

October 25, 2021

SENT VIA EMAIL

Chahram Badamtchian, AICP
Senior Planner
Department of Community Development
1500 Monroe St.
Fort Myers, FL 33901
Cbadamtchian@leegov.com

RE: Pine Island Professional Center (DCI2021-00028)

Dear Mr. Badamtchian:

The purpose of this letter is to provide a response to the Lee County Board of County Commissioners review comments dated 9/21/21 for the above referenced zoning application. We always appreciate interaction with Staff on matters related to this application and welcome additional calls and emails that will assist us to address all the concerns in the most efficient manner to the extent this request can be approved.

Zoning Review:

1. Please hold a Public Informational Meeting as outlined in Objective 1.3 of the Lee Plan and provide a synopsis of the meeting with your resubmittal packet.

Please contact Chahram Badamtchian at CBADAMTCHIAN@leegov.com or by calling 239-533-8372 with any questions regarding the above review comments.

Response: A Public Informational Meeting was held October 21, 2021. A meeting summary as well as a copy of the ad and publication affidavit have been provided in this resubmittal packet.

Legal Description Review:

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing. (6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6). 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.

Please contact Hunter Searson at HSearson@leegov.com or by calling 239-533 8585 with any questions regarding the above review comments.

Response: So noted, a revised boundary survey has been provided in this resubmittal packet.

Solid Waste Review:

1. Dumpster enclosure does not include specifications on MCP. Lee County Ordinance No. 11-2 specifies the solid waste enclosure space prerequisites requiring impervious surface, 12ft minimum opening width, and 22ft of unobstructed vertical clearance.

Please contact Justin Lighthall at JLighthall@leegov.com or by calling with any questions regarding the above review comments.

Response: So noted, a revised Master Concept Plan demonstrating compliance with Ordinance 11-2 was been provided in this resubmittal packet.

Please let us know if there is anything else needed for the approval of this request.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



Cindy Leal Brizuela
Project Planner

Enclosure:

1. Ad affidavit
2. Copy of Ad
3. Meeting Summary
4. Attendee List
5. Revised Boundary Survey
6. Revised Master Concept Plan

Cc: Sara Brinks

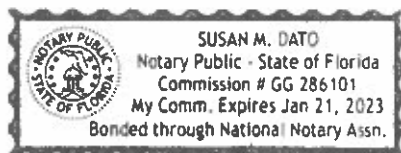
**PINE ISLAND EAGLE
PUBLISHED WEEKLY
LEE COUNTY, FLA
Affidavit of Publication
State of Florida
County of Lee**

Before the undersigned authority personally appeared Cecilia Yndart who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Pine Island Eagle newspaper, published at Lee County, Florida that the attached copy of advertisement, being a Display Ad 3x3.25, in the matter of Public Notice Meeting, published in said newspaper in the issues of October 6, 2021. Affiant further says that the said Pine Island Eagle is a newspaper published at Lee County, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, weekly, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



SWORN TO AND SUBSCRIBED before me this
October 6, 2021
Notary Public





the world's largest event to raise funds for Alzheimer's care, support and research. On Walk day, participants honor those affected by Alzheimer's with the poignant Promise Garden ceremony - a mission-focused experience that signifies their solidarity in the fight against the disease. The colors of the Promise

Additional info dated 10-25-2021
the latest updates on this year's Walk to End Alzheimer's, visit alz.org/walk.

NOTICE OF SALE/DISPOSAL

Notice is hereby given that on the 11th day of October, 2021

at 9am the following storage unit #D6 at Pine Island Storage

will be sold or disposed of for non-payment of rental fees by Frederick Grant 13750 Marquis Rd., Bokeelia, FL 33922

Pine Island Storage

5131 Doug Taylor Circle, St James City, FL 33956

Read the Eagle every week!

Public Notice Meeting

Notice of public meeting: An informational meeting is set to be conducted. The meeting will include a presentation by Morris-Depew Associates regarding a request for an Amendment to Planned Development to allow for 1,000 SF of a frozen yogurt operation at 10191 Stringfellow Road, St. James City, FL. The public meeting will be held at Matlacha-Pine Island Fire Station #1 located at 5700 Pine Island Rd., Bokeelia, FL 33922 on October 20th, 2021 at 5:30 PM. Inquiries may be directed to Cindy Brizuela at CLeal@M-DA.com or by calling 239-337-3993.

The Family Practice team at
Family Health Centers of Southwest
Florida, Inc. are
**Accepting
New Patients.**



Robert Marrero, APRN

Tuesdays & Thursdays • 8am to 5pm

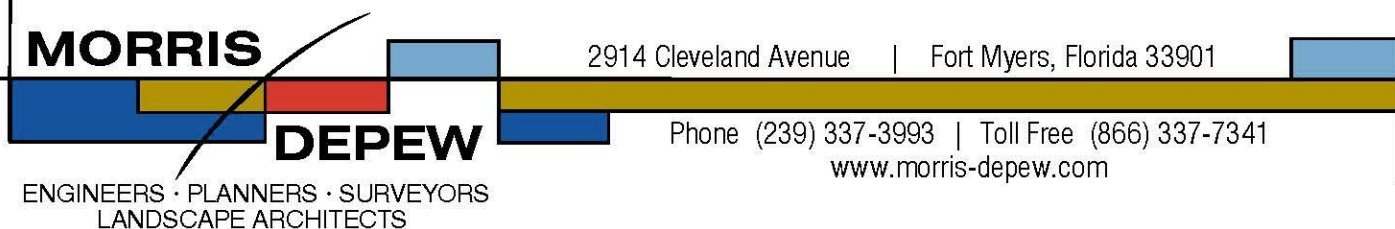
239-344-2393

Our Pine Island Dental Office is Located at:

8359 Stringfellow Road
(in the Aqualand Building)

Medicaid, Medicare, and Most Private Insurances Accepted. Patients with or without insurance cared for. Discounted fees based on income.


Family Health Centers
A HISTORY OF EXCELLENCE



Meeting Summary

A public meeting for the Pine Island Professional Center PD Amendment (DCI2021-00028) was held on Wednesday October 20, 2021 at approximately 5:35 PM. The meeting took place as advertised at Fire Station #1 located at 5700 Pine Island Road in Bokeelia, FL 33922. In attendance was the applicant (Ms. Sara Brinks), the applicant's representative (Ms. Cindy Leal), and four members of the public. All attendees provided names and emails as indicated in the attached Sign-in Sheet. Ms. Leal provided a brief overview of the project request and asked for feedback. Most members of the public spoke in support of the frozen yogurt use and vocalized excitement for the use to come to the island. One member of the public, Ms. Shari Perkins, was unsure what the meeting was for and expressed concern that the applicant had not presented before Greater Pine Island Civic Association. It was explained that the meeting was to allow frozen yogurt at an existing building and that the meeting was advertised as required. It was further explained that it would be at the discretion of the applicant if they would like to have any additional meetings with other potentially interested parties on the island. The meeting concluded at approximately 5:45 PM. A follow up email was sent to Ms. Perkins the next morning providing her with additional information on project as well as a link to download previously submitted application materials.

Pine Island Professional Center 10/20/21

Name	Email
Loo DEMER	L. DEMER@NoMail.Com
Tim Joseph	Tim Joseph@rocketmail.com
Sara Brinks	blondie-red@qmail.com
JOYCE RATINI	JOYCEFIX@SBGLOBAL.NET
Shari Perkins	perkshari@hotmail.com

DESCRIPTION:
PER TITLE CERTIFICATION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST ON PINE ISLAND IN LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE N 00°00'00" E ON AN ASSUMED BEARING ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 FOR A DISTANCE 652.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°00'00" E ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER FOR A DISTANCE OF 189.05 FEET; THENCE N 88°41'21" E FOR A DISTANCE OF 174.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STRINGFELLOW ROAD (C.R. -767) (80 FEET WIDE); THENCE S 16°11'16" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 195.56 FEET; THENCE S 88°41'21" W FOR A DISTANCE OF 228.58 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

SURVEY WAS PREPARED BASED ON TITLE CERTIFICATION, PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC.; FUND FILE NUMBER 1116868-A1, EFFECTIVE DATE: AUGUST 2, 2021 AT 11:00 PM.

BEARINGS ARE BASED ON THE WEST LINE OF SUBJECT PARCEL AS BEARING N 00°13'23" E.

THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NONVISIBLE UTILITIES HAVE NOT BEEN INVESTIGATED.

THIS PARCEL LIES IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 7. THIS INFORMATION WAS TAKEN FROM FEDERAL INSURANCE RATE MAP 12071C0280F, DATED 08-28-2008.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. UNLESS OTHERWISE NOTED.

NO UNDERGROUND FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

LAST DATE OF FIELD WORK PERFORMED 07-17-2021, IN FIELD BOOK 132A, PAGE 41..

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83(2011).

TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC. FUND NUMBER 1116868-A1

TITLE CERTIFICATION OTHER ENCUMBRANCES:

- EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC COOPERATIVE, INC. RECORDED UNDER INSTRUMENT NUMBER 2006000193149, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, PLOTTED.**
- EASEMENT IN FAVOR OF GREATER PINE ISLAND WATER ASSOCIATION, INC. RECORDED IN O. R. BOOK 2561, PAGE 3016, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, PLOTTED. (NOTE: POSSIBLE DISCREPANCY IN EASEMENT DESCRIPTION).**
- NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED IN O. R. BOOK 3037, PAGE 2107, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE BLANKET IN NATURE.**
- LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE BLANKET IN NATURE.**

SYMBOLS

- UP - UTILITY POLE
- LP - LIGHT POLE
- CATCH BASIN
- ADA PARKING
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- GUY ANCHOR
- MITERED END SECTION
- WM - WATER METER
- WATER VALVE
- FIRE HYDRANT
- TITLE CERTIFICATION ENCUMBRANCE
- SIGN POLE
- ASPHALT
- CONCRETE

ABBREVIATIONS

- ADA = AMERICAS WITH DISABILITIES ACT
- C/L = CENTERLINE
- CONC. = CONCRETE
- CM = CONCRETE MONUMENT
- FCIR = FOUND CAPPED IRON ROD
- FCMD = FOUND CONCRETE MONUMENT AND DISK
- F.D.C. = FIRE DEPARTMENT CONNECTION
- FND = FOUND
- FCIP = FOUND CAPPED IRON PIPE
- FIR = FOUND IRON ROD
- INST = INSTRUMENT NUMBER
- INV. = INVERT ELEVATION
- LB = LICENSED BUSINESS
- L.C.E.C. = LEE COUNTY ELECTRIC CORPORATION
- OHU = OVERHEAD UTILITY LINE
- O.R. = OFFICIAL RECORDS
- (P) = PLAT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- (R) = RECORD
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- RCP = REINFORCED CONCRETE PIPE
- (S) = SURVEYED
- UGE = UNDERGROUND ELECTRIC

PREPARED BY:



PSM 6347

Digitally signed by
Thomas M. Rooks Jr.
Date: 2021.10.12
17:06:00 -04'00'

THOMAS M. ROOKS JR., P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

PROJECT:

PINE ISLAND
PROFESSIONAL
CENTER

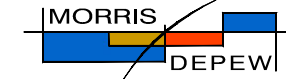
ADDRESS:

10191 STRINGFELLOW ROAD
ST. JAMES CITY, FL. 33956
S 28 - T 44 S. - R 22 E.

CLIENT:

STRINGFELLOW, LLC.

CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CERTIFIED TO

HENDERSON FRANKLIN
STARNES & HOLT, P.A.
ATTORNEYS' TITLE FUND
SERVICES, LLC.
STRINGFELLOW, LLC.

REVISIONS DATE

N/E COORDS ADDED 10-12-2021

PROJECT MANAGER: TMR

DRAWING BY: TAB

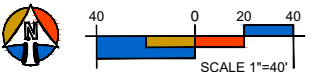
JURISDICTION: LEE COUNTY

DATE: 08-17-2021

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 1 OF 1



JOB/FILE NUMBER: 21082



ZONING: CG
FUTURE LAND USE: URBAN COMMUNITY
EXISTING USE: RESTAURANT

CPD BOUNDARY

5' TYPE A LANDSCAPE BUFFER—

PARKING LOT

PARKING LOT

EXISTING BUILDING

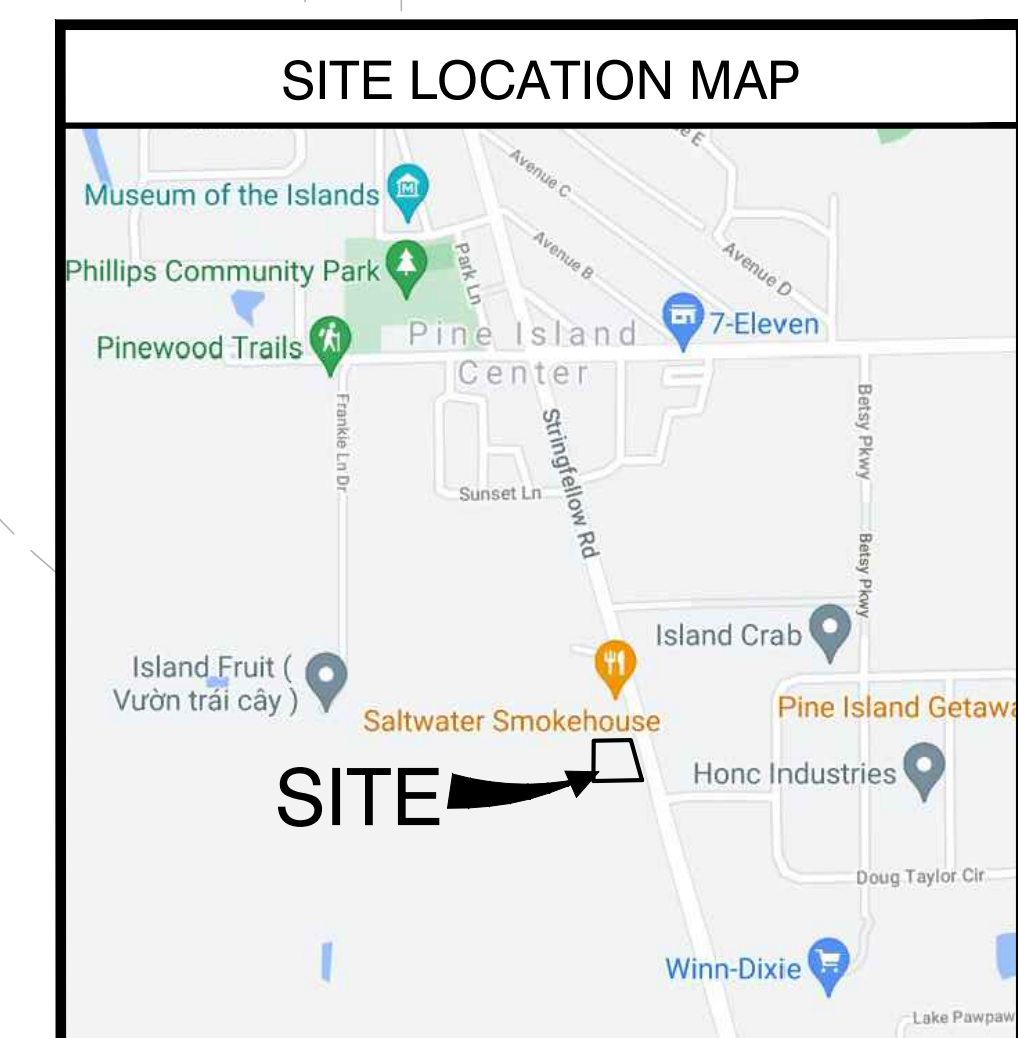
~~DRY DETENTION~~

ZONING: CS-1
LAND USE: URBAN COMMUNITY
EXISTING USE: BANK

STRINGFELLOW ROAD
TWO LANE ARTERIAL

**ZONING: CC
LAND USE: URBAN
COMMUNITY
EXISTING USE: BANK**

<p align="center">OPEN SPACE REQUIREMENT 20% of Gross Area - 38,049 SF PER SEC. 10-415</p>		
	Required	Provided
Area	7,609.80 SF	7,609.80 SF



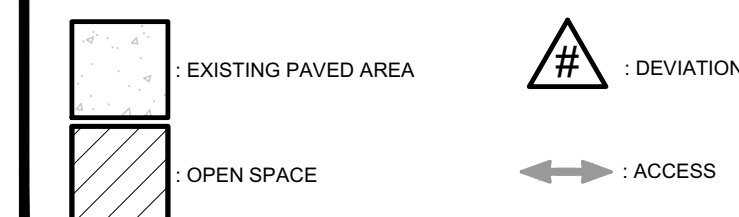
GENERAL SITE INFORMATION

OWNER/APPLICANT:
THE FROZEN FLIP FLOP, LLC

STRAP NUMBER: 28-44-22-00-00028.30

ZONING: CPD

LEGEND



PROJECT:

PINE ISLAND
PROFESSIONAL
CENTER

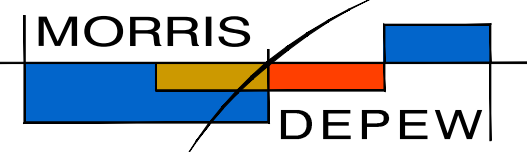
LOCATION:

10191 STRINGFELLOW RD
SAINT JAMES CITY, FL 33956

CLIENT:

THE FROZEN FLIP
FLOP, LLC

CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Tallahassee, Florida 32301
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Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
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DRAWING BY: TDM

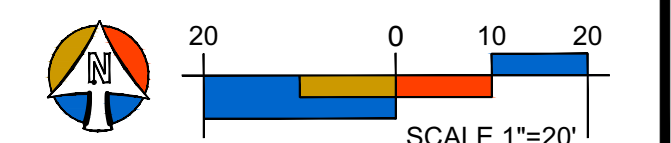
JURISDICTION:	LEE COUNTY
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DATE: 9/23/2021

SHEET TITLE:

MASTER CONCEPT PLAN

SHEET NUMBER: X-101



JOB/FILE NUMBER: 21082-00