ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney
Brandon Dunn, Planning
Chick Jakacki, Zoning
Audra Ennis, Zoning Manager

FROM: Tony Palermo, AICP

DATE: 11/22/2016

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

PROJECT NAME: OAK VIEW RPD

CASE #: DCI2016-00010

INFORMATION SUMMARY:

NEW SUBMITTAL

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

RESPONSE REQUIRED BY: 12/12/2016

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness
No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Tracy L Toussaint

Date: 11/23/2016

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

TRANSMITTAL LETTER

TO:
Tony Palermo
Lee County – Development Services
1500 Monroe Street
Fort Myers, FL 33901
US

FROM:
Ashley Butler

DATE: 11/22/2016

PROJECT NUMBER: 23354

PROJECT NAME: Oak View

DISTRIBUTION TO:

RE:
Oak View: Boundary Survey

WE ARE SENDING THE FOLLOWING ITEMS VIA:

	STANDARD POSTAL MAIL	X	**COURIER SERVICE**		OTHER
	OVERNIGHT DELIVERY		CLIENT PICK-UP AT OUR OFFICE		

ITEM	COPIES	DATE	DESCRIPTION
1.	3	11/21/16	Boundary Survey 24x36 Signed and Sealed – Original
2.	2	11/21/16	Boundary Survey 11x17
3.	1	11/21/16	Email Correspondence via John J. Fredyma
4.			
5.			
6.			
7.			
8.			
9.			
10.			

THESE ARE TRANSMITTED AS CHECKED BELOW:

	AS REQUESTED		FOR BIDS DUE:		RESUBMIT ___ COPIES FOR APPROVAL
	FOR YOUR USE		APPROVED AS SUBMITTED		SUBMIT ___ COPIES FOR DISTRIBUTION
X	**FOR APPROVAL**		APPROVED AS NOTED		RETURN ____ CORRECTED PRINTS
	FOR REVIEW AND COMMENT		RETURNED FOR CORRECTIONS		ITEMS RETURNED AFTER LOAN TO US

NOTES/COMMENTS: PLEASE CONTACT ME WITH ANY QUESTIONS REGARDING THIS INFORMATION AT ASHLEYB@BARRACO.NET OR BY CALLING THE PHONE NUMBER LISTED BELOW, THANK YOU.

RECEIVED
NOV 22 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

Ashley Butler

Subject: FW: DCI2016-00010 Oak View RPD - 3rd submittal for sufficiency

From: Palermo, Anthony [mailto:APalermo@leegov.com]
Sent: Wednesday, November 16, 2016 9:48 AM
To: Amanda Brock <amanda.brock@henlaw.com>; Jennifer Sapen <JenniferS@barraco.net>
Subject: FW: DCI2016-00010 Oak View RPD - 3rd submittal for sufficiency

I'd recommend addressing 1,2,3 now. We understand how to deal w. 4. I disagree w. 5.

Tony

From: Fredyma, John
Sent: Wednesday, November 16, 2016 9:39 AM
To: Palermo, Anthony
Cc: Ennis, Audra; Pavese, Michael; Jakacki, Charles; Hollingsworth, Susan; Evans, Marcus; Workman, Elizabeth; Dunn, Brandon; Wu, Lili; Lee, Samuel
Subject: DCI2016-00010 Oak View RPD - 3rd submittal for sufficiency

Tony,

Please consider my comments in response to the applicant's most recent submittal for the above-referenced zoning application under your transmittal sheet dated 11/14/2016.

1. The Title Opinion has been resubmitted with the legal description for the subject property – previously missing from the submittal in June (as indicated in my last review on 10-17-2016). This issue is now addressed and the title work is now sufficient.
2. The date of last field work on the survey has **not** been revised from August of 2015 to a date within 90 days of the submittal date of the zoning application and appropriate title work.
3. Additionally, although the survey has been revised with a new date and signature on 11/11/2016, the survey is **not** available for use by Lee County since the certification does **not** name or otherwise identify Lee County nor permit use by Lee County as an intended beneficiary of the survey.
4. Information with respect to a community meeting in the Caloosahatchee Shores Community Planning Area has now been provided with the zoning application materials.
5. The cover sheet for the MCP is **not** appropriate and it is inconsistent with the submittal requirements for an MCP as set forth in LDC Sec. 34-373. The cover sheet must be removed from the MCP.

Please let me know if you have any questions.

Thanks.

John

John J. Fredyma
Senior Assistant County Attorney
Lee County Attorney's Office
P.O. Box 398
Fort Myers, Florida 33902
(2115 Second Street - 33901)
Tel. 239/533-2236
Fax 239/485-2106

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NOV 22 2016
COMMUNITY DEVELOPMENT
DCI2016-00010
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E-mail: JFredyma@leegov.com



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

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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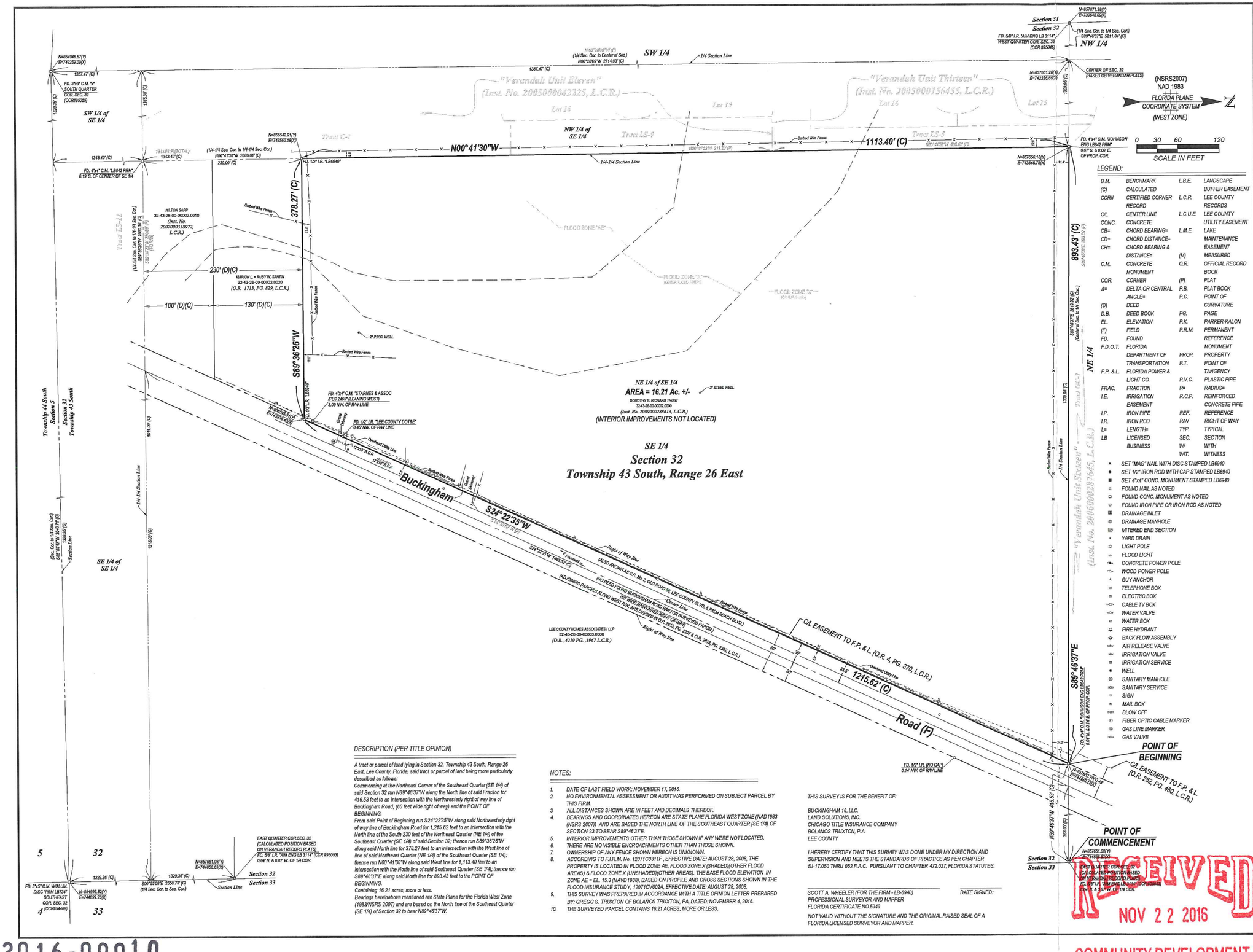

DESCRIPTION (PER TITLE OPINION)

A tract or parcel of land lying in Section 32, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:
Commencing at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 32 run N89°46'37"W along the North line of said Fraction for 416.53 feet to an intersection with the Northwesterly right of way line of Buckingham Road, (60 feet wide right of way) and the POINT OF BEGINNING.
From said Point of Beginning run S24°22'35"W along said Northwesterly right of way line of Buckingham Road for 1,215.62 feet to an intersection with the North line of the South 230 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence run S89°36'26"W along said North line for 378.27 feet to an intersection with the West line of line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence run N00°41'30"W along said West line for 1,113.40 feet to an intersection with the North line of said Southeast Quarter (SE 1/4); thence run S89°46'37"E along said North line for 893.43 feet to the POINT OF BEGINNING.
Containing 16.21 acres, more or less.
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Southeast Quarter (SE 1/4) of Section 32 to bear N89°46'37"W.

NOTES:

1. DATE OF LAST FIELD WORK: NOVEMBER 17, 2016.
2. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
3. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23 TO BEAR S89°46'37"E.
5. INTERIOR IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
6. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
7. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
8. ACCORDING TO F.I.R.M. No. 12071C0311F., EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, FLOOD ZONE X (SHADED)(OTHER FLOOD AREAS) & FLOOD ZONE X (UNSHADED)(OTHER AREAS). THE BASE FLOOD ELEVATION IN ZONE AE = EL. 15.3 (NAVD1988), BASED ON PROFILE AND CROSS SECTIONS SHOWN IN THE FLOOD INSURANCE STUDY, 12071CV002A, EFFECTIVE DATE: AUGUST 28, 2008.
9. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A TITLE OPINION LETTER PREPARED BY: GREGG S. TRUXTON OF BOLANOS TRUXTON, PA. DATED: NOVEMBER 4, 2016.
10. THE SURVEYED PARCEL CONTAINS 16.21 ACRES, MORE OR LESS.

THIS SURVEY IS FOR THE BENEFIT OF:

BUCKINGHAM 16, LLC.
LAND SOLUTIONS, INC.
CHICAGO TITLE INSURANCE COMPANY
BOLANOS TRUXTON, P.A.
LEE COUNTY

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

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

DATE SIGNED:

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

LEGEND:

B.M.	BENCHMARK	L.B.E.	LANDSCAPE BUFFER EASEMENT
(C)	CALCULATED	L.C.R.	LEE COUNTY RECORDS
CCR#	CERTIFIED CORNER RECORD	L.C.U.E.	LEE COUNTY UTILITY EASEMENT
C/L	CENTER LINE	L.M.E.	LAKE MAINTENANCE EASEMENT
CONC.	CONCRETE	(M)	MEASURED
CB=	CHORD BEARING=	O.R.	OFFICIAL RECORD BOOK
CD=	CHORD DISTANCE=	(P)	PLAT
CH=	CHORD BEARING & DISTANCE=	P.B.	PLAT BOOK
C.M.	CONCRETE MONUMENT	P.C.	POINT OF CURVATURE
COR.	CORNER	PG.	PAGE
Δ=	DELTA OR CENTRAL ANGLE=	P.K.	PARKER-KALON
(D)	DEED	P.R.M.	PERMANENT REFERENCE MONUMENT
D.B.	DEED BOOK	PROP.	PROPERTY
EL.	ELEVATION	P.T.	POINT OF TANGENCY
(F)	FIELD	P.V.C.	PLASTIC PIPE
FD.	FOUND	R=	RADIUS=
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	R.C.P.	REINFORCED CONCRETE PIPE
F.P. & L.	FLORIDA POWER & LIGHT CO.	REF.	REFERENCE
FRAC.	FRACTION	R/W	RIGHT OF WAY
I.E.	IRRIGATION EASEMENT	TYP.	TYPICAL
I.P.	IRON PIPE	SEC.	SECTION
I.R.	IRON ROD	W	WITH
L=	LENGTH=	WIT.	WITNESS
LB	LICENSED BUSINESS		

- ▲ SET "MAG" NAIL WITH DISC STAMPED LB6940
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- ■ SET 4"x4" CONC. MONUMENT STAMPED LB6940
- △ FOUND NAIL AS NOTED
- □ FOUND CONC. MONUMENT AS NOTED
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- DRAINAGE MANHOLE
- MITERED END SECTION
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- WATER BOX
- FIRE HYDRANT
- BACK FLOW ASSEMBLY
- AIR RELEASE VALVE
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- WELL
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- SANITARY SERVICE
- SIGN
- MAIL BOX
- BLOW OFF
- FIBER OPTIC CABLE MARKER
- GAS LINE MARKER
- GAS VALVE

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
10471 BEN C. PRATT / SIX MILE CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

A Parcel of Land in Section 32, Township 43 South, Range 26 East, Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23354S02.DWG
LAYOUT	1
LOCATION	J:\23354\DWG\SURVEYING\
PLOT DATE	FRI. 11-18-2016 - 2:41 PM
PLOT BY	BRANDON HARDY

DRAWING DATA	
SURVEY DATE	11-17-2016
DRAWN BY	P. OLSEN/ B. HARDY
CHECKED BY	SAW
SCALE	1"=60'
FIELD BOOK	345/10, 343/73, 370/3

PLAN REVISIONS	
04-06-2016	ADD TITLE OPINION LETTER.
05-16-2016	ADD METES + BOUNDS LEGAL
07-25-2016	ADD POC/POB + TIE
11-10-2016	REVISED NOTE 9 AND DESC
11-17-2016	UPDATE SURVEY

STRAP NUMBERS

32-43-26-00-00002.0000

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23354 32-43-26	1 OF 1

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DCI2016-00010

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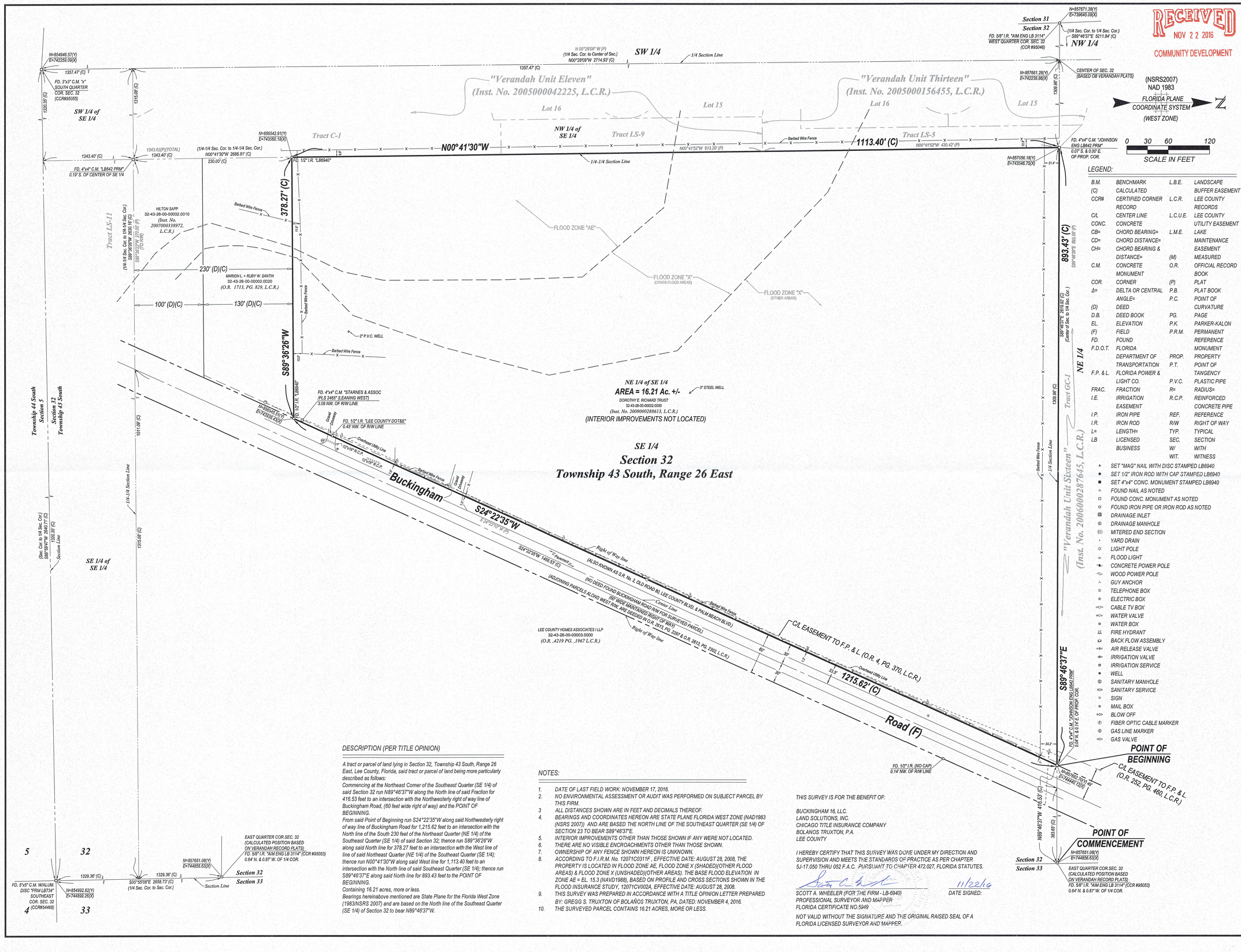

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