

20040225

1. REQUESTED MOTION:

ACTION REQUESTED: Accept a Petition to Vacate a 12-foot wide Public Utility Easement located at 627 Parker Ave S., Lehigh Acres, Florida 33936, and adopt a resolution, setting a Public Hearing for 5:00 PM on the 13th day of April, 2004. (Case No. VAC2004-00005)

WHY ACTION IS NECESSARY: To build a single-family residence on the combined two (2) lots. The vacation of this easement will not alter existing utility conditions and the easement is not necessary to accommodate any future utility requirements.

WHAT ACTION ACCOMPLISHES: Sets the time and date of the Public Hearing.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 5

04

C4B

3. MEETING DATE:

03-16-2004

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE F.S. Ch. 177
- ORDINANCE
- ADMIN. CODE 13-1
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT Community Development
- C. DIVISION Development Services
- BY: [Signature] 2-26-04

Peter J. Eckenrode, Director

7. BACKGROUND:

The completed petition to vacate, VAC2004-00005 was submitted by Kaye Homes, Inc. as an agent on behalf of Michael W. Eoff.

LOCATION: Petition No. VAC2004-00005 proposes to vacate a 12-foot wide Public Utility Easement centered on the lot lines between Lots 3 and 4 **LESS and EXCEPT** the westerly six feet (6'); The easterly six-foot (6') wide Public Utility Easement of Lots 3 and 4 as measured perpendicular from the boundary line of the property; all in Block 74, Unit 14, in the subdivision of Lehigh Acres, as recorded in Plat Book 15 at Page 146 of the Public Records of Lee County, Florida. The site is located at 627 Parker Ave S., Lehigh Acres, Florida 33936.

Documentation pertaining to this Petition to Vacate is available for viewing at the Office of Lee Cares.

There are no objections to this Petition to Vacate. Staff recommends the scheduling of the Public Hearing.

Attached to this Blue sheet is the Petition to Vacate, Resolution to set Public Hearing, Notice of Public Hearing and Exhibits.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>Admin 3/2/04</i>			G County Manager
<i>[Signature]</i>	N/A	N/A	N/A	<i>John J. [Signature] 2-28-04</i>	QA <i>[Signature]</i>	OM <i>[Signature]</i>	Risk <i>[Signature]</i>	GC <i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 2/27/04
Time: 3:07 pm
Forwarded To:

RECEIVED BY
COUNTY ADMIN:
03/01/04
11:55 AM SLT
COUNTY ADMIN
FORWARDED TO: [Signature]
3/3/04
9 AM

PETITION TO VACATE

Case Number: VAC2004-00005

Petitioner(s), Michael Eoff

requests the Board of County Commissioners of Lee County, Florida, to grant this Petition to Vacate and states as follows:

1. Petitioner(s) mailing address, 3511 18th Ave NE Naples, FL 34120
2. In accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, Petitioner desires to vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".
3. A sketch showing the area the Petitioner desires to vacate is attached as Exhibit "B".
4. Proof Petitioner paid all applicable state and county taxes is attached as Exhibit "C".
5. Petitioner is fee simple title holder to the underlying land sought to be vacated.
6. Petitioner did provide notice to all affected property owners concerning the intent of this Petition in accordance with the LCAC 13-1.
7. In accordance with letters of review and recommendation provided by various governmental and utility entities, it is apparent if the Board grants the Petitioner's request, it will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Wherefore, Petitioner respectfully requests the Board of County Commissioners adopt a Resolution granting the Petition to Vacate.

Respectfully Submitted,

By: [Signature]
Petitioner Signature

Michael Eoff (owner)
Printed Name & Title

By: _____
Petitioner Signature

Printed Name & Title

Exhibit "A"
Petition to Vacate
VAC2004-00005

Legal Description of Public Utility Easements to be Vacated

The following Public Utility Easements on Lots 3 and 4, Block 74, of the Plat of Part of Unit 14 , Section 14, Township 45 South, Range 27 East, a Subdivision of Lehigh Acres, Lee County, Florida, according to the map or plat thereof on file and recorded in Plat Book 15, Page 146 of the Public Records of Lee County, Florida:

The twelve-foot wide Public Utility Easement centered on the common lot line between Lots 3 and 4, less and except the westerly six feet thereof; and

The six-foot wide Public Utility Easement located along the easterly lot line of Lots 3 and 4.

Parker Avenue (50' ROW)

91.92' 5d27'50"

91.92' 5d27'50"

125.00'

BLOCK 74
LOT 3

BLOCK 74
LOT 14

6' PUE to be vacated

80.00'

6' PUE to be vacated
6' PUE to be vacated

BLOCK 74
LOT 4

N

6' PUE to be vacated

80.00'

BLOCK 74
LOT 13

125.00'

40'

0

100'

20'

50'

Exhibit "B"
Petition to Vacate
VAC2004-00005

PLAT OF PART OF UNIT 14
SECTION 14, TWP. 45 S., RGE. 27 E.
A SUBDIVISION OF
LEHIGH ACRES
LEE COUNTY, FLORIDA

Exhibit "C"

Petition to Vacate

VAC2004-00005

[Page One of Two]



Real Property Information

Account	Tax Year	Status
14-45-27-14-00074.0030	2003	PAID
Original Account	Book/Page	
14-45-27-14-00074.0030	4179 /2120	
Physical Address	Mailing Address	
EOFF MICHAEL W 627 PARKER AVE S LEHIGH ACRES FL 33936	EOFF MICHAEL W 2521 WOODLAND GRAD RD NAPLES FL 34117 USA	
Legal Description		
LEHIGH ACRES UNIT 14 BLK.74 PB 15 PG 146 LOT 3		
Outstanding Balance as of 2/28/2004		\$0.00

Tax Roll Search - Real Property

Search the Lee County Tax Collector's real property records by selecting the search criteria for the tax year. Use the extensive search feature to view a broader range of data.

The results to your tax search are based upon information provided to the Lee County Tax Collector by the Lee County Property Appraiser. This website should not be relied upon for a title search. Amounts due are subject to change without notice due to statutory compliance (i.e. tax deed application, county held tax certificates, errors & insolvencies (E&I), bankruptcy, litigation, etc.)

View for Tax Year:
 Save as File Extensive Search
View file format.



Your search for 14452714000740030 has returned 6 result(s).

Account	Tax Year	Owner Name/ Address	Status/ Outstanding Balance
14-45-27-14-00074.0030	2003	EOFF MICHAEL W 627 PARKER AVE S	PAID Details
14-45-27-14-00074.0030	2002	REDDIE CORDEL E 627 PARKER AV S	PAID Details
14-45-27-14-00074.0030	2001	REDDIE CORDEL E 627 PARKER AV S	PAID Details
14-45-27-14-00074.0030	2000	REDDIE CORDEL E 627 PARKER AV S	PAID Details
14-45-27-14-00074.0030	1999	REDDIE CORDEL E 627 PARKER AV S	PAID Details
14-45-27-14-00074.0030	1998	REDDIE CORDEL E	PAID Details

(Click on the account number for more information and/or online payment.)

6 match(es) Page 1 of 1

Exhibit "C"

Petition to Vacate

VAC2004-00005

[Page Two of Two]



Real Property Information

Account	Tax Year	Status
14-45-27-14-00074.0040	2003	PAID
Original Account	Book/Page	
14-45-27-14-00074.0040	2801/70	
Physical Address	Mailing Address	
REDDIE CORDEL E 629 PARKER AVE S LEHIGH ACRES FL 33936	REDDIE CORDEL E 4739 NW 2ND PL PLANTATION FL 33317 USA	
Legal Description		
LEHIGH ACRES UNIT 14 BLK.74 PB 15 PG 146 LOT 4		
Outstanding Balance as of 2/28/2004		\$0.00

Tax Roll Search - Real Property

Search the Lee County Tax Collector's real property records by selecting the search criteria for the tax year. Use the extensive search feature to view a broader range of data.

The results to your tax search are based upon information provided to the Lee County Tax Collector by the Lee County Property Appraiser. This website should not be relied upon for a title search. Amounts due are subject to change without notice due to statutory compliance (i.e. tax deed application, county held tax certificates, errors & insolvencies (E&I), bankruptcy, litigation, etc.)

View for Tax Year:
 Save as File Extensive Search
 View file format.



Your search for 14452714000740040 has returned 6 result(s).

Account	Tax Year	Owner Name/ Address	Status/ Outstanding Balance
14-45-27-14-00074.0040	2003	REDDIE CORDEL E 629 PARKER AVE S	PAID Details
14-45-27-14-00074.0040	2002	REDDIE CORDEL E 629 PARKER AV S	PAID Details
14-45-27-14-00074.0040	2001	REDDIE CORDEL E 629 PARKER AV S	PAID Details
14-45-27-14-00074.0040	2000	REDDIE CORDEL E 629 PARKER AV S	PAID Details
14-45-27-14-00074.0040	1999	REDDIE CORDEL E 629 PARKER AV S	PAID Details
14-45-27-14-00074.0040	1998	REDDIE CORDEL E	PAID Details

(Click on the account number for more information and/or online payment.)

6 match(es) Page 1 of 1



Prepared by:
Emily E Brenner, Independent Title of Naples, Inc.

Record and Return to:

Independent Title of Naples, Inc.
4760 Tamiami Trail North, Suite 24
Naples, FL 34103

File No. 00203652

INSTR # 6120285
OK BK 04179 Pg 2120; (1pp)
RECORDED 01/22/2004 03:09:39 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 6.00
DEED DOC 62.60
DEPUTY CLERK V Fuller

WARRANTY DEED

Made this 12th day of January, 2004 A.D., by Cordel E. Reddie hereinafter called the grantor, to Michael W. Eoff whose post office address is 2521 Woodland Grad Road, Naples, FL 34117 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto the grantee, all that certain land situate in the County of LEE, and State of Florida, viz:

Lots 3 and 4, Block 74, Unit 14, Section 14, Township 45 South, Range 27 East, LEHIGH ACRES, according to the map or plat thereof on file in the office of the Clerk of Circuit Court, recorded in Plat Book 15 at page 146 of The Public Records of Lee County, Florida
This is vacant land and not the Homestead property of the Grantor.

PARCEL ID#: 14-25-27-14-00074.0030

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Emily Brenner
Witness: Signature
Print Name: Emily Brenner

Cordel E. Reddie (LS)
Cordel E. Reddie
4739 NW 2nd Place
Plantation, FL 33317

Cynthia Singh
Witness: Signature
Print Name: Cynthia Singh

_____ (LS)

Witness: Signature
Print Name: _____

_____ (LS)

Witness: Signature
Print Name: _____

_____ (LS)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 12th day of January, 2004, by Cordel E. Reddie who is personally known to me or who has produced Drivers License as identification.



Emily Brenner
Notary Public
Print Name:
My Commission Expires:

RETURN TO INDEPENDENT TITLE OF NAPLES, INC.

003652



FLORIDA GOVERNMENTAL UTILITY AUTHORITY

614 N. Wymore Road, Winter Park, Florida 32789, Ph: (407) 629-6900, Fax: (407) 629-6963. E-mail: FGUA@FGUA.com

February 10, 2004

Stuart Kaye
C/O Kaye Homes, Inc.
5979 Pine Ridge Road
Naples, FL 34119

Dear Mr. Kaye:

I am in receipt of your January 29, 2004, letter requesting a letter of review and recommendation on a proposed utility easement vacation at:

627 Parker Avenue South
Lehigh Acres, FL 33936

At this time Florida Governmental Utility Authority does not have Water, Wastewater or distribution service for the above-described address.

Should you have any questions in this matter, please do not hesitate to call me at 407-629-6900.

Sincerely,

A handwritten signature in black ink that reads "Charles A. Sweat" followed by a small circular mark.

Charles Sweat
Director of Operations



Post Office Box 3455

North Fort Myers, FL 33918-3455

(239) 995-2121 • FAX (239) 995-7904

www.lcec.net • www.lline.com

December 11, 2003

Mr. Cordel E. Reddie
c/o Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119

Re: 627 Parker Avenue South
Lehigh Acres

Dear Mr. Reddie:

LCEC does not object to vacation of the easements described as follows:

1. A 12-foot-wide drainage and/or utility easement centered on the line between Lots 3 and 4, Block 74, Unit 14, a subdivision of Lehigh Acres as recorded in Plat Book 15, page 146 of the Public Records of Lee County, Florida, **LESS** and **EXCEPT** the westerly 6 feet thereof; and
2. The easterly 6 feet of Lots 3 and 4, Block 74, Unit 14, a subdivision of Lehigh Acres as recorded in Plat Book 15, page 146 of the Public Records of Lee County, Florida.

Please call me at 1-800-282-1643, extension 422 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Karen Hardin".

Karen Hardin
Real Property Representative

December 2, 2003

Ms. Karen Hardin (Lehigh Area)
LCEC
P.O. Box 3455
North Ft. Myers, FL 33918-3455

RE: Request for a letter of Review and Recommendation on a proposed right-of-way
or road easement vacation at the following location:
627 Parker Avenue South
Lehigh Acres, FL 33936

To Whom It May Concern:

We intend to submit a Petition to the Lee County Board of Commissioners seeking to vacate the public interest in the right-of-way or road easement at the location identified above in order to accomplish the following purpose:

Vacate easements

We have included a sketch or drawing of the right-of-way or road easement we desire to vacate. Please provide us with a letter of review and recommendation so we can proceed with our Petition submittal. If you have any questions, please do not hesitate to contact us directly and thank you in advance for your consideration.

Signed,

Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119

November 13, 2003

995 2121

Karen Hardin
LCEC
P.O. Box 3455
No Ft. Myer 33918 - 3455

Mr. Randall Curtis (Lehigh Area) 656-2239
Florida Power & Light
15834 Winkler Road
Ft. Myers, FL 33908

RE: Request for a letter of Review and Recommendation on a proposed right-of-way
or road easement vacation at the following location:
627 Parker Avenue South
Lehigh Acres, FL 33936

To Whom It May Concern:

We intend to submit a Petition to the Lee County Board of Commissioners seeking to
vacate the public interest in the right-of-way or road easement at the location identified
above in order to accomplish the following purpose:

Vacate easements

We have included a sketch or drawing of the right-of-way or road easement we desire to
vacate. Please provide us with a letter of review and recommendation so we can proceed
with our Petition submittal. If you have any questions, please do not hesitate to contact
us directly and thank you in advance for your consideration.

Signed

Cordel Reddie

Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119

THIS IS LCEC (LEE COUNTY ELECTRIC COOP)
TERRITORY

DAN THOMPSON
FDL
239-332-9168

Lee Property Appraiser Web Tax Map



Tax Map Legend

- Parcels
- Road Centerlines
- Subdivisions
- City Limits
 - City of Bonita Springs
 - City of Cape Coral
 - City of Fort Myers (cont.)
- City of Sanibel
- Town of Fort Myers Beach

Aerial Image Set	2002 (Color)	Map Currency Date	11/12/2003 3:49:20 PM
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*** ERROR TX REPORT ***

TX FUNCTION WAS NOT COMPLETED

TX/RX NO 4048
CONNECTION TEL 12396562239
CONNECTION ID
ST. TIME 12/02 14:11
USAGE T 02'48
PGS. 3
RESULT NG

3

December 2, 2003

Ms. Karen Hardin (Lehigh Area)
LCEC
P.O. Box 3455
North Ft. Myers, FL 33918-3455

RE: Request for a letter of Review and Recommendation on a proposed right-of-way
or road easement vacation at the following location:

627 Parker Avenue South
Lehigh Acres, FL 33936

To Whom It May Concern:

We intend to submit a Petition to the Lee County Board of Commissioners seeking to vacate the public interest in the right-of-way or road easement at the location identified above in order to accomplish the following purpose:

Vacate easements

We have included a sketch or drawing of the right-of-way or road easement we desire to vacate. Please provide us with a letter of review and recommendation so we can proceed with out Petition submittal. If you have any questions, please do not hesitate to contact us directly and thank you in advance for your consideration.

Signed,

Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119

November 13, 2003

Mr. Randall Curtis (Lehigh Area)
Florida Power & Light
15834 Winkler Road
Ft. Myers, FL 33908

RE: Request for a letter of Review and Recommendation on a proposed right-of-way
or road easement vacation at the following location:
627 Parker Avenue South
Lehigh Acres, FL 33936

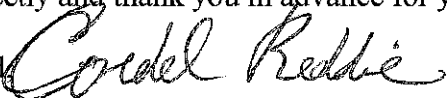
To Whom It May Concern:

We intend to submit a Petition to the Lee County Board of Commissioners seeking to vacate the public interest in the right-of-way or road easement at the location identified above in order to accomplish the following purpose:

Vacate easements

We have included a sketch or drawing of the right-of-way or road easement we desire to vacate. Please provide us with a letter of review and recommendation so we can proceed with our Petition submittal. If you have any questions, please do not hesitate to contact us directly and thank you in advance for your consideration.

Signed



Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119

2931 Michigan Avenue
Fort Myers, Florida 33916
Phone 941-334-8828
Fax 941-334-8575



November 24, 2003

Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, Florida 34119

Re: 627 Parker Avenue South
Lehigh Acres

To Whom It May Concern:

This letter will serve to inform you that Comcast has no facilities at the above referenced location, and therefore have no objection to your proposed vacation of easement.

Should you require further information or assistance, please feel free to contact me here.

Cordially,

A handwritten signature in cursive script that reads "Lucia Vera". The signature is written in black ink and is positioned above the printed name.

Lucia Vera
Project Coordinator

November 13, 2003

Ms. Lucia Vera
Comcast Cablevision
301 Tower Road
Naples, FL 34113

RE: Request for a letter of Review and Recommendation on a proposed right-of-way
or road easement vacation at the following location:
627 Parker Avenue South
Lehigh Acres, FL 33936

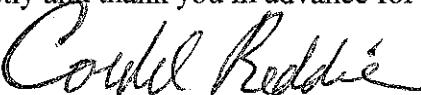
To Whom It May Concern:

We intend to submit a Petition to the Lee County Board of Commissioners seeking to vacate the public interest in the right-of-way or road easement at the location identified above in order to accomplish the following purpose:

Vacate easements

We have included a sketch or drawing of the right-or-way or road easement we desire to vacate. Please provide us with a letter of review and recommendation so we can proceed with out Petition submittal. If you have any questions, please do not hesitate to contact us directly and thank you in advance for your consideration.

Signed,



Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119



December 3, 2003

Mr. Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, Florida 34119

Re: Vacation of Public Utility Easement:
A 12 foot wide public utility and drainage easement centered on the lot line
common to lots 30 & 40, Block 74 of Section 14,
Township 45S, Range 27E.
Strap No. 14-45-27-14-00074.0030

Dear Mr. Reddie:

Sprint-Florida Incorporated has reviewed the document for the above referenced information. Based on the review, we have no objection to the vacation of a portion of a public utility easement at the Lehigh Acres location.

If you should require additional information, please contact me at 863-452-3207.

Sincerely,

Wayneth Jackson

Wayneth Jackson
Engineer

November 13, 2003

Mr. Rick Twitchell
Mailstop FLFTME0105
Sprint United Telephone of Florida
2820 Cargo Street
Ft. Myers, FL 33916

RE: Request for a letter of Review and Recommendation on a proposed right-of-way
or road easement vacation at the following location:
627 Parker Avenue South
Lehigh Acres, FL 33936

To Whom It May Concern:

We intend to submit a Petition to the Lee County Board of Commissioners seeking to vacate the public interest in the right-of-way or road easement at the location identified above in order to accomplish the following purpose:

Vacate easements

We have included a sketch or drawing of the right-of-way or road easement we desire to vacate. Please provide us with a letter of review and recommendation so we can proceed with our Petition submittal. If you have any questions, please do not hesitate to contact us directly and thank you in advance for your consideration.

Signed, 

Cordell E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239)479-8181

Bob Janes
District One

February 3, 2004

Douglas R. St. Cerny
District Two

Stuart Kaye

Ray Judah
District Three

Kaye Homes, Inc.
5979 Pine Ridge Rd.
Naples, FL 34119

Andrew W. Coy
District Four

John E. Albion
District Five

SUBJECT: VACATION OF PLATTED EASEMENT(S)
STRAP #S: 14-45-27-14-00074.0030 & .0040
LOTS 3 & 4, BLOCK 74 - LEHIGH ACRES, UNIT 14
627 & 629 PARKER AVENUE SOUTH

Donald D. Stillwell
County Manager

James G. Yaeger
County Attorney

Dear Mr. Kaye:

Diana M. Parker
County Hearing
Examiner

Lee County Utilities has no objection to the proposed vacation of the existing platted easements as described in your recent letter and associated attachments. However, the area in question is not located within Lee County Utilities' service area; therefore, we have no potable water or wastewater lines within the area to be vacated.

You may wish to contact Mike Currier with the Florida Governmental Utility Authority at 368-1615, extension 14 concerning your request, as the subject parcels appear to be located within their service area boundaries.

If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239)479-8531.

Sincerely,

LEE COUNTY UTILITIES

Terry A. Kelley
Senior Engineering Technician
Utilities Engineering Division

CC: Correspondence File

Original Mailed 02/04/04
Copied Via Facsimile #(239)455-2048

S:\Utils\Engr\Tak\LETTERS\VAC\FY 2004\Kaye Homes - Parker Ave S - Lehigh.doc

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 335-2111
Internet address <http://www.lee-county.com>
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8440

Bob Janes
District One

February 25, 2004

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Ms. Diana Ferro
Kaye Homes, Inc.
5979 Pine Ridge Rd.,
Naples, FL 34119

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

Re: VAC2004-00005 - Petition to Vacate a 12-foot wide Public Utility Easement centered on the lot lines between Lots 3 and 4 **LESS and EXCEPT** the westerly six feet (6'); The easterly six-foot (6') wide Public Utility Easement of Lots 3 and 4 as measured perpendicular from the boundary line of the property; all in Block 74, Unit 14, in the subdivision of Lehigh Acres, as recorded in Plat Book 15 at Page 146 of the Public Records of Lee County, Florida.

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

Dear Ms. Ferro:

You have indicated that in order for Kaye Homes to build a single-family residence on the combined two (2) lots, your client Michael W. Eoff proposed to eliminate the Public Utility Easement located between these lots. The site is located at 627 Parker Ave S., Lehigh Acres, Florida.

Based on a review of the information provided and our subsequent research, this office has no objection to the proposed vacation.

Should you have any questions, please call me at the above telephone number.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Director

PJE/RSK

U:\200401\20040115.155\8573650\DCDLETTER.DOC



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8124

Bob Janes
District One
Monday, December 08, 2003

Douglas R. St. Cerny
District Two
Mr. Cordel E. Reddie
C/o Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Re: Petition to Vacate a twelve (12) foot wide public utility & drainage easements common to Lots 3 & 4, Block 74, Unit 14, Lehigh Acres Subdivision, as recorded in Plat Book 15 Page 146, in the public records, Lee County, Florida.

Dear Mr. Reddie:

Based on the review of the documents submitted with your request, Lee County Division of Natural Resources has no objection to the vacation of the subject public utility and drainage easement.

Should you have any questions, please call me at the above telephone number.

Regards,

LEE COUNTY PUBLIC WORKS DEPARTMENT

Allen L. Davies, Jr.
Natural Resources Division

-cc: Don Blackburn, Development Services
Joan Henry, County Attorney's Office
Margaret Lawson, LCDOT
Roland Ottolini, P.E., NRD

S:\NATRES\SURFACE\DOCUMENT\vac401.doc

November 13, 2003

Ms. Alan Davies, Engineer
Lee County Transportation Division
1500 Monroe Street
3rd Floor
Ft. Myers, FL 33901-5500

RE: Request for a letter of Review and Recommendation on a proposed right-of-way
or road easement vacation at the following location:
627 Parker Avenue South
Lehigh Acres, FL 33936

To Whom It May Concern:

We intend to submit a Petition to the Lee County Board of Commissioners seeking to vacate the public interest in the right-of-way or road easement at the location identified above in order to accomplish the following purpose:

Vacate easements

We have included a sketch or drawing of the right-or-way or road easement we desire to vacate. Please provide us with a letter of review and recommendation so we can proceed with out Petition submittal. If you have any questions, please do not hesitate to contact us directly and thank you in advance for your consideration.

Signed



Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8580

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

December 1, 2003

Mr. Cordel E. Reddie
C/o Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119

**RE: Petition to vacate the 12 foot wide
Drainage and Utility Easement on the
Lot line common to Lots 3 and 4, Block 74,
Unit 14, Lehigh Acres**

Dear Mr. Reddie:

Lee County Department of Transportation has reviewed your request to vacate the above described easement recorded in Plat Book 15, page 146. DOT has no facilities within the easement and does not maintain it.

Therefore, DOT offers no objection to this petition to vacate as proposed.

Very truly yours,

DEPARTMENT OF TRANSPORTATION

Margaret Lawson
Right-of-way Supervisor

MAL/JMK/mlb

cc: Don Blackburn, Development Services
Allen Davies, Natural Resources
DOT PTV File

November 13, 2003

Ms. Margaret Lawson
Lee County Transportation Division
1500 Monroe Street
3rd Floor
Ft. Myers, FL 33901-5500

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Signed, 

Cordel E. Reddie
C/O Kaye Homes Real Estate Services, Inc.
5979 Pine Ridge Road
Naples, FL 34119

Ruth Keith - 627 Parker Avenue South

From: "SalesKHRES " <SalesKHRES@kayehomes.com>
To: <rkeith@leegov.com>
Date: 2/25/2004 11:19 AM
Subject: 627 Parker Avenue South

Ruth,

The reason these easements are being vacated is to build a single family home. Should you have any questions and/or comments please don't hesitate to contact me.

Thank you,

Diana V Ferro

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2004-00005

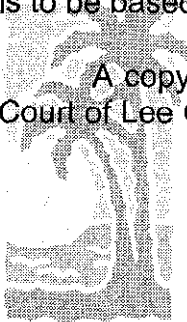
TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 13th day of April 2004 @5:00 PM in the County Commissioners' Meeting Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider and take action on a Petition vacating the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".

Interested parties may appear in person or through a representative and be heard with respect to the Petition to Vacate.

Anyone wishing to appeal the decision made by the Board with respect to any matter considered at this meeting will need a record of the proceeding for such appeal, and may need a verbatim record, to include all testimony and evidence upon which the appeal is to be based.

A copy of the Petition to Vacate is on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Office, 2115 Second Street, Fort Myers, Florida.



LEE COUNTY

CHARLIE GREEN, CLERK

SOUTHWEST FLORIDA

Deputy Clerk Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

Exhibit "A"
Petition to Vacate
VAC2004-00005

Legal Description of Public Utility Easements to be Vacated

The following Public Utility Easements on Lots 3 and 4, Block 74, of the Plat of Part of Unit 14 , Section 14, Township 45 South, Range 27 East, a Subdivision of Lehigh Acres, Lee County, Florida, according to the map or plat thereof on file and recorded in Plat Book 15, Page 146 of the Public Records of Lee County, Florida:

The twelve-foot wide Public Utility Easement centered on the common lot line between Lots 3 and 4, less and except the westerly six feet thereof; and

The six-foot wide Public Utility Easement located along the easterly lot line of Lots 3 and 4.

**RESOLUTION NO. _____ TO SET PUBLIC HEARING
FOR PETITION TO VACATE Case Number: VAC2004-00005**

WHEREAS, a Petition to Vacate was filed with the Board of County Commissioners;
and

WHEREAS, the Petitioner seeks to abandon, discontinue, close or vacate a portion
of a plat, easement, parcel or right-of-way legally described in the attached Exhibit "A".

WHEREAS, under Florida Statute and the Lee County Administrative Code, the
Board must hold a Public Hearing in order to grant a vacation affecting a public easement,
public right-of-way or platted lands.

BE IT THEREFORE RESOLVED by the Board of County Commissioners of Lee
County, Florida, as follows:

1. A Public Hearing on Petition to Vacate No. VAC2004-00005 is set for the
_____ in the Lee County Commission Chambers.

2. A Notice of Public Hearing on this Petition to Vacate will be published in
accordance with the Lee County Administrative Code.

THIS RESOLUTION passed by voice and entered into the minutes of the Board of
County Commissioners of Lee County, Florida this _____

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk Signature

Please Print Name

BOARD OF COUNTY
COMMISSIONERS OF
LEE COUNTY, FLORIDA

Chairman Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

Exhibit "A"
Petition to Vacate
VAC2004-00005

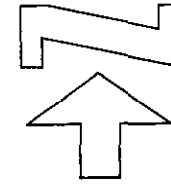
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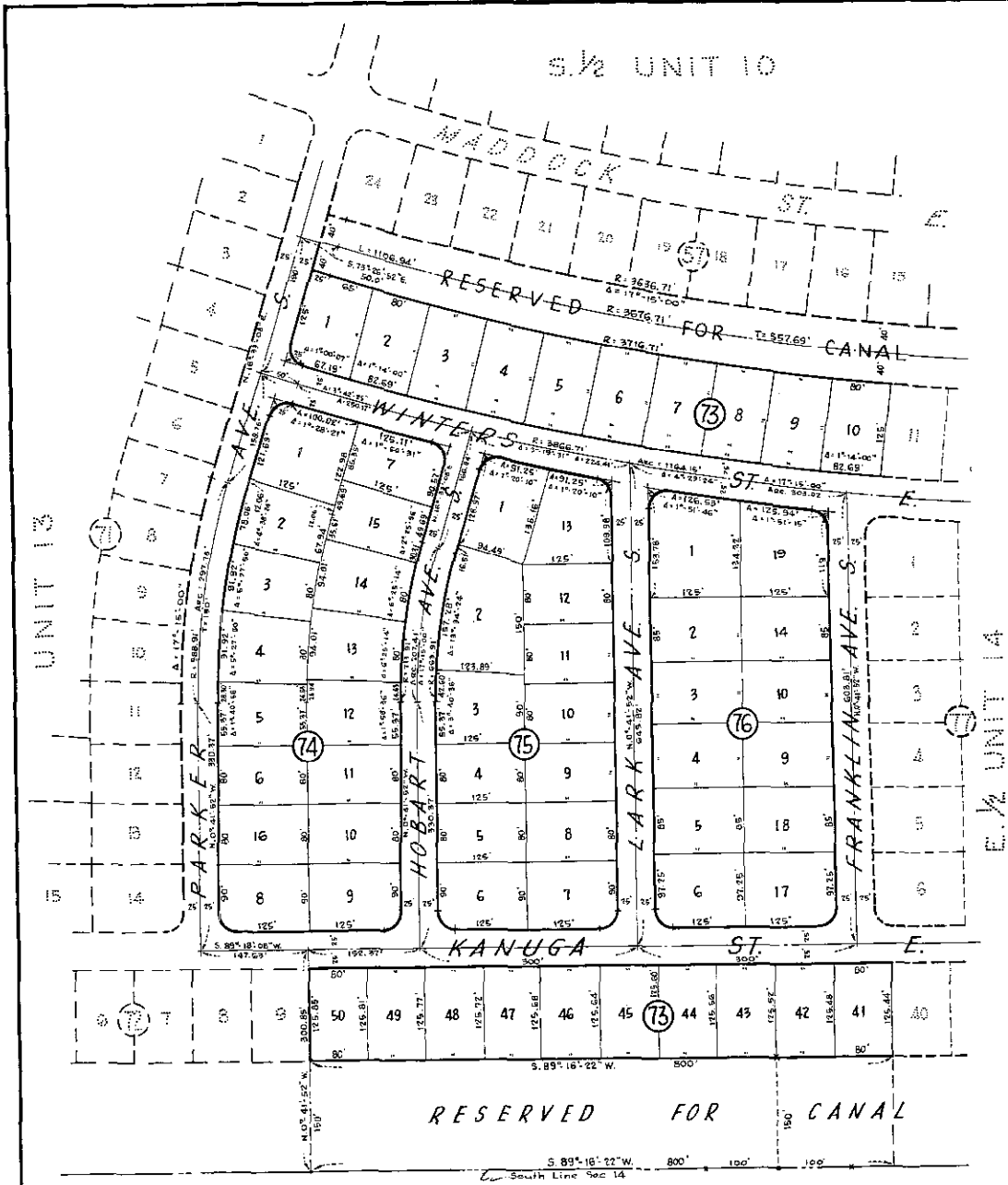
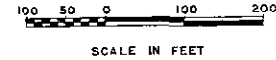
The six-foot wide Public Utility Easement located along the easterly lot line of Lots 3 and 4.

S. 1/2 UNIT 10



PLAT OF PART OF UNIT 14
SECTION 14, TWP. 45 S., RGE. 27 E.
A SUBDIVISION OF
LEHIGH ACRES

LEE COUNTY, FLORIDA



All lots subject to a 6 foot Utility Easement on both sides and back, and a 6 foot Drainage Easement on the front and sides of lot on 50 foot R/W.

Interior P.R.M.s. are 4" x 4" x 24" concrete

• Denotes P.R.M.s.

All corner lot radii are 25 feet, except as shown and the lot dimensions are to the straight line intersections, except where arc distances are shown.

All Canals to be dedicated to East County Water Control District.

x Witness Monument.

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 627 Parker Ave. South and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Kaye Homes as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

[Signature]
Owner*(signature)
Michael W. Eoff
Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)


Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 15th day of February, 2004, by Michael Eoff, who is personally known to me or who has produced as identification and who did (did not) take an oath.

[Signature]
Notary Public

(SEAL)

 Laurie DeFrancesco
Commission #DD240978
Expires: Aug 13, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

(Name typed, printed or stamped)



00074 0050

00074 0091

00074 0100

00074 0120

00074 0120

00074 0161

ENGLISH ACRES

00074 0170

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