



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

October 2, 2023

**Re: Pratt's Preserve RPD
DCI2023-00027 - Amendment
Sufficiency Response #2 Submittal**

Mr. Danley,

In response to the comment letter dated September 29, 2023, enclosed are the following items for your review:

1. Boundary Survey

Legal Description Review:

1. The survey must be based upon the title certification submitted in accord with section 34-201(a)(7). The boundary survey references a Title Opinion dated December 15, 2022, the current Title Opinion is dated June 22, 2023.

Please see the attached revised Boundary Survey which references the Title Opinion dated June 22, 2023.

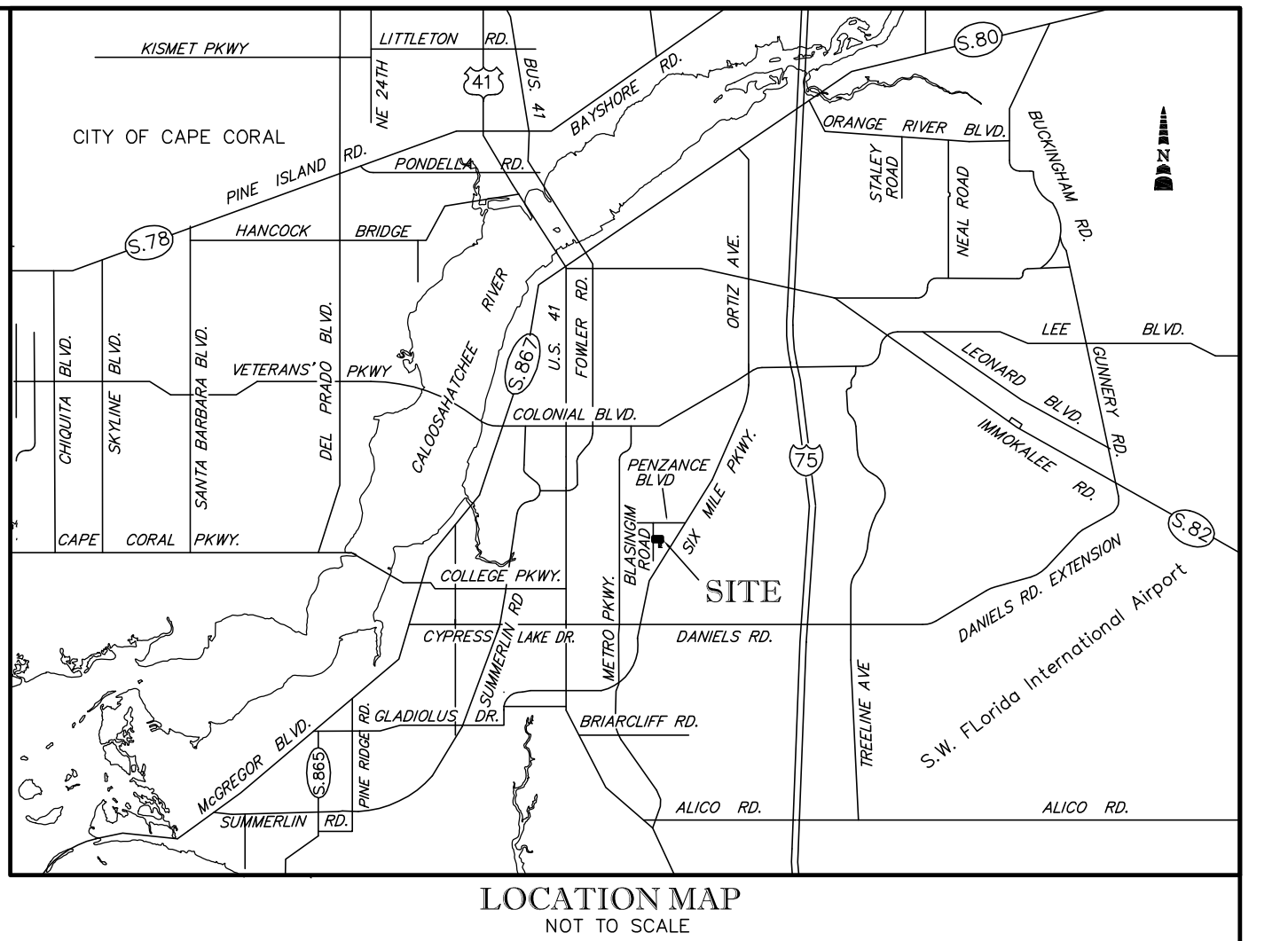
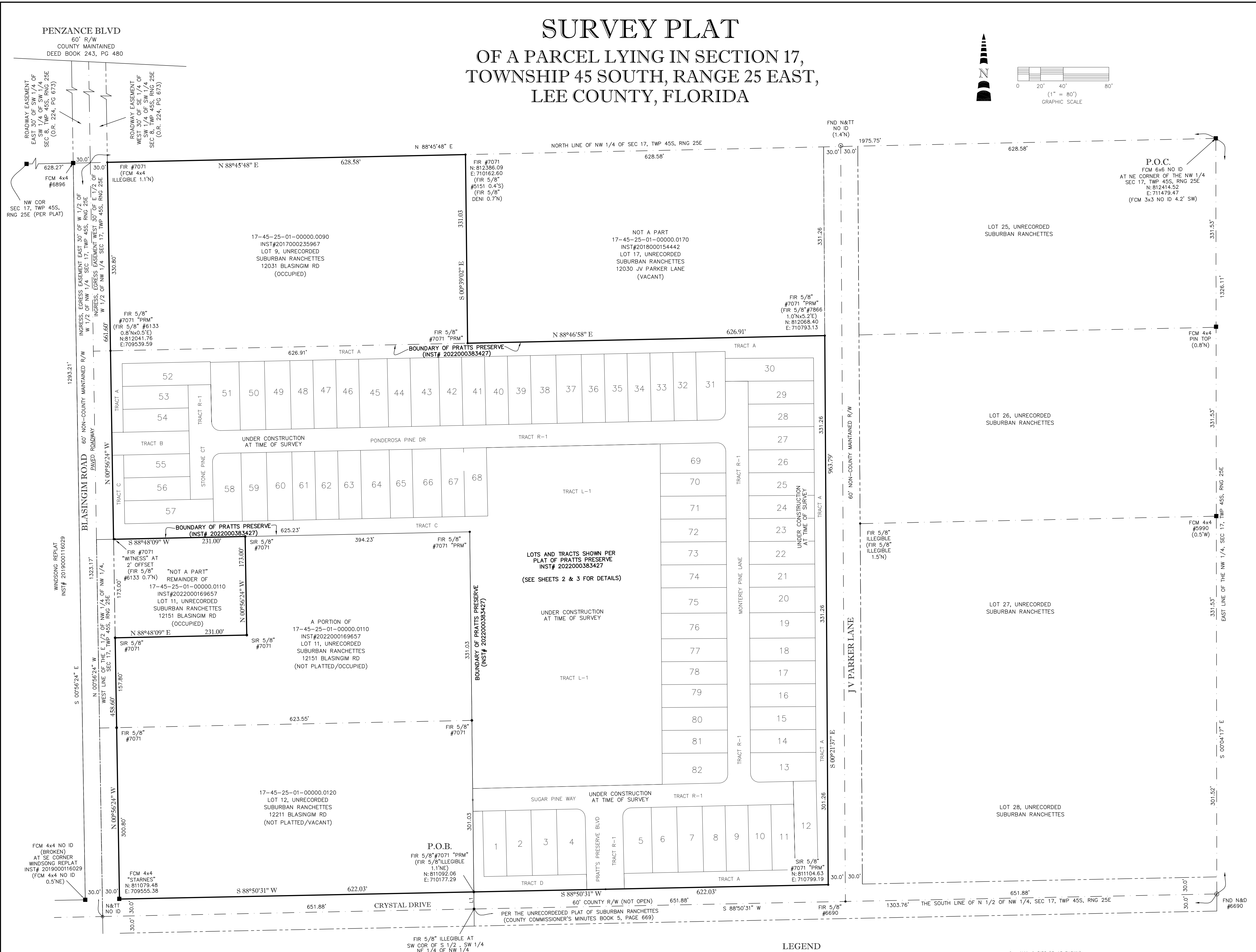
Should you have any additional questions, please do not hesitate to contact me.

DeLisi, Inc.

A handwritten signature in blue ink, appearing to read "Daniel DeLisi".

Daniel DeLisi, AICP

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



NOTES:
SURVEY IS BASED ON A TITLE CERTIFICATION LETTER BY PAVESSE LAW FIRM DATED JUNE 22, 2023 AT 5:00PM. 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 IS 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 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.
TOTAL COMBINED AREA OF PARCELS SURVEYED IS 31.46 ACRES, MORE OR LESS.
DATE OF LAST FIELDWORK IS MARCH 31, 2023.

LEGAL DESCRIPTION: AS DESCRIBED BY THIS FIRM
PRATT'S PRESERVE, RECORDED AS INSTRUMENT NO. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TOGETHER WITH LOT 9, LOT 12 AND A PORTION OF LOT 11 OF THAT CERTAIN UNRECORDED SUBDIVISION KNOWN AS SUBURBAN RANCHETTES, BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A 6"x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE S.00°04'17"E., ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1326.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE CENTERLINE OF CRYSTAL DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 1303.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE N.00°39'02"W., ALONG THE WEST LINE OF SAID FRACTION, FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, THE SOUTHWEST CORNER OF PRATT'S PRESERVE, RECORDED AS INSTRUMENT NO. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 12, FOR A DISTANCE OF 622.03 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BLASINGM ROAD, A 60 FOOT RIGHT OF WAY, THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 458.60 FEET; THENCE N.88°48'09"E., A DISTANCE OF 231.00 FEET; THENCE N.00°56'24"W., A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE S.88°48'09"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 231.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT, THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT ON THE EAST RIGHT OF WAY LINE OF SAID BLASINGM ROAD; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 661.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N.88°45'48"E., ALONG THE NORTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S.00°39'02"E., ALONG THE EAST LINE OF SAID LOT 9, FOR A DISTANCE OF 331.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND A POINT ON THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE N.88°46'58"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 628.91 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND A POINT ON THE WEST RIGHT OF WAY LINE OF JV PARKER LANE, A 60 FOOT RIGHT OF WAY, THENCE S.00°13'37"E., ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 963.79 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 622.03 FEET TO THE POINT OF BEGINNING.

FOR THE FIRM:
Denis J. O'Connell, Jr
Digitally signed by Denis J. O'Connell, Jr
Date: 2023.10.02 10:10:26 -04'00'
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 MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

OVER-ALL ZONING

TITLE:
PER A TITLE CERTIFICATION LETTER BY PAVESSE LAW FIRM DATED JUNE 22, 2023 AT 5:00PM. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS AND RIGHTS OF WAY:
[1] EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2022000280482. (AFFECTS PLATTED PORTION ONLY, BLANKET IN NATURE)
[2] EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2022000280482. (AFFECTS PLATTED PORTION ONLY, BLANKET IN NATURE)
[3] EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2022000280482. (AFFECTS PLATTED PORTION ONLY, BLANKET IN NATURE)
[4] EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2022000280482. (AFFECTS PLATTED PORTION ONLY, BLANKET IN NATURE)
[5] EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2022000280482. (AFFECTS PLATTED PORTION ONLY, BLANKET IN NATURE)

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
SIR = SET IRON ROD (ID AS SHOWN)
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
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
EOP = EDGE OF PAVEMENT
CONC. = CONCRETE
MES = MITERED END SECTION
GPP = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
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INV. = INVERT
COV. = COVERED
TYP. = TYPICAL
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IRI = IRRIGATION VALVE
FPM = FLAG POLE
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°39'02" W	30.00'

NOTE:
SEE SHEETS 2 AND 3 FOR DETAILS.

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TITLE: BOUNDARY SURVEY

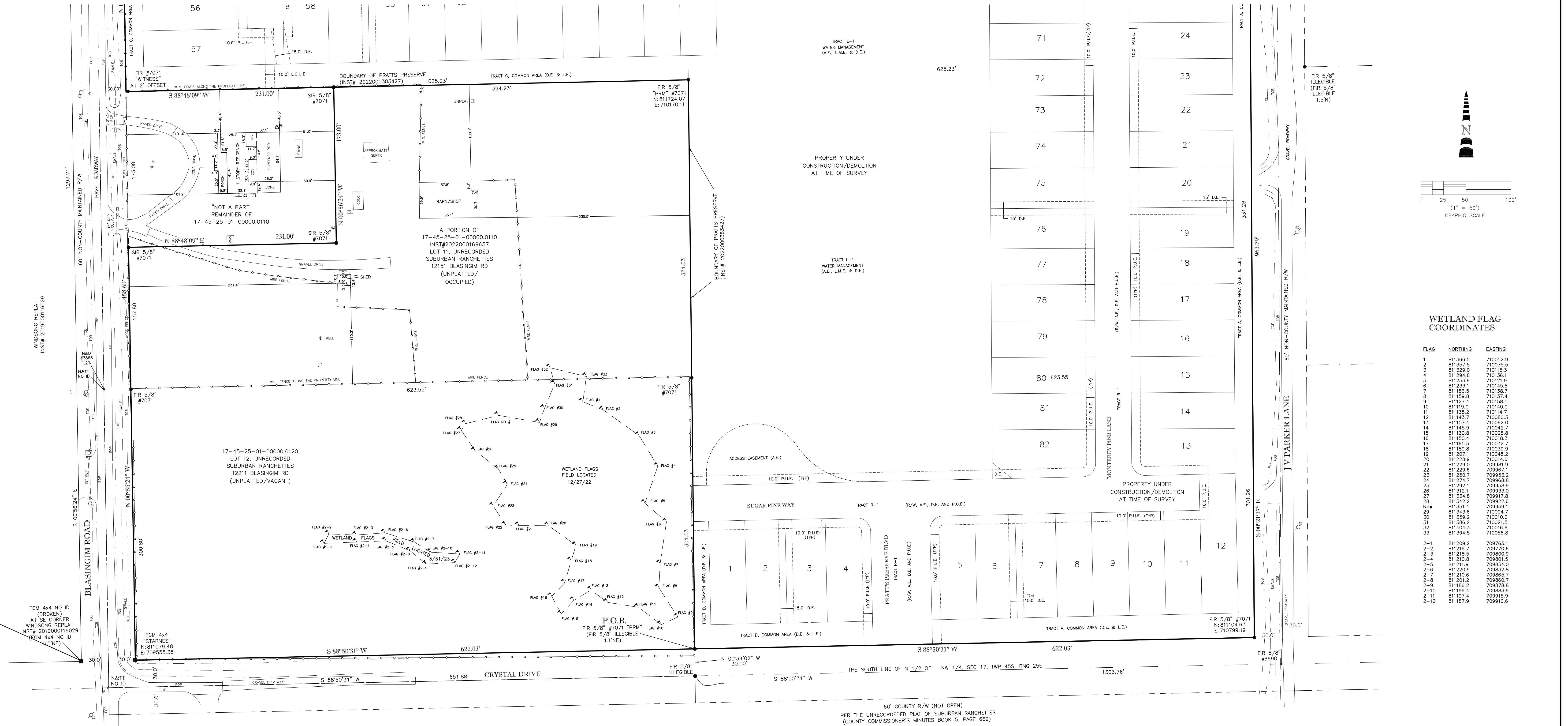
METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS PLANNERS
LD# 7071

10970 S. CLEVELAND AVENUE, SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
15115 ZONING 6-23	686/21 & 728/51	15115/15330	1 OF 3
SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:
6/28/23	BUD	1" = 80'	DJO
			(S-T-R)
			17-45-25

SEE SHEET 3 OF 3

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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.

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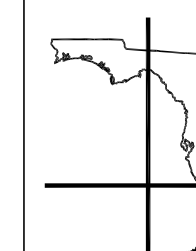
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 = FLAG POLE

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

BOUNDARY SURVEY



METRON
SURVEYING & MAPPING, LLC

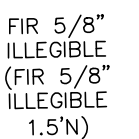
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FILE NAME: 15115 ZONING 6-23		FIELD BOOK/PAGE: 686/21 & 728/51		PROJECT NO.: 15115/15330		SHEET: <u>2</u> OF <u>3</u>	
SURVEY DATE: 6/28/23		DRAWN BY: BUD		SCALE: 1"= 50'		CHECKED BY: DJO	
						(S-T-R) 17-45-25	



SEE SHEET 2 OF 3

○ = 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

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