ADD2017-00142 Lee County ePlan

APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD and/or APPLICATION FOR FINAL PLAN APPROVAL IN UNINCORPORATED AREAS ONLY

[LDC Section 34-380 or 34-1037]

Project Name: Vistanna Villas

Current Zoning: residential

☑ Amendment to a PD or PUD to allow: reduced lot coverage RES2017-04044

☐ Final Plan Approval for: _____

1. **Name of Applicant:** Virginia Wilson, Cynthia Freeman
   Address: 706 Woodcrest Ave. Lititz, Pa 17543
   City, State, Zip: OR 18329 Gibralter Lane, Lehigh Acres, FL 33936
   Phone Number: 717-951-8119
   E-mail Address: Freebie1973@gmail.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:** _____
   Contact Person: _____
   Address: _____
   City, State, Zip: _____
   Phone Number: _____ Email: _____

   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: Sandra + Robert Wilson
   Address: 2432 Jordan Rd, Volant, Pa 16156.
   City, State, Zip: OR 18327 Gibralter Lane, Lehigh Acres, FL 33936
   Phone Number: 724-977-5190 E-mail: b_a_wilson@hotmail.com

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

6. **STRAP Number(s) [34-204]:** 06-45-27-11-00000.2000 06-45-27-11-00000.1990

7. **Street Address of Property:** 18329 Gibralter Lane, Lehigh Acres, FL
   18327 Gibralter Lane, Lehigh Acres, FL 33936

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

RECEIVED
AUG 28 2017
COMMUNITY DEVELOPMENT
ADD2017-00142

8. **Legal Description (must submit one):**
   - ☐ Legal description (metes and bounds) and sealed sketch of the legal description. **[34-204]**
   - **OR**
   - ☑ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.) **[34-204]**

9. **Lee Plan (Future Land Use) Designation [34-204]:** Central Urban

10. **Original Project Name:** Vistanna RPD

11. **Original Rezoning Resolution Number:** Z-04-062

12. **Subsequent Zoning Action Resolution/Case Numbers** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

N/A

13. **Development Order Numbers** (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).

N/A

14. **Written Narrative:** Provide a written narrative statement explaining exactly what is proposed.

15. **Deviations:** If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s} and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. **[34-373]**

submitted for concrete, notified it exceeded lot coverage. We are →

16. **Planning Community or Community Plan Area*:** Lehigh Acres
*If in Caloosahatchee Shores **[33-1482]**, Captiva **[33-1612]**, Estero **[33-64]**, Lehigh Acres **[33-1401]**, North Fort Myers **[33-1532]**, North (Upper) Captiva **[33-1711]**, or Page Park **[33-1203]**, attach meeting summary from informational meeting.

17. **Approved Master Concept Plan (MCP):** Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". **[34-204; 34-373]**

18. **Proposed Final Plan (for Final Plan Approval applications only):** Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. **[34-204]**

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seeking relief from lot coverage.

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 (must submit one)** [34-204]
☐	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☒	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☐	**Previous Zoning Actions** (if applicable)
☐ n/a	**DO Numbers** (if applicable)
☐	**Narrative of Request** [34-204]
☐	**Schedule of Deviations** (if applicable) [34-373]
☐	**Meeting Summary** (if applicable) [34-204)
☐	**MCP** and detailed drawings of any proposed deviations (if applicable) (24"x36") [34-204]
☐	**Proposed Final Plan** including deviations keyed to the plan (24"x36") [34-204]

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 amendment in no way guarantees its approval. If the Director determines that the requested amendment is beyond the scope of Land Development Code Section 34-380 or 34-1036 and 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 amendment 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, Virginia Wilson (name), as owner (owner/title) of 18329 Gibraltar Lane (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:
Lehigh Acres, FL 33936

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.

Virginia Wilson
Signature

8/21/17
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 _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

_____
Signature of Notary Public

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DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Robert Wilson Virginia Wilson, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 18327 Gibralter Lane and is the subject of an Application for zoning action (hereinafter the "Property"). + also 18329 Gibralter Lane

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
Virginia Wilson 18329 Gibralter Lane Lehigh Acres, FL 33936	50%
Robert Wilson, Sandra Wilson 18327 Gibralter Lane, Lehigh Acres, FL 33936	50%

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Virginia Wilson Cynthia Freeman
Property Owner

Virginia Wilson Cynthia Freeman
Print Name

************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 _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

_____
Signature of Notary Public

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8/21/17

To Whom it may concern:

We are writing to inform you that we give Virginia Wilson permission to request (on our behalf) to amend the zoning to seek relief for the lot coverage permitted in our community, Vistanna Villas, in Lehigh Acres Florida.

We have read the terms of the application provided by Lee County and hereby give Virginia Wilson permission to speak on our behalf.

Robert and Sandra Wilson

Robert Wilson
Sandra Wilson

Florida address:
18327 Gibralter Lane
Lehigh Acres, FL
33936

Our Pennsylvania address is:
2432 Jordan Road
Volant, Pa.
16156
(If something needs to be mailed, please note we do not get snail mail in Florida)

email:
b_a_wilson@hotmail.com

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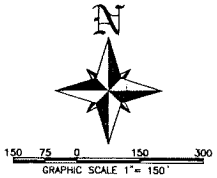
PLAT BOOK 82 PAGE 3

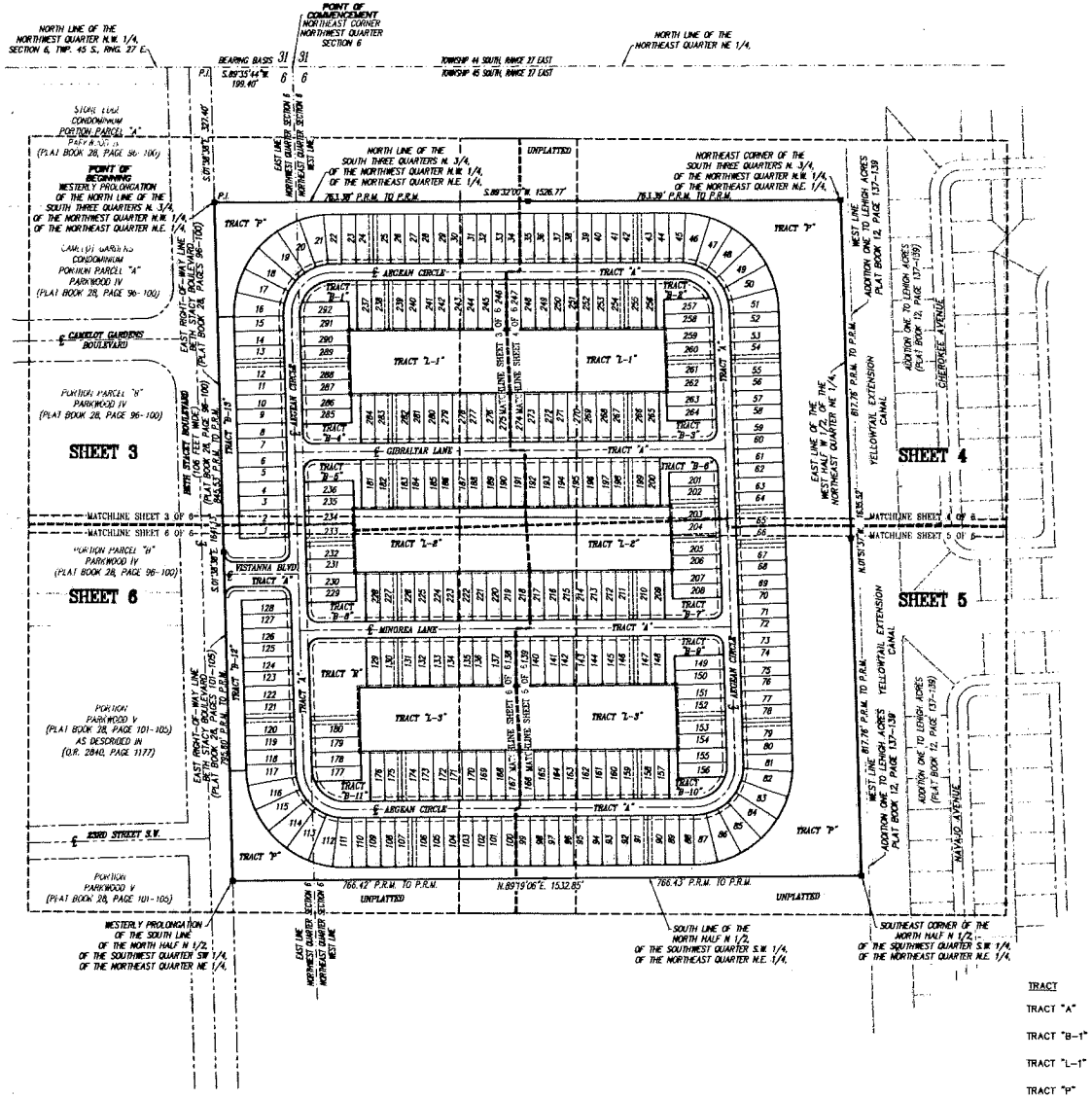
SHEET 2 OF 6

VISTANNA VILLAS

A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surv
10511 SIX MILE CYPRESS PARKWAY – SUITE 101 FORT MYERS, FL
PHONE: (239)939-5490 FAX: (239)939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690





NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

LEGEND:

℄	– CENTERLINE
P.T.	– POINT OF TANGENCY
D.E.	– DRAINAGE EASEMENT
P.C.	– POINT OF CURVATURE
26	– INDICATES LOT NUMBER
P.I.	– POINT OF INTERSECTION
P.U.E.	– PUBLIC UTILITY EASEMENT
L.M.E.	– LAKE MAINTENANCE EASEMENT
O.R.	– INDICATES OFFICIAL RECORDS BOOK
L1	– INDICATES LINE NO. 1 OF THE LINE TABLE
C1	– INDICATES CURVE NO. 1 OF THE CURVE TABLE
●	– INDICATES BEGINNING OF CURVE OR ANGLE BREAK
⊙	– INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND BRASS DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER. TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
■	– INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.

TRACT	DESIGNATED USE
TRACT "A"	PRIVATE ROAD RIGHT-OF-WAY, INGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE & MAINTENANCE
TRACT "B-1" – "B-13"	COMMON AREA, IRRIGATION, DRAINAGE, AND WATER DETENTION MAINTENANCE
TRACT "L-1" – "L-3"	WET SURFACE WATER DETENTION AND DRAINAGE
TRACT "P"	PRESERVE
TRACT "R"	RECREATION

KEY MAP, SHEET INDEX AND OVER ALL BOUNDARY INFORMATION

DWG. NO. 005200A-00166