MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

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October 22, 2026 SENT VIA PORTAL

Peter Blackwell
Planner
Department of Community Development
Fort Myers, FL 33902
blackwpc@leegov.com

**RE: Castle Golf COP SEZ**
**SEZ2026-00016**

Dear Peter:

The purpose of this letter is to provide a response to the Lee County Development Services review comments dated October 19, 2026 for the above referenced application. We always appreciate interaction with Staff on matters related to this application and welcome additional calls and emails that will assist us to address all the concerns in the most efficient manner to the extent this request can be approved. The following items have been provided to address staff comments:

1. Revised Sketch of Legal Description;

## Legal Comments

Reviewed by: Richard Burris

1. *The sketch to accompany the legal description contains state plane coordinate, one at the point of beginning and one at an opposing corner. (not required) These coordinates are significantly different than the state plane coordinates on the boundary survey sketch.*
   **Response: Please see corrected document which includes the revised coordinates that are the same as the state plane coordinates found on the boundary survey sketch.**

Please let us know if there is anything else needed for the approval of this request.
Sincerely,

**MORRIS-DEPEW ASSOCIATES, INC.**

Ben Smith, AICP
Director of Planning

# Exhibit A

## DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, OF THE NORTHEAST QUARTER, OF SAID SECTION 35; THENCE RUN S01°17'44"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 327.16 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SAID SECTION 35; THENCE RUN N89°29'43"E, ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.91 FEET, TO THE **POINT OF BEGINNING**; THENCE RUN N 89°17'46" E, 320.05 FEET TO THE NORTH LINE OF PARCEL 56 (RIGHT-OF-WAY TAKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2518, PAGE 3165, PUBLIC RECORDS OF LEE COUNTY, SAID POINT BEING ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1302.39 FEET, A CENTRAL ANGLE OF 01°53'52", AND A CHORD BEARING S21°00'23"W FOR 43.14 FEET; THENCE RUN 43.14 FEET ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID PARCEL 56; THENCE CONTINUE ALONG SAID WESTERLY LINE RUN S68°02'21"E, 50.00 FEET, TO A POINT ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1352.39 FEET, A CENTRAL ANGLE OF 09°14'58", AND A CHORD BEARING S26°24'51"W FOR 218.08 FEET; THENCE RUN 218.32 FEET ALONG THE ARC OF SAID CURVE; THENCE RUN S89°06'26"W, 53.46 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE, AS SHOWN ON LEE COUNTY DEPARTMENT OF TRANSPORTATION AND ENGINEERING RIGHT-OF-WAY MAP, PROJECT 4752; THENCE DEPARTING AFOREMENTIONED WESTERLY LINE OF PARCEL 56; THENCE CONTINUE N89°06'26"W, A DISTANCE OF 156.05 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL 56B AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2518; THENCE RUN N55°28'42"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1.96 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, RUN N34°11'47"W, 70.19 FEET; THENCE RUN N85°11'47"W, 42.22 FEET; THENCE RUN S80°05'00"W, 30.43 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN N19°17'39"E, 207.83 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 1.91 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS NEW.

BEARINGS BASED ON THE WEST LINE OF THE NORTHEAST QUARTER, SECTION 35-45-24, AS BEARING S 01°17'44" E, PER FLORIDA GRID, WEST ZONE.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

**THIS IS NOT A SURVEY!**

## ABBREVIATIONS

BRG = BEARING
C1 = CURVE DESIGNATION
C.A. = CENTRAL ANGLE
CHD = CHORD
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY

***REVIEWED***
***Project: SEZ2026-00016***
***By: Richard Burris***
***Dept: Legal Review***
***Date: 10/22/2026***

## REVISIONS:

10-16-2026 REVISED COORDINATES

PREPARED BY:

THOMAS M. ROOKS, JR. License Number 6347 STATE OF FLORIDA Professional Surveyor and Mapper PSM 6347

Digitally signed by Thomas M. Rooks Jr.
Date: 2026.10.19 10:36:14 -04'00'

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

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PROJECT:
CASTLE GOLF BOUNDARY

LOCATION:
N.E. QUARTER
S-35, T-45-S, R-24-E
LEE COUNTY
FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS ● PLANNERS ● SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Toll free: 866-337-7341

**Tallahassee**
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

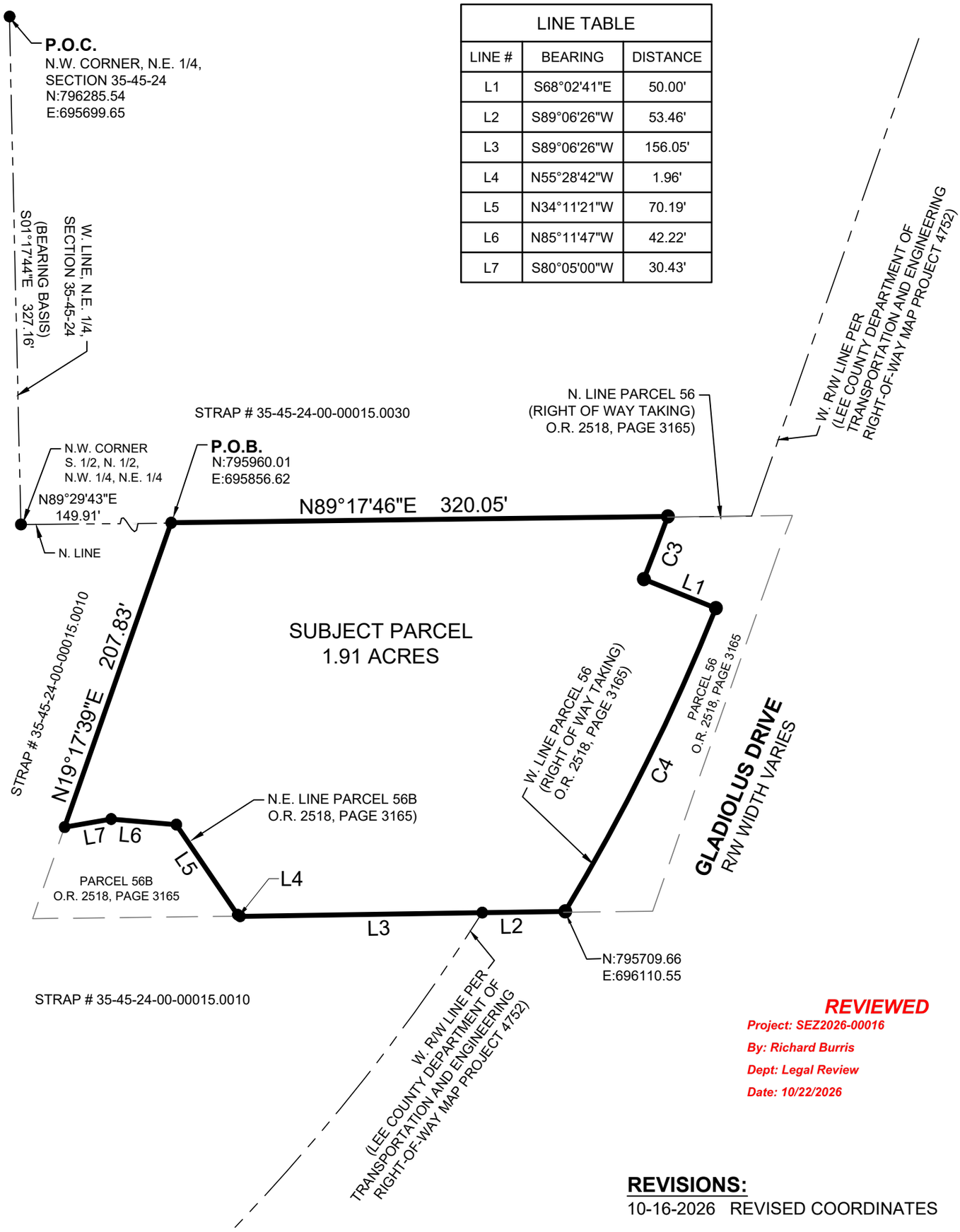
**Destin**
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

CLIENT:
CASTLE GOLF

| | |
|---|---|
| PROJECT MANAGER: | TMR |
| DRAWING BY: | TAB |
| JURISDICTION: | LEE COUNTY |
| DATE: | 12-09-2025 |
| SHEET TITLE: | SKETCH AND DESCRIPTION |
| SHEET NUMBER: | 1 OF 2 |
| JOB/FILE NUMBER: | 25073-02 |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | RADIUS | C.A. | ARC | CHD | CHD BRG |
| C3 | 1302.39' | 1° 53' 52" | 43.14' | 43.14' | S21° 00' 23"W |
| C4 | 1352.39' | 9° 14' 58" | 218.32' | 218.08' | S26° 24' 51"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | S68°02'41"E | 50.00' |
| L2 | S89°06'26"W | 53.46' |
| L3 | S89°06'26"W | 156.05' |
| L4 | N55°28'42"W | 1.96' |
| L5 | N34°11'21"W | 70.19' |
| L6 | N85°11'47"W | 42.22' |
| L7 | S80°05'00"W | 30.43' |




***REVIEWED***
***Project: SEZ2026-00016***
***By: Richard Burris***
***Dept: Legal Review***
***Date: 10/22/2026***

**REVISIONS:**
10-16-2026 REVISED COORDINATES

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PROJECT:
CASTLE GOLF
BOUNDARY

LOCATION:
N.E. QUARTER
S-35, T-45-S, R-24-E
LEE COUNTY
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Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

CLIENT:
CASTLE GOLF

0 40 80
SCALE 1"=80'

| | |
|---|---|
| PROJECT MANAGER: | TMR |
| DRAWING BY: | TAB |
| JURISDICTION: | LEE COUNTY |
| DATE: | 12-09-2025 |
| SHEET TITLE: | SKETCH AND DESCRIPTION |
| SHEET NUMBER: | 2 OF 2 |
| JOB/FILE NUMBER: | 25073-02 |