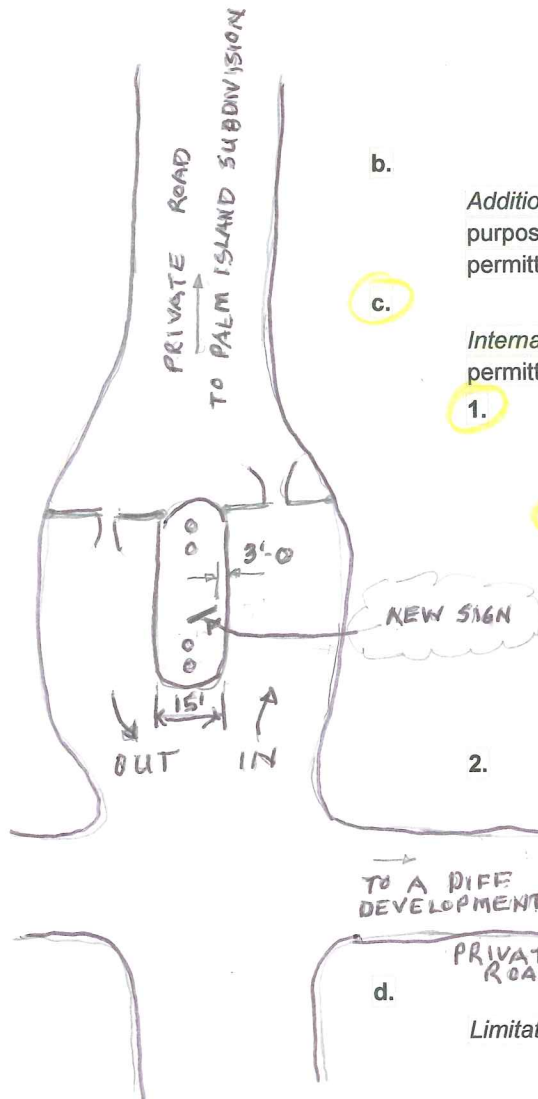
ii.

Two single-faced signs equal in size and located on each side of the entranceway.

d.

*Limitations.*

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1. ✓ The subdivision shall have a homeowners' association or similar entity which will be responsible for maintenance of the sign.
2. ✓ The face of each permitted main entrance identification sign shall not exceed 32 square feet, except that, in developments of more than 25 units, the face may be up to 105 square feet in area. The sign shall be not more than ten feet in height.
3. The face of each permitted internal identification sign shall not exceed 32 square feet in area, and the sign shall not be more than eight feet in height.
4. Except when permitted in the entrance median strip, the sign shall be located on private or commonly owned property and shall be set back a minimum of 15 feet from the edge of the public right-of-way and at least 15 feet from the edge of the entranceway pavement, if a private street.
5. The sign may be illuminated with a steady light so shielded as to not allow the light to interfere with vehicular traffic.
6. The sign may incorporate or be incorporated into accessory entrance structural features such as a project wall or landscaping.

(3)

*Schools (non-commercial), places of worship, day care centers, parks, recreational facilities and libraries.* A school (non-commercial), place of worship, day care center, park, recreational facility (public), library or any other similar use permitted by right or by special exception in accordance with the county zoning regulations set out in chapter 34 shall be permitted one ground-mounted or wall-mounted identification sign and one directory sign, subject to the following limitations:

- a. Maximum sign area shall be 32 square feet per sign face.
- b. Signs shall be located at least 15 feet from any property line.
- c. No sign shall exceed six feet in height.

(4)

*On-site directional signs.*

- a. *Permitted signs.* Permanent wall or ground-mounted signs, for directional purposes only, may be permitted within any residential development which consists of several distinctly separate subdivisions, clusters or other subunits of development.
- b. *Location.* On-site directional signs may be permitted within any such residential development along any interior collector street at intersections with other interior streets.
- c.

*Limitations.*

1. The development shall have a homeowners' association or similar entity which will be responsible for maintenance of the sign.
2. The face of each permitted directional sign shall not exceed ten square feet in area.
3. Maximum permitted height shall be six feet.
4. Signs shall be set back a minimum of 15 feet from the edge of the street right-of-way or easement.
5. The signs may be illuminated.

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(Ord. No. 85-26, § 4, 8-21-85; Ord. No. 88-12, §§ 7—11, 3-22-88; Ord. No. 89-38, § 1, 9-20-89; Ord. No. 90-27, § 4, 5-16-90; Ord. No. 91-09, § 2, 3-20-91; Ord. No. 01-18, § 4, 11-13-01)

**EXPLANATORY NOTES  
INSTRUCTIONS FOR COMPLETING COVER PAGE**

**Case number:** Will be inserted by County staff.

**Project Name** (if applicable): Provide the name that you wish to have assigned to this project. The name is limited to 30 characters and spaces and should be the same as provided on the Administrative Action Application Form.

**Applicant's Name-Authorized Agent:** The applicant's name must be provided. This is the person to whom all County correspondence will be directed. This is usually the person who signs the Applicant's "Statement Under Oath". (See Administrative Application Form, Part 1, Affidavit Form A1 or A2).

**STRAP(S):** The STRAP (Section, Township, Range, Area, Parcel) number is the 17- digit number used by the Property Appraiser to identify specific parcels. Where there is more than one parcel encompassed by the application, the STRAP number for every parcel must be provided and be the same as those listed in the Administrative Application Form, Part 3.A.

**PART 1.  
ACTION REQUEST INFORMATION**

- A. **LCLDC PROVISION:** Indicate the specific section(s) of the Lee County Land Development Code (LCLDC) from which relief is being sought. Please note the limitations stated in LCLDC Section 34-268. **[34-268(a)]**
- B. **INTENT:** Explain exactly what is proposed and why the administrative variance is requested (use additional paper if necessary; Label as **Exhibit A-1.B**). **[34-268(a) & 34-268(b)]**
- C. **JUSTIFICATION:** Explain the justification or why an administrative variance should be granted for the requested relief (use additional paper if necessary; Label as Exhibit A-1.C). Applicant must also provide documentation which substantiates that the request is the minimum necessary to obtain the relief. Please refer to LCLDC Section 34-268(a)(1) thru 34-268(a)(7) for setback variance criteria. The justification must demonstrate the following:
- (1) There are no apparent deleterious effects upon the adjoining property owners;
  - (2) The modifications will not have an adverse impact on the public health, safety and welfare; and
  - (3) The modifications will be the minimum required.

Decisions by the Director pursuant to this section are discretionary and may not be appealed in accordance with LCLDC Section 34-145(a). **[34-268(c)]**

**PART 2.  
OTHER SUBMITTAL REQUIREMENTS**

- A. **REQUIRED SITE PLAN:** A site plan, on 24" X 36" paper, drawn to scale, indicating all buildings and easements on the property, the proposed structure or additions for which the variance is sought, and any structures on adjacent property which may be affected by the requested variance. The location of the requested variance must be clearly indicated on the site plan. Label as **Exhibit A-2.A.1**. Six (6) copies of this Site Plan reduced to 11" X 17" must also be submitted (two originals required). Label as **Exhibit A-2.A.2**.

- B. **(OPTIONAL) AFFIDAVITS:** Affidavits of no objection from all adjacent property owners including those which may be separated from the subject property by any right-of-way or easement. Label as **Exhibit A-2.B.**

**NOTE:** The affidavit should include a description of the requested variance. Failure to obtain letters of no objection will not have a negative effect on the Director's decision but may help facilitate the application review.

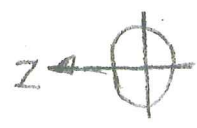
- C. **(OPTIONAL) PHOTOGRAPHS:** Photographs of the subject property and the surrounding area. Photographs of the property, especially the portion for which relief is sought, may facilitate the review process. It is suggested that pictures of the adjacent property nearest the proposed structure be included. Label as **Exhibit A-2.C.**
- D. **(OPTIONAL) OTHER DOCUMENTATION:** Copies of permits, development orders, or resolutions approving rezoning, special exceptions, special permits, or variances on the property or any other documentation that may pertain to the request if the applicant feels they might help facilitate the Director's decision. Label as **Exhibit A-2.D.**
- E. **REQUIRED ORDER OF TAKING:** Copy of a signed Order of Taking by a Lee County Circuit Court judge. Label as **Exhibit A-2.E.**

### **PART 3 SUBMITTAL REQUIREMENTS**

1. This table represents a summary of the required submittal items. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant.
2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.
3. Please submit all applications in person. Mailed-in applications will not be processed.
4. All attachments and exhibits submitted must be legible, suitable for recording, and of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
5. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

**NOTE: ACCEPTANCE OF AN APPLICATION FOR AN ADMINISTRATIVE VARIANCE IN NO WAY GUARANTEES ITS APPROVAL. IF THE DIRECTOR DETERMINES THAT THE REQUESTED VARIANCE IS BEYOND THE SCOPE OF LAND DEVELOPMENT CODE SECTION 34-268 AND THAT A PUBLIC HEARING FOR THE VARIANCE IS NECESSARY, THEN ALL FEES PAID TOWARD THE ADMINISTRATIVE APPLICATION MAY BE APPLIED TOWARD AN APPLICATION FOR PUBLIC HEARING OF THE REQUESTED VARIANCE.**

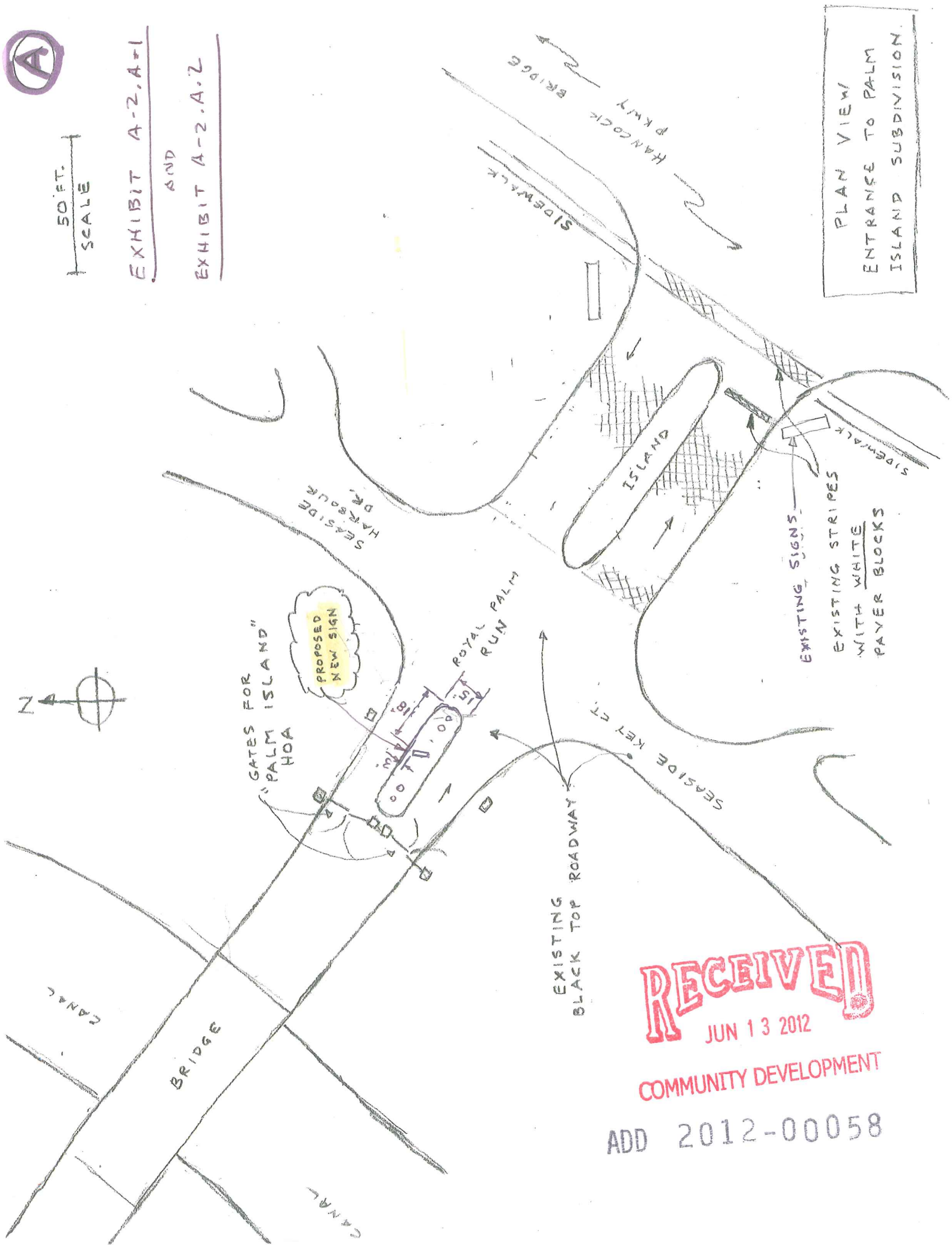
**THE DIRECTOR'S DECISION ON AN ADMINISTRATIVE VARIANCE IS FINAL AND CAN NOT BE APPEALED. IN THE EVENT THE DIRECTOR DENIES THE REQUEST THE APPLICANT'S ONLY RECOURSE IS TO APPLY FOR A PUBLIC HEARING VARIANCE. NO FEES PAID FOR THE ADMINISTRATIVE VARIANCE WILL BE REFUNDED OR APPLIED TOWARDS THE PUBLIC HEARING.**



50 FT.  
SCALE

EXHIBIT A-2, A-1  
AND  
EXHIBIT A-2, A-2

PLAN VIEW  
ENTRANCE TO PALM  
ISLAND SUBDIVISION



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ADD 2012-00058

Lee County

Administrative action request, supplement A.

Part 1 B, Intent: Exhibit A-1.B [34-268(a)(6)]

We would like to locate our proposed sign on an island (median) in the roadway at the entrance to our subdivision. This location has a 3 foot side setback, not the required 5 foot setback.

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Lee County

Administrative action request, supplement A.

Part 1 C, Justification: Exhibit A-1.C [34-268(a)]

Our proposed sign is best located on the island in our entrance roadway because it is the most central location that would identify our subdivision. This island is 15 feet wide, but because there is a large palm tree and a street light in the very front of it, we must locate the sign behind, and to the side of these obstructions. This locates the sign with a 3 foot side setback, not the required 5 foot setback. We feel that this variance is justified because:

1. There are no adjacent property owners that this sign or its location will effect. Our nearest neighbor, Moody River Estates subdivision has two entrance roadways intersecting with our entrance road; and this sign will be located about 50 feet from these side roads. Actually this new sign will mitigate confusion as to which direction each subdivision is.
2. We see no adverse impact on public health.
3. We feel that a variance from the 5 foot side setback to a 3 foot side setback is minimal. This location requires less of a variance than all other locations we have considered.

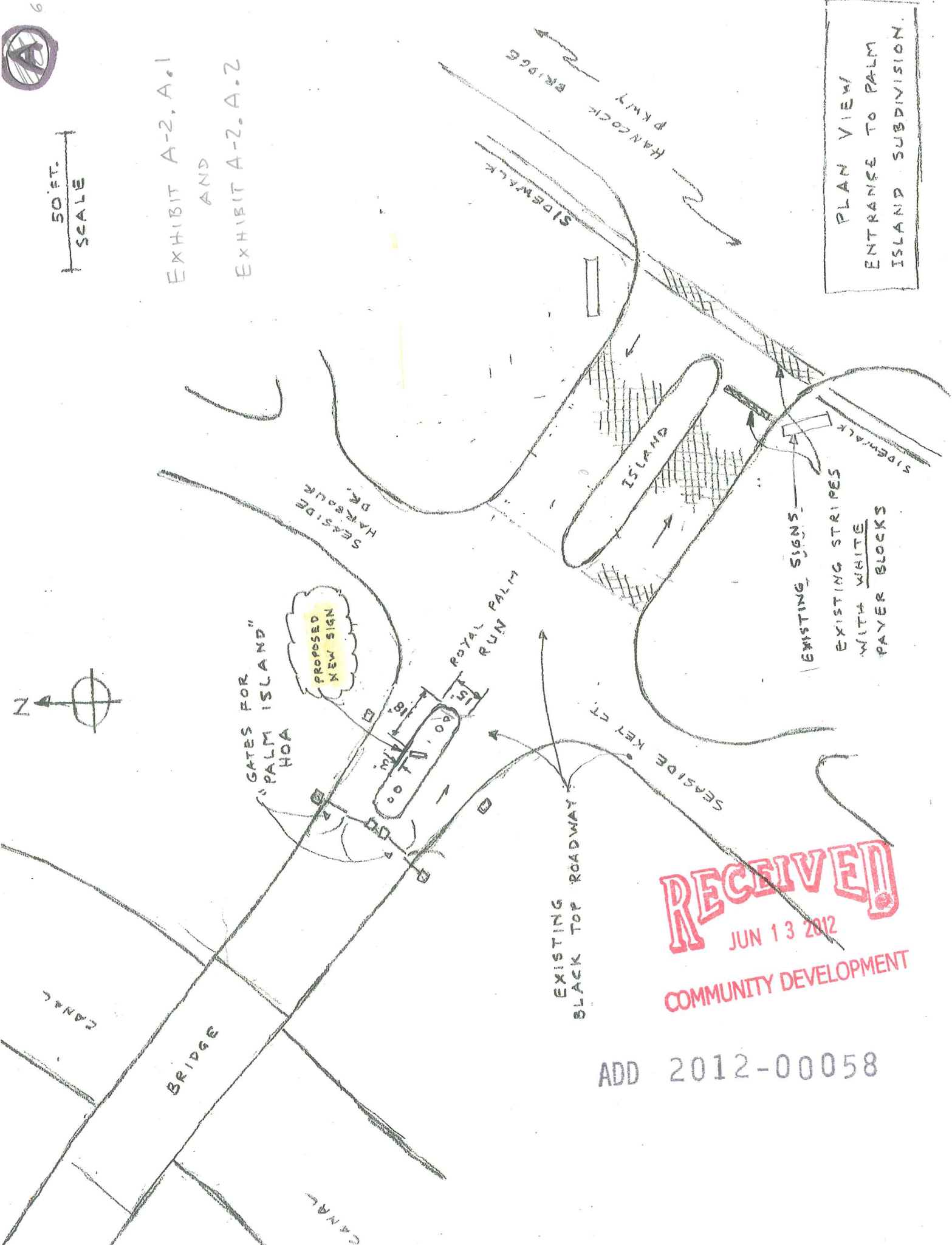




50 FT.  
SCALE

EXHIBIT A-2, A.1  
AND  
EXHIBIT A-2, A.2

PLAN VIEW  
ENTRANCE TO PALM  
ISLAND SUBDIVISION



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EXHIBIT  
A-2.C

04/02/2012

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EXHIBIT  
A-2.C

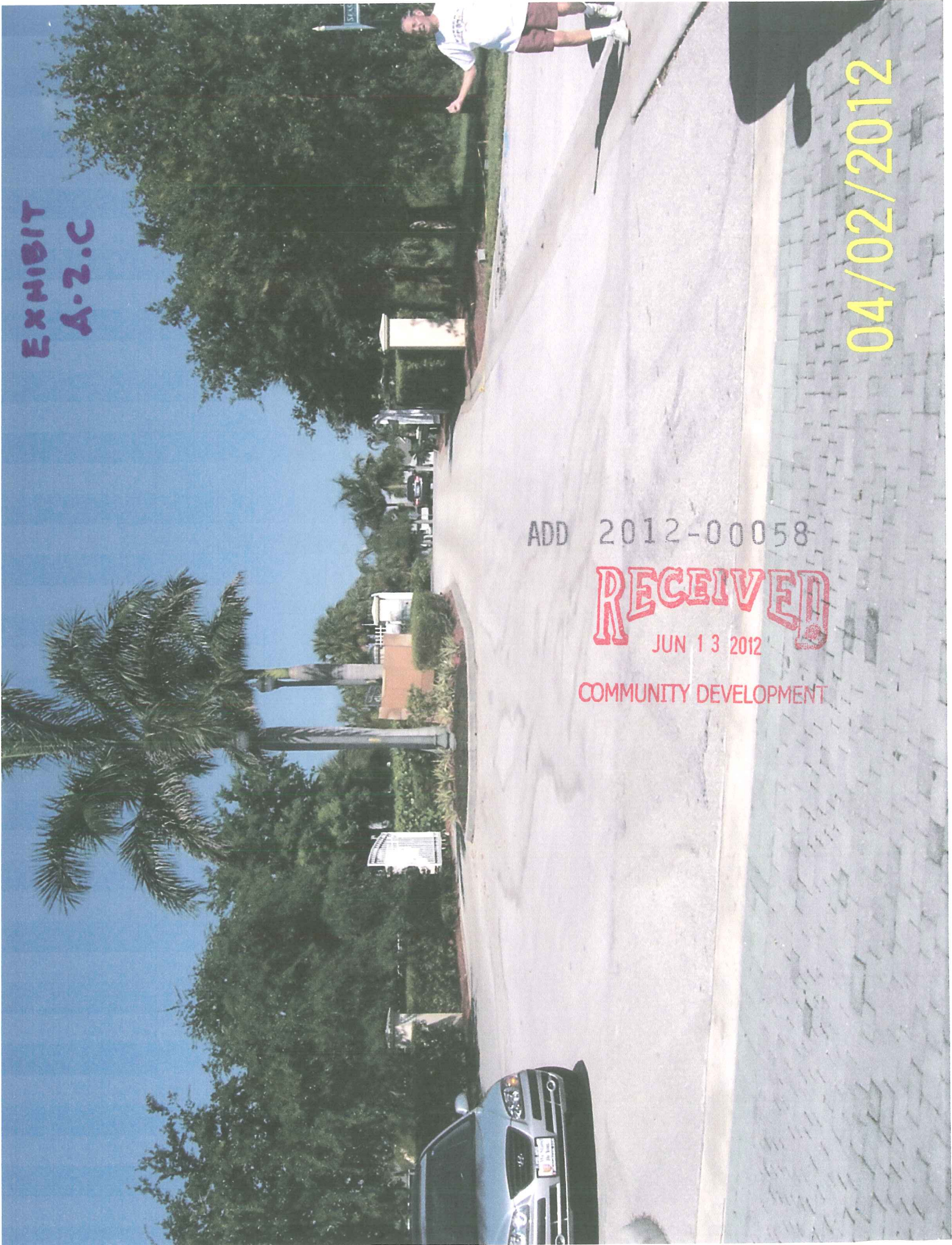
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04/02/2012





~~Palm Island - Monument Sign Design Option X~~

30.75 square feet of signage

15.4' square footage of copy area

### Aluminum tube trame and panel construction

Stucco finish applied, exact paint colors TBD

**Raised lettering and affixed concrete logo square**

ADD 2012-00058

## COMMUNITY DEVELOPMENT:

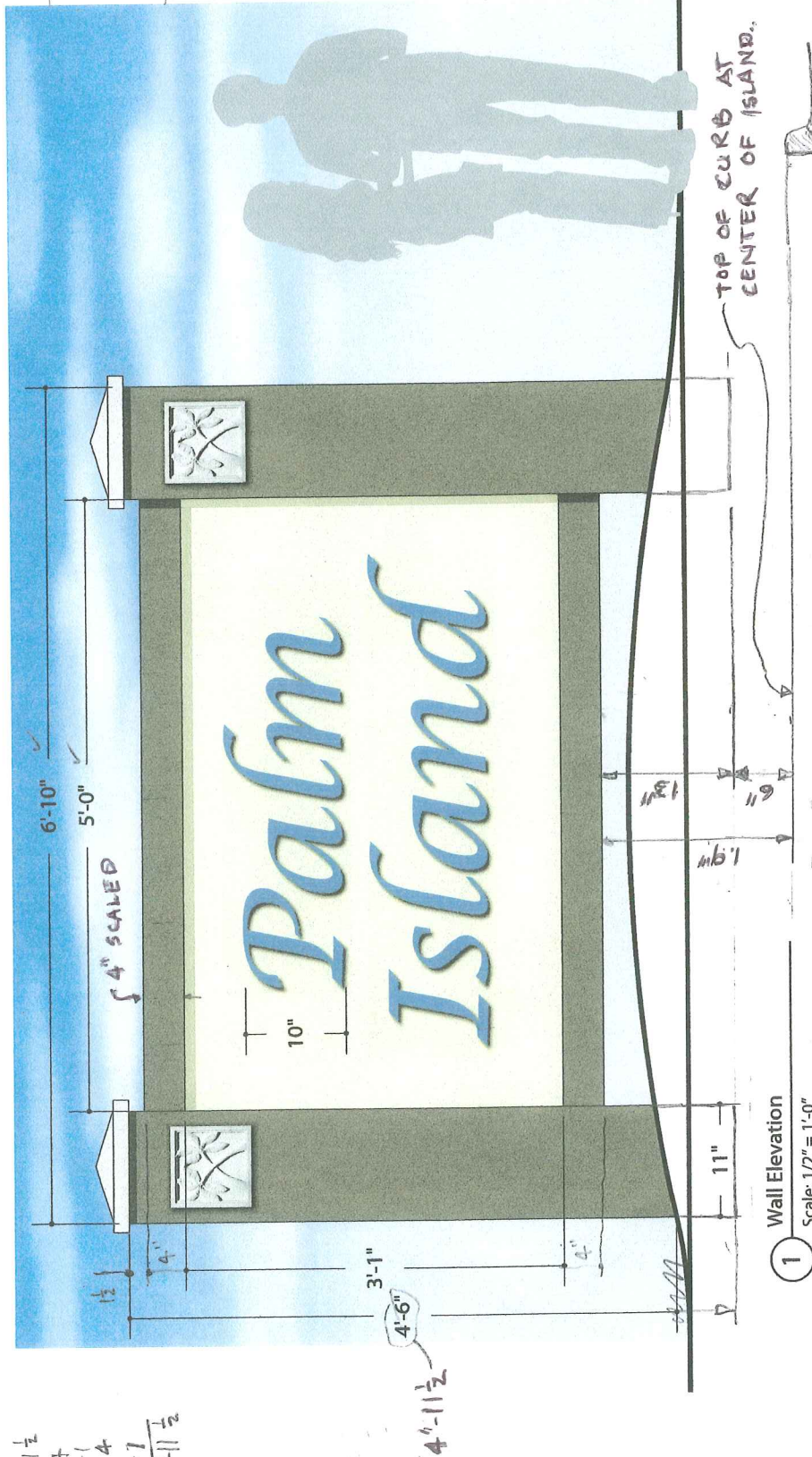
SHERWIN WILLIAMS.

- BACKGROUND  
" CHOICE CREAM"  
SW- 6357 ON CHIP #52  
(A LIGHT CREAM)

\* COLUMNS + BEAMS  
"SOCIALABLE"  
SW 6359 ON CHIP # 52  
(A LIGHT BROWN)

- LETTERING "A"  
"TEMPO TEAL"  
SW 6947 ON CHIP #15  
(A DEEP TEAL)

- COLUMN CAPS & LOGO  
"EGRET WHITE"  
SW 7570  
(A LIGHT CONCRETE)



## Wall Elevation

Scale: 1/2" = 1'-0"

THIS SIGN INCLUDING BUT NOT LIMITED TO ALL PLASTIC OR SIMILAR COMPONENTS THEREOF, HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007W/2009 AMENDMENTS EDITION FLORIDA BUILDING CODE INCLUDING SE. 1609 WIND LOADS AND SEC 3.107 SIGNS

A: 3300 Palm Ave.

Fort Myers, FL 33901

P: 239.278.4245

F: 239.278.3912

Client: Palm Island Development

Location: Cape Coral, FL

Filepath: \\Fs1\grfx\P\PALM ISLAND\Palm Island Monument 2

### Drawings Dates

Initial: 12/20/11

**Revisions:**



Exhibit A-2.D[Home](#)[Case Types](#)[Status](#)[Parcel](#)[Help](#)**View Case Status**

The information below summarizes the permit/case you selected.

Case Number	Case Type	Sign Sq Footage	Status
SGN2012-00084	Ground	14.4	<u>Issued</u>

<b>Project Name:</b>	PALM ISLAND		
<b>Address:</b>	XXXX ROYAL PALM RD NORTH FORT MYERS	<b>Strap #:</b>	<u>094424450000E00CE</u> ✓
<b>Directions:</b>	PALM ISLAND - RIGHT OF WAY -CORNER OF ROYAL PALM AND HANCOCK BRIDGE **278-4245		
<b>Description:</b>	*** PALM ISLAND *** GROUND SIGN		
<b>Important Dates:</b>	<b>Received:</b> 2/14/2012	<b>Issued:</b> 3/6/2012	<b>Finalized:</b> <b>Expiration:</b> 9/6/2012

**People**

Role	Name	Address
Owner	COLONIAL HOMES INC	5251 HAMPSTEAD HIGH ST STE 203 MONTGOMERY AL 36116
Sign Contractor	EL 00174L LEE DESIGNS LLC	3300 PALM AVENUE FORT MYERS FL 33901

ADD 2012-00058

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**Permitting/Plan Review Activity**

Type	Requested	Scheduled	Completed	Disposition	County Staff
Application Received	2/14/2012		2/14/2012	<u>DONE</u>	Patricia F Lyles
Plan Review	2/14/2012	2/21/2012	2/16/2012	<u>DONE</u>	Robert Konior
Ready for Pick-up (F)	2/17/2012		2/17/2012	<u>DONE</u>	Joy S Specht
Print Permit Info Board (F)			3/6/2012	<u>DONE</u>	Joy S Specht
Permit Issued (F)	3/6/2012		3/6/2012	<u>DONE</u>	Joy S Specht
Owner Builder Affidavit (F)	2/14/2012		2/14/2012	<u>N/A</u>	Patricia F Lyles

COMMUNITY DEVELOPMENT

229-656-4143

**Permit/Subpermit Activity**

Type	Requested	Scheduled	Completed	Disposition	County Staff
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**Inspections**

Type	Requested	Completed	Disposition	County Staff
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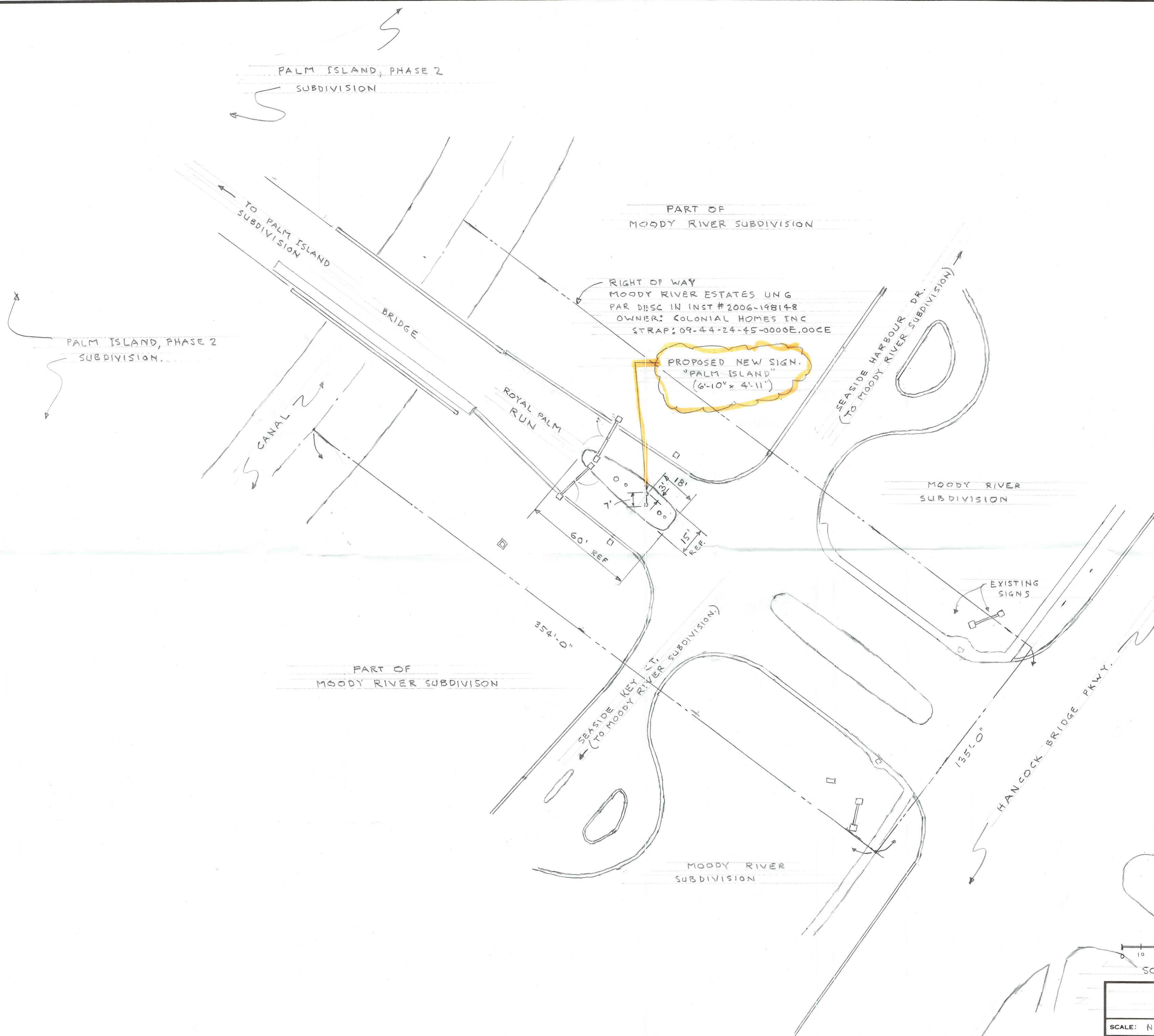
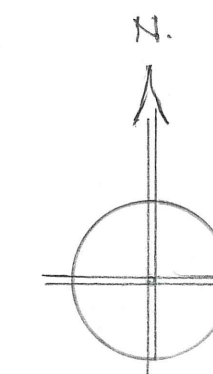
**Fees**

Item	Fee Amount	Fee Remaining
Sign (single or double)	75.00	0.00
Plan Review	25.00	0.00
<b>Total</b>	<b>\$100.00</b>	<b>\$0.00</b>

The total fee due on this permit/application is \$0.00

**NOW AVAILABLE! Pay Re-Inspection Fees Online**If you are unable to open a 'Certificate of Occupancy or an Elevation Certificate', please send an email to [Geoff Rinehart](#). If you are





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COMMUNITY DEVELOPMENT

ADD 2012-00058

ADMINISTRATIVE ACTION  
REQUEST  
(PROPOSED NEW SIGN)

0 10 20 30 40 50 FEET  
SCALE

SITE PLAN		EXHIBIT A-2.A.1.
SCALE: NOTED	APPROVED BY:	DRAWN BY: E.G.B.
DATE: 4-12-2012		REVISED:
ENTRANCE RIGHT OF WAY TO PALM ISLAND SUBDIVISION		
PROJECT: PALM ISLAND ENTRANCE SIGN.	DRAWING NUMBER -1-	