



Mr. Dirk Danley Jr.
Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

August 29, 2023

**Re: Pratt's Preserve RPD
DCI2023-00027 - Amendment
Sufficiency #1 Submittal**

Mr. Danley,

In response to the comment letter dated August 17, 2023, enclosed are the following items for your review:

1. Lee County Utilities – Letter of Service Availability
2. Revised Application Form
3. Boundary Survey

Zoning Review:

1. The Letter of Utility Availability references multiple-family dwellings. Please clarify.

Please see the attached revised letter of service availability from Lee County Utilities.

2. The application is registered as an amendment, but this request is considered a full rezoning. Please amend the application type in the Accela system.

After submittal Accela will not allow applicants to modify the record detail information. The application type has been changed on the application form. If there is a way to modify the record details, we will do so.

Legal Description Review:

1. The boundary survey does not meet the requirements of LDC §34-202(a)(6). There is no state plane coordinate at the point of beginning. There are state plane coordinates at each of the 4 property corners.

Please see the attached revised Boundary Survey.

2. Please update the boundary survey to include the coordinate at the POB per the LDC§34-202(a)(6).

Please see the attached revised Boundary Survey.

Environmental Review:

1. The MCP depicts open space within lot areas. Please clarify if the open space is within personal properties. If so, please describe how the open space will be maintained.

Please see the detail on Page 1 of the previously submitted Master Concept Plan. Open Space within the lots is limited to the minimum building setbacks of each lot minus the driveways. These areas will be maintained by the individual homeowners as open space.

Should you have any additional questions, please do not hesitate to contact me.

DeLisi, Inc.



Daniel DeLisi, AICP

cc. Andrew Fitzgerald, P.E., RESPEC/DeLisi Fitzgerald
Neale Montgomery, Pavese Law Firm

**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane
District One

August 24, 2023

Via E-Mail

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Drew Fitzgerald, P.E.
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
Parker Lane RPD - 1209 Blasingim Road
STRAP # 17-45-25-L1-24000.0010; 17-45-25-01-00000.0110;
17-45-25-01-00000.0120; 17-45-25-01-00000.0090

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 155 single family residential units with an estimated flow demand of approximately 38,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate

Parker Lane RPD - Letter - Revised.Docx

August 24, 2023

Page 2

connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for SFWMD and Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Pratt's Preserve RPD

Request: Rezone from: AG-2 & RPD To: RPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Amend Z-21-024 to add a approximately 4.77 acres and 20 residential units to the already approved RPD.
Total development will be 155 single family units on 31.46 acres.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Lennar Homes, Attn: Barry Ernst, Director of Planning and Permitting
 Address: 10481 Ben C. Pratt/Six Mile Cypress Parkway
 City, State, Zip: Fort Myers, FL 33966
 Phone Number: (239) 931-4782
 E-mail Address: Barry.Ernst@lennar.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

- ☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- ☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
- ☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: DeLisi, Inc.
 Contact Person: Daniel DeLisi, AICP
 Address: 520 27th St.
 City, State, Zip: West Palm Beach, FL 33407
 Phone Number: 239-913-7159 Email: dan@delisi-inc.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

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

PART 2 PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: See applicant information.

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☒ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 5/13/2022, 7/7/2022, 12/2/2022, 6/5/2023

PART 3 PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

See Attached List

B. Street Address of Property: 12091 Blasingim Road, Fort Myers, FL, 33966

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: RPD and AG-2

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Residential

2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan):

Central Urban	<u>31.46</u>	Acres	<u>94</u>	% of Total
Wetlands	<u>2.0</u>	Acres	<u>6</u>	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>1,250 +/-</u>	Feet		
2. Depth (average if irregular parcel):	<u>1,250 +/-</u>	Feet		
3. Total area:	<u>26.7</u>	Acres or square feet		
4. Frontage on road or street:	<u>1,250</u>	Feet on	<u>Crystal Dr. Extension</u>	Street
2 nd Frontage on road or street:	<u>950</u>	Feet on	<u>JV Parker Lane</u>	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>31.46</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>2.0</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>2.0</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾			Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland		<u>29.46</u>	Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands		<u>2.0</u>	Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above)

31.46 **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Central Urban and Wetlands

Lee Plan Table 1(a)			
	Max. standard density		Units
1. Standard Units			
a. Total upland acres (from Part 4, D.)	<u>31.46</u>	x <u>10</u> equals	<u>314</u>
b. Total preserved freshwater wetlands acres (from Part 4, D.)	<u>0</u>	x <u>0</u> equals	<u>0</u>
c. Total impacted wetlands acres (from Part 4, D.)	<u>2.0</u>	x <u>0</u> equals	<u>0</u>
d. Total Allowed Standard Units ⁽¹⁾			<u>314</u>
2. Bonus Units [2-143]			
a. Site-built Affordable Housing			<u>N/A</u>
b. Transferrable Dwelling Units			<u> </u>
c. Sub-total			<u> </u>
3. Total Permitted Units ⁽¹⁾			<u>294</u>

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

A.	Commercial N/A 1. Medical 2. General Office 3. Retail 4. Other: _____ 5. TOTAL FLOOR AREA	Height	Total Floor Area (Square Feet)
		_____	_____
		_____	_____
		_____	_____
		_____	_____
		_____	_____
B.	Industrial N/A 1. Under Roof 2. Not Under Roof 3. TOTAL FLOOR AREA	Height	Total Floor Area (Square Feet)
		_____	_____
		_____	_____
		_____	_____
C.	Mining N/A 1. Area to be excavated	Depth	Total Acres
		_____	_____
D.	Assisted Living Facilities N/A 1. Dependent Living Units 2. Independent Living Units 3. TOTAL BEDS/UNITS	Height	Total Beds/Units
		_____	_____
		_____	_____
		_____	_____
E.	Hotels/Motels (Room Size) N/A 1. < 425 sq. ft. 2. 426-725 sq. ft. 3. 725 < sq. ft. 4. TOTAL UNITS	Height	Total Rental Units
		_____	_____
		_____	_____
		_____	_____
		_____	_____

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- 1. Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - 2. Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. Bonus Density: [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

See attached Part 8

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
 N/A
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
 N/A
 2. Quality of the effluent:
 N/A

3. Expected life of the facility:
N/A
-

4. Who will operate and maintain the internal collection and treatment facilities:
N/A
-

5. Receiving bodies or other means of effluent disposal:
N/A
-

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
N/A
-

2. Current water table conditions:
N/A
-

3. Proposed rate of application:
N/A
-

4. Back-up system capacity:
N/A
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

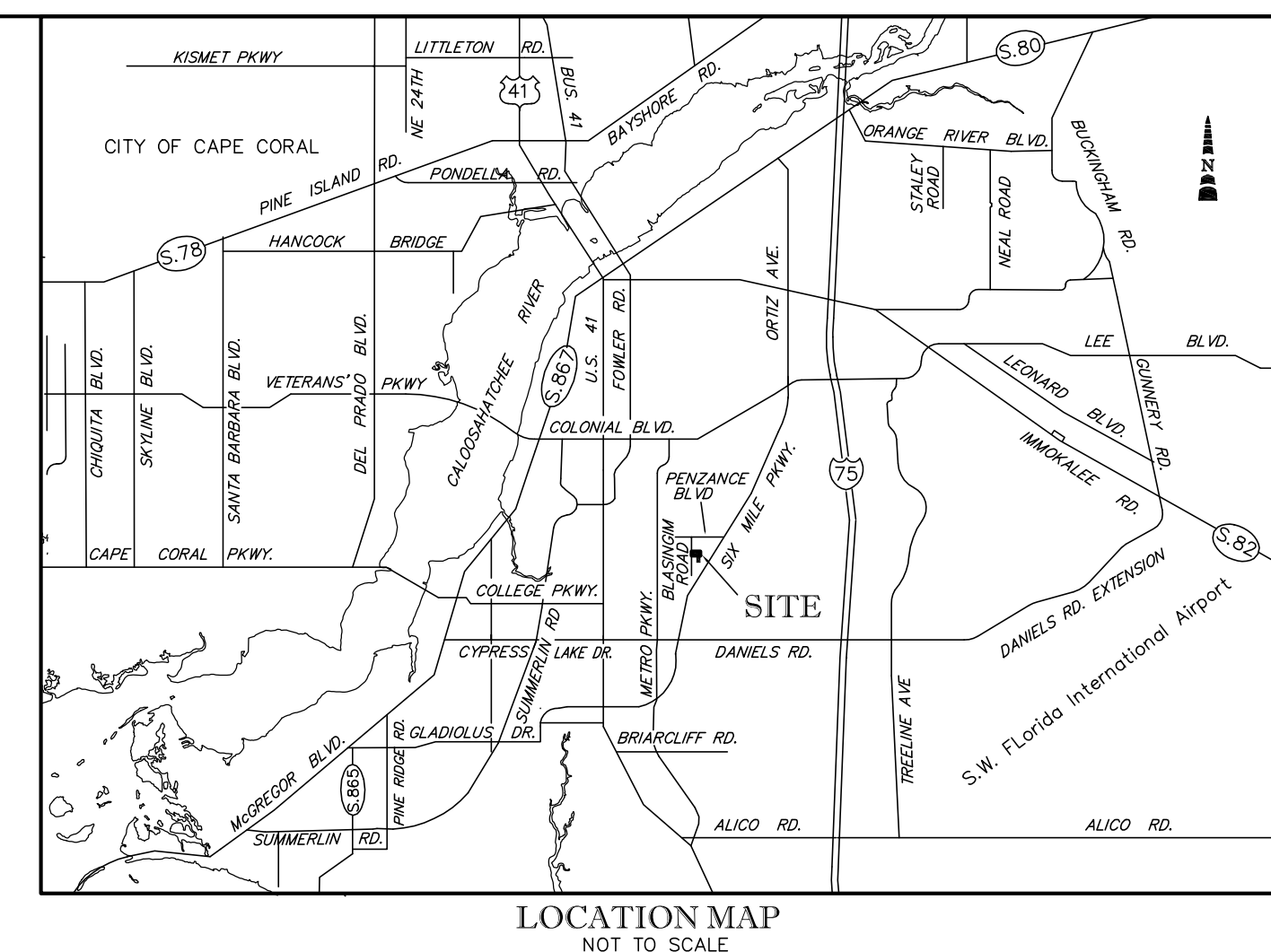
D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**
- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	☐	Completed application for Public Hearing [34-202(a)(1)]
1	☐	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☐	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	☐	Additional Agents [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)]
3	☐	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	☐	Legal description (must submit) [34-202(a)(5)]
	☐	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☐	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)]
3	☐	Property Owners map (if applicable) [34-202(a)(8)]
3	☐	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☐	List of Surrounding Property Owners [34-202(a)(9)]
1	☐	Map of Surrounding Property Owners [34-202(a)(9)]
1	☐	Mailing labels [34-202(a)(9)]
3	☐	List of Zoning Resolutions and Approvals
3	☐	Summary of Public Informational Session (if applicable)
3	☐	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary Density Calculations (if applicable)
3	☐	Request Statement [34-373(a)(5)]
3	☐	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☐	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☐	Schedule of Uses [34-373(a)(8)]
3	☐	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☐	Topography (if available) [34-373(a)(4)b.iv.]
3	☐	Soils Map [34-373(a)(4)b.9.]
3	☐	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	☐	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☐	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)]
3	☐	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)]

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]]
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)]
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☐	Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
3	☐	Information Regarding Proposed Blasting (if applicable).
3	☐	Hazardous Materials Emergency Plan (if applicable)
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)]
3	☐	Tall Structures Permit (if applicable) [34-1108]

[illegible]

BY: DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

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

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE OPINION. ALL MATTER OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

OVER-ALL ZONING

BOUNDARY SURVEY

10070 S. CLEVELAND AVENUE

METRON

PHOTOGRAPHY & MAPPING, LLC
PHONE: (239) 275-8575
FAX: (239) 275-8457

AND SURVEYORS PLANNERS www.metronfl.com

LB# 7071

ELD BOOK/PAGE:	PROJECT NO.:	SHEET:
686/21 & 728/51	15115/15330	<u>1</u> OF <u>3</u>

BY:	SCALE:	CHECKED BY:	(S-T-R)
BUD	1"= 80'	DJO	17-45-25

NOTE:
SEE SHEETS 2 AND 3 FOR DETAILS

LINE TABLE		
LINE	BEARING	DISTANCE
11	N 00°39'02" W	30.00'

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SR = SET IRON ROD (LS #7071)
FIR = FOUND IRON ROD (ID AS SHOWN)
N&D = NAIL AND DISC
O.R. = OFFICIAL RECORDS BOOK
DEED BOOK
INST. = INSTRUMENT
PG. = PAGE
SEC = SECTION
TWP = TOWNSHIP
RNG. = RANGE
R/W = RIGHT-OF-WAY
W/ = WITH
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
VAD 88 = NATIONAL ANTI-CORROSION VERTICAL DATUM 1988
EOP = EDGE OF PAVEMENT
CONC = CONCRETE

MES = MITERED END SECTION
 COP = CORRUGATED PLASTIC PIPE
 RCP = REINFORCED CONC PIPE
 CMP = CORRUGATED METAL PIPE
 RMP = ROUND METAL PIPE
 INV = INVERT
 COV = COVERED
 TYP = TYPICAL
 FND = FOUND
 TYP = TYPICAL

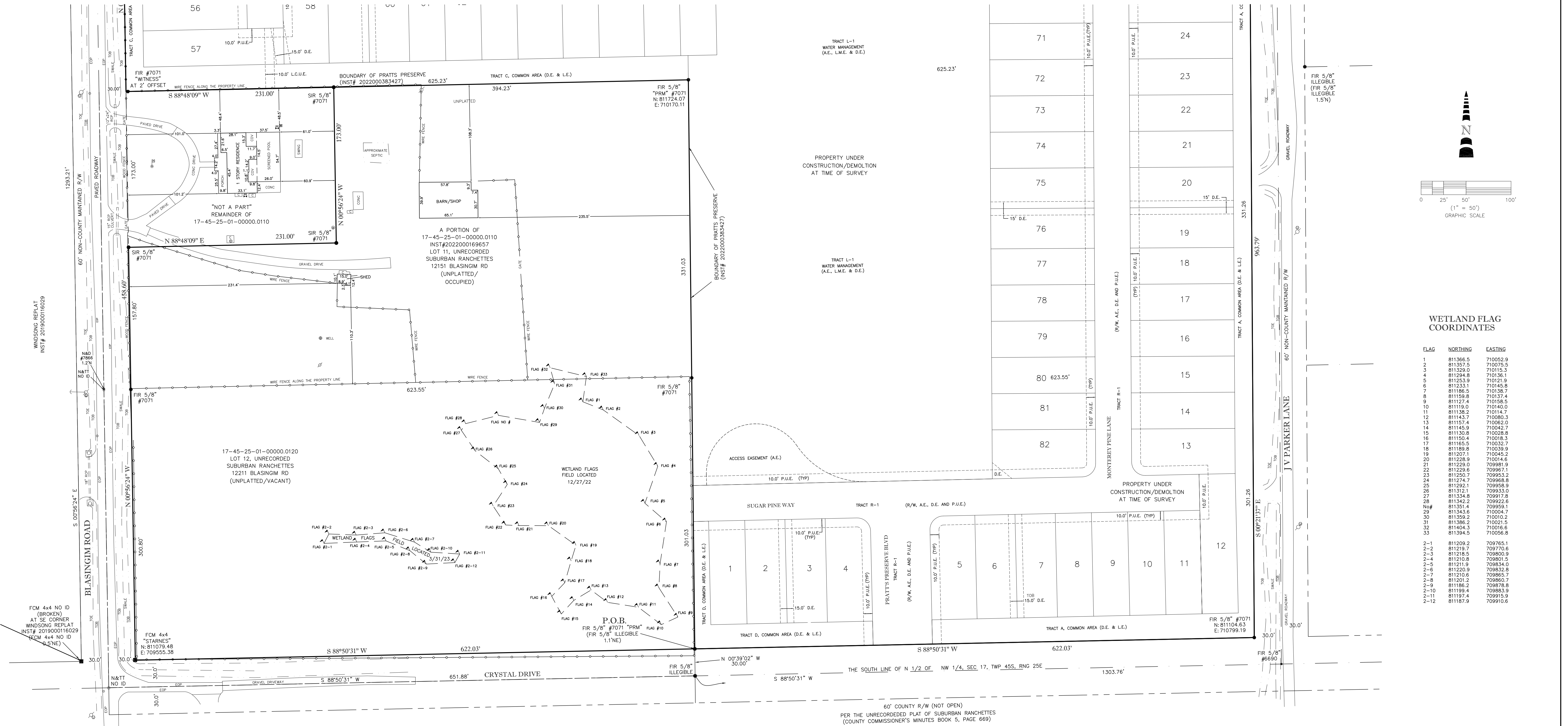
@ = NAIL & DISC (ID AS SHOWN)
 @ = IRON ROD (ID AS SHOWN)
 ■ = CONCRETE MONUMENT
 ○ = WOOD UTILITY POLE
 ⊕ = MITERED END SECTION
 ☎ = TELEPHONE SERVICE BOX
 → = GUY WIRE ANCHOR
 ⊕ = WELL
 □ = CONCRETE PAD
 ○ = WATER METER
 ⚡ = ELECTRIC SERVICE
 ☎ = TELEPHONE SERVICE BOX

⚙ = IRRIGATION VALVE
 ⊕ = FLAG POLE

REVISD 8/24/23 PER COUNTY COMMENTS

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3



BEARINGS ARE BASED ON THE EAST LINE OF WINDSONG REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2019000116029 AS BEARING S.00°56'24"E.

THE COORDINATES SHOWN HEREON ARE STATE PLANE, IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

PARCEL LIES WITHIN FLOOD ZONE "AH" AND AE BOTH HAVING A BASE FLOOD ELEVATION OF 16.2 NAVD 88 PER FLOOD INSURANCE RATE MAP (FIRM) 125124 0429 G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE
FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATOR
ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

SITE ADDRESS' AS LISTED PER LEE COUNTY PROPERTY APPRAISERS WEBSITE.

ADJOINING OWNER INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.

THIS PLAT PREPARED AS A BOUNDARY 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.

P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 SIR = SET IRON ROD (LB #7071)
 FIR = FOUND IRON ROD (ID AS SHOWN)
 N&D = NAIL AND DISC
 O.R. = OFFICIAL RECORDS BOOK
 D.B. = DEED BOOK
 INST = INSTRUMENT
 PG = PAGE
 SEC = SECTION
 TWP = TOWNSHIP
 RNG = RANGE
 R/W = RIGHT-OF-WAY
 W/ = WITH
 FEM = FEDERAL EMERGENCY MANAGEMENT
 NAVD 88 = NORTH AMERICAN VERTICAL
 EOP = EDGE OF PAVEMENT
 CONC = CONCRETE

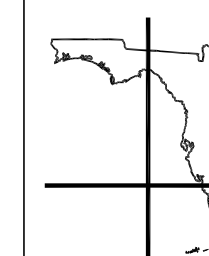
MES = MITERED END SECTION
CPP = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
RMP = ROUND METAL PIPE
INV = INVERT
COV = COVERED
TYP = TYPICAL
FND = FOUND
TYP = TYPICAL

 = IRRIGATION VALVE
 = FLAG POLE

▲ = FIELD LOCATED WETLAND FLAG
(AS FLAGGED BY OTHERS)

(NO PERIODS BY OTHERS)

BOUNDARY SURVEY



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS PLANNERS

LB# 7071

0970 S. CLEVELAND AVENUE,
SUITE #605
PORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

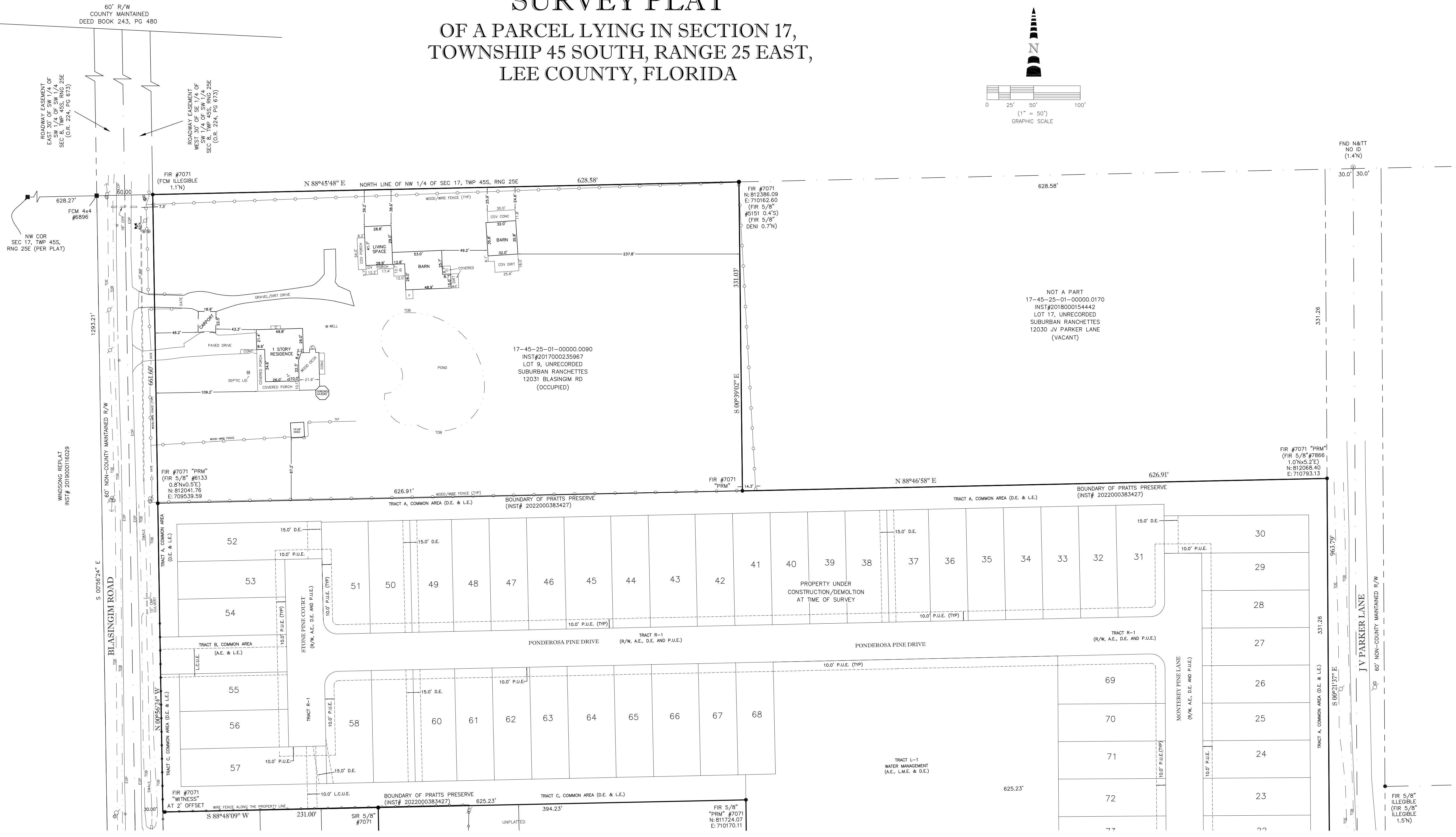
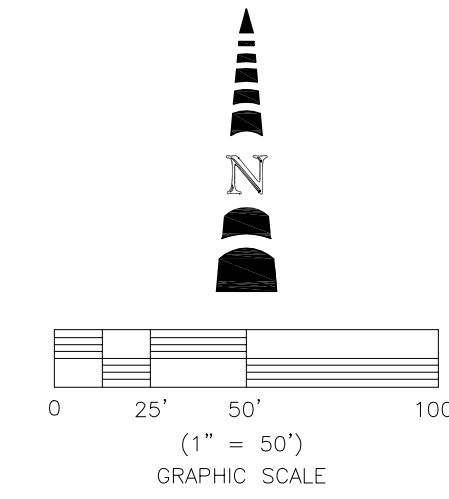
www.metronefl.com

[illegible]

FILE NAME: 15115 ZONING 6-23		FIELD BOOK/PAGE: 686/21 & 728/51		PROJECT NO.: 15115/15330		SHEET: <u>2</u> OF <u>3</u>	
SURVEY DATE: 6/28/23		DRAWN BY: BUD		SCALE: 1" = 50'		CHECKED BY: DJO	
						(S-T-R) 17-45-25	

SURVEY PLAT

OF A PARCEL LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



NOTES:
SURVEY IS BASED ON THE LEGAL DESCRIPTION AS SHOWN, CERTIFIED CORNER RECORDS ON FILE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, LAND RECORDS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.
BEARINGS ARE BASED ON THE EAST LINE OF WINDSONG REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2019000116029 AS BEARING S.00°56'24"E.
THE COORDINATES SHOWN HEREON ARE STATE PLANE, IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
PARCEL LIES WITHIN FLOOD ZONE "AH" AND AE BOTH HAVING A BASE FLOOD ELEVATION OF 16.2 NAVD 88 PER FLOOD INSURANCE RATE MAP (FIRM) 125124 0429 S, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.
THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.
SITE ADDRESS" AS LISTED PER LEE COUNTY PROPERTY APPRAISERS WEBSITE.
ADJOINING OWNER INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.
THIS PLAT PREPARED AS A BOUNDARY 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.

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SIR = SET IRON ROD (ID #7071)
FIR = FOUND IRON ROD (ID AS SHOWN)
NAD = NAIL AND DISC
D.B. = DEED BOOK
INST = INSTRUMENT
PG = PAGE
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
R/W = RIGHT-OF-WAY
W/ = WITH
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
EOP = EDGE OF PAVEMENT
CONC = CONCRETE

MES = MITERED END SECTION
CPP = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONC PIPE
CMP = CORRUGATED METAL PIPE
RMP = ROUND METAL PIPE
INV = INVERT
COV = COVERED
TYP = TYPICAL
FND = FOUND
TYP = TYPICAL

⊗ = NAIL & DISC (ID AS SHOWN)
● = IRON ROD (ID AS SHOWN)
■ = CONCRETE MONUMENT
⊘ = WOOD UTILITY POLE
⊙ = MITERED END SECTION
⊕ = TELEPHONE SERVICE BOX
—○— = GUY WIRE ANCHOR
⊗ = WELL
⊠ = CONCRETE PAD
⊡ = WATER METER
⊢ = ELECTRIC SERVICE
⊣ = TELEPHONE SERVICE BOX
▲ = FIELD LOCATED WETLAND FLAG (AS FLAGGED BY OTHERS)

⊗ = IRRIGATION VALVE
⊡ = FLAG POLE

OVER-ALL ZONING

BOUNDARY SURVEY

		10970 S. CLEVELAND AVENUE, SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457	
LAND SURVEYORS PLANNERS		www.metronfl.com	
LB# 7071			
FILE NAME: 15115 ZONING 6-23	FIELD BOOK/PAGE: 686/21 & 728/51	PROJECT NO.: 15115/15330	SHEET: 3 OF 3
SURVEY DATE: 6/23/23	DRAWN BY: BUD	SCALE: 1" = 50'	CHECKED BY: DJO
		(S-T-R) 17-45-25	