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Of Counsel

James T. Humphrey
Retired

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Director of Land Use

* Board Certified Civil Trial Lawyer
□ Board Certified Real Estate Lawyer
+ Board Certified Business Litigation Lawyer
o Board Certified Construction Lawyer

mroeder@knott-law.com

April 11, 2025

Chahram Badamhtchian
Senior Planner
Department of Community Development
P.O. Box 398
Fort Myers, FL 33902

Re: Cypress Lake Presbyterian Church Food Pantry (SEZ2025-00005)

Dear Chahram:

In response to the sufficiency letter dated April 1, we would offer the following additional information for your review:

Planning Review:

Policy 1.1.3 is the definition of the Central Urban land use category, identified as the “urban core” of the County, which will have the “greatest range and highest level of public services. The requested use of a shipping container for storage is consistent with this Policy.

Policy 6.1.1 identifies the review criteria for commercial developments. This is not a new commercial development, but a minor addition to an existing food pantry that is sponsored by the Cypress Lake Presbyterian Church. The access to the Church and Food Pantry is a signalized intersection of Cypress Lake Drive, a major arterial. There are four lanes within the Church property to accommodate cars waiting for their food donation, and the Pantry only operates on Mondays. It is immediately adjacent to the parking lot of the Greek Orthodox Church. All necessary urban services are available.

Policy 101.1.1 requires that development within the Coastal High Hazard Area be “compatible with natural systems.” The area where the shipping container will be located is currently a gravel area where the delivery trucks now park.

Policy 101.3.2 restricts development in the Coastal High Hazard Area to uplands. The site is upland.

Chahram Badamtchian
April 11, 2025
Page 2

Legal Description Review:

Please see attached legal description and sketch and boundary survey.

Environmental Review:

DOS94-08-017-00 does not come up on the Development Services website. It is not clear that there is a deficiency with the approved landscape plan, but, if so, any correction should be a condition of the SE approval and not a sufficiency question.

Please let me know if you have any questions.

Best regards,

KNOTT EBELINI HART



Michael E. Roeder, AICP
Director of Zoning and
Land Use Planning

MER/mcl

cc: Mark Gisse

SKETCH & DESCRIPTION

OF A PARCEL LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(AS RECORDED IN OFFICIAL RECORDS BOOK 1524 AT PAGE 2239)

THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE EAST 670.94 FEET OF THE WEST 1394.49 FEET OF THE WEST $\frac{3}{4}$ OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, LESS CYPRESS LAKE DRIVE RIGHT-OF-WAY AND LESS 30' IN WIDTH ALONG THE WEST LINE OF SUBJECT PROPERTY.

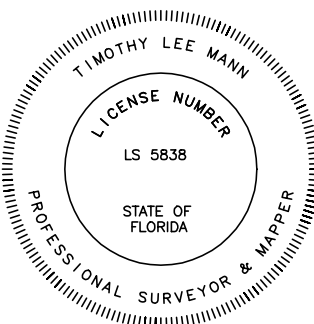
(METES AND BOUNDS DESCRIPTION, AS DESCRIBED BY THIS FIRM)

A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF FORT MYERS IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING THE SAME AS THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1524, PAGE 2239 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE N.89°07'54"E. ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1,058.55 FEET; THENCE N.00°02'30"E., LEAVING SAID SOUTH LINE FOR A DISTANCE OF 55.51 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CYPRESS LAKE DRIVE, A VARIABLE WIDTH RIGHT OF WAY; THENCE N.89°07'54"E., ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.00°02'30"E. FOR A DISTANCE OF 606.60 FEET; THENCE N.89°06'16"E. FOR A DISTANCE OF 305.51 FEET; THENCE S.00°02'30"W. FOR A DISTANCE OF 606.74 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF CYPRESS LAKE DRIVE; THENCE S.89°07'54"W. FOR A DISTANCE OF 305.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.25 ACRES, MORE OR LESS

THIS SKETCH & DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY LEE MANN USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Timothy L Mann Digitally signed by Timothy L Mann
 Date: 2025.02.14 10:20:48 -05'00'
 BY: TIMOTHY LEE MANN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS# 5838

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AS BEING N.89°07'54"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

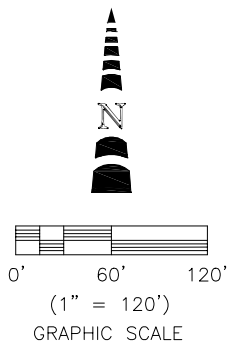
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

8260 CYPRESS LAKE DR, FT MYERS

TITLE: LEGAL DESCRIPTION			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS PLANNERS LB# 7071	
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME: 15620SK.DWG	FIELD BOOK/PAGE: 762/70	PROJECT NO.: 15620	SHEET: 1 OF 2
DATE: 2/14/25	DRAWN BY: BUD	SCALE: 1" = 120'	CHECKED BY: TLM
		FILE NO. (S-T-R) 22-45-24	

SKETCH & DESCRIPTION

OF A PARCEL LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
R/W = RIGHT OF WAY
N: = NORTHING
E: = EASTING

P.O.C.
SW CORNER
OF THE NE 1/4,
SEC 22, TWP 45S
RNG 24E
N:804133.00
E:690303.88

N 89°07'54" E
1058.98'

P.O.B.
N:804205.01
E:691392.34

S 89°07'54" W 305.51'

CYPRESS LAKE DRIVE

A VARIABLE WIDTH RIGHT OF WAY

SOUTH LINE OF NE 1/4,
SEC 22, TWP 45S, RNG 24E

N 89°06'16" E 305.51'

N:804816.39
E:691698.26

606.60'

N 00°02'30" E

606.74'

S 00°02'30" W

EAST LINE OF WEST 1394.49'
OF NE 1/4 OF SEC 22

SUBJECT PARCEL
8260 CYPRESS LAKE DR
O.R. 1524, PG 2239
22-45-24-00-00001.015A
CONTAINS 4.25 ACRES, MORE
OR LESS

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AS BEING N.89°07'54"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

8260 CYPRESS LAKE DR, FT MYERS

TITLE: SKETCH OF DESCRIPTION			
		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
LAND SURVEYORS PLANNERS LB# 7071			
FILE NAME: 15620SK.DWG	FIELD BOOK/PAGE: 762/70	PROJECT NO.: 15620	SHEET: 2 OF 2
DATE: 2/14/25	DRAWN BY: BUD	SCALE: 1" = 120'	CHECKED BY: TLM
		FILE NO. (S-T-R) 22-45-24	

SURVEY PLAT

OF A PARCEL LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

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(AS DESCRIBED BY THIS FIRM, FOR SUBMITTAL PURPOSES ONLY)

A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF FORT MYERS IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING THE SAME AS THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1524, PAGE 2239 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TITLE

PER TITLE CERTIFICATION LETTER BY KNOTT-EBELINI-HART, ATTORNEYS AT LAW DATED JANUARY 13, 2024, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS:

EXCEPTIONS CONTAINED WITHIN SECTION 3, OF CERTIFICATION LETTER

"EASEMENTS WITHIN THE BOUNDARIES OF THE PROPERTY"

[c] EASEMENT CONTAINED IN INSTRUMENT RECORDED JULY 1, 1996, UNDER O.R. BOOK 1854, PAGE 3474, AS AFFECTED BY EASEMENT TERMINATION AGREEMENT RECORDED IN CLERKS FILE NUMBER 2008000067801, AND QUIT CLAIM DEED TERMINATING EASEMENT RECORDED IN CLERKS FILE NUMBER 2008000067802, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS SHOWN HEREON)

[b] EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 18, 1990, UNDER O.R. BOOK 2181, PAGE 3771, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS SHOWN HEREON)

[c] EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 18, 1990, UNDER O.R. BOOK 2181, PAGE 3767, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS SHOWN HEREON)

[d] EASEMENT CONTAINED IN INSTRUMENT RECORDED JANUARY 10, 1977, UNDER O.R. BOOK 1176, PAGE 1642, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS SHOWN HEREON)

[a] EASEMENT CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 20, 1995, UNDER O.R. BOOK 2636, PAGE 2457, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS SHOWN HEREON)

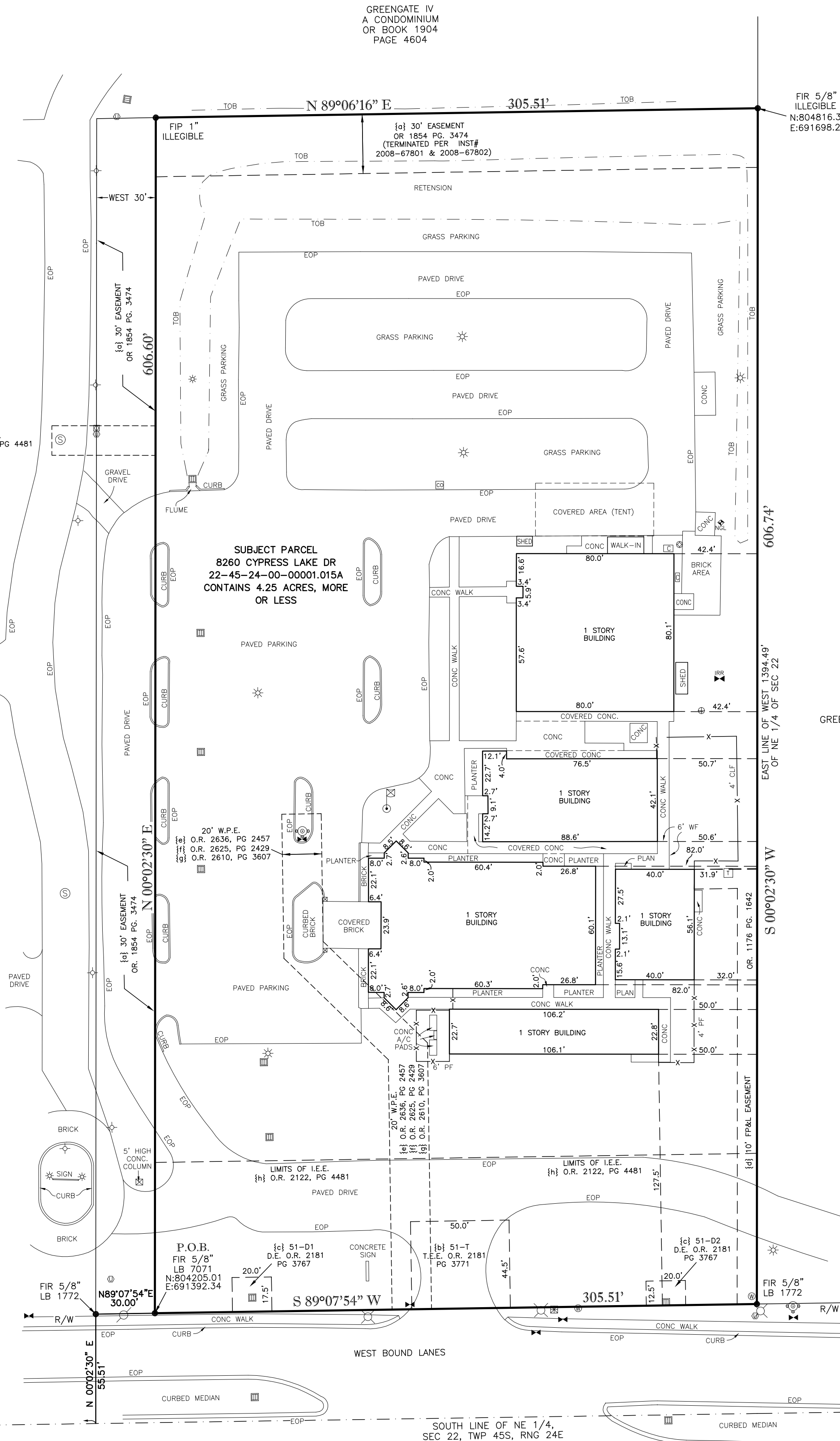
[f] EASEMENT CONTAINED IN INSTRUMENT RECORDED AUGUST 10, 1995, UNDER O.R. BOOK 2 625, PAGE 2429, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS SHOWN HEREON)

[g] EASEMENT CONTAINED IN INSTRUMENT RECORDED JUNE 22, 1995, UNDER O.R. BOOK 2610, PAGE 3607, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS SHOWN HEREON)

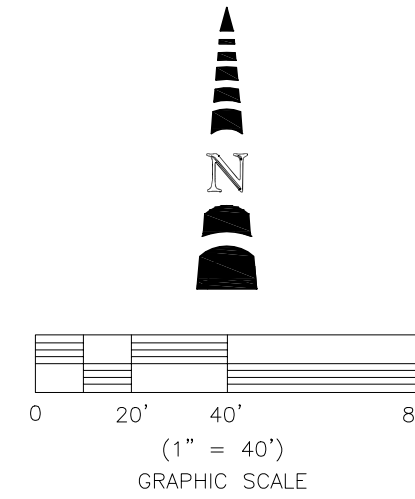
[h] MUTUAL GRANT OF EASEMENTS CONTAINED IN INSTRUMENT RECORDED JANUARY 22, 1990, UNDER O.R. BOOK 2122, PAGE 4481A, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS SHOWN HEREON)

GREENGATE I
A CONDOMINIUM
CONDOMINIUM PLAT BOOK 12
PAGE 84

GREENGATE III
A CONDOMINIUM
OR 3356
PAGE 1656



GREEK ORTHODOX
CHURCH
OR 3480
PAGE 719



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
FIR = FOUND IRON ROD
NAD = NAIL AND DISC
FND = FOUND
R/W = RIGHT OF WAY (AS MONUMENTED AND MAINTAINED)
O.R. = OFFICIAL RECORDS BOOK
PG = PAGE
INST = INSTRUMENT
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
CONC = CONCRETE
EOP = EDGE OF PAVEMENT
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
N = NOTHING
E = EASTING
TOB = TOP OF BANK
TOC = BOTTOM OF BANK/TOE OF SLOPE
PF = PLASTIC (PVC) FENCE
CLF = CHAIN LINK FENCE
D.E. = DRAINAGE EASEMENT
T.E.E. = TRAFFIC EQUIPMENT EASEMENT
W.P.E. = WATER PIPELINE EASEMENT
S.L.E. = SEWER LINE EASEMENT
I.E.E. = INGRESS-EGRESS EASEMENT
C.P.P. = CONCRETE POWER POLE
W.U.P. = WOOD UTILITY POLE
F.H. = FIRE HYDRANT
G.M. = GAS METER
W. = WELL
I.V. = IRRIGATION VALVE
B. = BOLLARD
C.O. = CLEAN OUT
L.P. = LIGHT POLE
C.B. = CATCH BASIN
W.M. = WATER METER
E.S. = ELECTRIC SERVICE
W.V. = WATER VALVE
C.C. = CONCRETE COLUMN
L.L. = LANDSCAPE LIGHTS
T.S.B. = TELEPHONE SERVICE BOX
S.M. = SANITARY MANHOLE
C.T.B. = CABLE TELEVISION BOX
F.P. = FLAG POLE
E.T. = ELECTRIC TRANSFORMER

NOTES:

SURVEY BASED ON THE LEGAL DESCRIPTION AS SHOWN AND PROPERTY RECORDS ON FILE WITH THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, CERTIFIED CORNER RECORDS ON FILE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE SOUTH LINE OF NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AS BEING N.89°07'54"E.

PARCEL LIES WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 9.0' N.A.V.D. 88, PER FLOOD INSURANCE RATE MAP (FIRM) 12071C 04176, EFFECTIVE DATE NOV 17, 2022, 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.

THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

SITE ADDRESS IS LISTED AS 8260 CYPRESS LAKE DR, FT MYERS, FL, PER LEE COUNTY PROPERTY APPRAISERS WEBSITE. ADJUTER PARCEL INFORMATION/STRAP NUMBERS WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

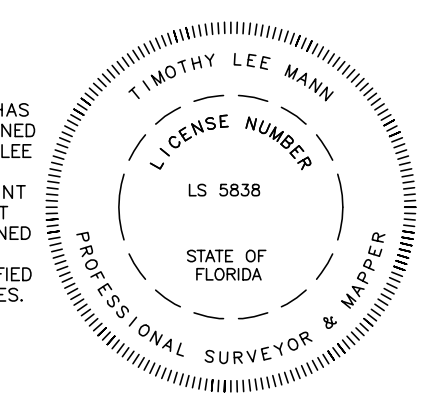
WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY SURVEY TO SHOW THE ABOVE GROUND VISIBLE IMPROVEMENTS LOCATED WITHIN A PORTION AND ADJACENT TO THE PROPERTY AS DESCRIBED HEREON AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

PARCEL CONTAINS 4.25 ACRES, MORE OR LESS

DATE OF LAST FIELD WORK: 1-14-2025.

Timothy L. Mann
Digitally signed by Timothy L. Mann
Date: 2025.02.14 06:47:40-05'00'



THIS BOUNDARY SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY LEE MANN USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

8260 CYPRESS LAKE DR, FT MYERS

TITLE: BOUNDARY SURVEY			
		10970 S. CLEVELAND AVENUE, SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
LAND SURVEYORS-PLANNERS			
LB# 7071			
FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
15620SR.DWG	762/70	11444/7422	1 OF 1
SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:
1/16/2025	BUD	1" = 40'	TLM
		(S-T-R)	22-45-24