



CPA2022-00009  
**APPLICATION FOR A COMPREHENSIVE  
PLAN AMENDMENT - MAP**

**ProjectName:** 13150 Snell Lane

**ProjectDescription:** The request is to change the Future Land Use Map from Conservation Lands Wetlands to Wetlands to build a one residential dwelling unit on the five (5) acre property.

**Map(s) to Be Amended:** Future Land Use Map 1-A

**State Review Process:** ☒ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. **Name of Applicant:** Pura Pol

Address: 13150 Snell Lane

City, State, Zip: Bonita Springs FL 34135

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

**RECEIVED**  
MAY 10 2022

2. **Name of Contact:** Lindsey Craig

Address: 10401 Highland Manor Dr, Suite 220

City, State, Zip: Tampa FL 33610

Phone Number: 407-488-0051

E-mail: lcraig@rviplanning.com

**COMMUNITY DEVELOPMENT**

3. **Owner(s) of Record:** Pura Pol

Address: 13150 Snell Lane

City, State, Zip: Bonita Springs FL 34135

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

4. **Property Location:**

1. SiteAddress: 13150 Snell Lane, Bonita Springs FL 34135

2. STRAP(s): 32-47-26-00-00001.0250

5. **Property Information:**

Total Acreage of Property: 5

Total Acreage Included in Request: 5

Total Uplands: 0

Total Wetlands: 5

Current Zoning: AG-2

Current Future Land Use Category(ies): Conservation Lands Wetlands

Area in Each Future Land Use Category: Conservation Lands Wetlands – 5 ac

Existing Land Use: Vacant

6. **Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: 0

Commercial Intensity: 0

Industrial Intensity: 0

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 1 du/20 ac\*\*\* Commercial Intensity: 0

Industrial Intensity: 0

\*\*\*1 du/5 ac through Minimum Use Determination Process\*\*\*

**In addition to the above analysis, provide the following for potable water:**

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

**3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:**

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

#### **Environmental Impacts**

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

#### **Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

#### **Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

#### **State Policy Plan and Regional Policy Plan**

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

#### **Justify the proposed amendment based upon sound planning principles**

Support all conclusions made in this justification with adequate data and analysis.

#### **Planning Communities/Community Plan Area Requirements**

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

### **Sketch and Legal Description**

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

### **SUBMITTAL REQUIREMENTS**

***Clearly label all submittal documents with the exhibit name indicated below.***

***For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.***

#### **MINIMUM SUBMITTAL ITEMS (3 Copies)**

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – M2)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12) N/A
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13) N/A
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14) N/A
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15) N/A
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16) N/A
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17) N/A
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18) - See Project Narrative
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19) - See Project Narrative
<input checked="" type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20) - See Project Narrative

### **APPLICANT – PLEASE NOTE:**

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

I, Alexis Crespo, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize 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 through this application.

Alexis Crespo  
Signature of Applicant

5/10/2022  
Date

Alexis Crespo  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ onlinenotarization on Alexis Crespo (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

Jessica K. Linn  
Signature of Notary Public

Jessica K. Linn  
(Name typed, printed or stamped)



# 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, Pura C. Pol (name), as Owner  
(owner/title) of 13150 SW 11th Lane, Suite 101, Ft. Lauderdale, FL 33334 (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.

Pura C. Pol  
Signature

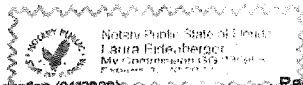
2/27/2022  
Date

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

STATE OF FLORIDA  
COUNTY OF Lee Highlands

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27 day of Feb, 2022, by Pura C. Pol (name of person providing oath or affirmation), who is personally known to me or who has produced FL Driver Lic (type of identification) as identification.

STAMP/SEAL



[Signature]  
Signature of Notary Public

# DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Pura C. Pol, 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 13150 Swell Ln, South Springs, FL 33158 and is the subject of an Application for zoning action (hereinafter the "Property").

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.

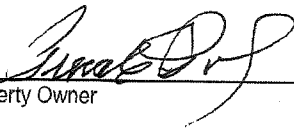
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for 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
<u>Pura C. Pol</u>	<u>100%</u>
<u>2224 Avalon Road</u>	
<u>Sebring, FL 33872</u>	

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.

  
Property Owner

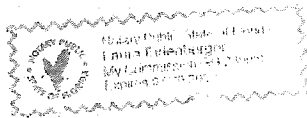
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Print Name

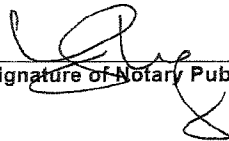
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE Highlands

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 2/27/22 (date) by Pura C. P. O. (name of person providing oath or affirmation), who is personally known to me or who has produced FL Driver's License (type of identification) as identification.

STAMP/SEAL



  
Signature of Notary Public

Subjects: 1 Affected: Buffer: 50 Date: 4/4 List Size: 17

Index	Subject	Folioid	STRAP	OwnerNan	OwnerNan	MailAddre	MailAddre	MailCity	MailState
0	TRUE	10353746	32-47-26-C	POL PURA C		PO BOX 8045		SEBRING	FL
1	FALSE	10353716	32-47-26-C	DOMAL II LLC		4461 WAYSIDE DR		NAPLES	FL
2	FALSE	10353719	32-47-26-C	2 SNELL LANE LLC		PMB 155 21301 S T		ESTERO	FL
3	FALSE	10353721	32-47-26-C	LILES BYRON G + LINC		13101 SNELL LN		BONITA SP	FL
4	FALSE	10353722	32-47-26-C	LILES A V + IRIS C		13137 SNELL LN		BONITA SP	FL
5	FALSE	10353723	32-47-26-C	DOMAL II LLC		4461 WAYSIDE DR		NAPLES	FL
6	FALSE	10353724	32-47-26-C	DHMAL LLC		4461 WAYSIDE DR		NAPLES	FL
7	FALSE	10480245	32-47-26-C	RACETRAC SILVER OA		PO BOX 2437		SMYRNA	GA
8	FALSE	10353731	32-47-26-C	1 SNELL LANE LLC		PMB 155 21301 S T		ESTERO	FL
9	FALSE	10353733	32-47-26-C	JANITZ JANN FLOYD +		13052 SNELL LN		BONITA SP	FL
10	FALSE	10353734	32-47-26-C	VERK FRANCIS L + NA		13050 SNELL LN		BONITA SP	FL
11	FALSE	10600742	32-47-26-C	FAERBER JOHN T TR		4601 GULF SHORE BL		NAPLES	FL
12	FALSE	10353741	32-47-26-C	HAINES AL CRAIG HAI		10467 SPRUCE PINE C		FORT MYE	FL
13	FALSE	10353742	32-47-26-C	HANSON RICHARD W		18 3RD ST		BONITA SP	FL
14	FALSE	10353743	32-47-26-C	OLDE TOWN DEVELOI		10421 PENNSYLVANI		BONITA SP	FL
15	FALSE	10353744	32-47-26-C	MANNA CHRISTIAN		10421 PENNSYLVANI		BONITA SP	FL
16	FALSE	10353732	32-47-26-F	BONITA SPRINGS FIRE		27701 BONITA GRANI		BONITA SP	FL

MailZip	MailCount	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal
33872		13150	SNELL LN		BONITA SP	34135	W 1/2 OF NE 1/4 OF SW 1/4<CR>
34119	27865-869		BONITA GRANDE DR		BONITA SP	34135	W 1/2 OF NW 1/4 OF SW 1/4<CR>
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34135		13101	SNELL LN		BONITA SP	34135	PARL IN SEC 32 T 47 R 26<CR>DE
34135		13137	SNELL LN		BONITA SP	34135	PARL IN SEC 32 T 47 R 26<CR>DE
34119		27951	BONITA GRANDE DR		BONITA SP	34135	N 1/2 W 1/2 OF SW 1/4 OF SW 1
34119		13090	BONITA BEACH RD SE		BONITA SP	34135	E 1/2 OF SW 1/4 OF SW 1/4<CR>
30081		13050	BONITA BEACH RD SE		BONITA SP	34135	S 1/2 OF W 1/2 OF SW 1/4 OF <
33928		13220	SNELL LN		BONITA SP	34135	E 1/2 OF NE 1/4 OF SW 1/4<CR>(
34135		13052	SNELL LN		BONITA SP	34135	E 1/2 OF E 1/2 OF NW 1/4<CR>O
34135		13050	SNELL LN		BONITA SP	34135	W 1/2 OF E 1/2 OF NW 1/4<CR>(
34103		13221	SNELL LN		BONITA SP	34135	S E 1/4 OF N W 1/4 OF S W 1/4 +
33913		13190	BONITA BEACH RD SE		BONITA SP	34135	THE W 1/2 OF SW 1/4 OF SE<CR>
34134		13180	BONITA BEACH RD SE		BONITA SP	34135	E 1/2 OF E 1/2 OF SE 1/4<CR>OF
34135		13150	BONITA BEACH RD SE		BONITA SP	34135	THE W 1/2 OF E 1/2 OF SE<CR>1,
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34135		27701	BONITA GRANDE DR		BONITA SP	34135	E 1/2 OF W 1/2 OF NW 1/4 OF S\

· <CR>W 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4 +<CR>S W 1/4 OF N E 1/4 OF S W 1/4

N 1/4 + S 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 LESS R/W OR 3618 PG 1544

DOMAL II LLC  
4461 WAYSIDE DR  
NAPLES FL 34119

2 SNELL LANE LLC  
PMB 155  
21301 S TAMiami TRL STE 320  
ESTERO FL 33928

LILES BYRON G + LINDA L  
13101 SNELL LN  
BONITA SPRINGS FL 34135

LILES A V + IRIS C  
13137 SNELL LN  
BONITA SPRINGS FL 34135

DOMAL II LLC  
4461 WAYSIDE DR  
NAPLES FL 34119

DHIMAL LLC  
4461 WAYSIDE DR  
NAPLES FL 34119

RACETRAC INC  
SILVER OAK ADVISORS  
PO BOX 2437  
SMYRNA GA 30081

1 SNELL LANE LLC  
PMB 155  
21301 S TAMiami TRL STE 320  
ESTERO FL 33928

JANITZ JANN FLOYD +  
13052 SNELL LN  
BONITA SPRINGS FL 34135

VERK FRANCIS L + NANCY J  
13050 SNELL LN  
BONITA SPRINGS FL 34135

FAERBER JOHN T TR  
4601 GULF SHORE BLVD N #12  
NAPLES FL 34103

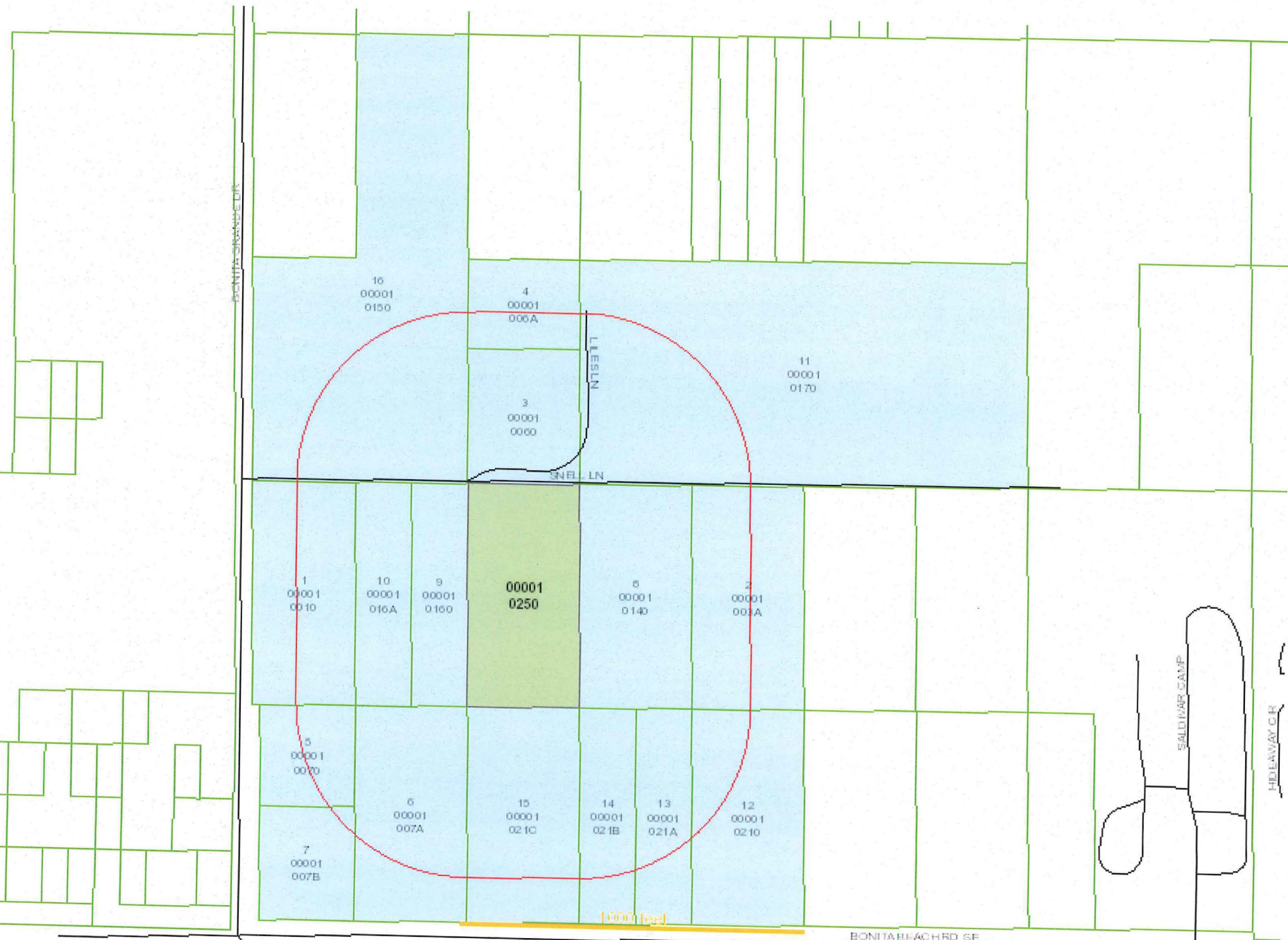
HAINES ALAN R TR  
CRAIG HAINES  
10467 SPRUCE PINE CT  
FORT MYERS FL 33913

HANSON RICHARD W & LINDA +  
18 3RD ST  
BONITA SPRINGS FL 34134

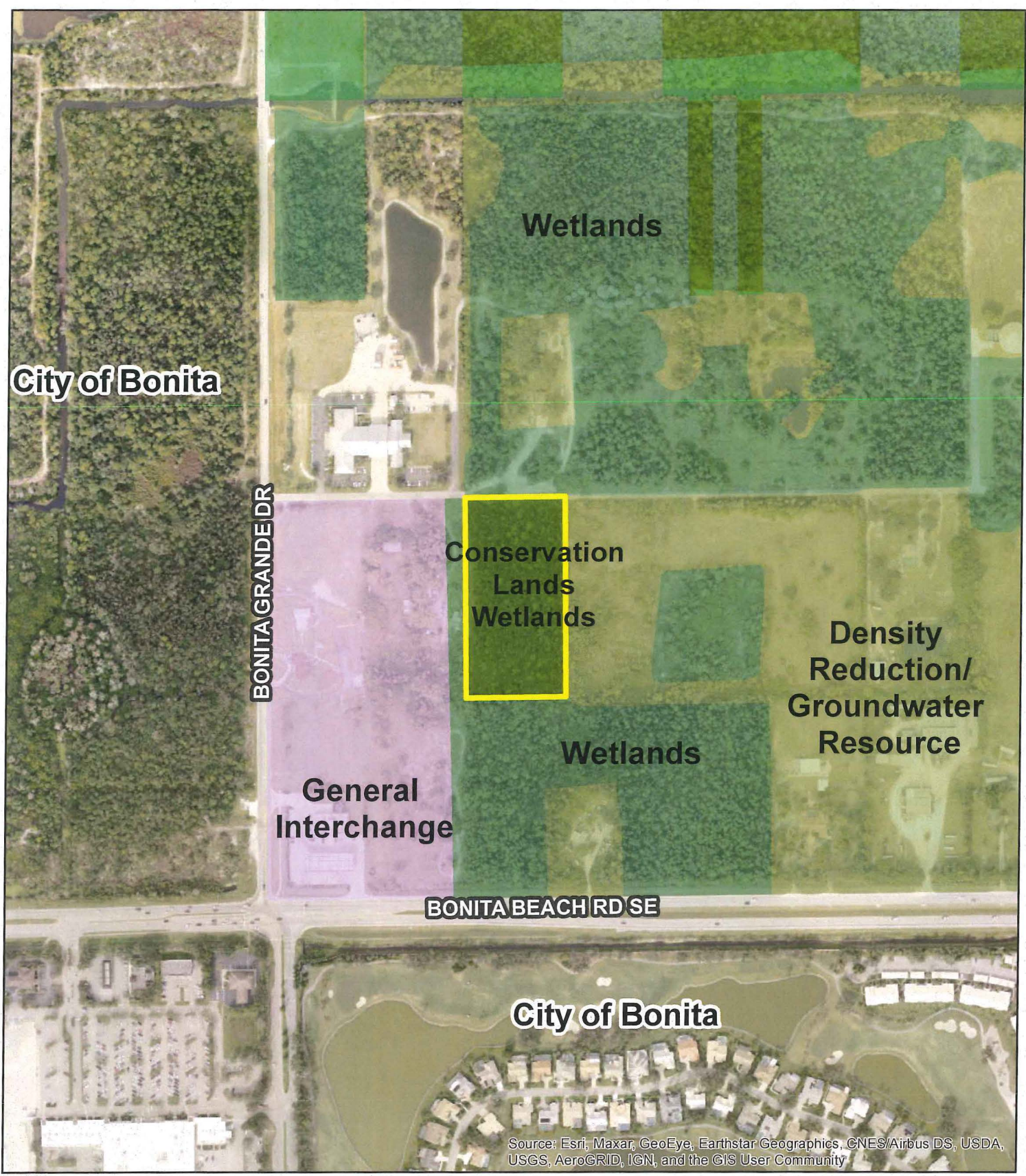
OLDE TOWN DEVELOPMENT INC  
10421 PENNSYLVANIA AVE  
BONITA SPRINGS FL 34135

MANNA CHRISTIAN  
10421 PENNSYLVANIA AVE  
BONITA SPRINGS FL 34135

BONITA SPRINGS FIRE CONTROL AN  
27701 BONITA GRANDE DR  
BONITA SPRINGS FL 34135



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10401 Highland Manor Dr.  
Suite 220  
Tampa, FL 33610  
Tel: 813.443.8282  
www.rviplanning.com

## SNELL LANE • EXISTING FUTURE LAND USE MAP

📍 Lee County, FL  
📅 Date: 4/19/2022  
# 22002150  
👤 Pura Pol

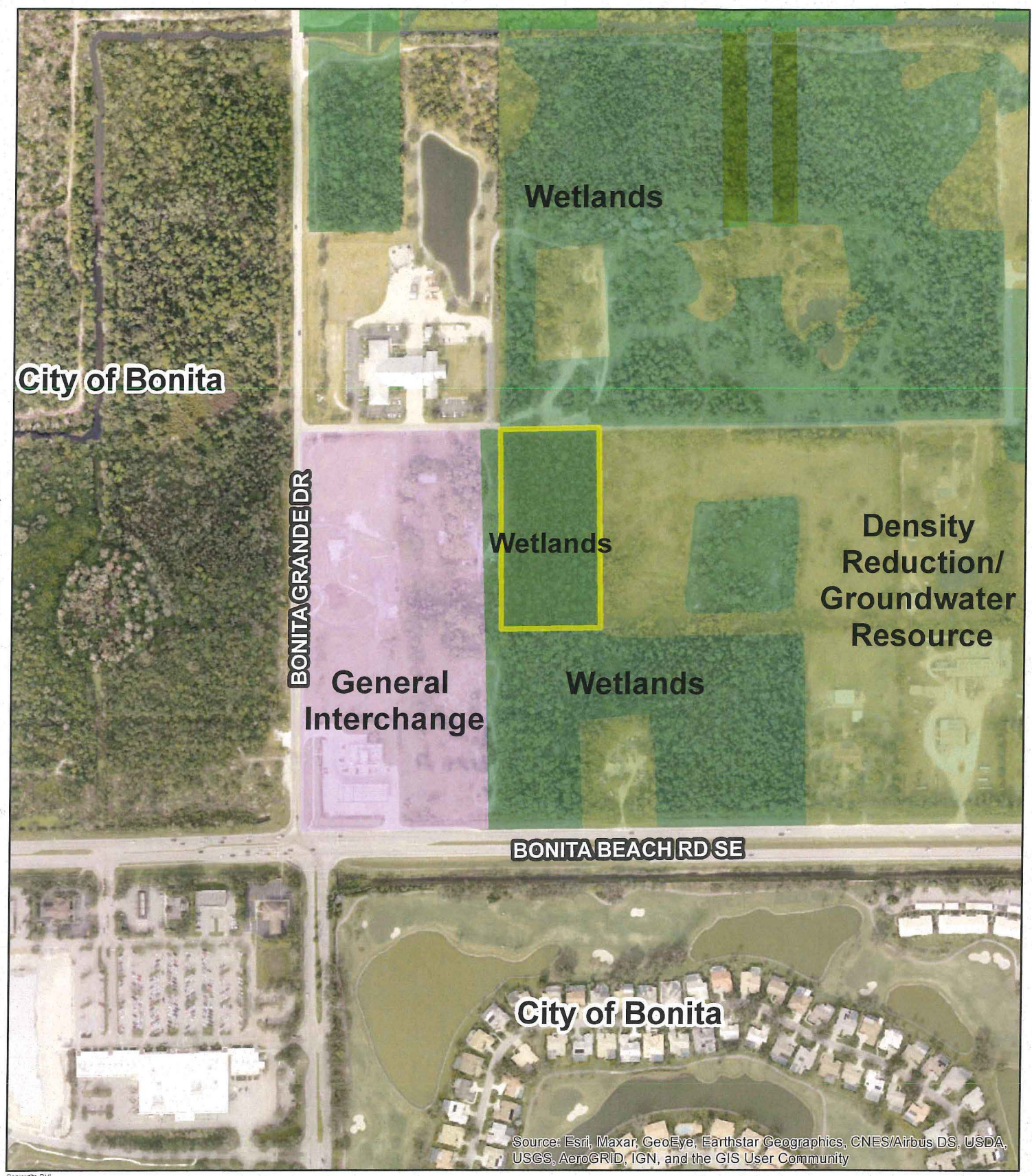
 Subject Parcel



0 112.5225 450  
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Document Path: L:\22002150 13150 Snell Lane CPA\04 BASE INFORMATION\02 GIS\MXD\Snell Lane Proposed FLU Map.mxd

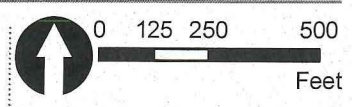


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Suite 220  
Tampa, FL 33610  
Tel: 813.443.8282  
www.rviplanning.com

# SNELL LANE • PROPOSED FUTURE LAND USE MAP

- 📍 Lee County, FL
  - 📅 Date: 4/19/2022
  - 🏠 22002150
  - 👤 Pura Pol
- Subject Parcel



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
Copyright RVI

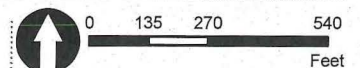


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www.rviplanning.com

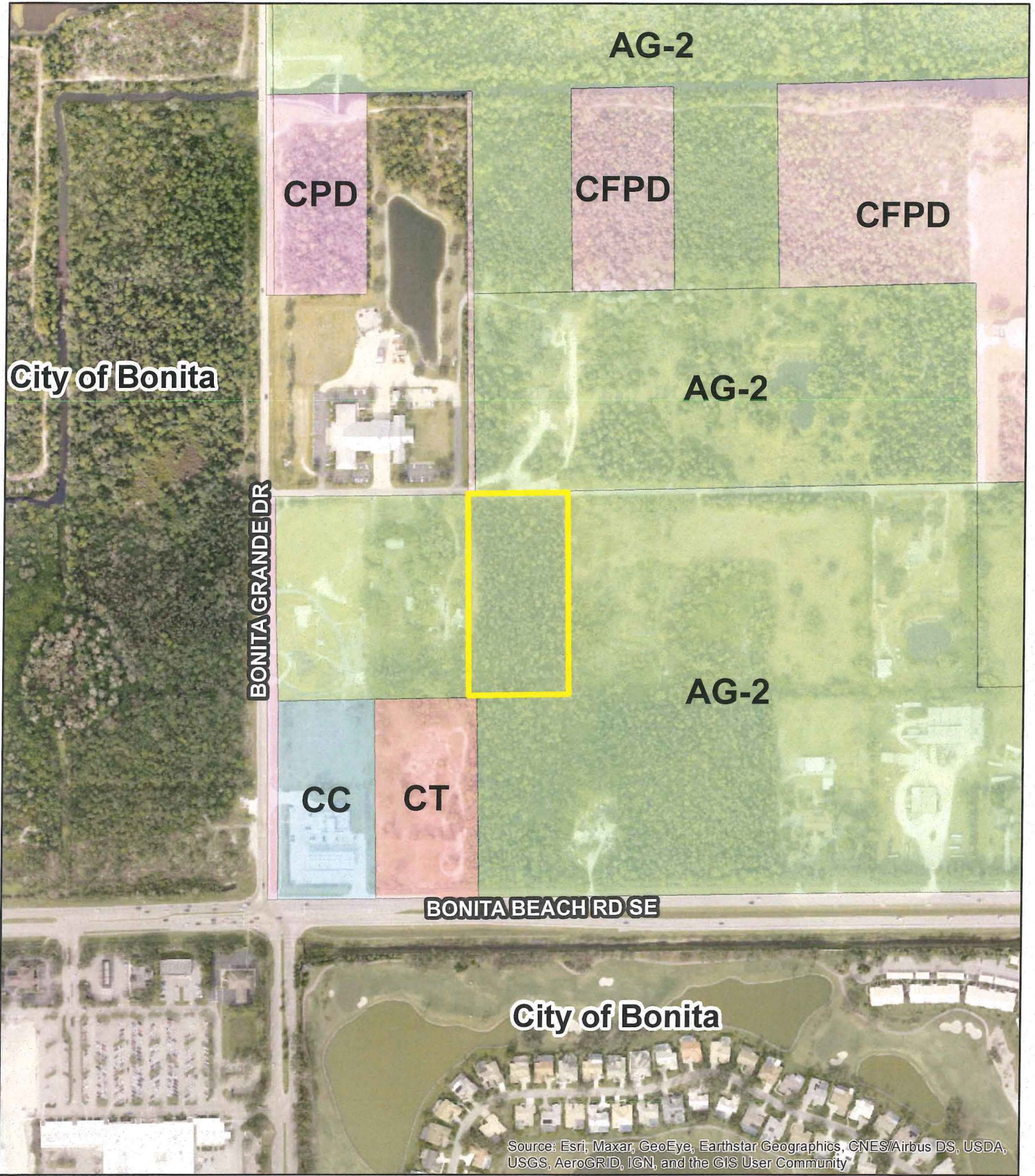
## SNELL LANE • SURROUNDING PROPERTIES MAP

- 📍 Lee County, FL
- 📅 Date: 4/19/2022
- 🏠 # 22002150
- 👤 Pura Pol

 Subject Parcel



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


## SNELL LANE • ZONING MAP

📍 Lee County, FL

📅 Date: 4/19/2022

# 22002150

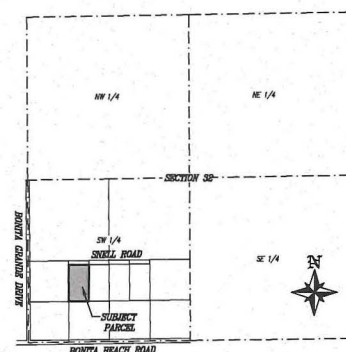
👤 Pura Pol

- |  |  |   |
|--|--|---|
|  Subject Parcel     |  CC   |  CPD |
|  Subject Boundaries |  CFPD |  CT  |
|  AG-2               |  |   |



0 135 270 540  
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



PARCEL DETAIL  
NOT TO SCALE

RGE	INDICATES RANGE
SEC	INDICATES SECTION
LR	INDICATES FROM ROAD
TWP	INDICATES TOWNSHIP
N/D	INDICATES NAL & DSK
LR	INDICATES LICENSED BUSINESS
15	INDICATES DISTING ELEVATION
EB	INDICATES ENGINEERING BUSINESS
BJ	INDICATES IDENTIFICATION NUMBER
TOR	INDICATES TELEPHONE SERVICE ASSUR
R.L.S.	INDICATES REGISTERED LAND SURVEYOR
SQMD	INDICATES SQUAD/SECT FLORIDA WATER MANAGEMENT DISTRICT



PARCEL IS VACANT.

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

BOUNDARY & TOPOGRAPHIC SURVEY  
N OF SEC. 32-TWP. 47S-RGE. 26E  
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-15-2022	8157S	8157S SR	PSC	RMR	1"=40'	1	1	32-47-26

**BANKS**  
ENGINEERING  
Professional Engineers, Planners, & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490  
FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

\$18.50 Rec  
455.00 DS

\$65,600.00

Return to:  
Title Services of SW Florida  
1705 Colonial Blvd., Suite A-2  
Ft. Myers, Florida 33907

This instrument prepared by:  
Marcy A. Zehnder, Section Leader  
Real Estate Management Section  
South Florida Water Management District  
P. O. Box 24680  
West Palm Beach, Florida 33416-4680

Folio No.: 32472600000010250  
Tract No.: 09005-406, f/k/a 09005-098

### QUITCLAIM DEED

THIS INDENTURE made this 10th day of July, 2014, between the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a governmental entity created by Chapter 373, Florida Statutes, as to an undivided one-half (1/2) interest, whose mailing address is Post Office Box 24680, West Palm Beach, Florida 33416-4680, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, received from the **PURA C. POL**, whose address is Post Office Box 8045, Sebring, FL 33872, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, by these presents does remise, release and quitclaim unto said Grantee, its successors and assigns forever, the following described land, situate, lying and being in Lee County, State of Florida, to wit (hereinafter referred to as the "Property"):

The West half (W $\frac{1}{2}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of Section 32, Township 47 South, Range 26 East, LESS the North 25.00 feet thereof, reserved for county road right-of-way

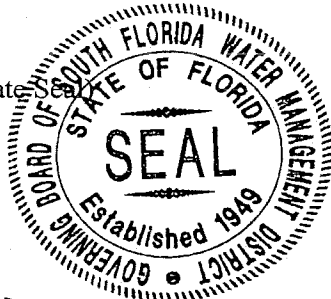
The sole intent and purpose of this instrument is to convey any interest the Grantor may have in the above described property by reason of that certain Warranty Deed recorded in Official Records Book 3353, page 4189, and that certain Quitclaim Deed recorded under Clerk's File Number 2014-000011631, Lee County public records, and for no other reason.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chairman of said Board and attested by its District Clerk/Secretary, at West Palm Beach, Palm Beach County, State of Florida.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, by its Governing Board

(Corporate Seal)



By: Dan O'Keefe  
Dan O'Keefe, Chairman

ATTEST:

Jacki McGorty  
Jacki McGorty, District Clerk/Secretary

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of July, 2014, by Dan O'Keefe and Jacki McGorty, Governing Board Chairman and District Clerk/Secretary, respectively, of the South Florida Water Management District, a governmental entity created by Chapter 373, Florida Statutes, on behalf of the entity, who are personally known to me.



Brenda E. Low  
Notary Public  
Brenda E. Low  
Print

My Commission Expires: 2.27.2015

1679 163177

1687156

QUIT-CLAIM DEED

RAMCO FORM-8

**This Quit-Claim Deed**, Executed this 18th day of May, A.D. 1983, by ANN H. CAIRNS, a single woman, individually and as surviving spouse of THOMAS P. CAIRNS first party, to DOROTHY J. WILEY, Trustee

whose postoffice address is P.O. Box 6, Hollywood, Florida 33022

## second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee State of Florida, to-wit:

The West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 32, Township 47 South Range 26 E., 5 acres, more or less, except the North 25' thereof reserved for county roadway right of way; said lands situate, lying and being in Lee County, Florida.

RECORD VERIFIED - SAL GERACI, CLERK  
BY: J. TURNER, D.C.

Documentary Tax Pd. \$ .45  
Intangible Tax Pd.  
SAL GERACI, CLERK, LEE COUNTY.

By: *S. Geraci*

RECORDED IN OFFICIAL  
RECORDS OF LEE COUNTY, FLORIDA  
RECORD VERIFIED  
JUL 9 34 AM '83  
CLERK OF CIRCUIT COURT

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

*Colleen M. ...* *Ann H. Cairns*  
ANN H. CAIRNS

STATE OF FLORIDA,  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ANN H. CAIRNS, a single woman, individually and as surviving spouse of THOMAS P. CAIRNS to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

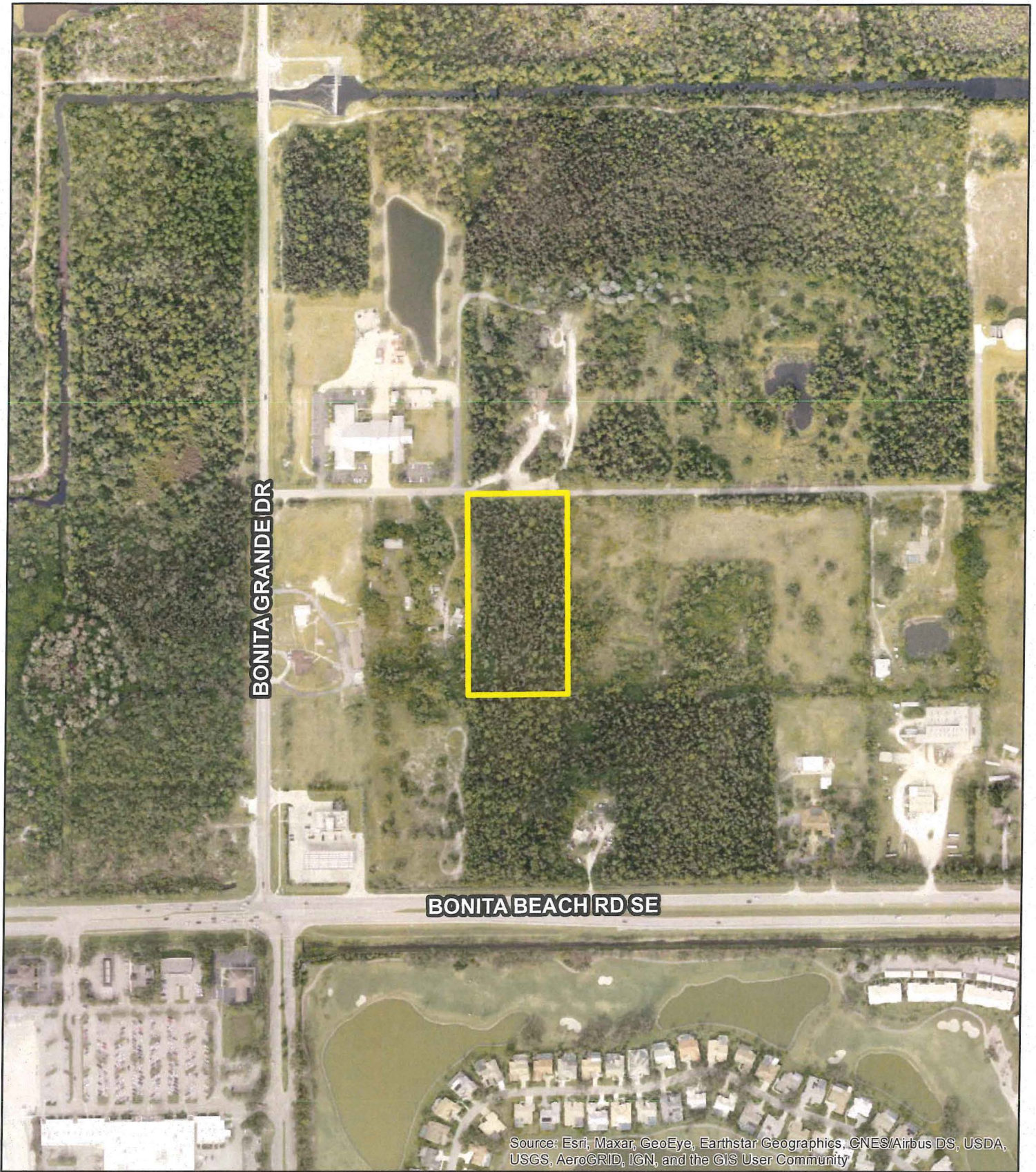
WITNESS my hand and official seal in the County and State last aforesaid this 18th day of May A.D. 1983.

Notary Public

Notary Public of Florida at large  
My Comm. Expires December 26, 1984  
P. F. BUTLER, Notary Public, Underwriters

This instrument prepared by:  
Address

RETURN TO AND  
THIS INSTRUMENT PREPARED BY  
MARK F. BUTLER, Attorney At Law  
1909 Tyler Street  
Hollywood, Florida 33022



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



10401 Highland Manor Dr.  
Suite 220  
Tampa, FL 33610  
Tel: 813.443.8282  
www.rviplanning.com

## SNELL LANE • AERIAL MAP

📍 Lee County, FL

📅 Date: 4/19/2022

# 22002150

👤 Pura Pol



Subject Parcel



0 137.5 275 550  
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com) for project review information.**

April 4, 2022

**Lindsey E. W. Craig**, Planner

**RVi Planning + Landscape Architecture**

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

407.488.0051 Mobile • 813.372.6244 Direct • 813.443.8282 Main

Strap Number: 32-47-26-00-00001.0250

In response to your request on April 4, 2022, the Florida Master Site File lists no cultural resources recorded at the designated parcel found in Section: 32. Township: 47. Range: 26E.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com).

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.

Florida Master Site File

[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)





# **REQUEST NARRATIVE / LEE PLAN ANALYSIS**



## 13150 Snell Lane Comprehensive Plan Amendment

### Lee Plan, State Policy Plan and Regional Policy Plan & Community Plan Area Consistency

Pura Pol ("Applicant") is requesting approval of a Small-Scale Comprehensive Plan Amendment to change the future land use (FLU) category of the 5+/- acre site ("Property") located at 13150 Snell Lane from "Conservation Lands Wetlands" to the "Wetlands" category. This request requires one map amendment to Lee Plan Map 1-A to allow for one (1) residential dwelling unit to be developed on the subject property.

#### I. Existing Conditions

The Property is located south of Snell Lane and east of Bonita Grande Drive and north of Bonita Beach Road SE. The Property is zoned Agricultural (AG-2) and is located within the Southeast Lee County Planning Community. The Property is currently vacant and contains vegetation.

#### II. Surrounding Land Use Pattern

The Property is within a suburban area adjacent to the City of Bonita Springs municipal boundary and proximate to existing development, infrastructure and services. The surrounding land use pattern consists of single family residential to the north and west, as well as vacant properties to south and west. The Bonita Springs Fire Station is directly northeast of the subject property. The property is proximate to the Bonita Grande Drive/Bonita Beach Road intersection, which contains existing or approved/planned development at all quadrants. The lands are within the General Interchange, Density Reduction Ground Resources (DRGR), Wetlands, Interchange Commercial, and Moderate Density Mixed Use/Planned Development future land use categories, indicative of the appropriateness of the general area of development.

The properties along Snell Lane are generally large-lot residential uses within the Wetlands and Density Reduction/Groundwater Reduction future land use designations.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

**Table 1: Inventory of Surrounding Lands**

	<b>FUTURE LAND USE</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	Wetlands, Density Reduction / Groundwater Reduction	AG-2 (Agricultural)	Single Family Residential
<b>SOUTH</b>	Wetlands	AG-2 (Agricultural)	Vacant
<b>EAST</b>	Wetlands, Density Reduction / Groundwater Reduction	AG-2 (Agricultural)	Vacant
<b>WEST</b>	Wetlands, General Interchange	AG-2 (Agricultural)	Single Family Residential

### **III. Property History**

In 2002, when the Property was owned by the South Florida Water Management District (SFWMD), Lee County approved Comprehensive Plan Amendment CPA2002-08 to adopt a new category called Conservation Lands to depict the use of lands for conservation purposes within the County. This amendment also served to re-designate the subject parcel from Wetlands to the Conservation Lands Wetlands category as it was publicly owned at the time. The category strictly limits development to the following activities:

1. Public education activities including research centers, interpretive centers, historical buildings, archeological sites, guided nature walks, educational kiosks, educational programs, signage, and other associated facilities.
2. Natural resource enhancement, restoration, and management activities such as fencing, prescribed burning, invasive exotic plant removal, wetlands restoration, and other similar activities.
3. Resource based recreation activities such as picnicking, hiking, canoeing, horseback riding, bicycle riding, camping, nature study, and associated facilities.
4. Public utility facilities associated with water conservation, public water supply, and water quality such as public well fields, water and wastewater treatment facilities, and effluent reuse and disposal systems.
5. Native range for cattle grazing as a management tool only.

In 2014, Ms. Pol acquired the subject property from the SFWMD with the intent of developing the parcel with one (1) single-family detached residence. Upon denial of a Minimum Use Determination requested (MUD2022-00028), the applicant became aware of the need to amend the Conservation Lands future land use to obtain a Minimum Use Determination to build one house on her property.

### **IV. Public Infrastructure**

The amendment is supported by available public infrastructure to support one (1) dwelling unit. Potable water and sanitary sewer service will be provided by Bonita Springs Utilities. There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, Law Enforcement, Schools, and Parks.

### **V. Proposed Amendment**

The amendment request will allow for development of the Property as a Wetlands which allows for a maximum density of 1 du/20 acres.

However, the proposed amendment must be eligible for a Minimum Use Determination to build one (1) single-family dwelling unit pursuant to the following requirements in Chapter XIII of the Lee Plan:

(a) Date Created:

(i) The lot/parcel must be created and recorded in the official Plat Books of Lee County prior to December 21, 1984, and the configuration of the lot has not been altered

RESPONSE: The parcel is not platted but the configuration of the parcel has not been altered since XXX per review of the deeds.

(b) Minimum Lot Requirements:

(iii) A lot/parcel created on or after June 27, 1962 and prior to December 21, 1984, that is not part of a subdivision recorded in the official Plat Books of Lee County must be a minimum of 7,500 square feet in area

**RESPONSE:** The parcel is 5 acres in size and exceeds this requirement.

#### **VI. Lee Plan Consistency**

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

**POLICY 1.5.1:** *Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.*

**The request is to build one residential single family dwelling unit on the 5 acres of land. This meets the Minimum Use Determination requirements stated above to allow for one dwelling unit on 5 acres of land. The proposed single family dwelling unit satisfies the surrounding area of low-density residential with property's to the north and west are also residential dwelling units and vacant lands to the south and east.**

**POLICY 1.4.6:** *Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the Future Land Use Map. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation Lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas, and well fields. Conservation 20/20 lands designated as conservation are also subject to more stringent use provisions of the 20/20 Program or 20/20 ordinances.*

**The property is currently Conservation Lands; according to the uses above, it only supports public buildings and facilities. Furthermore, this property is under private ownership which is not allowed or appropriate for the current Future Land Use thus seeking a Future Land Use Map Amendment. It meets the Minimum Use Determination described above.**

**Goal 33:** Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

**As shown on Map 2-A, the property is located in the Southeast Lee County Community Planning Area. The area allows for conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities. The allowable land uses within the Wetlands FLU will also be compatible with**

protecting Southeast Lee County's environment. The property will contain one dwelling unit on the 5 acres of land which allows for preservation of any natural resources on the site.

## **VII. Regional Policy Plan Consistency**

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

### **Housing Element**

*Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.*

**The proposed amendment will allow for the development of residential dwelling unit on a vacant property in close proximity to recreation, goods, and services. This amendment will allow for the property owner to use the property for residential use and is consistent with the development of the adjoining areas. The proposed future land use will continue to allow for low impact development while allowing for residential uses.**

### **Natural Resources Element**

*Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.*

**The proposed amendment does not negatively impact the area of natural resources. The applicant's intent is to build one single family residential unit and will continue to support, ensure protection and conservation of the wetlands located in proximity to the dwelling unit.**

The proposed amendment will return the 5-acre site to the Wetlands future land use category to allow the property to be developed with one (1) dwelling unit. The proposal will be consistent and compatible with the surrounding development pattern, is supported by available infrastructure, and will uphold the Goals, Objectives and Policies of the Lee Plan.



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: 13150 Snell Lane

ProjectDescription: The request is to change the Future Land Use Map from Conservation Lands Wetlands to Wetlands to build a one residential dwelling unit on the five (5) acre property.

Map(s) to Be Amended: Future Land Use Map 1-A

State Review Process: ☒ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. Name of Applicant: Pura Pol

Address: 13150 Snell Lane

City, State, Zip: Bonita Springs FL 34135

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. Name of Contact: Lindsey Craig

Address: 10401 Highland Manor Dr, Suite 220

City, State, Zip: Tampa FL 33610

Phone Number: 407-488-0051 E-mail: lcraig@rviplanning.com

3. Owner(s) of Record: Pura Pol

Address: 13150 Snell Lane

City, State, Zip: Bonita Springs FL 34135

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

4. Property Location:

1. SiteAddress: 13150 Snell Lane, Bonita Springs FL 34135

2. STRAP(s): 32-47-26-00-00001.0250

5. Property Information:

Total Acreage of Property: 5 Total Acreage Included in Request: 5

Total Uplands: 0 Total Wetlands: 5 Current Zoning: AG-2

Current Future Land Use Category(ies): Conservation Lands Wetlands

Area in Each Future Land Use Category: Conservation Lands Wetlands – 5 ac

Existing Land Use: Vacant

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 0 Commercial Intensity: 0 Industrial Intensity: 0

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 1 du/20 ac\*\*\* Commercial Intensity: 0 Industrial Intensity: 0

\*\*\*1 du/5 ac through Minimum Use Determination Process\*\*\*

## **Public Facilities Impacts**

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
  - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
    - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
    - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
    - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
  - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
  - a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools

**Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):**

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

**In addition to the above analysis, provide the following for potable water:**

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

**3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:**

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

**Environmental Impacts**

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

**Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

**Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

**State Policy Plan and Regional Policy Plan**

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

**Justify the proposed amendment based upon sound planning principles**

Support all conclusions made in this justification with adequate data and analysis.

**Planning Communities/Community Plan Area Requirements**

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

### **Sketch and Legal Description**

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

### **SUBMITTAL REQUIREMENTS**

***Clearly label all submittal documents with the exhibit name indicated below.***

***For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.***

#### **MINIMUM SUBMITTAL ITEMS (3 Copies)**

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – M2)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12) N/A
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13) N/A
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14) N/A
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15) N/A
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16) N/A
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17) N/A
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18) - See Project Narrative
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19) - See Project Narrative
<input checked="" type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20) - See Project Narrative

### **APPLICANT – PLEASE NOTE:**

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

I, Alexis Crespo, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize 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 through this application.

Alexis Crespo  
Signature of Applicant

5/10/2022  
Date

Alexis Crespo  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on Alexis Crespo (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

Jessica K. Linn  
Signature of Notary Public

Jessica K. Linn  
(Name typed, printed or stamped)



## 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, Pura C. Pol (name), as Owner  
(owner/title) of 13150 SW 11th Ave, Suite 34134 (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.

Pura C. Pol  
Signature

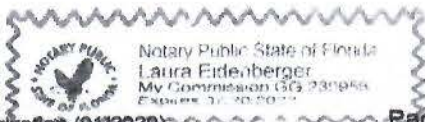
2/27/2022  
Date

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

STATE OF FLORIDA  
COUNTY OF LEE Highlands

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27 day of Feb, 2022, by Pura C. Pol (name of person providing oath or affirmation), who is personally known to me or who has produced FL driver lic (type of identification) as identification.

STAMP/SEAL



Web/AffidavitofAuthorization (01/2020)

Page 1

[Signature]  
Signature of Notary Public

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Pura C. Pol, 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 13150 SW 11th La., Bonita Springs Fl. 34135 and is the subject of an Application for zoning action (hereinafter the "Property").

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
<u>Pura C. Pol</u>	<u>100%</u>
<u>2224 AVALON ROAD</u>	
<u>SE. LINDSAY, FL. 33872</u>	

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.

  
Property Owner

\_\_\_\_\_  
Print Name

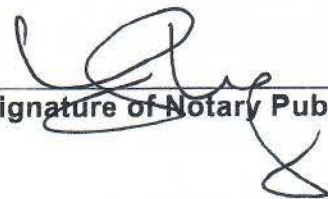
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE Highlands

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 2/27/22 (date) by Pura C Pal (name of person providing oath or affirmation), who is personally known to me or who has produced FL Driver's License (type of identification) as identification.

STAMP/SEAL



  
Signature of Notary Public

Subjects: 1 Affected: Buffer: 50 Date: 4/4 List Size: 17

Index	Subject	Folioid	STRAP	OwnerNan	OwnerNan	MailAddre	MailAddre	MailCity	MailState
0	TRUE	10353746	32-47-26-C	POL PURA C		PO BOX 8045		SEBRING	FL
1	FALSE	10353716	32-47-26-C	DOMAL II LLC		4461 WAYSIDE DR		NAPLES	FL
2	FALSE	10353719	32-47-26-C	2 SNELL LANE LLC		PMB 155	21301 S T	ESTERO	FL
3	FALSE	10353721	32-47-26-C	LILES BYRON G + LINE		13101 SNELL LN		BONITA SP	FL
4	FALSE	10353722	32-47-26-C	LILES A V + IRIS C		13137 SNELL LN		BONITA SP	FL
5	FALSE	10353723	32-47-26-C	DOMAL II LLC		4461 WAYSIDE DR		NAPLES	FL
6	FALSE	10353724	32-47-26-C	DHMAL LLC		4461 WAYSIDE DR		NAPLES	FL
7	FALSE	10480245	32-47-26-C	RACETRAC SILVER OA		PO BOX 2437		SMYRNA	GA
8	FALSE	10353731	32-47-26-C	1 SNELL LANE LLC		PMB 155	21301 S T	ESTERO	FL
9	FALSE	10353733	32-47-26-C	JANITZ JANN FLOYD +		13052 SNELL LN		BONITA SP	FL
10	FALSE	10353734	32-47-26-C	VERK FRANCIS L + NA		13050 SNELL LN		BONITA SP	FL
11	FALSE	10600742	32-47-26-C	FAERBER JOHN T TR		4601 GULF SHORE BL		NAPLES	FL
12	FALSE	10353741	32-47-26-C	HAINES AL CRAIG HAI		10467 SPRUCE PINE C		FORT MYE	FL
13	FALSE	10353742	32-47-26-C	HANSON RICHARD W		18 3RD ST		BONITA SP	FL
14	FALSE	10353743	32-47-26-C	OLDE TOWN DEVELOP		10421 PENNSYLVANIA		BONITA SP	FL
15	FALSE	10353744	32-47-26-C	MANNA CHRISTIAN		10421 PENNSYLVANIA		BONITA SP	FL
16	FALSE	10353732	32-47-26-E	BONITA SPRINGS FIRE		27701 BONITA GRAN		BONITA SP	FL

MailZip	MailCount	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal
33872		13150	SNELL LN		BONITA SP	34135	W 1/2 OF NE 1/4 OF SW 1/4<CR>
34119		27865-869	BONITA GRANDE DR		BONITA SP	34135	W 1/2 OF NW 1/4 OF SW 1/4<CR>
33928		13250	SNELL LN		BONITA SP	34135	W 1/2 OF NW 1/4 OF SE 1/4<CR>
34135		13101	SNELL LN		BONITA SP	34135	PARL IN SEC 32 T 47 R 26<CR>DE
34135		13137	SNELL LN		BONITA SP	34135	PARL IN SEC 32 T 47 R 26<CR>DE
34119		27951	BONITA GRANDE DR		BONITA SP	34135	N 1/2 W 1/2 OF SW 1/4 OF SW 1
34119		13090	BONITA BEACH RD SE		BONITA SP	34135	E 1/2 OF SW 1/4 OF SW 1/4<CR>
30081		13050	BONITA BEACH RD SE		BONITA SP	34135	S 1/2 OF W 1/2 OF SW 1/4 OF <
33928		13220	SNELL LN		BONITA SP	34135	E 1/2 OF NE 1/4 OF SW 1/4<CR>(
34135		13052	SNELL LN		BONITA SP	34135	E 1/2 OF E 1/2 OF NW 1/4<CR>O
34135		13050	SNELL LN		BONITA SP	34135	W 1/2 OF E 1/2 OF NW 1/4<CR>(
34103		13221	SNELL LN		BONITA SP	34135	S E 1/4 OF N W 1/4 OF S W 1/4 +
33913		13190	BONITA BEACH RD SE		BONITA SP	34135	THE W 1/2 OF SW 1/4 OF SE<CR>
34134		13180	BONITA BEACH RD SE		BONITA SP	34135	E 1/2 OF E 1/2 OF SE 1/4<CR>OF
34135		13150	BONITA BEACH RD SE		BONITA SP	34135	THE W 1/2 OF E 1/2 OF SE<CR>1,
34135		13140	BONITA BEACH RD SE		BONITA SP	34135	W 1/2 OF SE 1/4 OF SW 1/4<CR>
34135		27701	BONITA GRANDE DR		BONITA SP	34135	E 1/2 OF W 1/2 OF NW 1/4 OF S\

· <CR>W 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4 +<CR>S W 1/4 OF N E 1/4 OF S W 1/4

N 1/4 + S 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 LESS R/W OR 3618 PG 1544

DOMAL II LLC  
4461 WAYSIDE DR  
NAPLES FL 34119

2 SNELL LANE LLC  
PMB 155  
21301 S TAMiami TRL STE 320  
ESTERO FL 33928

LILES BYRON G + LINDA L  
13101 SNELL LN  
BONITA SPRINGS FL 34135

LILES A V + IRIS C  
13137 SNELL LN  
BONITA SPRINGS FL 34135

DOMAL II LLC  
4461 WAYSIDE DR  
NAPLES FL 34119

DHMAL LLC  
4461 WAYSIDE DR  
NAPLES FL 34119

RACETRAC INC  
SILVER OAK ADVISORS  
PO BOX 2437  
SMYRNA GA 30081

1 SNELL LANE LLC  
PMB 155  
21301 S TAMiami TRL STE 320  
ESTERO FL 33928

JANITZ JANN FLOYD +  
13052 SNELL LN  
BONITA SPRINGS FL 34135

VERK FRANCIS L + NANCY J  
13050 SNELL LN  
BONITA SPRINGS FL 34135

FAERBER JOHN T TR  
4601 GULF SHORE BLVD N #12  
NAPLES FL 34103

HAINES ALAN R TR  
CRAIG HAINES  
10467 SPRUCE PINE CT  
FORT MYERS FL 33913

HANSON RICHARD W & LINDA +  
18 3RD ST  
BONITA SPRINGS FL 34134

OLDE TOWN DEVELOPMENT INC  
10421 PENNSYLVANIA AVE  
BONITA SPRINGS FL 34135

MANNA CHRISTIAN  
10421 PENNSYLVANIA AVE  
BONITA SPRINGS FL 34135

BONITA SPRINGS FIRE CONTROL AN  
27701 BONITA GRANDE DR  
BONITA SPRINGS FL 34135

BONITA GRANDE DR

16  
00001  
0150

4  
00001  
005A

3  
00001  
0060

11  
00001  
0170

LESLI LN

SNELL LN

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0010

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0250

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0140

2  
00001  
003A

5  
00001  
0070

6  
00001  
007A

15  
00001  
021C

14  
00001  
021B

13  
00001  
021A

12  
00001  
0210

7  
00001  
007B

SALO WAR CAMP

RED EAVESY CR

1000 feet

BONITA BEACH RD SE

Document Path: L:\22002150 13150 Snell Lane CPA\04 BASE INFORMATION\02 GIS\MXD\Snell Lane FLU Map.mxd




Copyright RVI



10401 Highland Manor Dr.  
Suite 220  
Tampa, FL 33610  
Tel: 813.443.8282  
www.rviplanning.com

## SNELL LANE • EXISTING FUTURE LAND USE MAP

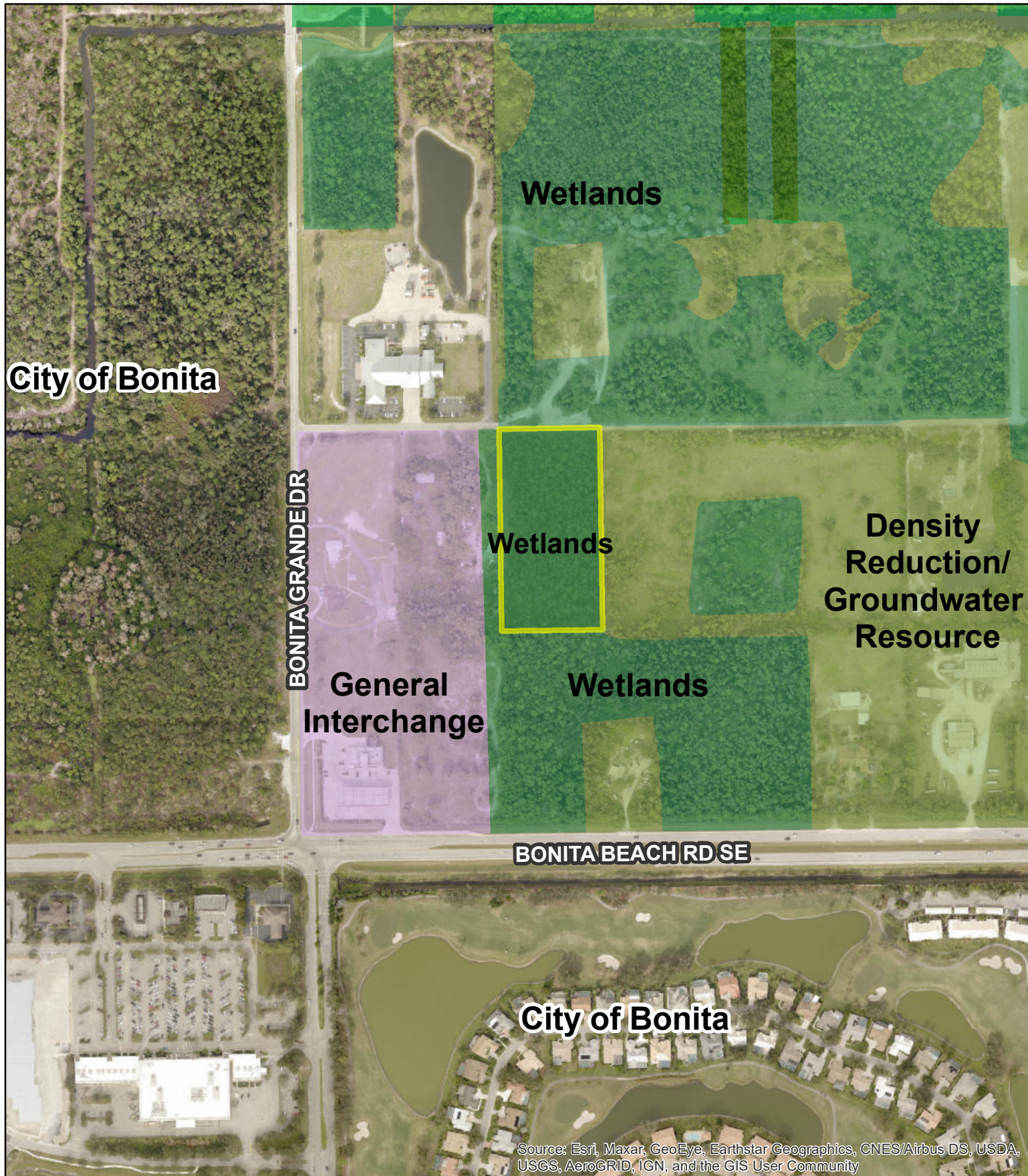
📍 Lee County, FL  
📅 Date: 4/19/2022  
# 22002150  
👤 Pura Pol

 Subject Parcel



0 112.5225 450  
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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## SNELL LANE • PROPOSED FUTURE LAND USE MAP

📍 Lee County, FL

📅 Date: 4/19/2022

# 22002150

👤 Pura Pol



Subject Parcel



0 125 250 500  
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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## SNELL LANE • SURROUNDING PROPERTIES MAP

📍 Lee County, FL

📅 Date: 4/19/2022

# 22002150

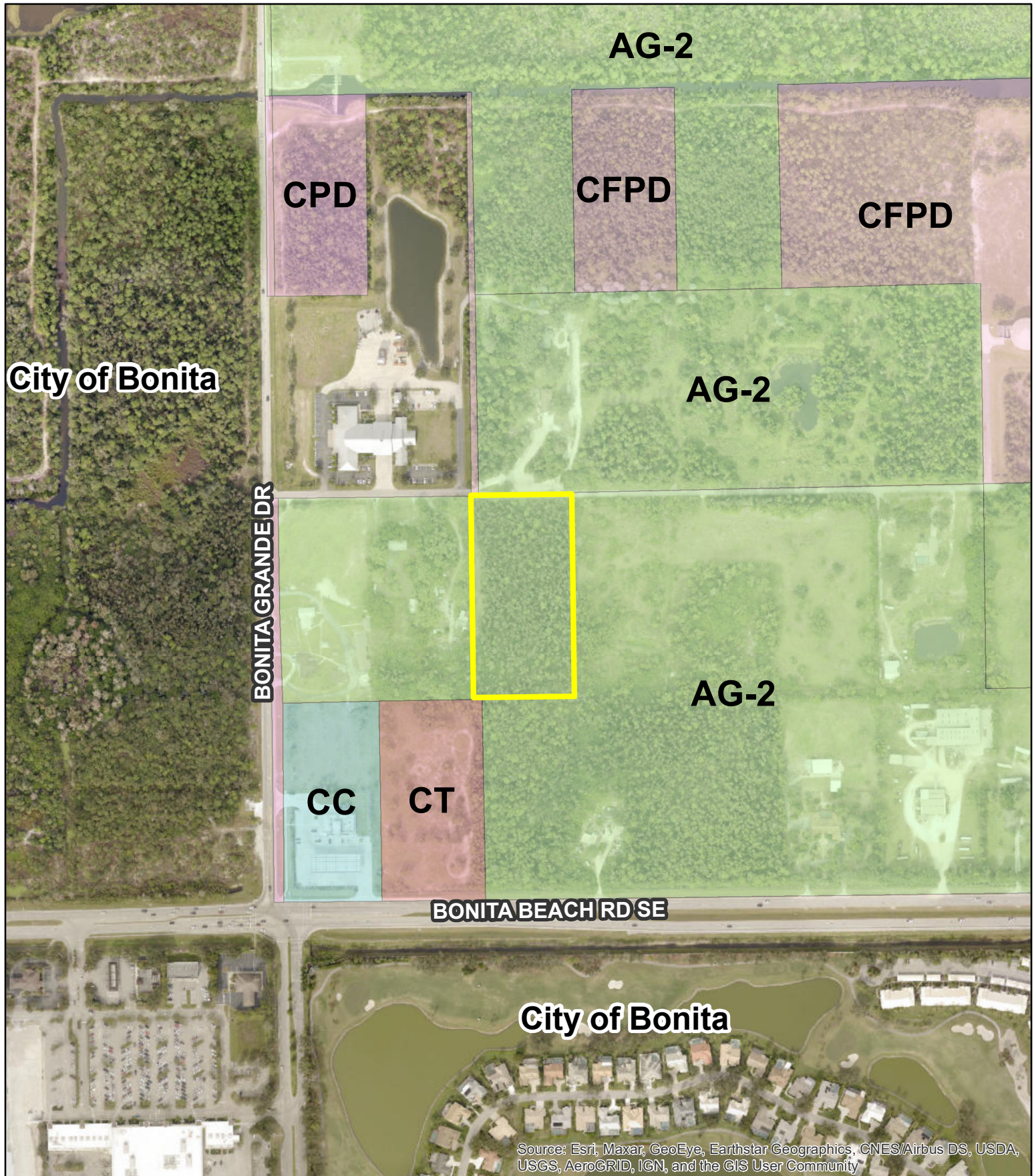
👤 Pura Pol

 Subject Parcel



0 135 270 540  
Feet

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Copyright RVi

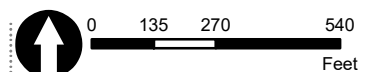


10401 Highland Manor Dr.  
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www.rviplanning.com

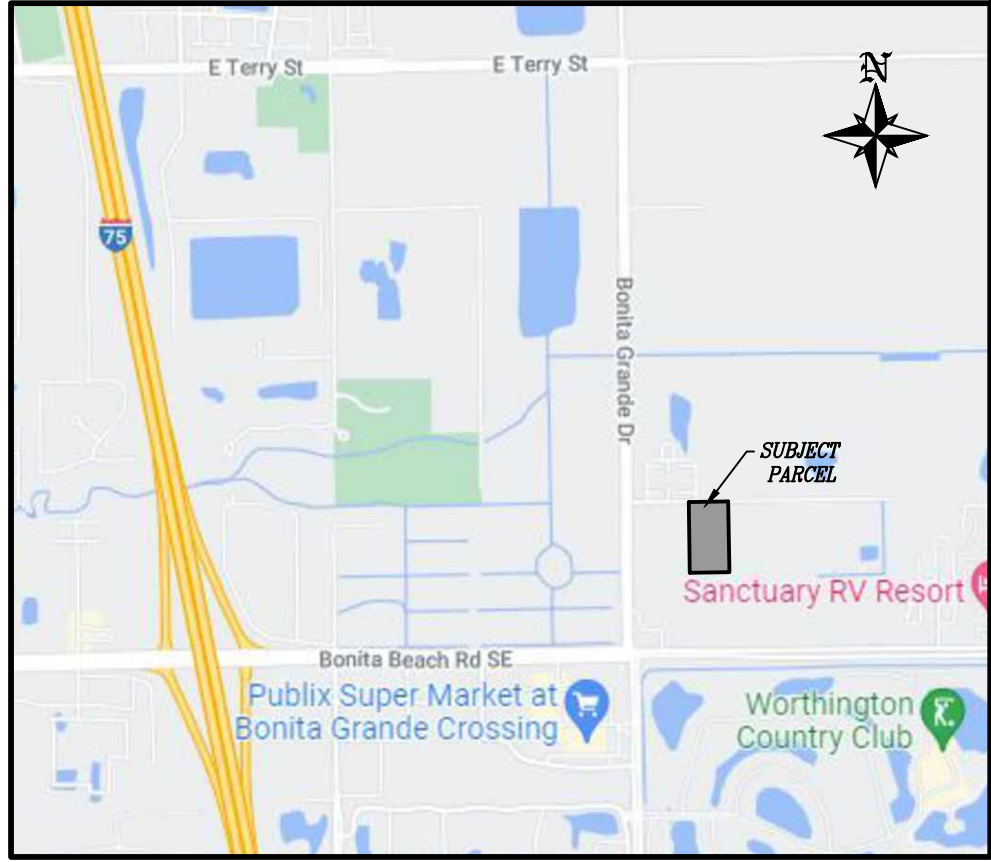
## SNELL LANE • ZONING MAP

📍 Lee County, FL  
📅 Date: 4/19/2022  
# 22002150  
👤 Pura Pol

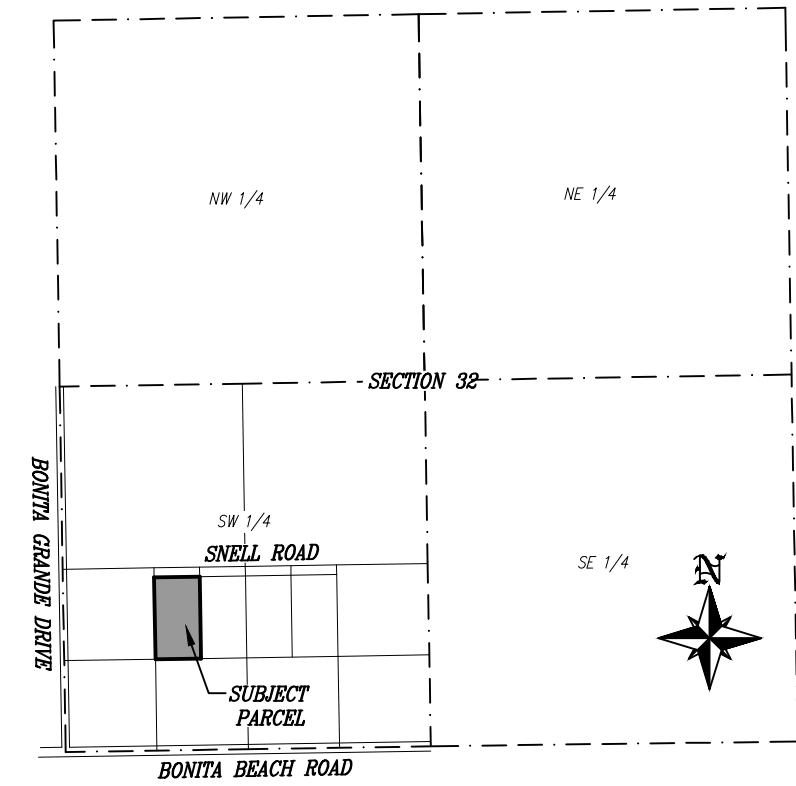
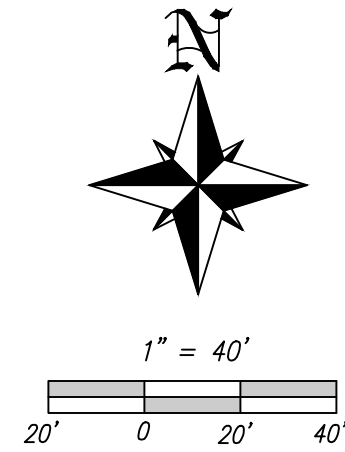
	Subject Parcel		CC		CPD
	Subject Boundaries		CFPD		CT
	AG-2				



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



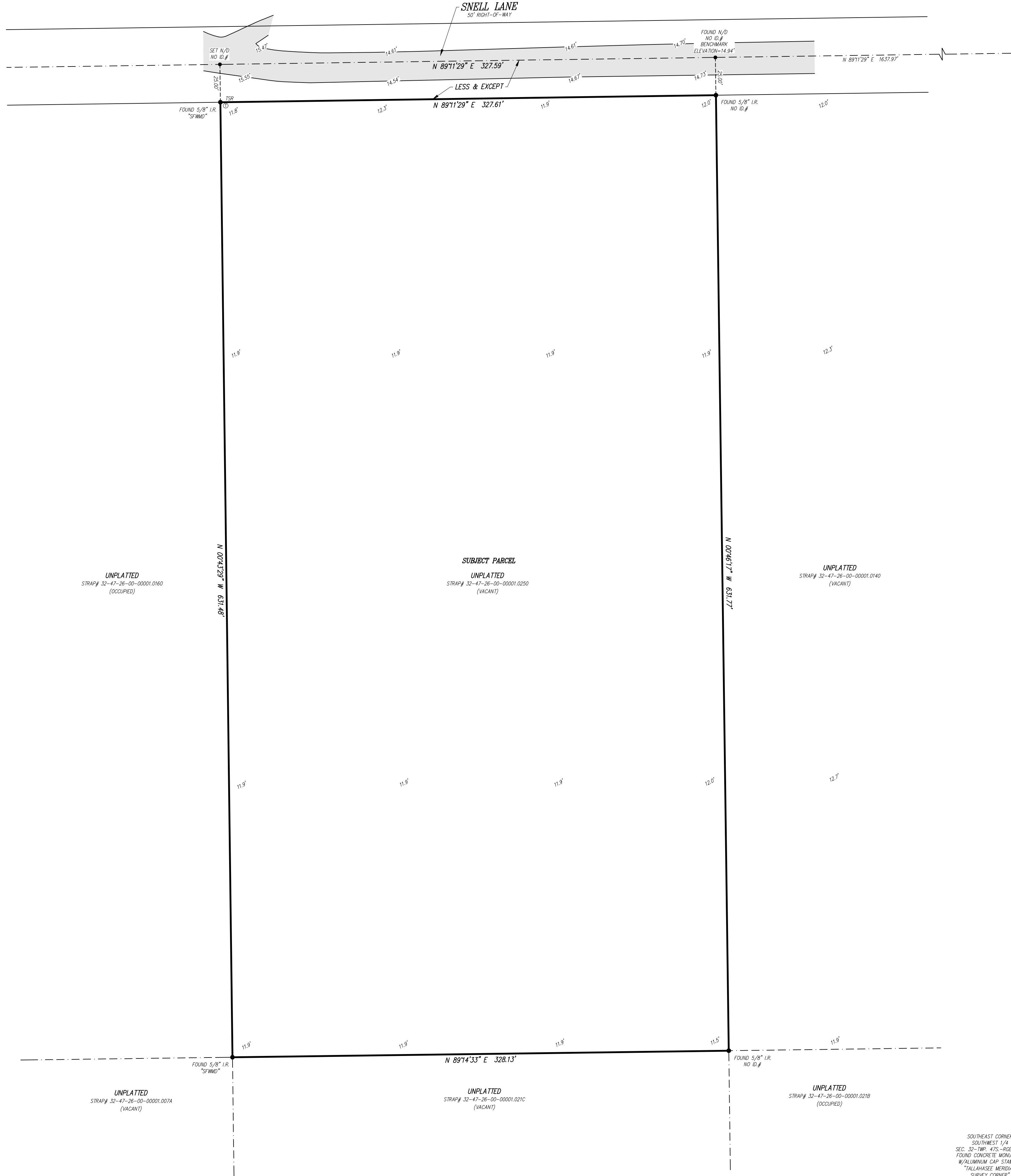
VICINITY MAP  
NOT TO SCALE



PARCEL DETAIL  
NOT TO SCALE

LEGEND:

RGE. INDICATES RANGE  
SEC. INDICATES SECTION  
LR. INDICATES ROW ROAD  
TWP. INDICATES TOWNSHIP  
N/D. INDICATES NAIL & DISH  
LB. INDICATES LICENSED BUSINESS  
ELEV. INDICATES EXISTING ELEVATION  
EB. INDICATES ENGINEERING BUSINESS  
ID.# INDICATES IDENTIFICATION NUMBER  
TSR. INDICATES TELEPHONE SERVICE RISER  
R.L.S. INDICATES REGISTERED LAND SURVEYOR  
SFMD. INDICATES SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT



# SURVEY PLAT

OF  
A PARCEL OF LAND LYING IN  
SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA,

## LEGAL DESCRIPTION:

(AS REFERENCED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014000182216, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.)

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF THE THE SOUTHWEST QUARTER (SW 1/4) LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, **LESS AND EXCEPT** THE NORTH 25.00 FEET THEREOF, RESERVED FOR COUNTY ROAD RIGHT-OF-WAY.

## SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY & TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BOUNDARY SURVEY BASED ON THE FOLLOWING:

- 1.) LEGAL DESCRIPTIONS REFERENCED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014000182216, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- 2.) DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS (C.C.R.) FOR SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
- 3.) EXISTING MONUMENTATION.

BEARINGS AND DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS) WHEREIN THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 BEARS N 01°00'16" W. THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PACE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORS ARP. HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011. THE HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS. THE SCALE FACTOR IS 0.99994997.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

ABOVE AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP 12071C06786, EFFECTIVE AUGUST 08, 2008, THE PARCEL LIES IN ZONE X, HAVING NO BASE FLOOD ELEVATION.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

STREET ADDRESSES: 13150 SNELL LANE, BONITA SPRINGS, FLORIDA 34135

SUBJECT PARCEL CONTAINS: 4.75 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 04-14-2022.

PARCEL IS VACANT.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 6-117, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Richard M. Ritz*  
RICHARD M. RITZ, R.L.S.

FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 04-15-2022

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

**BANKS**  
ENGINEERING  
Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490  
FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

BOUNDARY & TOPOGRAPHIC SURVEY  
PORTION OF SEC. 32-TWP. 47S-RGE. 26E  
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-15-2022	8157S	8157S SR	PSC	RMR	1"=40'	1	1	32-47-26

\$18.50 Rec  
455.00 DS

\$65,000.00

Return to:

Title Services of SW Florida  
1705 Colonial Blvd., Suite A-2  
Ft. Myers, Florida 33907

This instrument prepared by:

Marcy A. Zehnder, Section Leader  
Real Estate Management Section  
South Florida Water Management District  
P. O. Box 24680  
West Palm Beach, Florida 33416-4680

Folio No.: 32472600000010250

Tract No.: 09005-406, f/k/a 09005-098

### QUITCLAIM DEED

THIS INDENTURE made this 10th day of July, 2014, between the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a governmental entity created by Chapter 373, Florida Statutes, as to an undivided one-half (1/2) interest, whose mailing address is Post Office Box 24680, West Palm Beach, Florida 33416-4680, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, received from the **PURA C. POL**, whose address is Post Office Box 8045, Sebring, FL 33872, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, by these presents does remise, release and quitclaim unto said Grantee, its successors and assigns forever, the following described land, situate, lying and being in Lee County, State of Florida, to wit (hereinafter referred to as the "Property"):

The West half (W $\frac{1}{2}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of Section 32, Township 47 South, Range 26 East, LESS the North 25.00 feet thereof, reserved for county road right-of-way

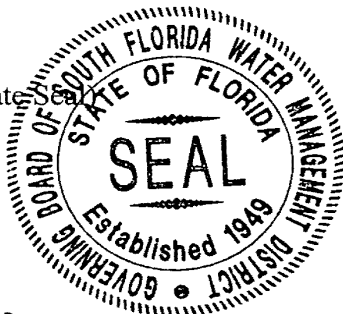
The sole intent and purpose of this instrument is to convey any interest the Grantor may have in the above described property by reason of that certain Warranty Deed recorded in Official Records Book 3353, page 4189, and that certain Quitclaim Deed recorded under Clerk's File Number 2014-000011631, Lee County public records, and for no other reason.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chairman of said Board and attested by its District Clerk/Secretary, at West Palm Beach, Palm Beach County, State of Florida.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, by its Governing Board

(Corporate Seal)



By:

Dan O'Keefe  
Dan O'Keefe, Chairman

ATTEST:

Jacki McGorty  
Jacki McGorty, District Clerk/Secretary

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of July, 2014, by Dan O'Keefe and Jacki McGorty, Governing Board Chairman and District Clerk/Secretary, respectively, of the South Florida Water Management District, a governmental entity created by Chapter 373, Florida Statutes, on behalf of the entity, who are personally known to me.



Brenda E. Low  
Notary Public

Brenda E Low  
Print

My Commission Expires: 2.27.2015

545

DEF REC 1679 rc3177

MFB:cm 75279

1687156

QUIT-CLAIM DEED

RAMCO FORM-8

**This Quit-Claim Deed**, Executed this 18th day of May, A. D. 1983, by ANN H. CAIRNS, a single woman, individually and as surviving spouse of THOMAS P. CAIRNS first party, to DOROTHY J. WILEY, Trustee

whose postoffice address is P.O. Box 6, Hollywood, Florida 33022

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee State of Florida, to-wit:

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 47 South Range 26 E., 5 acres, more or less, except the North 25' thereof reserved for county roadway right of way; said lands situate, lying and being in Lee County, Florida.

RECORD VERIFIED - SAL GERACI CLERK  
BY: J. TURNER, D.C.

Documentary Tax Pd. \$ .45  
Intangible Tax Pd.  
SAL GERACI, CLERK, LEE COUNTY  
By: Sal Geraci

Jul 8 9 34 AM '83  
RECORDED IN OFFICIAL RECORDS  
LEE COUNTY, FLORIDA  
RECORD VERIFIED  
Clerk of Circuit Court

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Coleen M. [Signature] ANN H. CAIRNS L.S.  
[Signature] L.S.

STATE OF FLORIDA,  
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ANN H. CAIRNS, a single woman, individually and as surviving spouse of THOMAS P. CAIRNS to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of May A. D. 1983.

Mark F. Butler  
Notary Public

Notary Public for the State of Florida at large  
My Comm. Expires December 26, 1984  
F.L. Underwriters

This instrument prepared by:  
Address  
RETURN TO AND  
THIS INSTRUMENT PREPARED BY  
MARK F. BUTLER, Attorney At Law  
1909 Tyler Street  
Hollywood, Florida 33022



Copyright RVI



10401 Highland Manor Dr.  
Suite 220  
Tampa, FL 33610  
Tel: 813.443.8282  
www.rviplanning.com

## SNELL LANE • AERIAL MAP

📍 Lee County, FL

📅 Date: 4/19/2022

# 22002150

👤 Pura Pol



Subject Parcel



0 137.5 275 550  
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com) for project review information.

April 4, 2022

**Lindsey E. W. Craig**, Planner

**RVi Planning + Landscape Architecture**

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

407.488.0051 Mobile • 813.372.6244 Direct • 813.443.8282 Main

Strap Number: 32-47-26-00-00001.0250

In response to your request on April 4, 2022, the Florida Master Site File lists no cultural resources recorded at the designated parcel found in Section: 32. Township: 47. Range: 26E.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com).**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.

Florida Master Site File

[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)





# **REQUEST NARRATIVE / LEE PLAN ANALYSIS**



## 13150 Snell Lane Comprehensive Plan Amendment

### Lee Plan, State Policy Plan and Regional Policy Plan & Community Plan Area Consistency

Pura Pol (“Applicant”) is requesting approval of a Small-Scale Comprehensive Plan Amendment to change the future land use (FLU) category of the 5+/- acre site (“Property”) located at 13150 Snell Lane from “Conservation Lands Wetlands” to the “Wetlands” category. This request requires one map amendment to Lee Plan Map 1-A to allow for one (1) residential dwelling unit to be developed on the subject property.

#### I. Existing Conditions

The Property is located south of Snell Lane and east of Bonita Grande Drive and north of Bonita Beach Road SE. The Property is zoned Agricultural (AG-2) and is located within the Southeast Lee County Planning Community. The Property is currently vacant and contains vegetation.

#### II. Surrounding Land Use Pattern

The Property is within a suburban area adjacent to the City of Bonita Springs municipal boundary and proximate to existing development, infrastructure and services. The surrounding land use pattern consists of single family residential to the north and west, as well as vacant properties to south and west. The Bonita Springs Fire Station is directly northeast of the subject property. The property is proximate to the Bonita Grande Drive/Bonita Beach Road intersection, which contains existing or approved/planned development at all quadrants. The lands are within the General Interchange, Density Reduction Ground Resources (DRGR), Wetlands, Interchange Commercial, and Moderate Density Mixed Use/Planned Development future land use categories, indicative of the appropriateness of the general area of development.

The properties along Snell Lane are generally large-lot residential uses within the Wetlands and Density Reduction/Groundwater Reduction future land use designations.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

**Table 1: Inventory of Surrounding Lands**

	<b>FUTURE LAND USE</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	Wetlands, Density Reduction / Groundwater Reduction	AG-2 (Agricultural)	Single Family Residential
<b>SOUTH</b>	Wetlands	AG-2 (Agricultural)	Vacant
<b>EAST</b>	Wetlands, Density Reduction / Groundwater Reduction	AG-2 (Agricultural)	Vacant
<b>WEST</b>	Wetlands, General Interchange	AG-2 (Agricultural)	Single Family Residential

### **III. Property History**

In 2002, when the Property was owned by the South Florida Water Management District (SFWMD), Lee County approved Comprehensive Plan Amendment CPA2002-08 to adopt a new category called Conservation Lands to depict the use of lands for conservation purposes within the County. This amendment also served to re-designate the subject parcel from Wetlands to the Conservation Lands Wetlands category as it was publicly owned at the time. The category strictly limits development to the following activities:

1. Public education activities including research centers, interpretive centers, historical buildings, archeological sites, guided nature walks, educational kiosks, educational programs, signage, and other associated facilities.
2. Natural resource enhancement, restoration, and management activities such as fencing, prescribed burning, invasive exotic plant removal, wetlands restoration, and other similar activities.
3. Resource based recreation activities such as picnicking, hiking, canoeing, horseback riding, bicycle riding, camping, nature study, and associated facilities.
4. Public utility facilities associated with water conservation, public water supply, and water quality such as public well fields, water and wastewater treatment facilities, and effluent reuse and disposal systems.
5. Native range for cattle grazing as a management tool only.

In 2014, Ms. Pol acquired the subject property from the SFWMD with the intent of developing the parcel with one (1) single-family detached residence. Upon denial of a Minimum Use Determination requested (MUD2022-00028), the applicant became aware of the need to amend the Conservation Lands future land use to obtain a Minimum Use Determination to build one house on her property.

### **IV. Public Infrastructure**

The amendment is supported by available public infrastructure to support one (1) dwelling unit. Potable water and sanitary sewer service will be provided by Bonita Springs Utilities. There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, Law Enforcement, Schools, and Parks.

### **V. Proposed Amendment**

The amendment request will allow for development of the Property as a Wetlands which allows for a maximum density of 1 du/20 acres.

However, the proposed amendment must be eligible for a Minimum Use Determination to build one (1) single-family dwelling unit pursuant to the following requirements in Chapter XIII of the Lee Plan:

(a) Date Created:

(i) The lot/parcel must have been created and recorded in the official Plat Books of Lee County prior to December 21, 1984, and the configuration of the lot has not been altered

RESPONSE: The parcel is not platted but the configuration of the parcel has not been altered since XXX per review of the deeds.

(b) Minimum Lot Requirements:

(iii) A lot/parcel created on or after June 27, 1962 and prior to December 21, 1984, that is not part of a subdivision recorded in the official Plat Books of Lee County must be a minimum of 7,500 square feet in area

**RESPONSE:** The parcel is 5 acres in size and exceeds this requirement.

## **VI. Lee Plan Consistency**

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

**POLICY 1.5.1:** *Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.*

**The request is to build one residential single family dwelling unit on the 5 acres of land. This meets the Minimum Use Determination requirements stated above to allow for one dwelling unit on 5 acres of land. The proposed single family dwelling unit satisfies the surrounding area of low-density residential with property's to the north and west are also residential dwelling units and vacant lands to the south and east.**

**POLICY 1.4.6:** *Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the Future Land Use Map. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation Lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas, and well fields. Conservation 20/20 lands designated as conservation are also subject to more stringent use provisions of the 20/20 Program or 20/20 ordinances.*

**The property is currently Conservation Lands; according to the uses above, it only supports public buildings and facilities. Furthermore, this property is under private ownership which is not allowed or appropriate for the current Future Land Use thus seeking a Future Land Use Map Amendment. It meets the Minimum Use Determination described above.**

**Goal 33:** Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

**As shown on Map 2-A, the property is located in the Southeast Lee County Community Planning Area. The area allows for conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities. The allowable land uses within the Wetlands FLU will also be compatible with**

protecting Southeast Lee County's environment. The property will contain one dwelling unit on the 5 acres of land which allows for preservation of any natural resources on the site.

## **VII. Regional Policy Plan Consistency**

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

### **Housing Element**

*Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.*

**The proposed amendment will allow for the development of residential dwelling unit on a vacant property in close proximity to recreation, goods, and services. This amendment will allow for the property owner to use the property for residential use and is consistent with the development of the adjoining areas. The proposed future land use will continue to allow for low impact development while allowing for residential uses.**

### **Natural Resources Element**

*Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.*

**The proposed amendment does not negatively impact the area of natural resources. The applicant's intent is to build one single family residential unit and will continue to support, ensure protection and conservation of the wetlands located in proximity to the dwelling unit.**

The proposed amendment will return the 5-acre site to the Wetlands future land use category to allow the property to be developed with one (1) dwelling unit. The proposal will be consistent and compatible with the surrounding development pattern, is supported by available infrastructure, and will uphold the Goals, Objectives and Policies of the Lee Plan.