LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR ADMINISTRATIVE VARIANCE IN UNINCORPORATED AREAS ONLY

Project Name: Seven Lakes East Entrance Improvements

Request: Account for the loss of 7 existing vehicular parking spaces by adding 14 golf cart parking spaces. The vehicular parking spaces are being lost due to ADA accessibility improvements within the parking lot.

1. **Name of Applicant:** Seven Lakes Association, Inc.
   Contact Person: Tom O'Sullivan
   Address: 1965 Seven Lakes Blvd
   City, State, Zip: Fort Myers, FL 33907
   Phone Number: 239-482-4540 E-mail: cw@ddai-engineers.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
   ☐ Applicant is the sole owner of the property. **[34-201; 34-204]**
   ☒ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202; 34-204]**

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**

   a. **Company Name:** David Douglas Associates, Inc.
   Contact Person: Clair Wright, III, P .E.
   Address: 1821 Victoria Ave, Suite
   City, State, Zip: Fort Myers, FL 33901
   Phone Number: 239-337-3330 E-mail: cw@ddai-engineers.com

   b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202; 34-204]**

4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**
   Name: Seven Lakes Association, Inc.
   Address: 1965 Seven Lakes Blvd
   City, State, Zip: Fort Myers, FL 33907
   Phone Number: 239-482-4540 E-mail: tosullivansla@comcast.net

5. **Disclosure of Interest [34-201; 34-204]:**
   ☒ Attach Disclosure of Interest Form. **[34-201; 34-204]**

6. **STRAP Number(s) [34-204(a)(2)]:**
   23-45-24-00-00000.00CE

7. **Street Address of Property:** 1965 Seven Lakes Blvd, Fort Myers, FL 33907

8. **Legal Description:**
   - ☐ Legal description and sealed sketch of the legal description. **[34-204]**

   OR
   - ☐ 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. **[34-204]**

     Plat Book: _____ Page (or instrument): _____ Block: _____ Lot: _____

9. **Boundary Survey:**
   - ☐ A Boundary survey, tied to the state plane coordinate system. **[34-202; 34-204]**

   OR
   - ☒ A copy of the subdivision plat if 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. **[34-202; 34-204]**

10. **Use(s) of Property [34-204]:**
    - **a.** Current uses of property are:
      Community Center Parking
    - **b.** Intended uses of property are:
      Community Center Parking

11. **Lee Plan (Future Land Use) Designation [34-204]:** Intensive Development

12. **Current Zoning of Property [34-204]:** C-1

13. **Property Dimensions [34-204]:**
    - **a.** Width (average if irregular parcel): 183 (avg) Feet
    - **b.** Depth (average if irregular parcel): 270 (avg) Feet
    - **c.** Total area: 1.13 acres Acres or square feet

14. **Variance(s):** List the specific section number(s) of the Lee County Land Development Code {and their name(s)} from which the relief is sought. Also explain why the administrative variance is needed. **[34-268]**
    [Attach extra sheets if additional space is needed.]
    See attached.

15. **Variance Criteria:** Before approving any administrative variance, the Director must find that all of the following exist. Explain how the request(s) meet these criteria. Attach extra sheets if additional space is needed. **[34-268]**
    - **a.** What are the exceptional or extraordinary conditions or circumstances that are inherent to the property in question?
      See attached.
    - **b.** Is the requested variance the minimum that will relieve the applicant of an unreasonable burden caused by the regulation in question? If not, what is the minimum variance?
      Yes
    - **c.** Will the granting of the variance be injurious to the neighborhood or otherwise detrimental to the public welfare?
      No

16. **Site Plan:** Submit a site plan (24"x36"), to scale, illustrating at a minimum: existing and proposed lot lines; buildings and uses; streets; accessways; off-street parking; water management facilities; buffering; open space; and any structures on adjacent property which may be affected by the requested variance. The location(s) of the requested variance(s) must be clearly indicated on the site plan. **[34-268]**

17. **LDC Compliance:** Submit pertinent calculations which demonstrate that the overall development complies with all other applicable zoning and development standards. **[34-268]**

18. **Letters of No Objection:** Submit Letters of No Objection from all adjacent property owners, including those separated from the subject property by any right-of-way easements, or as required by the Director. **[34-268]**

19. **Planning Community or Community Plan Area*:** South Fort Myers
*If in Page Park **[34-1203]** or Captiva **[33-1612],** attach meeting summary from informational meeting.

20. **Other Documentation:** Other relevant documentation such as copies of permits or other approvals applicable to the requested administrative variance. **[34-204]**
- ☐ **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.
- ☐ **Photographs** of the subject property and surrounding area. (Optional)

SUBMITTAL REQUIREMENT CHECKLIST *Clearly label your attachments as noted in bold below.*	
☒	Completed application [34-204]
☒	Filing Fee - [34-204]
☒	**Affidavit of Authorization** Form [34-204; 34-202]
☐	**Additional Agents** [34-204; 34-202]
☐	**Multiple Owners** List (if applicable) [34-201; 34-204]
☒	**Disclosure of Interest** Form [34-204; 34-201]
☐	**Legal description** and sealed sketch of legal description (not required if platted lot) [34-204]
☒	**Boundary Survey** OR **Plat** [34-202(a)(2); 34-204]
☒	**Variance Request** (if applicable)
☒	**Variance Criteria** [34-268] (if applicable)
☒	**Site Plan** (36"x24")
☒	**Compliance Calculations** (if applicable)
☐	**Letters of No Objection**
☐	**Meeting Summary** (if applicable)
☐	**Other Documentation**

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. 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.

Acceptance of an application for an administrative application in no way guarantees its approval. If the Director determines that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative request 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. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, WILLIAM R. STORY (name), as PRESIDENT (owner/title) of Seven Lakes Association, Inc. (company/property), 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.

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.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

William R Story
Signature

09/25/14
Date

**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Sept. 25, 2014 (date) by WILLIAM R. STORY (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

SHANNON J. JAMBON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE033885
Expires 12/7/2014

Shannon J Jambon
Signature of Notary Public

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DISCLOSURE OF INTEREST FORM

STRAP NO. 23-45-24-00-00000.00CE CASE NO. _____

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
SEVEN LAKES ASSOCIATION, INC.	100

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
SEVEN LAKES – SEE ATTACHED ASSOCIATION OFFICER LISTING	N/A

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

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, or partners 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.

William R. Story
Signature

WILLIAM R. STORY
(Typed or printed name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on SEPTEMBER 25, 2014 (date) by WILLIAM R. STORY (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Shannon J. Jambon
Signature of Notary Public

SHANNON J. JAMBON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE033995
Expires 12/7/2014

SHANNON J. JAMBON
Printed Name of Notary Public

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Seven Lakes
ASSOCIATION, INC.

SEVEN LAKES ASSOCIATION, INC.
BOARD OF DIRECTORS' OFFICER LIST
September 25, 2014

PRESIDENT:	WILLIAM R. STORY
VICE PRESIDENT:	RICHARD BROWN
TREASURER:	CAROL A. COMP
SECRETARY:	CARL TRIOLA
ASSISTANT SECRETARY:	AL WASHBURN
ASSISTANT TREASURER:	BERNARD D. DIDURO

1965 SEVEN LAKES BOULEVARD, FORT MYERS, FLORIDA 33907 (239) 482-4540 FAX (239) 482-1128
RECREATION DEPARTMENT (239) 481-6061 FAX (239) 482-0182
MAINTENANCE DEPARTMENT (239) 489-4434 FAX (239) 489-0168

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PARCEL IN
SECTION 23, T.45S.,R24E.
LEE COUNTY, FLORIDA

A tract or parcel of land located in Section 23, Township 45 South, Range 24 East, Lee County, Florida, which tract or parcel is more particularly described as follows:

Beginning at the northeast corner of Section 23, Township 45 South, Range 24 East, run S 89°11'50" W along the North line of said Section 23 for 132.18 feet and the point of beginning. of herein described parcel; from said point of beginning continue S 89°11'50" W for 2401.79 feet to a point and the quarter section corner common to Sections 14 and 23; from said quarter corner run S 89°02'40" W for 1989.60 feet along the North line of said Section 23 to a point; from said point run S 0°57'10" E for 1650.78 feet to a point; from said point run S 89°05'30" W for 594.46 feet to a point on the easterly side of a dedicated right of way (O.R. Book 225, page 688); from said point run S 0°54'30" E along easterly side of said right of way for 950.29 feet to a point, said point being on the northerly right of way for Cypress Lake Drive; from said point run N 89°08'20" E along said northerly right of way line for 3498.15 feet to a point on the arc of a curve; thence run nothereasterly along said arc of a curve to the right of radius 1860 feet for 185.24 feet (chord bearing N 79°20'30" E, chord distance 185.16 feet); thence run N 1°16'00" W for 1745.99 feet; thence run N 89°08'20" E for 1320.0 feet to a point on the westerly right of way of State Road No. 45 (Tamiami Trail); from said point run N 1°16'00" W for 824.96 feet to point of beginning.

SUBJECT TO: the right of way of the former Iona Drainage District Canal "H-7".

ALSO SUBJECT TO: an easement for utility purposes as recorded in O.R. Book 498, page 677, of the public records of Lee County, Florida

Containing 219.69 acres.

Bearings hereinabove mentioned are from centerline survey State Road No. 45 (new alignment). To convert to old alignment basis, apply correction of 0°03'30" (+) in northwest quadrant.

LESS the following described property, tract or parcel containing 40.0 acres:

A tract or parcel of land lying in the North half of Section 23, Township 45 South, Range 24 East, Lee County, Florida, more particularly described as follows:

From the northeast corner of said Section 23, run S 89°11'50" W along the North line of the northeast quarter of said Section 23 for 132.18 feet to the West right of way of State Road No.45

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(Tamiami Trail); thence run S 1°16'00" E along said West right of way for 560.95 feet to the point of beginning of the lands herein described. From said Point of beginning run S 89°08'20"W parallel with the North line of the lands described in O.R.Book 320 at page 402 of the public records of Lee County for 174.77 feet to a point of curvature; thence from said point of curvature run southwesterly along the arc of a curve to the left of radius 310.68 feet (chord bearing S 68°32'00" W - chord distance 218.67 feet) for 223.46 feet to an intersection with a line 380 feet West of and parallel with said West right of way of State Road No. 45(T.T.); thence run N 1°16'00" W along said parallel line for 42.95 feet to an intersection with a line 230.00 feet north of and parallel with the North line of the lands described in O. R. Book 320 on page 402 of said public records; thence run S 89°08'20" W along said parallel line for 170.00 feet to an intersection with a line 550 feet West of and parallel with said West right of way of State Road No. 45 (Tamiami Trail); thence run N 1°16'00" W along said parallel line for 170.00 feet to an intersection with a line 400.00 feet North of and parallel with the North line of the lands described in O. R. Book 320 on page 402 of said public records; thence run S 89°08'20" W along said parallel line for 374.99 feet; thence run N 1°16'00" W parallel with said West line of State Road No. 45(Tamiami Trail) for 425.90 feet, more or less, to a point on the aforesaid North line of the northeast quarter of Section 23, said point being 925.00 feet westerly of (as measured along said North line) the West right of way of State Road No. 45 (Tamiami Trail); thence run S 89°11'50" W along said North line for 209.85 feet to the easterly terminus of the former Iona Drainage District Canal "H-7"; thence run S 0°48'10" E for 30.00 feet to the South line of said canal; thence run S 89°11'50" W parallel with said North line of the northeast quarter of Section 23 along said South line of the former Iona Drainage District Canal "H-7" for 1266.90 feet; thence run S 89°02'40" W parallel with the North line of the northwest quarter of Section 23 along said South line of the former Iona Drainage District Canal "H-7" for 249.27 feet; thence run S 1°16'00" E for 485.72 feet; thence run N 89°11'50" E for 421.04 feet; thence run N 1°16'00" W for 130.00 feet; thence run N 89°11'50" E for 450.00 feet; thence run S 1°16'00" E for 60.00 feet; thence run N 89°11'50" E for 435.00 feet; thence run N 1°16'20" W for 20.00 feet; thence run N 89°08'20" E for 215.00 feet; thence run S 1°16'00" E for 322.45 feet; thence run S 89°08'20" W for 675.00 feet; thence run S 1°16'20" E for 730.00 feet; thence run N 89°08'20" E for 115.00 feet; thence run S 1°16'20" E for 460.00 feet; thence run N 89°08'20" E for 70.00 feet; thence run S 1°16'20" E for 655.00 feet to the North line of Cypress Lake Road; thence run N 98°08'20" E along said North line for 117.35 feet; thence run northeasterly along the arc of a curve to the right of radius 1860.00 feet (chord bearing N 79°20'30" E - chord distance 185.16 feet) for 185.24 feet to the southwest corner of the lands described in O. R. Book 307 at page 581 of said public records; thence run N 1°16'00" W along the West line of said lands, and a prolongation thereof for 1745.99 feet to the northwest corner of the aforesaid lands described in O. R. Book 320 on page 402; thence run N 89°08'20" E along

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the North line of said lands for 720.00 feet; thence run N 1°16'00" W for 20.00 feet; thence run N 89°08'20" E for 28.52 feet to a point of curvature; thence run northeasterly along the arc of a curve to the left of radius 276.68 feet (chord bearing N 64°38'20" E - chord distance 229.47 feet) for 236.61 feet to a point of reverse curvature; thence run northeasterly along the arc of a curve to the right of radius 246.68 feet (chord bearing N 64°38'20" E - chord distance 204.59 feet) for 210.96 feet to a point of tangency; thence run N 89°08'20" E for 175.22 feet to the aforesaid West line of State Road No. 45 (Tamiami Trail); thence run N 1°16'00" W along said West line for 64.00 feet to the point of beginning.

FILED FOR RECORD IN OFFICIAL RECORDS OF LEE COUNTY, FLORIDA
FEB 2 12 19 PM '78
D. T. FANNING CLERK CIRCUIT COURT
BY [illegible] D.C.

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Justification

Seeking relief from Section 34-2020 to allow for 7 vehicular parking spaces to be replaced with 14 golf cart parking spaces (2:1 ratio) as shown on the attached plan.

The existing commercial development is requesting an Administrative Variance from the above noted LDC Section in order to accommodate an existing commercial site which was permitted and constructed under previous codes. The request is being made in order to allow ADA and drainage improvements at the subject site. These are the minimum requirements in order to bring site into compliance with this code given the existing site constraints.

These proposed changes will not result in underutilization of public resources or public infrastructure committed to support the development and will not adversely impact surrounding land uses, public health, safety or welfare. The changes are in compliance with the Lee Plan and the current Lee County Land Development Code.

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DDAI
DAVID DOUGLAS ASSOCIATES, INC.

SERVING S.W. FLORIDA SINCE 1996
CIVIL ENGINEERS
LAND PLANNERS
CONTRACT ADMINISTRATORS

Letter of Transmittal

TO:	Lee County Community Development 1500 Monroe Street Fort Myers, FL 33902	**DATE:**	10/14/14	**PROJECT #:** 14-0126	
		PROJECT:	**Seven Lakes East Entrance Improvements**		
		RE:	ADD Variance Application		
ATTN:					

VIA:						
☐	U.S. Mail	☐	Federal Express #	☒	Hand Delivery	
☐	Facsimile	☐	UPS #	☐	Picked up at DDAI Office	

We are sending you:

Copies	Date	Description
1		Completed Application
1		Application Fee $550, Check Number 3409
1		Affidavit of Authorization Form
1		Disclosure of Interest Form
1		Variance Request
1		Plat (24x36)
1		Site Plan (24x36)

The above are being transmitted for:

☒ For approval ☒ For your use ☐ For Signature

☐ As requested ☐ Review & Comment

Remarks: If there are any questions, please contact (239) 337-3330. Thank you.

COPY FOR: FILE

****

From: **Clair Wright, III, P.E.** Sign: _____

Approved: _____ Date: _____

RECEIVED
OCT 14 2014
COMMUNITY DEVELOPMENT

ADD2014-00188

1821 Victoria Avenue, Suite 1 Fort Myers, Florida 33901 Phone (239) 337-3330 Fax (239) 337-1236

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CONDOMINIUM PLAT BOOK PAGE

COND. BK. 2 PGE. 18

SEVEN LAKES

CONDOMINIUM BUILDING NO. 2

IN THE N ½ SECTION 23, TOWNSHIP 45S, R24E

LEE COUNTY, FLORIDA

SCALE 1" = 100' DATE

DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE NORTH HALF (N½) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 23 RUN S 89°11'50" W ALONG THE NORTH LINE OF SAID SECTION 23 FOR 132.18 FEET TO THE WEST RIGHT OF WAY OF STATE ROAD No. 45 (TAMIAMI TRAIL); THENCE CONTINUE S 89°11'50" W ALONG SAID NORTH LINE FOR 925.00 FEET; THENCE RUN S 1°16'00" E FOR 425.90 FEET; THENCE RUN S 89°07'30" W FOR 43.49 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESRIBED. FROM SAID POINT OF BEGINNING RUN N 1°16'00" W FOR 334.97 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 27 FEET (CHORD BEARING N 46°11'50" W - CHORD DISTANCE 38.19 FEET.) 42.35' TO A POINT OF TANGENCY; THENCE RUN S 88°52'20" W FOR 139.95 FEET; THENCE RUN S 89°11'50" W FOR 164.68 FEET; THENCE RUN S 1°16'00" E FOR 361.33 FEET; THENCE RUN N 89°08'20" E FOR 169.78 FEET; THENCE RUN N 89°07'30" E FOR 161.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.75 ACRES.

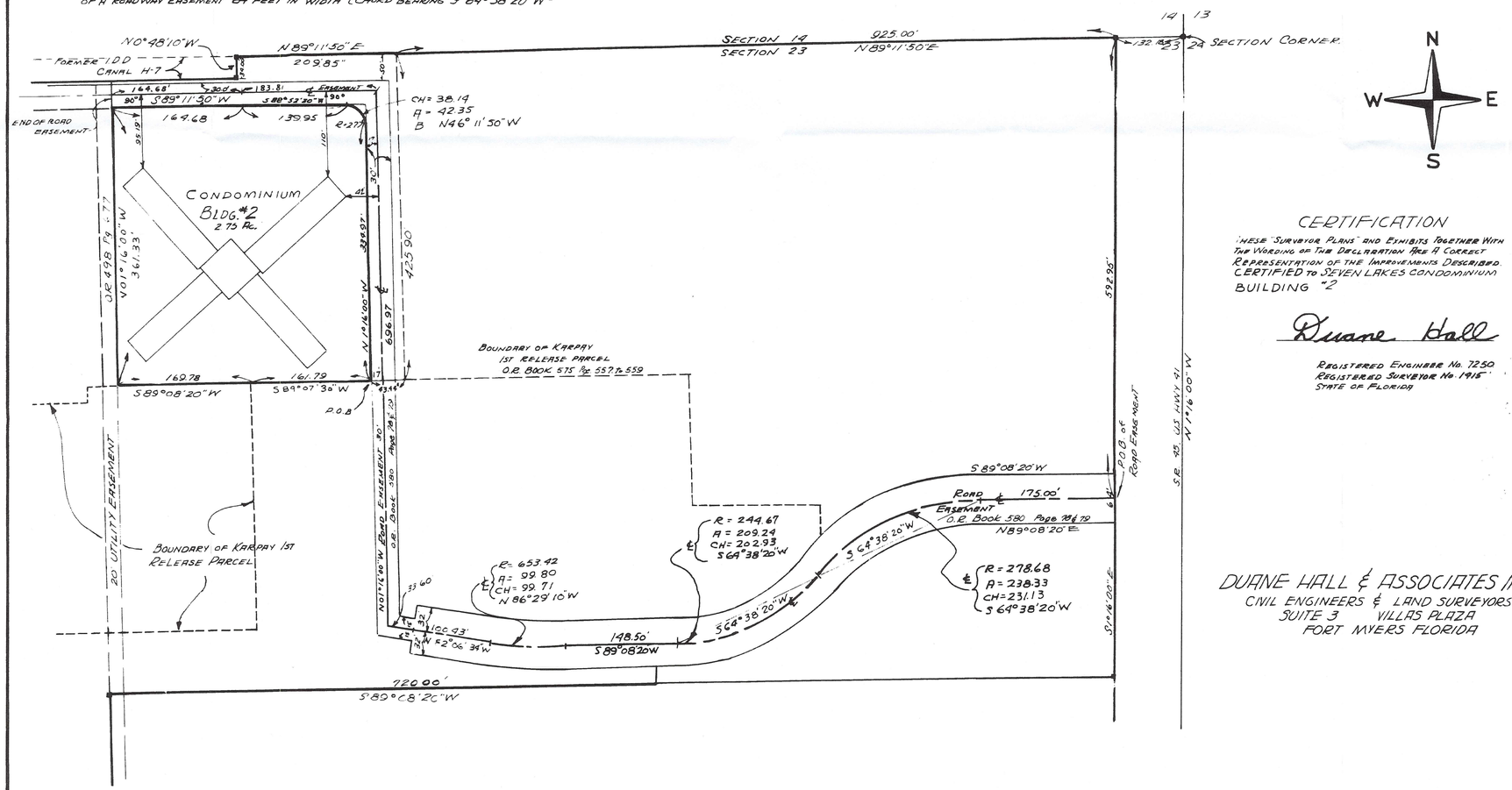
BEARINGS HEREINABOVE MENTIONED ARE FROM CENTERLINE SURVEY OF SAID STATE ROAD No. 45 (TAMIAMI TRAIL).

DESCRIPTION FOR ROADWAY EASEMENT

A TRACT OR PARCEL OF LAND LYING IN THE NORTH HALF (N½) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PATICULARLY DESCRIBED AS FOLLOWS.

FROM THE NORTHEAST CORNER OF SAID SECTION 23, RUN S 89°11'50" W FOR 132.18 FEET TO THE WEST RIGHT OF WAY OF STATE ROAD No. 45 (TAMIAMI TRAIL); THENCE RUN S 1°16'00" E ALONG SAID RIGHT OF WAY FOR 592.95 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE. FROM SAID POINT OF BEGINNING RUN S 89°08'20" W ALONG THE CENTERLINE OF A ROADWAY EASEMENT 64 FEET IN WIDTH FOR 175.00 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 278.68 FEET ALONG THE CENTERLINE OF A ROADWAY EASEMENT 64 FEET IN WIDTH (CHORD BEARING S 64°38'20" W - CHORD DISTANCE 231.13 FEET) FOR 238.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 244.67 FEET ALONG THE CENTERLINE OF A ROADWAY EASEMENT 64 FEET IN WIDTH (CHORD BEARING S 64°38'20" W - CHORD DISTANCE 202.93 FEET) FOR 209.24 FEET TO A POINT OF TANGENCY, THENCE RUN S 89°08'20" W ALONG THE CENTERLINE OF A ROADWAY EASEMENT 64 FEET IN WIDTH FOR 198.50 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 653.42 FEET ALONG THE CENTERLINE OF A ROADWAY EASEMENT 64 FEET IN WIDTH (CHORD BEARING N 86°29'10" W - CHORD DISTANCE 99.71 FEET FOR 99.80 FEET TO A POINT OF TANGENCY; THENCE RUN N 82°06'34" W ALONG THE CENTERLINE OF A ROADWAY EASEMENT 64 FEET IN WIDTH FOR 100.93 FEET TO A POINT, THENCE RUN N 82°06'34" W ALONG THE CENTERLINE OF A ROADWAY EASEMENT 30 FEET IN WIDTH FOR 33.60 FEET; THENCE RUN N 1°16'00" W ALONG THE CENTERLINE OF A ROADWAY EASEMENT 30 FEET IN WIDTH FOR 696.97 FEET; THENCE RUN S 88°52'20" W ALONG THE CENTERLINE OF A ROADWAY EASEMENT 30 FEET IN WIDTH FOR 183.81 FEET; THENCE RUN S 89°11'50" W ALONG THE CENTERLINE OF A ROADWAY EASEMENT 30 FEET IN WIDTH FOR 164.68 FEET; TO THE WESTERLY TERMINUS AND THE END OF THE HEREINABOVE RIGHT OF WAY EASEMENT.

BEARINGS HEREINABOVE MENTIONED ARE FROM CENTERLINE SURVEY OF SAID STATE ROAD No. 45 (TAMIAMI TRAIL).



CERTIFICATION

"THESE "SURVEYOR PLANS" AND EXHIBITS TOGETHER WITH THE WORDING OF THE DECLARATION ARE A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED. CERTIFIED TO SEVEN LAKES CONDOMINIUM BUILDING "2"

Duane Hall

REGISTERED ENGINEER No. 7250
REGISTERED SURVEYOR No. 1915
STATE OF FLORIDA

DUANE HALL & ASSOCIATES INC.
CIVIL ENGINEERS & LAND SURVEYORS
SUITE 3 VILLAS PLAZA
FORT MYERS FLORIDA

Revised 18 MAY 1970

ADD2014-00188 Lee County ePlan



LAYOUT: PLAN
FILE NAME: 01-14-0126-SITE-VAR.DWG
LOCATION R:\14-0126 GSL\CADD\DWG\ADD-VAR\
PLOT BY: JGILL
PLOT DATE: WED. 10-8-2014 - 6:05 PM

DDAI
DAVID DOUGLAS ASSOCIATES, INC.
1821 Victoria Avenue,
Fort Myers, Florida 33901
Ph. 239-337-3330
Website: www.ddai-engineers.com
Certification of Authorization # 7568

Project Name:

SEVEN LAKES EAST ENTRANCE IMPROVEMENTS

Project Address:
1965 SEVEN LAKES BOULEVARD
FORT MYERS, FL 33907

Client/Owner:
SEVEN LAKES ASSOCIATION, INC.
1965 SEVEN LAKES BLVD
FORT MYERS, FLORIDA 33907

David Douglas, P.E. Project Manager
Phone: 239-337-3330
Email: dd@ddai-engineers.com

Project Engineer:

THIS PLAN IS INTENDED FOR THE USE OF ZONING APPROVAL ONLY. ACTUAL ENGINEERING AND ARCHITECTURAL CONSTRUCTION DOCUMENTS WILL BE PREPARED ONCE ZONING IS APPROVED & COMPLETE.

NOT FOR CONSTRUCTION

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Revisions:

DATE:	DESCRIPTION

SITE DATA:

STRAP #	23-45-24-00-00000.00CE
SEC-TWP-RGE	SEC. 23 TWP. 45S RGE. 24E
CITY PERMIT#	N/A
SF PERMIT #	N/A
LEE COUNTY #	N/A

PROJECT MGR. : CLAIR WRIGHT, III, P.E.
PROJECT # : 14-0126-SIT
FILE NAME : 01-14-0126-SITE-VAR.DWG
ORIGIN DATE : 09-23-14
DESIGNER : JG
CADD : JNP
CHECKED BY : CEW
PLOT DATE : WED, 10-8-2014-6:05 PM
PLOTTED BY : JGILL

SHEET TITLE:

SITE PLAN

SHEET NO. 01

VARIANCE