

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>

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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

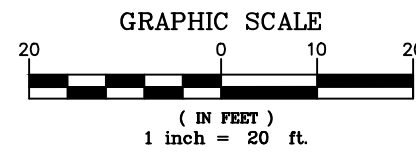
Lot 3, VILLAS PLAZA, according to the map or plat thereof, as recorded as Official Record Instrument No. 2016000191752, of the Public Records of Lee County, Florida

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

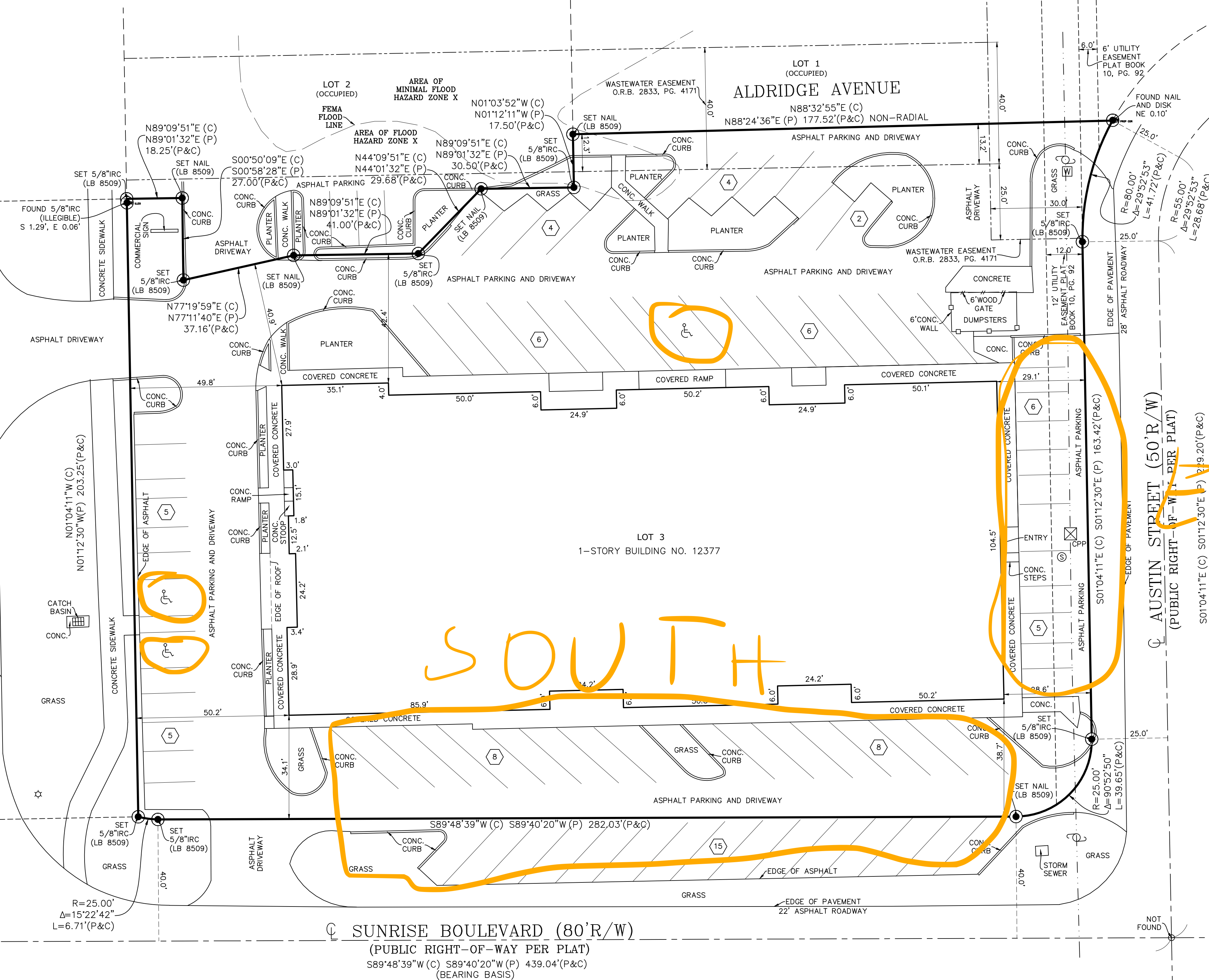
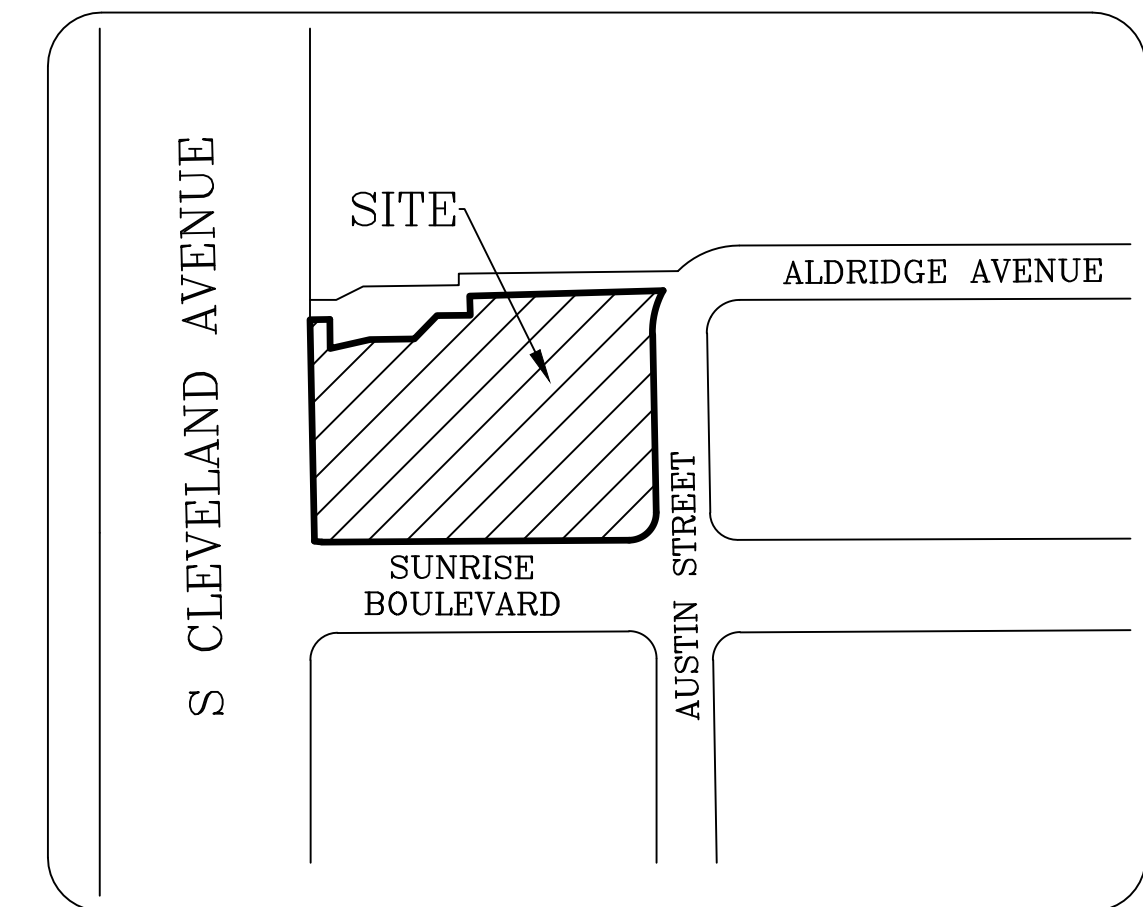
Tax No. 13-45-24-L1-37000.0030

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		

FINAL

SOUTH

REVISION:

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