

ADMINISTRATIVE APPROVAL (COP) ADD2025-00252

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Steven A. Ramunni P.A. filed an application on behalf of Ole Mediterranean Cuisine, LLC. (Taberna Ole Restaurant) for administrative approval to allow Consumption on Premises under a 4COP alcoholic beverage license in conjunction with a Restaurant Group, III on a project known as Taberna Ole Restaurant; and

WHEREAS, the subject property is located at 12377 S Cleveland Avenue, described more particularly as:

LEGAL DESCRIPTION: In Section 13, Township 45, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"; and

WHEREAS, the applicant has indicated the property's current STRAP Number is 13-45-24-L1-37000.0030; and

WHEREAS, the subject property is located in the Intensive Development Future Land Use Category and the Mixed-Use Overlay as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the subject property was rezoned from Commercial (C-2), Highway Commercial (CH), and Single-Family Residential (RS-1) to Commercial Planned Development (CPD) by Resolution Z-05-012 (see Exhibit "B"); and

WHEREAS, in accordance with the Land Development Code (LDC), Section 34-622, the Taberna Ole Restaurant is classified as a Group III Restaurant, which is a permitted use in the Commercial Planned Development (CPD) zoning district; and

WHEREAS, the applicant has filed the subject request to allow Consumption on Premises in conjunction with a Group III Restaurant under a 4COP alcoholic beverage license with hours for sale and service between 4 p.m. and 9 p.m. Monday through Thursday, between 3 p.m. and 9 p.m. Friday, between 3 p.m. and 10 p.m. Saturday, and between Noon to 8 p.m. Sunday; and

WHEREAS, the applicant is exempt from providing a sworn statement for separation distance as there are no outdoor seating areas included in the request (see Exhibit "C"); and

WHEREAS, LDC Section 34-1264(a)(1)g allows for administrative approval of consumption on-premises in accordance with LDC Section 34-174 in conjunction with Restaurants, Groups II, III and IV, subject to certain operational and site design criteria; and

WHEREAS, LDC Section 34-174(b) allows for administrative approval of on-premises consumption of alcoholic beverages provided that there will be no apparent adverse impact on

surrounding properties within 500 feet of the premises; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS the following findings of fact are offered:

- (1) There will be no apparent adverse impact on surrounding properties within 500 feet of the premises;
- (2) The restaurant is in full compliance with state requirements and serves cooked, full-course meals prepared daily on the premises; and
- (3) The establishment complies with the parking requirements for the principal use set forth by LDC Section 34-2020(b).

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to allow Consumption on Premises under a 4COP alcoholic beverage license in conjunction with a Restaurant, Group III on a project known as Taberna Ole Restaurant is **APPROVED subject to the following conditions:**

- 1. Approval is limited to a 4COP Alcoholic Beverage License for consumption on premises in conjunction with a Group III Restaurant with no outdoor seating as depicted on the Floor Plan attached hereto as Exhibit "C" and the Site Plan attached hereto as Exhibit "E". If a new type of alcoholic beverage license or establishment is sought, a new approval in accordance with the LDC is required.**
- 2. The hours of alcoholic beverage service are limited to Monday through Thursday between 4 p.m. and 9 p.m., Friday between 3 p.m. and 9 p.m., Saturday between 3 p.m. and 10 p.m., and Sunday between Noon and 8 p.m.**
- 3. Consumption on Premises must occur in conjunction with food and nonalcoholic beverage service. The sale and service of alcoholic beverages may not occur after the sale and service of food and nonalcoholic beverages has elapsed.**
- 4. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 12/23/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits

Exhibit A: Legal

Exhibit B: Z-05-012

Exhibit C: Floor Plan

Exhibit D: Menu

Exhibit E: Site Plan (LDO2025-00268)

Exhibit A

CASE NUMBER: ADD2025-00252

LEGAL DESCRIPTION

LOT 3, VILLAS PLAZA, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, LOCATED IN SECTION 13, TOWNSHIP 45, RANGE 24 EAST AS RECORDED IN INSTRUMENT #2016000191752, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

REVIEWED

Project: ADD2025-00252

By: Larissa Narkiewicz

Dept: Legal Review

Date: 12/17/2025

STRAP NUMBER

13-45-24-L1-37000.0030

RESOLUTION NUMBER Z-05-012

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Druid Assets LLC, c/o Daniel S. Howe, Manager filed an application on behalf of the property owners, Samuel, John and Michael Johnson to rezone a 4.16+/- acre parcel from Commercial (C-2), to Highway Commercial (CH), and Single-Family Residential (RS-1) to Commercial Planned Development (CPD) in reference to CVS at Villas Plaza; and

WHEREAS, a public hearing was advertised and held on February 2, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00047; and

WHEREAS, a second public hearing was advertised and held on March 21, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 4.16+/- acre parcel from C-2, CH, and RS-1 to CPD, to allow uses to include, but not limited to, Drug Store, Flea Market, Car Wash, and a Fast-Food Restaurant. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "CVS at The Villas Plaza," stamped received by the Permit Counter on MAR 23 2005, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. Schedule of Uses

Phase 1

ADMINISTRATIVE OFFICES
 ANIMALS, clinic (No Outdoor Runs)
 ATM (automatic teller machine)
 AUTO PARTS STORE, no installation service, with installation service
 AUTO REPAIR AND SERVICE (34-622(c)), Groups I and II
 BAIT AND TACKLE SHOP
 BANKS AND FINANCIAL ESTABLISHMENTS (34-622(c)),
 Groups I and II
 BOATS, boat parts store
 BROADCAST STUDIO, commercial radio and television
 BUSINESS SERVICES (34-622(c)), Group I
 CLEANING AND MAINTENANCE SERVICES (34-622(c))
 CLOTHING STORES, general (34-622(c))
 CLUBS, commercial, fraternal, membership organization
 CONVENIENCE FOOD AND BEVERAGE STORE (No Fuel Pumps)
 CULTURAL FACILITIES (34-622(c))
 DAY CARE CENTER, ADULT, CHILD
 DEPARTMENT STORE
 DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
 DRUGSTORE PHARMACY
 ESSENTIAL SERVICES
 ESSENTIAL SERVICE FACILITIES (34-622(c)(13)), Group I
 EXCAVATION, water retention
 FOOD STORES (34-622(c)), Groups I and II
 HARDWARE STORE
 HEALTH CARE FACILITY (34-622(c)), Group III
 HOBBY, TOY, GAME SHOPS (34-622(c))
 HOUSEHOLD AND OFFICE FURNISHINGS (34-622(c))
 Groups I and II
 INSURANCE COMPANIES (34-622(c))
 LAUNDRY OR DRY CLEANING (34-622(c)) Groups I and II
 LIBRARY
 MEDICAL OFFICE
 PACKAGE STORE (Accessory only to the Drugstore/Pharmacy)
 PAINT, GLASS AND WALLPAPER
 PARKING LOT, accessory
 PERSONAL SERVICES (34-622(c)) Groups I, II and III
 PET SERVICES
 PET SHOP
 PLACE OF WORSHIP
 POST OFFICE
 PRINTING AND PUBLISHING (34-622(c))

RECREATION, FACILITIES, commercial (34-622(c), Group I
 RENTAL OR LEASING ESTABLISHMENTS (34-622(c)
 Groups I and II
 REPAIR SHOPS (34-622(c)) Groups I and II
 RESTAURANT, FAST FOOD (Requires special exception approval)
 RESTAURANTS (34-622(c)) Groups I, II and III
 SIGNS IN ACCORDANCE WITH CHAPTER 30
 SPECIALTY RETAIL SHOP (34-622(c)), Groups I, II and III
 STORAGE, indoor only
 STUDIOS (34-622(c))
 VARIETY STORE

Phase 2

As permitted in the Commercial (C-2) zoning district.
 See Condition 7.

b. Site Development Regulations

	Overall	Phase I	Phase II
Min. Lot Width	100 feet	100 feet	100 feet
Min. Lot Depth	100 feet	100 feet	100 feet
Min. Lot Area	20,000 sf	20,000 sf	20,000 sf
Max. Lot Coverage	50 percent	40 percent	75 percent
Min. Open Space	15 percent	20 percent	10 percent
Max. Building Height	35 feet	35 feet	35 feet
Max. Commercial Square-footage	41,300 sf.	13,100 sf.	28,200 sf. (Existing Only)

Setbacks

Street:
 Crystal: 25 Feet
 U.S.41: 25 Feet
 Austin: 16 Feet (Phase 2 Existing Only)
 25-Feet (New Construction)
 Sunrise: 25 Feet
 Rear: 15 Feet
 Side: 10 Feet

3. Prior to local development order approval, a minimum of 0.63 acres of open space must be delineated on the landscape plans.

4. Prior to local development order approval, the landscape plans must be in substantial compliance with the Site Enhancement Plan attached as Exhibit E, sheets L-1 through L-5. The plant species may be revised to avoid conflict with over head power lines or signage. The plant locations may be revised to avoid planting within public utility easements.
5. The 10-foot-wide FPL easement (recorded in O.R. Book 1321, Page 654), as shown on the Master Concept Plan will be relocated prior to issuance of a building permit for vertical construction.
6. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
7. The existing center shall continue to have all of the uses permitted in the C-2 district as long as the existing configuration of the buildings remains as is. If there is any expansion of the square footage of the existing center, or if there is any voluntary building demolition and replacement, then the owner shall submit for an amendment to the CPD zoning for an evaluation of the new site design and uses. This condition is not intended to restrict build back policies as outlined in Section 13 of the Lee County Comprehensive Plan.
8. Construction on Phase 1 must be constructed using a partial brick facade, similar to the illustration attached hereto as **Exhibit D**.
9. Phase 1 of the Master Concept Plan must comply with § 34-381(2)c of the Lee County LDC regarding duration of rights. Phase 2 of the Master Concept Plan must comply with § 34-381(2)d of the Lee County LDC regarding duration of rights.
10. The northern U.S. 41 access is subject to review and approval by Florida Department of Transportation (FDOT). FDOT may require a shift in location of the access point from the location reflected on the Master Concept Plan. The shift is acceptable to Lee County, provided the Applicant retains the quantity of open space (Condition 3 above), the landscaping identified on the landscape plan (Condition 4 above), and the required number of parking spaces.
11. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from LDC § 10-415(a), which requires that commercial developments provide 20 percent (small projects) and 30 percent (large projects) open space, to allow 15 percent for the overall Villas Plaza site, which includes 20 percent open space within the proposed Phase I site and 10 percent open space within the existing Phase II site. This deviation is APPROVED.

2. Deviation (2) seeks relief from LDC §10-416(d)(3) and (4), which requires commercial developments to provide Type "D" buffers along roadways, to allow:
- (a) a 4-foot-wide buffer along Crystal Drive containing five trees and a hedge planted in double staggered rows to be maintained so as to form a 36-inch-high continuous visual screen within one year after time of planting;
 - (b) No buffer along U.S. 41 within Phase II;
 - (c) No buffer along Sunrise Boulevard within Phase II, except that shown on the Master Concept Plan and Site Enhancement Plan; and
 - (d) No buffer along Austin Street within Phase II, except that shown on the Master Concept Plan and Site Enhancement Plan.

This deviation is APPROVED.

3. Deviation (3) seeks relief from LDC §10-416(d)(3) and (4), which requires commercial developments to provide Type "A" buffers between adjoining commercial development, to allow:
- (a) A 3-foot-wide buffer between Phase I and the west side of the Fire Station parcel;
 - (b) No buffer between the existing parking lot within Phase I and the south side of the Fire Station parcel; and
 - (c) No buffer between the proposed Phase I parcel and the existing Phase II parcel within Villas Plaza.

This deviation is APPROVED.

4. Deviation (4) seeks relief from LDC 10-416(b), which requires commercial components of planned developments to provide building perimeter plantings equal to 10 percent of the proposed building gross ground level floor area, to allow no perimeter plantings for the existing buildings within Phase II of Villas Plaza. This deviation is APPROVED.
5. Deviation (5) seeks relief from LDC §10-416(a)(4), which requires the provision of one general tree per each 3,500 square feet of commercial development area, and that no more than 50 percent of the required trees may be located in the area between the rear lot line and a line created by extending the rear wall of the principal structure to the side lot line and the street right-of-way line, to allow:
- (a) No additional general trees to be required within the existing Phase II parcel within Villas Plaza; and
 - (b) Sixty-seven percent (67%) of the required general trees to be located in the area

between the rear lot line and a line created by extending the rear wall of the principal structure to the side lot line and the street right-of-way line.

This deviation is APPROVED.

6. Deviation (6) seeks relief from LDC §10-416(c)(2), which requires all parking areas to be internally landscaped with one tree for every 250 square feet of required internal planting area and that no parking space be more than 100 feet from a tree planted in a permeable island, to allow no additional landscaping within the existing Phase II development area. This deviation is APPROVED.
7. Deviation (7) seeks relief from LDC §10-610(a), which requires parking to be developed throughout the site utilizing the same degree of angle, to allow the combination of 90 degree two-way parking and 60 degree two-way parking south of Building 3 within Phase II of Villas Plaza. This deviation is APPROVED.
8. Deviation (8) seeks relief from LDC §10-620, which requires the use of Architectural Design Standards and Guidelines for commercial buildings, to allow no additional architectural requirements for the existing Phase II of Villas Plaza. This deviation is APPROVED.
9. Deviation (9) seeks relief from LDC §10-285(a)-Table 1, which requires a 660-foot connection separation for arterial roads, to allow:
 - (a) Sixty-four (64) lineal feet +/- between the Crystal Drive Entrance #1 and the Fire Station to the east;
 - (b) WITHDRAWN AT PUBLIC HEARING.

This deviation is APPROVED.

10. Deviation (10) seeks relief from LDC §10-285(a)-Table 1, which requires a 125-foot connection separation for local roads, to allow:
 - (a) One hundred thirty-five (135) lineal feet +/- between the Sunrise Boulevard Entrance #4 and the centerline of the intersection of U.S. 41 and Sunrise Boulevard; and
 - (b) Forty-five (45) lineal feet +/- between Austin Street #5 and the centerline of the intersection of Sunrise Boulevard and Austin Street.

This deviation is APPROVED.

11. Deviation (11) seeks relief from LDC §10-8(2), which prohibits parking from backing out onto local roads, to allow the exiting parking configuration on the east side of Phase II, Building 3. This deviation is APPROVED.
12. Deviation (12) seeks relief from LDC §34-1987(a), which requires one loading space for the

first 10,000 square feet of floor area, plus one space for each additional 20,000 square feet of floor area, to allow:

- (a) No loading bays for the existing Phase II Villas Plaza; and
- (b) One loading bay for the proposed Phase I site.

This deviation is APPROVED.

13. Deviation (13) seeks relief from LDC §34-2016(3), which requires 18-foot minimum aisle widths within paved parking lots, to allow between 12- and 14-foot minimum aisle widths within the paved parking lot located within the existing Phase II Villas Plaza site. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: CVS Photo Showing Partial Brick Facade
- Exhibit E: Site Enhancement Plan

The applicant has indicated that the STRAP numbers for the subject property is:

13-45-24-01-00001.0010, 13-45-24-01-00001.001A, and 13-45-24-01-00007.0180

SECTION E. FINDINGS AND CONCLUSIONS:

- 1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
- 2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

- e. will not adversely affect environmentally critical areas or natural resources.
- 3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
- 4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
- 5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Albion, seconded by Commissioner Hall and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammy Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of March 2005.

ATTEST:
CHARLIE GREEN, CLERK

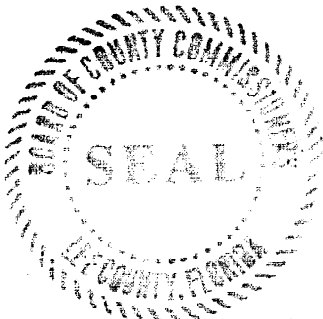
BY: Michelle L. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
Chairman

Approved as to form by:

[Signature]
County Attorney's Office



CASE NO: DCI2004-00047

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Z-05-012
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SINCE 1946

May 10, 2004

DESCRIPTION
PART OF LOTS 1-19, BLOCK 1
& ALL OF LOTS 18-20, BLOCK 7
FORT MYERS VILLAS, UNIT NO. 1-A
(PB 10, PG 92, LEE COUNTY RECORDS)
SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land located in part of Lots 1 through 19, Block 1 and all of Lots 18 through 20, Block 7, Fort Myers Villas, Unit No. 1-A, Plat Book 10, Page 92, Public Records of Lee County, Florida lying in Section 13, Township 45 South, Range 24 East, Lee County, Florida, which tract or parcel is described as follows:

From the intersection of the northeast corner of said Lot 1, Block 1, and the northwest corner of Lot 1 said Block 7 with the south right-of-way line of Crystal Drive run S 01° 12' 30" E along the west line of said Lot 1, Block 7 for 110.01 feet to an intersection with the north line of said Lot 20; thence run N 89° 40' 20" E along the north line of said Lots 20, 19 and 18 for 237.80 feet to the northeast corner of said Lot 18; thence run S 00° 19' 40" E along the east line of said Lot 18 for 110.00 feet to the southeast corner of said Lot 18 and an intersection with the north right-of-way line of Aldridge Avenue (50 feet wide); thence run the following courses along said north line: S 89° 40' 20" W for 154.88 feet to a point of curvature; southwesterly along an arc of a curve to the left of radius 80.00 feet (delta 90° 52' 50") (chord bearing S 44° 13' 55" W) (chord 114.00 feet) for 126.89 feet to a point of tangency and an intersection with the west right-of-way line of said Aldridge Avenue; thence run the following courses along said west line: S 01° 12' 30" E for 163.42 feet to a point of curvature; southwesterly along an arc of a curve to the right of radius 25.00 feet (delta 90° 52' 50") (chord bearing S 44° 13' 55" W) (chord 35.63 feet) for 39.65 feet to a point of tangency and an intersection with the north right-of-way line of Sunrise Boulevard (80 feet wide); thence run the following courses along said north line: S 89° 40' 20" W for 282.03 feet to an intersection with a non-tangent curve; westerly along an arc of a curve to the right of radius 25.00 feet (delta 15° 22' 42") (chord bearing N 82° 38' 17" W) (chord 6.69 feet) for 6.71 feet to an intersection with a non-tangent line and the east right-of-way line of US 41 (Tamiami Trail) (200 feet wide); thence run the following course along said east line: N 01° 12' 30" W for 488.05 feet to an intersection with a non-tangent curve; easterly along an arc of a curve to the right of radius 25.00 feet (delta 17° 08' 57") (chord bearing N 81° 06' 21" E) (chord 7.45 feet) for 7.48 feet to a point of tangency and an intersection with said south line of Crystal Drive; thence run N 89° 40' 20" E along said south line for 306.65 feet to the northeast corner of said Lot 1, Block 1 and the northwest corner of said Lot 1, Block 7 and the Point of Beginning.

Containing 181,223 square feet (4.16 acres), more or less.

Bearings hereinabove mentioned are based on the centerline of US 41 (Tamiami Trail) to bear N 01° 12' 30" W.

Applicant's Legal Checked

by [Signature] July 8, 2004.

[Signature]
 Roy L. McCrea (for The Firm LB-642)
 Professional Land Surveyor
 Florida Certificate No. 6205

PERMIT TO SURVEY

20044572 Description 051004

DCI 2004-00047

EXHIBIT A
 (Page 1 of 3)

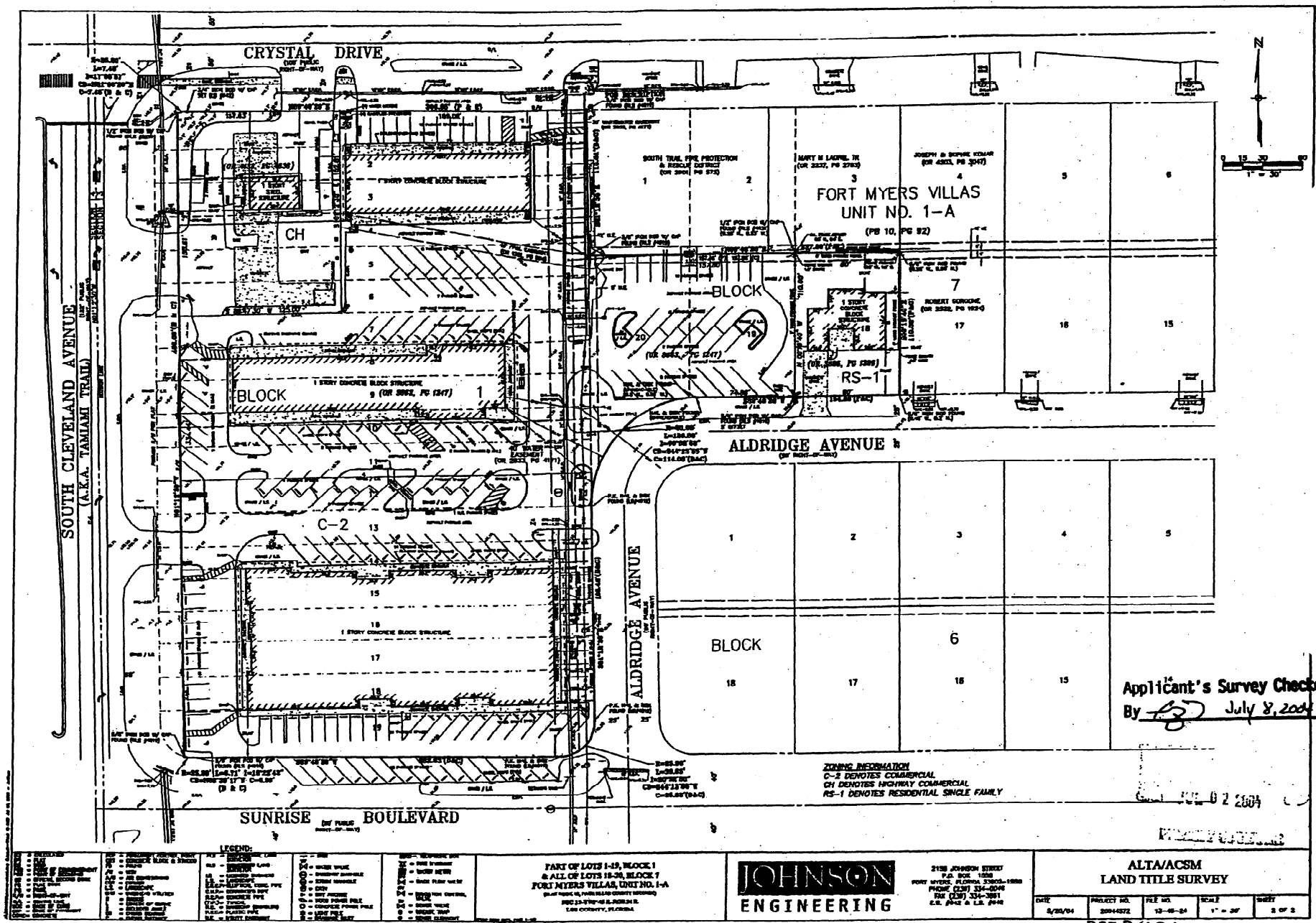
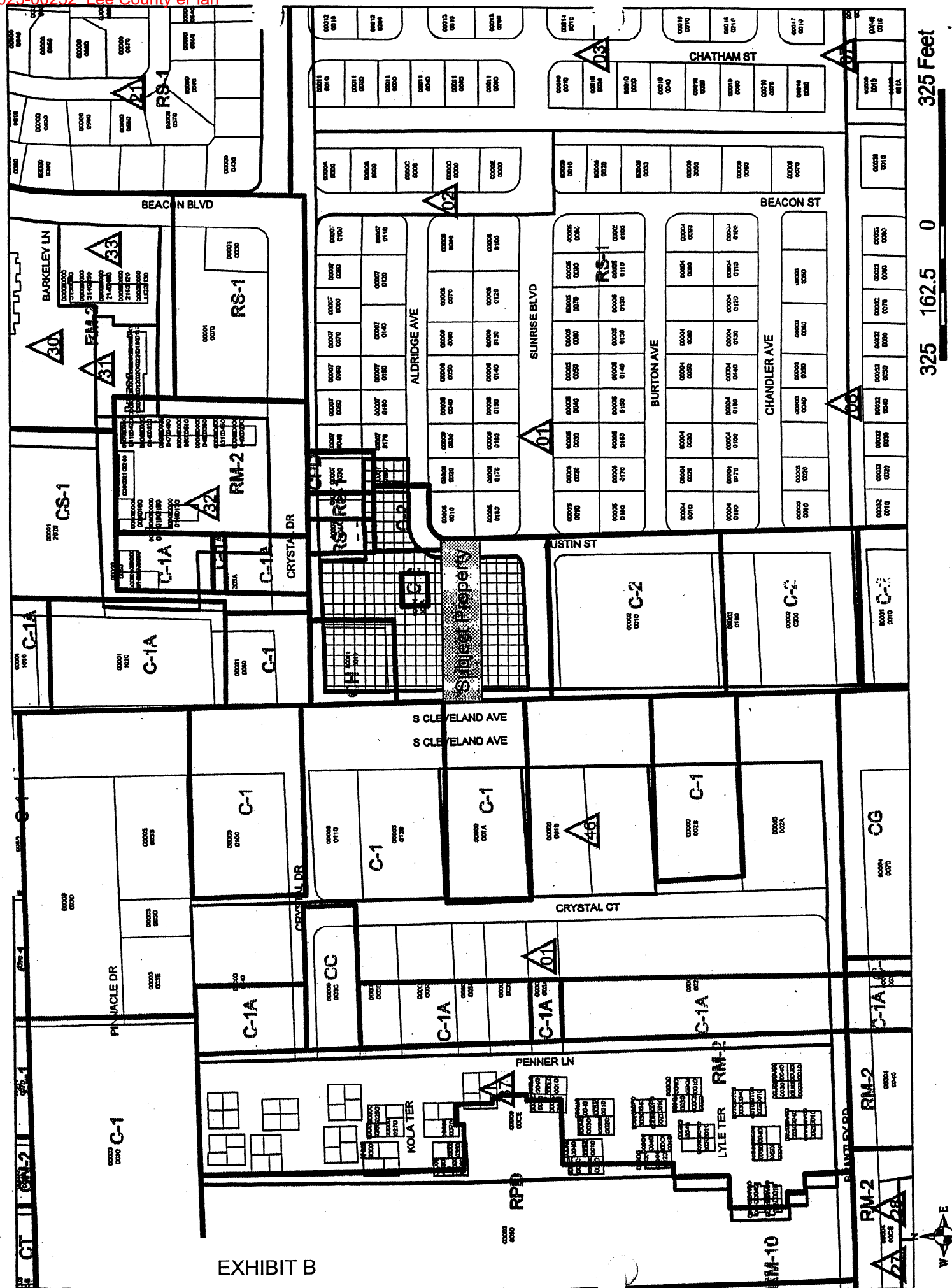


EXHIBIT A
(Page 3 of 3)

DCI 2004-00047

1/19/2005

EXHIBIT B



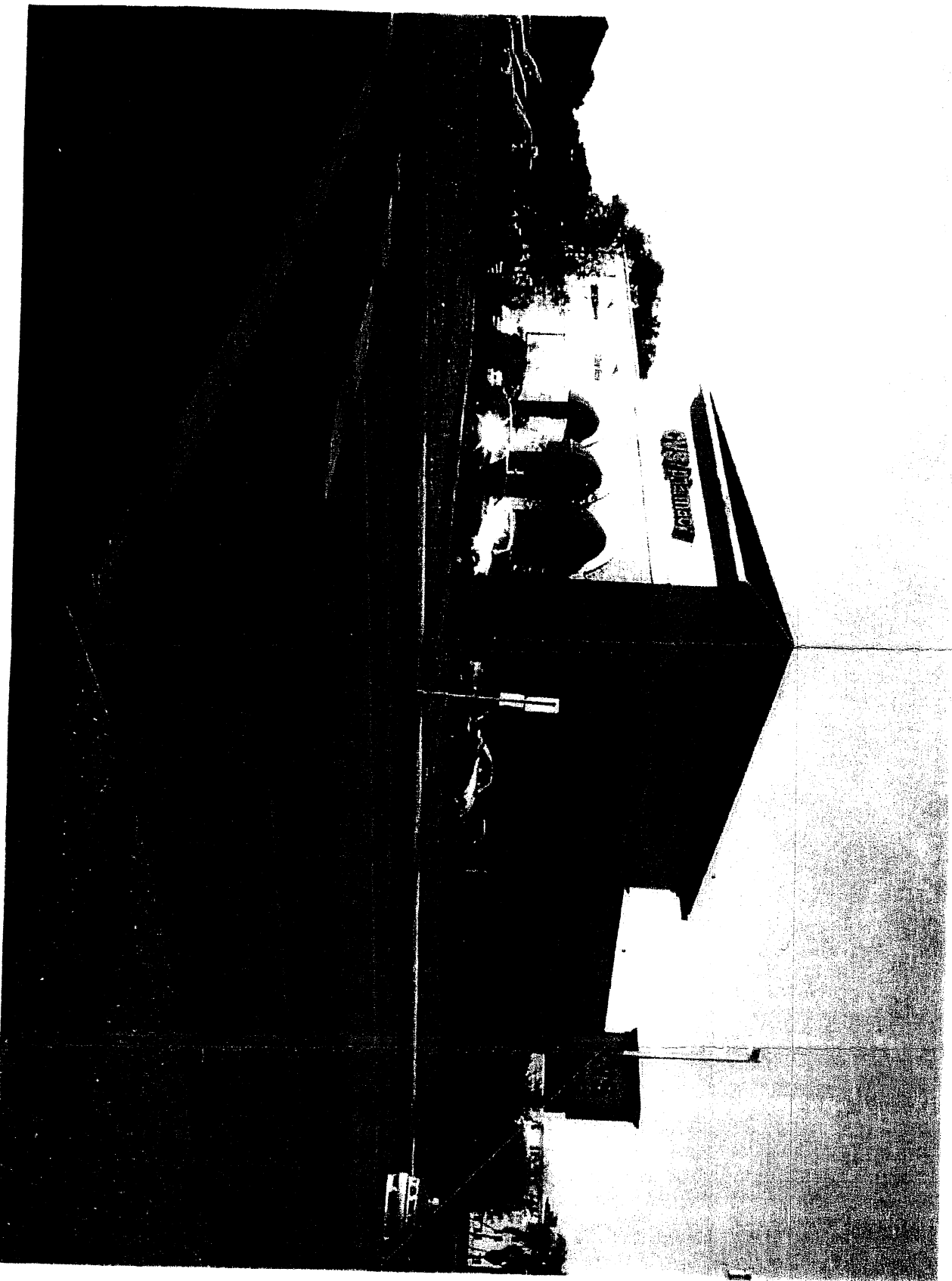


EXHIBIT D

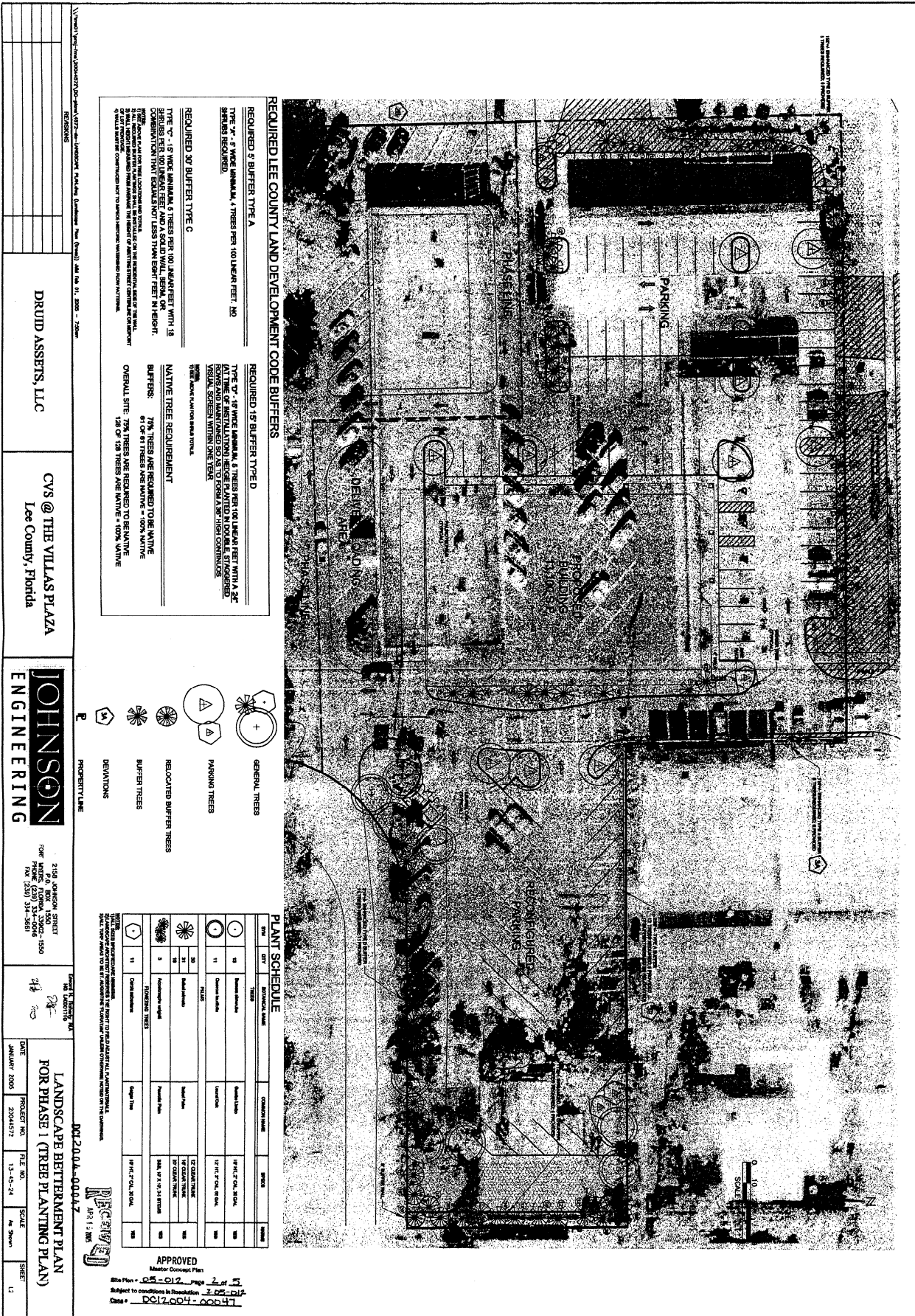
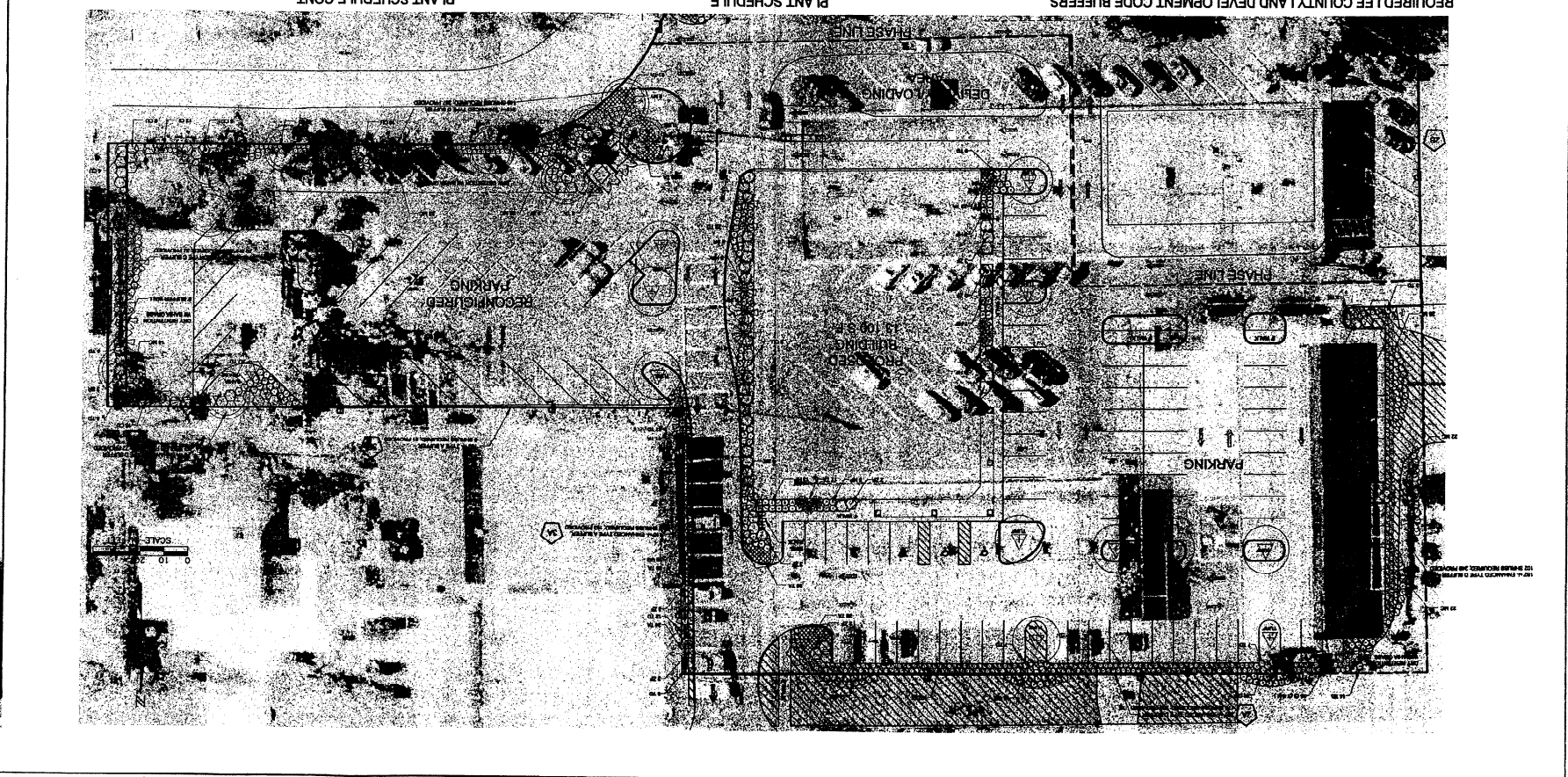


EXHIBIT E
(Page 2 of 5)

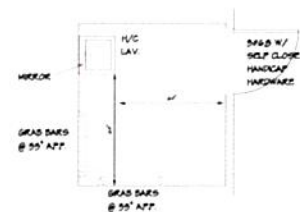
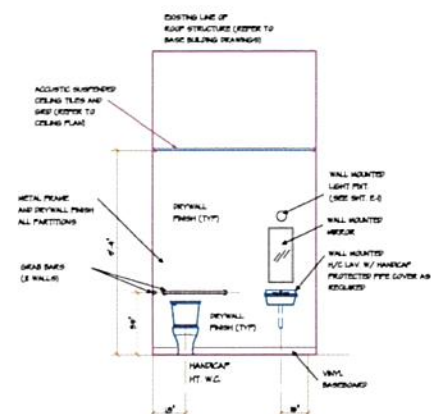
DRUID ASSETS, LLC	CVS @ THE VILLAS PLAZA Lee County, Florida	ENGINEERING JOHNSON	2108 JOHNSON STREET FORT MYERS, FL 33903-1000 P.O. BOX 1200 PHONE (239) 334-0048 FAX (239) 334-3561	DATE: JANUARY 2025 PROJECT NO.: 2004-0572 FILE NO.: 13-15-01 SHEET: 13
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REQUIRED LEE COUNTY LAND DEVELOPMENT CODE BUFFERS		
REQUIRED 5' BUFFER TYPE A TYPE "A" - 5' WIDE MINIMUM, 4 TREES PER 100 LINEAR FEET. NO STRUCTURES REQUIRED. TYPE "B" - 10' WIDE MINIMUM, 8 TREES PER 100 LINEAR FEET WITH 15' BUFFER FROM DRIVEWAY OR SIDEWALK. TYPE "C" - 15' WIDE MINIMUM, 8 TREES PER 100 LINEAR FEET WITH 15' BUFFER FROM DRIVEWAY OR SIDEWALK. 15' BUFFER FROM DRIVEWAY OR SIDEWALK. 15' BUFFER FROM DRIVEWAY OR SIDEWALK.	REQUIRED 15' BUFFER TYPE D TYPE "D" - 15' WIDE MINIMUM, 8 TREES PER 100 LINEAR FEET WITH A 30' BUFFER FROM DRIVEWAY OR SIDEWALK. 30' BUFFER FROM DRIVEWAY OR SIDEWALK. 30' BUFFER FROM DRIVEWAY OR SIDEWALK.	
REQUIRED 30' BUFFER TYPE C TYPE "C" - 30' WIDE MINIMUM, 8 TREES PER 100 LINEAR FEET WITH 15' BUFFER FROM DRIVEWAY OR SIDEWALK. 15' BUFFER FROM DRIVEWAY OR SIDEWALK. 15' BUFFER FROM DRIVEWAY OR SIDEWALK.		REQUIRED 15' BUFFER TYPE D TYPE "D" - 15' WIDE MINIMUM, 8 TREES PER 100 LINEAR FEET WITH A 30' BUFFER FROM DRIVEWAY OR SIDEWALK. 30' BUFFER FROM DRIVEWAY OR SIDEWALK. 30' BUFFER FROM DRIVEWAY OR SIDEWALK.
NATIVE SHRUB REQUIREMENT 75% OF 30' TREES ARE REQUIRED TO BE NATIVE. OVERALL SITE: 100% OF 1000 OR HIGHER ARE NATIVE + 100% NATIVE.		REQUIRED 15' BUFFER TYPE D TYPE "D" - 15' WIDE MINIMUM, 8 TREES PER 100 LINEAR FEET WITH A 30' BUFFER FROM DRIVEWAY OR SIDEWALK. 30' BUFFER FROM DRIVEWAY OR SIDEWALK. 30' BUFFER FROM DRIVEWAY OR SIDEWALK.



PLANT SCHEDULE									
PLANT	QTY	SYMBOL	COMMON NAME	SPACING	PRICE	NAME	QTY	SYMBOL	COMMON NAME
1	1	1	1	1	1	1	1	1	1
2	1	2	2	2	2	2	2	2	2
3	1	3	3	3	3	3	3	3	3
4	1	4	4	4	4	4	4	4	4
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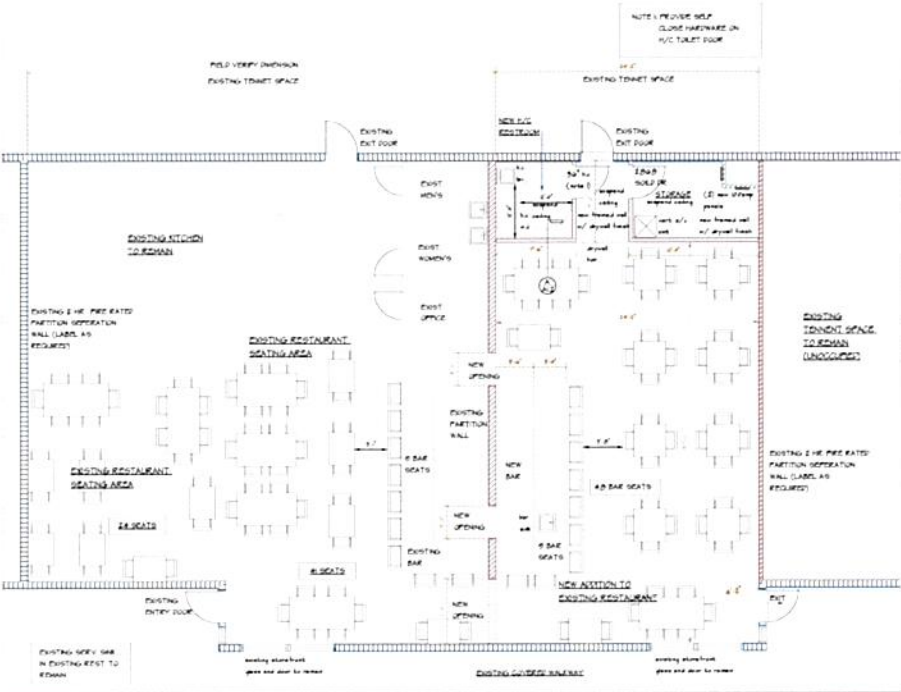


SCALE $\sqrt{E^2 + I^2}$ SCALE $\sqrt{E} = 1.4$
$$\text{G.A.E.} \sqrt{\theta^2 + 1} \theta^2$$

NOTE: SCOPE OF WORK

- 1) CHANGE OF USE, PREVIOUS USE OFFICE
- PROPOSED USE, MINOR RESTAURANT
- 2) THERE IS "NO" SPRINKLER FOR THIS BUILDING

SHEET
A - 1.3



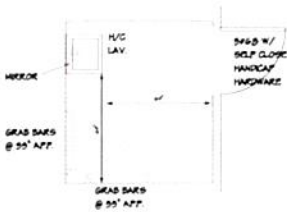
NEW ADDITION TO RESTAURANT BUILDOUT PLAN

APPROX AREA OF TRAMONT BUILD OUT 1,175 SQ. FT. OF AIR CONDITIONED SPACE
EXISTING RESTAURANT AREA 1,850 SQ. FT. OF AIR CONDITIONED SPACE

SEATING CALCULATION

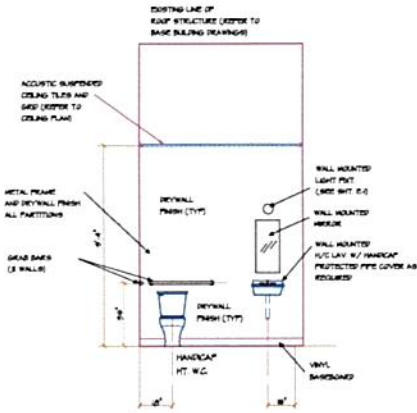
EXISTING SEATING 48 (INCLUDING BAR)
NEW PROPOSED SEATING 84 (INCLUDING BAR)
TOTAL REST SEATING 132 (INCLUDING BAR)

NOTE: SCOPE OF WORK
1) CHANGE OF USE, PREVIOUS USE OFFICE
PROPOSED USE, MINOR RESTAURANT
2) THERE IS NO SPENDER FOR THIS BUILDING



NEW H/C RESTROOM - PLAN
HANDICAP ACCESSIBLE
PROVIDE NEW
H/C FIXTURES W/
PIPE PROTECTOR BELOW
SINK

SCALE: 1/4" = 1'-0"



NEW H/C RESTROOM - PLAN
HANDICAP ACCESSIBLE
PROVIDE NEW
H/C FIXTURES W/
PIPE PROTECTOR BELOW
SINK

SCALE: 1/4" = 1'-0"

Revisions	
User Number Date: 5-1-24 Drawn By: JLC Checked By: Drawing Scale: AS NOTED	
STUDIO DESIGN CARY CORRAL FLORIDA (202) 701-8888	
PROJECT: TABERNA OLE RESTAURANT 13771 S. CLEVELAND AVE. STE. 55 FT. MYERS, FLORIDA 33907	
SHEET A - 13	

Taberna Ole

www.tabernaole.com.
Made for sharing. Meant for memories.

COMIENZOS

PAN DE MASA MADRE CON AOEV 3.25

Artisanal Sourdough Bread, served with premium extra virgin olive oil for dipping

PA AMB TOMAQUET 6.50

Artesan Bread, ripe tomato, garlic, EVOO
Anchovies|8 Boquerones|6 Matrimonio|12

PATATAS BRAVAS 6.50

Crispy, golden potatoes served with "brava sauce" and aioli, a Spanish classic

CHISTORRAS A LA SIDRA 9.50

Smoky, paprika-spiced sausages from Basque Country simmered in crispy Apple Cider

BOQUERONES EN VINAGRE 9.50

White anchovy fillets marinated in vinegar

DÁTILES CON BACON 10.50

Sweet Medjool dates wrapped in crispy bacon

TIRADITO DE CORVINA 12.50

Thinly sliced fresh corvina, dressed in a vibrant aguachile of lime, serrano, and cilantro.

TORTILLA ESPAÑOLA 8.25

Traditional Spanish Omelet
Add Aromatic Truffle |5

CROQUETAS DE JAMON IBERICO 11.50

Crispy, golden-brown croquettes filled with a creamy béchamel and rich Jamón Ibérico

BUÑUELOS DE BACALAO 10.50

Light and crispy salt Cod fritters with a fluffy interior, served with of aioli

OSTRAS BLUE POINT 9.25

3 Fresh Blue Point oysters, citrusy ponzu sauce

ANCHOAS DEL CANTÁBRICO 10.50

Premium Cantabrian anchovies, EVOO

RACIONES

SOPA ARTESANA 8.50

A handcrafted, seasonal soup made daily with fresh market ingredients.

BROCOLINI CON QUESO MANCHEGO Y ALIÑO DE ALBAHACA 15.50

Charcoal Gilled brocolini, crunchy walnuts, aged Manchego cheese, basil dressing.

CARPACCIO DE PULPO 14.50

Thinly sliced octopus, seasoned with olive oil, sea salt, smoked paprika, and citrus zest.

TABLA DE QUESO MANCHEGO 16.25

Firm and nutty sheep's milk cheese aged for 6 months. Served with crisp crostini.

MONTARAZ JAMÓN IBERICO DE CEBO DE CAMPO 20.50

1.5 oz of acorn-enhanced, pasture-raised Ibérico ham.

CAMARONES TIGRES A LA BRASA 18

Two 3 Oz Grilled Wild Tiger Prawns over charcoal, finished with olive oil, butter
Add a 5oz Lobster Tail|15

GAMBAS AL AJILLO 16.50

Succulent Shrimp sautéed in olive oil with garlic, chili flakes, and a touch of parsley

QUESO DE CABRA CON PIMIENTOS ASADOS Y RÚCULA 15.50

Creamy Burrata cheese served and fire-roasted red peppers, topped with fresh arugula

PULPO A LA BRASA 24.50

Char-grilled Spanish Octopus, silky potato foam, finished with paprika & EVOO

5J JAMÓN IBERICO DE BELLOTA 42.50

1.7 OZ. One of the finest ham in the world.
100% acorn-fed Ibérico pork , hand-carved

MONTARAZ JAMÓN IBÉRICO DE BELLOTA 30.50

1.5 oz of finely sliced, cured Ibérico ham — rich, nutty, and melt-in-your-mouth.

COLA DE LANGOSTA A LA BRASA 20

5 Oz Charcoal-grilled spiny lobster tail, over charcoal finished with olive oil, butter.
Add a 3oz Tiger Shrimp|8

For your convenience a 20% service charge is added to parties of 6 or more guests.

*These items are served raw or undercooked o may contain raw or undercooked ingredients, consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

NUESTRAS PAELLAS

Add a Lobster Tail to any Paella \$15

PAELLA DE MAR For 2|50 For 4|100

Calasparra Rice, Squid, Clams, Scallops, Mussels, Shrimp, Langoustine

PAELLA DE TIERRA For 2|50 For 4|100

Calasparra Rice, Beef Tenderloin, Chicken, Chistorra, Morcilla

ARROZ NEGRE For 2|50 For 4|100

Calasparra Rice cooked with Squid ink, calamari and prawns, served with aioli

PAELLA DE CHULETÓN Y HONGOS For 2|50 For 4|100

Chargrilled 16 or 32 oz boneless ribeye served over Calasparra rice cooked with mushrooms

DEL JOSPER GRILL

FAROE ISLAND SALMON CON SALSA PONZU Y ESPÁRRAGOS 28.50

Seared Faroe Island salmon, finished with ponzu sauce and served over tender grilled asparagus.

MAR Y MONTAÑA 38.50

A decadent surf and turf pairing: tender 9 oz premium ribeye grilled over charcoal and a smoky spiny lobster tail, both finished with sea salt and olive oil. Fire-kissed land and sea on one plate.

ENTRAÑA & FRITES 6 Oz 24.50|12 Oz 38.50

Premium outside skirt steak grilled over charcoal and served with crispy fries and chimichurri sauce. A bold, flavorful classic.

SECRETO IBÉRICO 36.50

A prized cut from acorn-fed Ibérico pork, known for its intense marbling and deep, nutty flavor. Grilled over charcoal for a tender, juicy finish. A true Spanish delicacy.

CHULETÓN TOMAHAWK DE 4 LBS 130 (Serves 4 to 6 guests)

68 Oz Tomahawk Steak Charcoal-grilled on the Josper for exceptional flavor. This impressive bone-in ribeye is perfect for sharing

Add a Mushroom & Broccolini Paella for 4—Calasparra Rice with earthy mushrooms and fresh broccolini—for only \$40! The perfect pairing to complete your Tomahawk experience.

TENTACIONES

CHEESECAKE VASCO 9

Basque-style Cheesecake, Raspberry Sorbet

TARTA SANTIAGO 9

Traditional Galician Almond Cake, Vainilla Ice Cream

CREMA CATALANA 8

Catalan Creme Brule

ESPUMA DE CREMA CATALANA CON HELADO DE FRAMBUESA 8

A light foam of traditional crema catalana, finished with raspberry ice cream

VANILLA ICE CREAM 6

CHOCOLATE ICE CREAM 6

MELON SORBET 6

WHOLE IBERICO SUCKLING PIG

RESERVE 48 HOURS IN ADVANCE|300

IMPORTED FROM SPAIN, FED EXCLUSIVELY WITH
MATERNAL MILK, TABLESIDE SERVICE

KIDS MENU

CHICKEN NUGGETS|FRENCH FRIES|VAINILLA ICE CREAM 10

For your convenience a 20% service charge is added to parties of 6 or more guests.

*These items are served raw or undercooked or may contain raw or undercooked ingredients, consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.



TABERNA OLE

MIDWEEK DINING TUESDAY TO THURSDAY

TAPAS

- SOURDOUGH BREAD** •
Artisan sourdough served warm with extra virgin olive oil (EVOO). 5
- PA AMB TOMÀQUET** •
Toasted bread rubbed with fresh tomato, garlic, and EVOO 5
- PATATAS BRAVAS**
Crispy fried potatoes with a mildly spicy brava sauce and garlic aioli. 5
- BOQUERONES IN VINEGAR**
Marinated white anchovies served in olive oil. 6
- BACON-WRAPPED DATES**
Sweet dates stuffed and wrapped in crispy bacon. 6
- IBERIAN HAM CROQUETTES**
Creamy béchamel and jamón ibérico inside a golden, crispy shell. 6
- COD FRITTERS**
Cod blended with potato and herbs, lightly fried and served with aioli. 6
- BLUE POINT OYSTERS**
Two fresh, chilled oysters served on the half shell with Ponzu Sauce. 6
- SPANISH OMELETTE**
Traditional tortilla made with eggs, potato, and caramelized onion 6

SOUPS/SALADS/SMALL PLATES

- SOUP OF THE DAY**
Chef's daily creation, crafted with fresh, seasonal ingredients. 6
- BROCCOLINI & MANCHEGO** •
Grilled broccolini topped with melted Manchego cheese and olive oil. 12
- GOAT CHEESE & ARUGULA** •
Warm goat cheese over fire-roasted red peppers and fresh arugula. 12
- MANCHEGO CHEESE** ★
Aged Spanish sheep's milk cheese, Crostini. 12
- IBERIAN HAM** ★
Free-range Ibérico ham from Montanaz, aged over 24 months. 1 OZ 12 | 2 OZ 20
- OCTOPUS CARPACCIO** •
Thinly sliced octopus served with fresh arugula, drizzled with olive oil and citrus. 12
- GARLIC SHRIMP** •
Sautéed shrimp in sizzling garlic oil with a touch of chili. 12
- GRILLED TIGER SHRIMP** •
Marinated tiger shrimp grilled over flame, served with lemon. 12
- OCTOPUS SKEWERS** •
Grilled tender octopus skewers with smoky paprika oil 12

SPECIALTIES

- SEAFOOD PAELLA** ★ •
Calasparra rice, clams, mussels, calamari, shrimp, langoustine 22
- MEAT PAELLA** ★
Calasparra rice, beef tenderloin, chistorra, chicken, Morcilla 22
- SALMON WITH PONZU SAUCE** •
Seared salmon filet with light, citrusy soy-based ponzu glaze. 22
- SKIRT STEAK**
6 Oz Premium Charcoal grilled Outside Skirt Steak, chimichurri sauce 22
- RIBEYE STEAK**
9 Oz Premium Charcoal grilled ribeye steak seasoned with sea salt 22
- WHOLE IBÉRICO SUCKLING PIG** ★
Serves 4-6; must be ordered in advance. Slow-roasted cochinito with crispy skin and tender meat, served family style. 250
- GRILLED ASPARAGUS** •
Lightly charred asparagus finished with olive oil and flaky sea salt. 3
- FRENCH FRIES**
Crisp and golden, served with sea salt 3
- GRILLED SMALL POTATOES** •
Char-grilled baby potatoes, tender inside with a smoky, crispy finish—drizzled with olive oil and sea salt. 3
- ROASTED PIQUILLO PEPPERS** •
Sweet, smoky Spanish peppers gently roasted and drizzled with extra virgin olive oil. 3

*Consumption of undercooked meat, poultry, eggs, or seafood may increase the risk of food-borne illnesses. Alert your server if you have special dietary requirements. For your convenience, a 20% service charge is added to parties of 6 or more.

DESSERTS

- MELON GELATO**
Refreshing, melon-flavored gelato. 5
- CHOCOLATE ICE CREAM**
Creamy, rich chocolate ice cream. 5
- VANILLA ICE CREAM**
Classic vanilla bean ice cream. 5
- CATALAN CREAM FOAM WITH RASPBERRY ICE CREAM** ★
Light espuma of crema catalana paired with tangy raspberry ice cream. 5
- BASQUE CHEESECAKE**
Creamy and caramelized crustless cheesecake with a light burn on top. 6
- CREMA CATALANA**
Spanish version of crème brûlée with citrus and cinnamon notes. 6
- TARTA DE SANTIAGO**
Traditional almond cake from Galicia, gluten-free and delicately sweet. 6

DRINK SPECIALS

- SANGRIA (RED OR WHITE)**
Made in-house with fresh fruit and wine-red or white. 5
- PROTOCOLO WINE**
Easy-drinking Spanish wines with fresh, balanced flavors—available in red, white, or rosé. 5
- DRAFT BEER**
Rotating local and Spanish brews on tap. 5
- ANY SPANISH WINE BOTTLE**
25% Off - Choose from our full wine list and enjoy a bottle at a discount.

★ Special

• Vegetarian

• Contains Shellfish

•

Taberna Ole

12377 South Cleveland Avenue, Unit 3B, Fort Myers, Florida 33907, United States

239-931-0050

Hours

Mon closed

Tue 4:00 pm – 9:00 pm

Wed 4:00 pm – 9:00 pm

Thu 4:00 pm – 9:00 pm

Fri 3:00 pm – 9:00 pm

Sat 3:00 pm – 10:00 pm

Sun 12:00 pm – 08:00 pm

Shears, Randal

From: King Enterprise Services <kingenterpriseserv@gmail.com>
Sent: Monday, May 5, 2025 9:12 AM
To: Shears, Randal
Subject: Re: LDO2025-00268
Attachments: Villas BOUNDARY-SURVEY signed copy.pdf

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

The East and South side of parking lot was repaved and striped (like for like) nothing added or removed south side 32 and east side 11

On May 5, 2025, at 8:53 AM, Shears, Randal <RShears@leegov.com> wrote:

Good morning.

Your application is currently being reviewed and staff needs more information.

The scope of work is not clear - particularly in regard to number of spaces to be striped – please add a legend to the plan and more clearly explain paving area vs paving and striping area. Current plan would appear to eliminate parking – if you are not striping part of the area.

You can respond to this email and I will load the new information. Thank you.

<image001.jpg>

Randal Shears | Technician 1, Development Services

Department of Community Development

1500 Monroe St, Fort Myers, FL 33901

office: (239) 533-8193

email: RShears@leegov.com

web: www.leegov.com/dcd

Connect With Us On Social Media

<image002.png><image003.png><image004.png><image005.png>

Receive updates from Lee County Government by subscribing to our newsletter

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public

BOUNDARY SURVEY

Prepared For: Villas 77 LLC

LEGAL DESCRIPTION

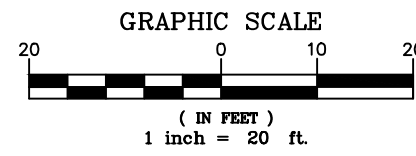
Lot 3, VILLAS PLAZA, according to the map or plat thereof, as recorded as Official Record Instrument No. 2016000191752, of the Public Records of Lee County, Florida

Address: 12377 S Cleveland Avenue, Fort Myers, FL 33907

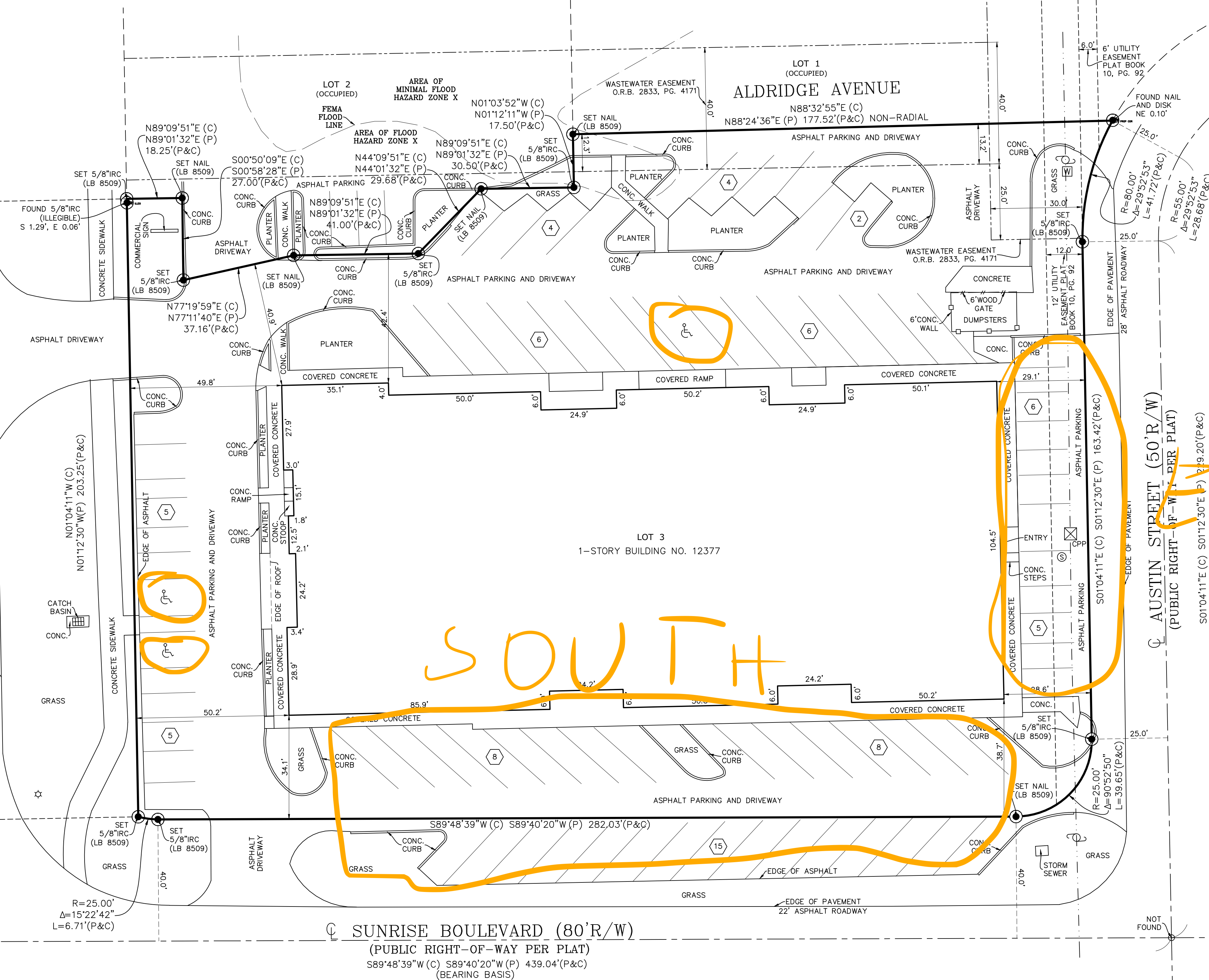
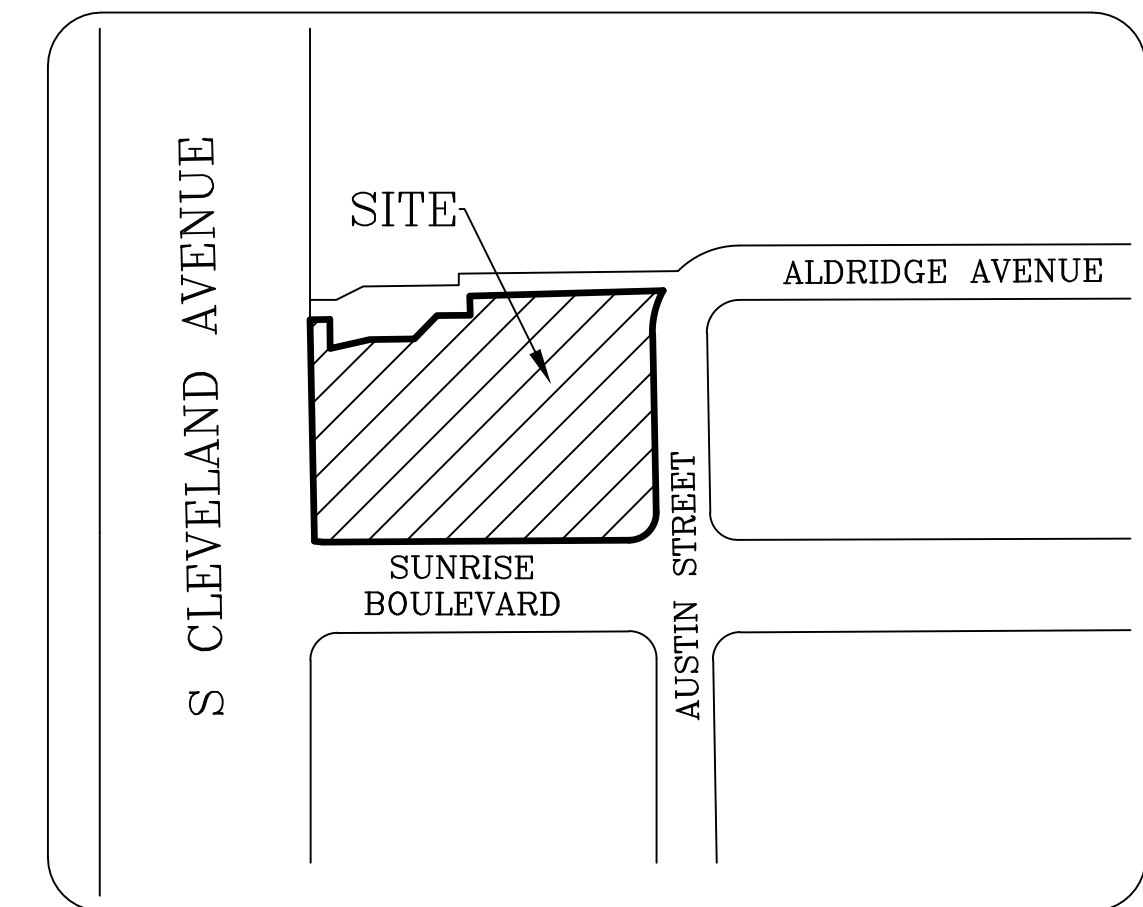
Tax No. 13-45-24-L1-37000.0030

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 27, 2024. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF AERO LAND SURVEYORS - FLORIDA SOUTH EAST, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 27, 2024.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT.
5. PARCELS CONTAIN A TOTAL OF 66,214.72 SQUARE FEET (1,520 ACRES).
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE THE CENTER LINE SUNRISE BOULEVARD, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TOPCON HARDWARE TOGETHER WITH MAGNET SURVEY REALTIME PROCESSING AND WAS BASED ON "L-NET" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AND FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12071C0428H HAVING AN EFFECTIVE DATE OF NOVEMBER 17, 2022. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. COMPUTED (C) AS SHOWN REFERS TO FLORIDA STATE PLANE AND REFLECTS A DECLINATION OF 0°08'19". THIS IS THE DIFFERENCE BETWEEN FLORIDA STATE PLANE AND PLAT BEARINGS.



NORTH



LEE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

	CATCH BASIN	L	LENGTH
	CONCRETE POWER POLE	LB	LICENSED BUSINESS
	ELECTRIC METER	P.O.B.	POINT OF BEGINNING
	HANDICAP PARKING	P.O.C.	POINT OF COMMENCEMENT
	LIGHT POLE	R	RADIUS
	SANITARY MANHOLE	SV	SANITARY SEWER VALVE
	SIGN	Δ	DELTA
	WATER METER	FND	FOUND
	WATER VALVE	IR	IRON ROD
	CENTER LINE	IRC	IRON ROD WITH CAP
	RIGHT-OF-WAY	(C)	CALCULATED
	PROPERTY CORNER	(P)	PER PLAT
	POINT CONTROL	LS	LICENSED SURVEYOR
	CEMENT MONUMENT (CM)	CONC.	CONCRETE
	FIRE HYDRANT	MND	MAG NAIL AND DISK
	WOOD POWER POLE	PKD	PK NAIL AND DISK
	OVER HEAD WIRES	P.U.D.E.	PUBLIC UTILITIES AND DRAINAGE EASEMENT
	A/C		

AERO LAND SURVEYORS FLORIDA SOUTHEAST, INC. 570 SE PORT ST LUCIE BLVD. PORT ST. LUCIE, FL 34984 TEL: 772-237-4993 EMAIL: FSE@aerolandsurveyors.com		NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
LOT:3	BLOCK:1	SECTION:13
INSTRUMENT NUMBER: 2016000191752		
MAP OF: "VILLAS PLAZA"		
TITLE NO.: N/A		
MAP FILED DATE: N/A		
COUNTY TAX MAP ID: 13-45-24-L1-37000.0030		
SITUATED IN: LEE COUNTY, FLORIDA		
CERTIFIED TO:	VILLAS 77 LLC, A FLORIDA LIMITED LIABILITY COMPANY VALLEY NATIONAL BANK, ISAOA/ATIMA DENTONS COHEN & GRIGSBY P.C. COMMONWEALTH LAND TITLE INSURANCE COMPANY OLD FLORIDA TITLE	CHRISTOPHER HENN SIGNATURE DATE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION #6608
		JOB NO.: FSE24-582 DATE: MARCH 27, 2024

****FINAL INSPECTION REQUIRED****
At the completion of the improvements, please submit a Letter of Substantial Compliance to schedule a Final Inspection.

APPROVED
LDO2025-00268
Randal Shears, Technician 1
Development Services, Department of Community Development
5/5/2025