

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20050374

1. ACTION REQUESTED/PURPOSE: Accept a Petition to Vacate the 12-foot wide Public Utility Easements located at 4300 Lee Blvd., Lehigh Acres, and adopt a resolution, setting a Public Hearing for 5:00 PM on the 26th day of April, 2005. (Case No. VAC2005-00009).

2. WHAT ACTION ACCOMPLISHES: To build a single commercial building site on the combined four (4) lots. The vacation of this easement will not alter existing utility conditions and the easement is not necessary to accommodate any future utility requirements.

3. MANAGEMENT RECOMMENDATION: N/A

4. Departmental Category:
COMMISSION DISTRICT #: 5

C4A

5. Meeting Date:

04-05-2005

6. Agenda:

- Consent
- Administrative
- Appeals
- Public
- Walk-On

7. Requirement/Purpose: (specify)

- Statute F.S. Ch. 177
- Ordinance
- Admin. Code 13-1
- Other

8. Request Initiated:

Commissioner _____
Department _____ Community Development
Division _____ Development Services

By:  **3/22/05**

Peter J. Eckenrode, Director

9. Background:

The completed petition to vacate, VAC2005-00009 was submitted by Spectrum Engineering, Inc. as the agent on behalf of Schuman Insurance Agency, Inc.

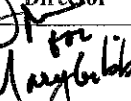
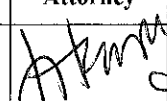
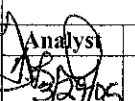

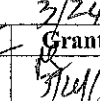
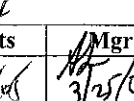
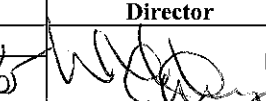
LOCATION: The site is located at **4300 Lee Blvd., Lehigh Acres, Florida 33971** and its strap number is 28-44-26-07-00070.0120. Petition No. VAC2005-00009 proposes to vacate the twelve-foot (12') wide Public Utility Easements centered on the common line between Lots 12 and 13, 13 and 14, 14 and 15, and 15 and 12; all in Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, Lehigh Acres, a subdivision of Lehigh Acres, as recorded in Plat Book 15 at Page 78 of the Public Records of Lee County, Florida, **LESS and EXCEPT** the Northerly six-feet (6') of the easement on the common lot line between Lots 12 and 13; less and except the Easterly six-feet (6') of the easement on the common lot line between Lots 13 and 14; less and except Southerly six-feet (6') of the easement on the common lot line between Lots 14 and 15; less and except Westerly six-feet (6') of the easement on the common lot line between Lots 15 and 12.

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.

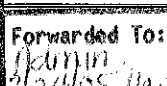
Attached to this Blue sheet is the Petition to Vacate, Resolution to set Public Hearing, Notice of Public Hearing and Exhibits.



10. Review for Scheduling:

| Department Director | Purchasing or Contracts | Human Resources | Other | County Attorney | Budget Services | | | | County Manager/P.W. Director |
|--|-------------------------|-----------------|-------|---|---|--|---|---|---|
| | | | | | Analyst | Risk | Grants | Mgr. | |
|  | | | |  |  |  |  |  |  |

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

| |
|---|
| Rec. by CoAtty |
| Date: 3/22/05 |
| Time: 4:25 |
| Forwarded To:  |

| |
|---|
| RECEIVED BY COUNTY ADMIN:  |
| 3-24-05 |
| 11:10 |
| COUNTY ADMIN FORWARDED TO:  |
| 3/24/05 |
| 40M |

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2005-00009

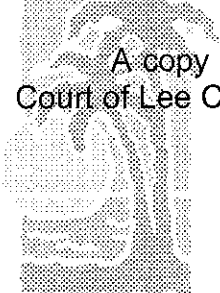
TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 26th day of April 2005 @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

S O U T H W E S T F L O R I D A

Deputy Clerk Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

Exhibit "A"
Petition to Vacate
VAC2005-00009

Legal description of Public Utility Easement to be vacated

The twelve-foot (12') wide Public Utility Easement centered on the common lot line between lots 12 and 13, 13 and 14, 14 and 15, and 15 and 12; all in Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, Lehigh Acres a subdivision of Lehigh Acres, as recorded in Plat Book 15 Page 78 of the public records of Lee County, Florida,

Less and Except the Northerly six-feet (6') of the easement on the common lot line between Lots 12 and 13; less and except the Easterly six-feet (6') of the easement on the common lot line between Lots 13 and 14; less and except the Southerly six-feet (6') of the easement on the common lot line between Lots 14 and 15; less and except the Westerly six-feet (6') of the easement on the common lot line between Lots 15 and 12.

**RESOLUTION NO. _____ TO SET PUBLIC HEARING
FOR PETITION TO VACATE Case Number: VAC2005-00009**

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. VAC2005-00009 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
VAC2005-00009

Legal description of Public Utility Easement to be vacated

The twelve-foot (12') wide Public Utility Easement centered on the common lot line between lots 12 and 13, 13 and 14, 14 and 15, and 15 and 12; all in Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, Lehigh Acres a subdivision of Lehigh Acres, as recorded in Plat Book 15 Page 78 of the public records of Lee County, Florida,

Less and Except the Northerly six-feet (6') of the easement on the common lot line between Lots 12 and 13; less and except the Easterly six-feet (6') of the easement on the common lot line between Lots 13 and 14; less and except the Southerly six-feet (6') of the easement on the common lot line between Lots 14 and 15; less and except the Westerly six-feet (6') of the easement on the common lot line between Lots 15 and 12.



PETITION TO VACATE (AC 13-1)

Case Number: VAC 2005-00009

Petitioner(s), Schuman Insurance Agency, Inc.
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, 12261 COUNTRY EAGLE LANE, CAPECORAL, FL 33909.
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:

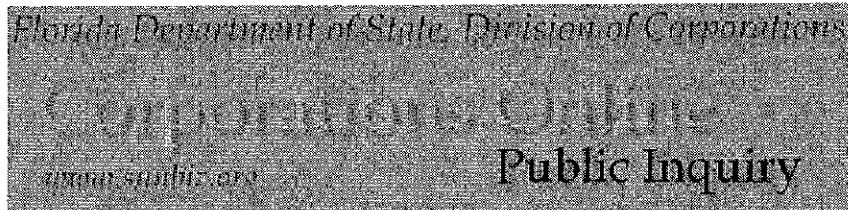
Kevin Schuman
Petitioner Signature

Carol Schuman
Petitioner Signature

KEVIN SCHUMAN
Printed Name President

CAROL SCHUMAN
Printed Name Vice President

NOTE: This is a legal document and is therefore not available in Word Perfect format.



Florida Profit

SCHUMAN INSURANCE AGENCY, INC.

PRINCIPAL ADDRESS

2801 DEL PRADO BLVD
CAPE CORAL FL 33904
Changed 04/12/2000

MAILING ADDRESS

12261 COUNTRY EAGLE LANE
CAPE CORAL FL 33909 US
Changed 03/28/1994

Document Number
S67212

FEI Number
650275384

Date Filed
07/15/1991

State
FL

Status
ACTIVE

Effective Date
NONE

Registered Agent

| Name & Address |
|--|
| SCHUMAN, KEVIN 2801 DEL PRADO BLVD CAPE CORAL FL 33904 |
| Address Changed: 04/12/2000 |

Officer/Director Detail

| Name & Address | Title |
|--|-------|
| SCHUMAN, KEVIN 2801 DEL PRADO BLVD CAPE CORAL FL 33904 | P |
| SCHUMAN, CAROL 2801 DEL PRADO BLVD CAPE CORAL FL 33904 | VP |

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2003 | 01/17/2003 |
| 2004 | 01/13/2004 |
| 2005 | 03/01/2005 |

[Previous Filing](#)

[Return to List](#)

[Next Filing](#)

No Events
No Name History Information

Document Images

Listed below are the images available for this filing.

- [03/01/2005 -- ANNUAL REPORT](#)
- [01/13/2004 -- ANNUAL REPORT](#)
- [01/17/2003 -- COR - ANN REP/UNIFORM BUS REP](#)
- [02/28/2002 -- ANNUAL REPORT](#)
- [03/21/2001 -- ANN REP/UNIFORM BUS REP](#)
- [04/12/2000 -- ANN REP/UNIFORM BUS REP](#)
- [03/06/1999 -- ANNUAL REPORT](#)
- [01/21/1998 -- ANNUAL REPORT](#)
- [03/03/1997 -- ANNUAL REPORT](#)
- [01/23/1996 -- 1996 ANNUAL REPORT](#)

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

[Corporations Inquiry](#)

[Corporations Help](#)

AFFIDAVIT OF OWNERSHIP OR UNIFIED CONTROL
AND
AUTHORIZATION OF AGENT

I do hereby swear and affirm that I, Kevin Schuman, President of Schuman Insurance Agency, Inc. have full power and authority to represent and bind all legal and equitable owners and/or contractual purchasers of the property herein described. As such, I affirm the owner's responsibility for payment of all fees, taxes, assessments and/or debts incurred in the development of this property.

Further I affirm that I authorize Spectrum Engineering, Inc. to act as agent in procuring the required reviews, permits, and/or approvals associated with the development of this property.

Description:

STRAP NO.: 28-44-26-07-00070.0120

LOTS: 12-15, BLOCK 70, UNIT 7, LEHIGH ACRES, PLAT BOOK 15, PG. 78, OFFICIAL RECORDS OF LEE COUNTY, FLORIDA

Kevin Schuman, Pres.
Signature

Kevin Schuman, President, Schuman Insurance Agency, Inc. Print Name
Name, Title, and Date

State of FLORIDA
County of LEE

Sworn to and subscribed before me this 27th day of January, 20 05 by the aforesigned, who is personally known to me or has produced DL 5550 50853 3770 as identification and who did (did not) take an oath.

Trenia Kay Kasunick
Notary Public
CC # DD 120167
My commission expires: May 22, 2006



EXHIBIT II - F

DISCLOSURE OF OWNERSHIP INTEREST FORM FOR:

STRAP NO. 28-44-26-07-00070.0120 CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

| Name and Address | Percentage of Ownership |
|------------------|-------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

| Name, Address, and Office | Percentage of Stock |
|--|---------------------|
| Schuman, Kevin President | 50% |
| Schuman, Carol Vice-President | 50% |
| 2801 Del Prado Blvd. | |
| Cape Coral, Fl 33904 | |

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

| Name and Address | Percentage of Interest |
|------------------|------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

| Name and Address | Percentage of Interest |
|------------------|------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

| Name and Address | Percentage of Interest |
|------------------|------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

| Name and Address | |
|------------------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: Kevin H. Schuman
 (Applicant)

Kevin H. Schuman
 (Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27th day of January, 2005, by Kevin H. Schuman, who is personally known to me or who has produced D.L. 5550 509 53 3220 as identification.

(SEAL)



Trenia Kay Kasunick
 Signature of Notary Public

Trenia Kay Kasunick
 Printed Name of Notary Public

SPECTRUM ENGINEERING, INC.
1342 Colonial Blvd. #31 Fort Myers, Florida 33907
voice: 239-277-1182 fax: 239-277-1786
email: rjward@spectrumengineering.net



Fax

To: Ruth Keith **Fax:** 479-8341

Cc: **Fax:**

From: Jim Welch **Date:** 03/16/05

Re: Schuman Insurance, authorization **Pages:** 4

- Urgent For Review Please Comment Please Reply As Requested
-

• **Comments:**

Ruth

Spectrum Engineering, Inc. is the Authorized Agent for Schuman Insurance.
Please let us know if the following documentation is adequate for your needs.

Jim

Exhibit "A"
Petition to Vacate
VAC2005-00009

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FIFTH ST W. (50')

N.89°23'44"E. 161.85'

N.89°23'44"E. 80.00'(P) 6' P.U.E. 6' P.U.E. N.89°23'44"E. 81.85'(P)

28-44-26-07-00070.0120

LOT 12
BLOCK 70
- VACANT -

28-44-26-07-00070.0130

LOT 13
BLOCK 70
- VACANT -

28-44-26-07-00070.0150

LOT 15
BLOCK 70
- VACANT -

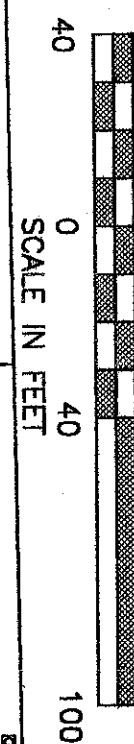
28-44-26-07-00070.0140

LOT 14
BLOCK 70
- VACANT -

CONCRETE M.E.S.

RESERVED (50')

CONCRETE M.E.S.



SCALE IN FEET

CONCRETE DRIVEWAY

EXISTING 1-STORY C.B.S. RESIDENCE

LOT 11 BLOCK 70 OCCUPIED

6' C.L.F.

LOT 16 BLOCK 70 OCCUPIED

EXISTING 2-STORY C.B.S. & WOOD FRAME RESIDENCE

CONCRETE DRIVEWAY

7' CONCRETE SIDEWALK

S.89°23'44"W. 162.74'

7' CONCRETE SIDEWALK

2' CONCRETE TYPE "F" CURBING

3 WEST-BOUND LANES OF TRAVEL

 EASEMENTS TO BE VACATED

LEE BLVD. (106')

6 LANE DIVIDED ROADWAY

LANDSCAPED MEDIAN AREA

EXHIBIT 'B'

SPECTRUM ENGINEERING, INC. EB461B

1342 COLONIAL BLVD., SUITE 31, FT MYERS, FL 33907

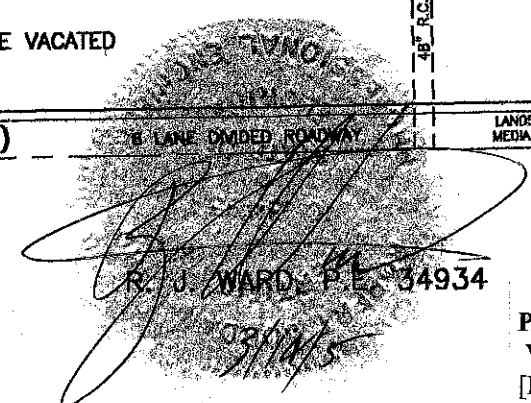



Exhibit "B"
Petition to Vacate
VAC2005-00009
[Page One of One]

Exhibit "C"
Petition to Vacate
VAC2005-00009
 [Page One of One]

Lee County Tax Collector - Print Results



| Real Property Information | | New Search  |
|---|--|--|
| Account | Tax Year | Status |
| 28-44-26-07-00070.0120 | 2004 | PAID |
| Original Account | Book/Page | |
| 28-44-26-07-00070.0120 | 3594/4395 | |
| Owner | | |
| SCHUMAN INSURANCE AGENCY INC | | |
| Physical Address | Mailing Address | |
| 4303 5TH ST W LEHIGH ACRES FL 33971 | 12261 COUNTRY EAGLE LN FORT MYERS FL 33909 USA | |
| Legal Description | | |
| LEHIGH ACRES UNIT 7 BLK.70 PB 15 PG 78 LOT 12 | | |
| Outstanding Balance as of 3/15/2005 | | \$0.00 |

201 01 011 001 111 11 1000 01 101 00 110 10 110 00 011 1 1001

INSTR # 5378125
OR BK 03594 PG 4395

RECORDED 03/12/02 09:40 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD(F.S.201.02) 455.00
DEPUTY CLERK C Keller

This Instrument Prepared by & return to:

Name: Jackie Phillips
Tradewinds Title, Inc.
Address: 904 Lee Blvd., Suite 106
Lehigh Acres, FL 33936
50702

Parcel I.D. #: 28-44-26-07-00070.0120

Rec \$10.50 Rptt \$455.00 Total \$465.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 21st day of **February**, A.D. 2002, by **BARRY GIONFRIDDO** and **WENDYS. GIONFRIDDO**, husband and wife, hereinafter called the grantors, to **SCHUMAN INSURANCE AGENCY, INC.**, a Florida Corporation, having its principal place of business at 12261 Country Eagle Lane, Cape Coral, FL 33909, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Lee County, State of Florida, viz:

Lot 12, 13, 14 and 15, Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, Lehigh Acres, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court recorded in Plat Book 15, Page 78, Public Records of Lee County, Florida.

SUBJECT TO TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2001.

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

Signed, sealed and delivered in the presence of:

Jackie Phillips
Witness

Jackie Phillips
Printed Name of Witness

Barry Gionfriddo L.S.
Barry Gionfriddo

Address:
4304 Lee Blvd, Lehigh Acres, FL 33971

Linda Sue Coyne
Witness

LINDA SUE COYNE
Printed Name of Witness

Wendy S. Gionfriddo L.S.

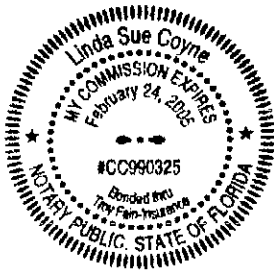
Wendy S. Gionfriddo
Address:
4304 Lee Blvd, Lehigh Acres, FL 33971

State of Florida

County of Lee

The foregoing instrument was acknowledged before me this 21st day of February, 2002, by Barry Gionfriddo and Wendy S. Gionfriddo, who are known to me or who have produced _____ as identification and who did (did not) take an oath.

Seal:



Linda Sue Coyne
Signature of Notary Public

LINDA SUE COYNE
Printed Name of Notary Public

My commission expires _____

BOARD OF COUNTY COMMISSIONERS
March 21, 2005

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

Diana M. Parker
County Hearing
Examiner

R. J. Ward, P.E.
Spectrum Engineering, Inc.
1342 Colonial Blvd., Suite 31,
Fort Myers, FL 33907

Re: **VAC2005-00009 - Petition to Vacate** twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 12 and 13, 13 and 14, 14 and 15, and 15 and 12; all in Block 70, Unit 7, S 28, T 44 S, R 26 E, Lehigh Acres, a subdivision of Lehigh Acres, as recorded in PB 15 at Pg 78 of the Public Records of Lee County, FL

Dear Mr. Ward:


You have indicated that in order to build a single commercial building site on the combined lots, your client, Schuman Insurance Agency, Inc. desire to eliminate the twelve-foot (12') wide Public Utility Easements located between these four (4) lots, **LESS and EXCEPT** the Northerly six-feet (6') of the easement on the common lot line between Lots 12 and 13; less and except the Easterly six-feet (6') of the easement on the common lot line between Lots 13 and 14; less and except Southerly six-feet (6') of the easement on the common lot line between Lots 14 and 15; less and except Westerly six-feet (6') of the easement on the common lot line between Lots 15 and 12.

The site is located at 4300 Lee Blvd., Lehigh Acres. 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:\200503\20050225.155\0058380\DCDLETTER.DOC

February 25, 2005

Mr. Peter J. Eckenrode
LEE COUNTY DEVELOPMENT SERVICES
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901-5500

RE: Schuman Insurance, Easement Vacation

To Whom It May Concern:

The petitioner is seeking to vacate the Drainage & Public Utility Easements for the lots identified below. Eliminating the easements will combine the lots into a single commercial building site.

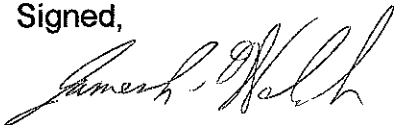
**Property Description: Lots 12-15, Block 70, Unit 7 Lehigh Acres, Plat Book 15
Page 78, Lee County, Florida.**

Strap No.: 28-44-26-07-00070.0120

4300 Lee Boulevard, Lehigh Acres, FL

Petitioner: Mr. Kevin H. Schuman
Schuman Insurance Agency, Inc.
2801 Del Prado Blvd.
Cape Coral, FL 33904
PH: 945-8888

Signed,



James A. Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd. Suite 31
Fort Myers, FL 33907-1013
(239)-277-1182



Lee County Electric Cooperative, Inc.
Post Office Box 3455
North Fort Myers, FL 33918-3455
(239) 895-2121 • FAX (239) 895-7904
www.lcec.net • www.lilinc.com

February 24, 2005

Mr. James A. Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd, Suite 31
Fort Myers, FL 33907-1013

Re: Block 70, Lots 12-15, Unit 7, Lehigh Acres, Florida
Strap # 28-44-26-07-00070.0120

Dear Mr. Welch:

LCEC does not object to vacation of the interior easements on the above referenced parcel, LESS and EXCEPT the Easterly 6 feet, the Westerly 6 feet, the Southerly 6 feet, and the Northerly 6 feet thereof. It is LCEC's understanding that the 6-foot perimeter easement of the combined parcel will remain intact as indicated on the attached sketch by Spectrum Engineering, Inc.

Please call me at 656-2422 if you have any questions.

Sincerely,

Sandra McIver
Real Property Representative

Attachment



Customer Service Operations

Post Office Box 1530
LaBelle, Florida 33975-4613

December 9, 2004

James A. Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd. Suite 31
Fort Myers, FL 33907-1013

Re: Vacation of Public Utility Easement:

A 12 foot wide public utility and drainage easement
centered on the lot line common to lots 12 & 13, 13 & 14, 14 & 15, 15 & 12
Block 70, Unit 7, Section 28, Township 44S, Range 26E,
as recorded in Plat Book 15, Page 78, of the Official Records of Lee County, Florida

Dear : Mr. Welch,

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 863 452-3232.

Sincerely,

A handwritten signature in cursive script that reads "Sabrina Thompson".

Sabrina Thompson
Engineer



161b

**26930 Old US 41
Bonita Springs, FL 34135
Phone: 239-732-3805
FAX: 239-498-4483**

December 3, 2004

Spectrum Engineering, Inc
C/O James Welch
1342 Colonial Bl #31
Ft Myers, FL 33907

Re: 4300 Lee Boulevard, Lehigh Acres, FL
Vacate Right-of-Way and/or Utility Easement

Dear James,

This letter will serve to inform you that Comcast has no objection to your proposed vacation of Right-of-way and/or Utility easement of the above referenced location..

Should you require additional information or assistance, please feel free to contact me here at 732-3805.

Cordially,

A handwritten signature in cursive script that reads "Mark Cook".

Mark Cook
Design Coordinator



December 15, 2004

Mr. James Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd – Suite 31
Fort Myers, Florida 33907-1013

RE: Vacation of utility and drainage easement lying within Lots 12-15, Block 70, Unit 7, Lehigh Acres, PB 15, Page 78, Lee County, Florida.

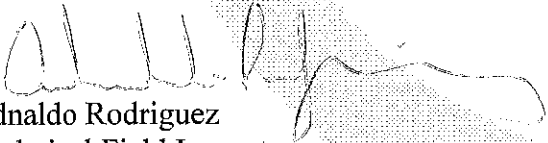
Dear Mr. Welch:

Your request for the above listed vacation of utility & drainage easement has been reviewed. At this time, Time Warner Cable no facilities in this area and no future build anticipated. Time Warner Cable has **NO CONFLICT** with this proposed vacation of utility easement.

If you have any further questions or concern, please do not hesitate to contact me at (239) 772-2218, Ext. 79247.

Sincerely,

TIME WARNER CABLE



Adnaldo Rodriguez
Technical Field Inspector

AR/sgs



FLORIDA GOVERNMENTAL UTILITY AUTHORITY

280 Wekiva Springs Road, Suite 203, Longwood, Florida 32779, Ph: (407) 629-6900, Fax: (407) 629-6963

January 20, 2005

James A. Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd., Suite 31
Fort Myers, FL 33907-1013

RE: Vacation of a portion of the utility easement between Lots 12, 13, 14, and 15, Block 70, Unit 7, Lehigh Acres as recorded in plat book 15, page 78 of the public records of Lee County, Florida

Dear Mr. Welch:

The FGUA has determined that it does not presently hold any property rights over the property identified above other than the easement included in the plat reservation. It has also been determined that the FGUA has no current utilities in the utility easement, nor has any foreseeable need for utility placement in the easement to be vacated. Therefore, the request for vacation of easement as depicted in the sketch attached to your request is hereby approved.

The vacation of easement was requested for the 6 foot wide drainage and public utility easement located on both sides of the common lot lines between lots 12 and 13, less the northerly 6 feet thereof, lots 13 and 14, less the easterly 6 feet thereof, lots 14 and 15, less the southerly 6 feet thereof, and lots 15 and 12, less the westerly 6 feet thereof.

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

Sincerely,

Florida Governmental Utility Authority

A handwritten signature in black ink, appearing to read "Charles L. Sweat", is written over a thin, curved line that extends from the right side of the signature towards the top right of the page.

Charles L. Sweat
Director of Operations

CLS/vjb

AmeriGas

America's Propane Company

February 21, 2005

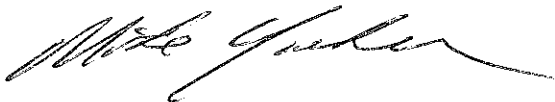
Jim Welch
Re: Utility Easements

In reference to your letter dated February 17, 2005 AmeriGas has no interest on right of way on the following locations:

Strap # 28-44-26-07-000-70-.0120

Please feel free to contact me at 239-948-4902, should you have any questions.

Mike Yonker



SSM



Florida Department of Transportation

JEB BUSH
GOVERNOR

JOSÉ ABREU
SECRETARY

January 3, 2005

James A. Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd., Suite 31
Ft. Myers, FL 33907-1013

RE: Request for a letter of Review and Recommendation on a proposed drainage
And public utility easement vacation, lying within Lots 12-15, Block 70, Unit 7
Lehigh Acres, Plat Book 15, Page 78, Lee County, Florida

Strap No.: 28-44-26-07-00070.0120
Strap No.: 28-44-26-07-00070.0130
Strap No.: 28-44-26-07-00070.0140
Strap No.: 28-44-26-07-00070.0150
P.M. Tracking Log #04-96

Dear Mr. Welch:

In response to your letter we received on November 22, 2004 our staff conducted a review of your request to vacate the subject area as marked and generally described as: that portion of proposed right of way or road vacation at the above referenced location.

Based on this review, we offer "No Objection" to this vacation request.

Sincerely,

Tom Kasten
Right of Way Agent
Property Management

cc: Scott Gilbertson, P.E. – Lee County
Peter J. Eckenrode – Lee County
Mike Rippe – FDOT
Tom Garcia – FDOT
File, Daily File



1616

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 16, 2004

Mr. James A. Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd., Suite 31
Fort Myers, FL 33907-1013

**RE: Petition to vacate the 12' wide utility easements
On the lot lines common to Lots 12 through 15,
Block 70, Unit 7, Section 28, Township 44 South,
Range 26 East, Plat Book 15, page 78, Lehigh Acres**

Dear Mr. Welch:

Lee County Department of Transportation has reviewed your request to vacate the above described easements. DOT has no facilities within the easements and does not maintain them.

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/mlb

cc: Ruth Keith, Development Services
Allen Davies, Natural Resources
DOT PTV File (5th St. W, Lehigh)



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239)479-8531

Bob Janes
District One

December 21, 2004

Douglas R. St. Cerny
District Two

Ray Judah
District Three

James A. Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd. Suite 31
Fort Myers, FL 33907-1013

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

SUBJECT: VACATION OF PLATTED EASEMENT(S)
STRAP #S: 28-44-26-07-00070.0120, .0130, .0140 & .0150
LOTS 12 THRU 15, BLOCK 70 – LEHIGH ACRES, UNIT 7
4300 LEE BOULEVARD

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Dear Mr. Welch:

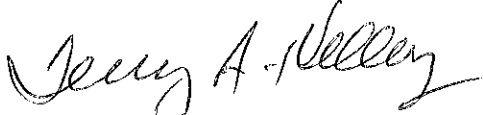
Lee County Utilities has no objection to the proposed vacation of the existing platted easements as described in your recent letter and associated attachments. However, the area in question is not located within Lee County Utilities' service area; therefore, we have no potable water or wastewater lines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

Via Fax #277-1786
Original Mailed 12/21/04

CC: Correspondence File
Ruth Keith, Development Services (Via Fax#479-8341)



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number (239) 479-8124

Bob Janes
District One

Tuesday, December 28, 2004

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

Mr. James A. Welch
Spectrum Engineering, Inc.
1342 Colonial Blvd., Suite 31
Fort Myers, FL 33907-1013

Re: Petition to Vacate six (6) twelve-foot (12') wide Public Utility and Drainage Easements centered on the common lot line between Lots 12 and 13, 13 and 14, 14 and 15, 15 and 12, Block 70, Unit 7, Lehigh Acres Subdivision as recorded in Plat Book 15 at Page 78 of the Public Records of Lee County, Florida.

Dear Mr. Welch:

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

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: John Fredyma, County Attorney's Office
Margaret Lawson, LCDOT
Ruth Keith, Development Services

S:\NATRES\SURFACE\DOCUMENT\vac472.doc



PLAT OF
SOUTH 1/2 SECTION 28
TOWNSHIP 44 SOUTH, RANGE 26 EAST

A SUBDIVISION OF
LEHIGH ACRES
LEE COUNTY, FLORIDA

LEE COUNTY LAND & TITLE CO. DEVELOPERS
Scale: 1" = 40' August 1968
Unit Boundary

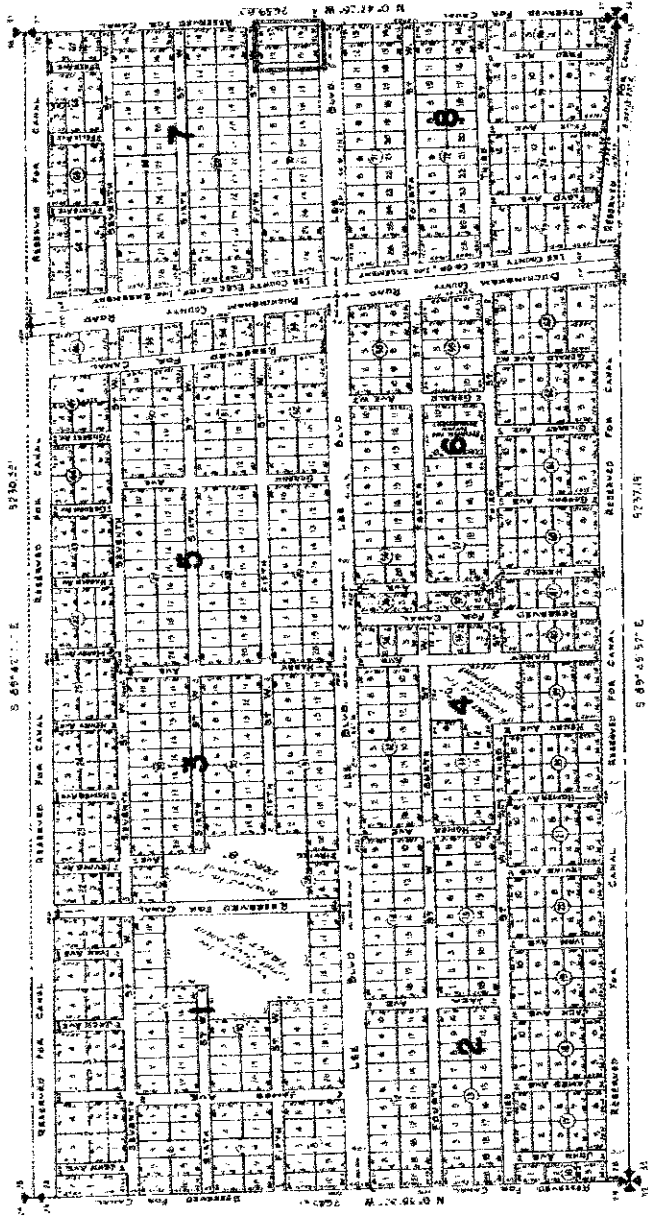
SURVEYORS' CERTIFICATE

We, the undersigned, hereby certify that the plat or plan is a correct representation of the land surveyed and that permanent reference monuments have been placed as shown.

FORM NO. 1 SURVEYING LAND SURVEYOR No. 1198


NOT A VALID SURVEYOR'S CERTIFICATE UNLESS THE SURVEYOR'S SIGNATURE AND SEAL ARE HEREON.

NOT A VALID SURVEYOR'S CERTIFICATE UNLESS THE SURVEYOR'S SIGNATURE AND SEAL ARE HEREON.



SURVEYORS CERTIFICATE

I, the undersigned hereby certify that the plat as shown is a correct representation of the land platted and that permanent reference monuments have been placed as shown.


Florida Registered Land Surveyor No 1198

NOTE

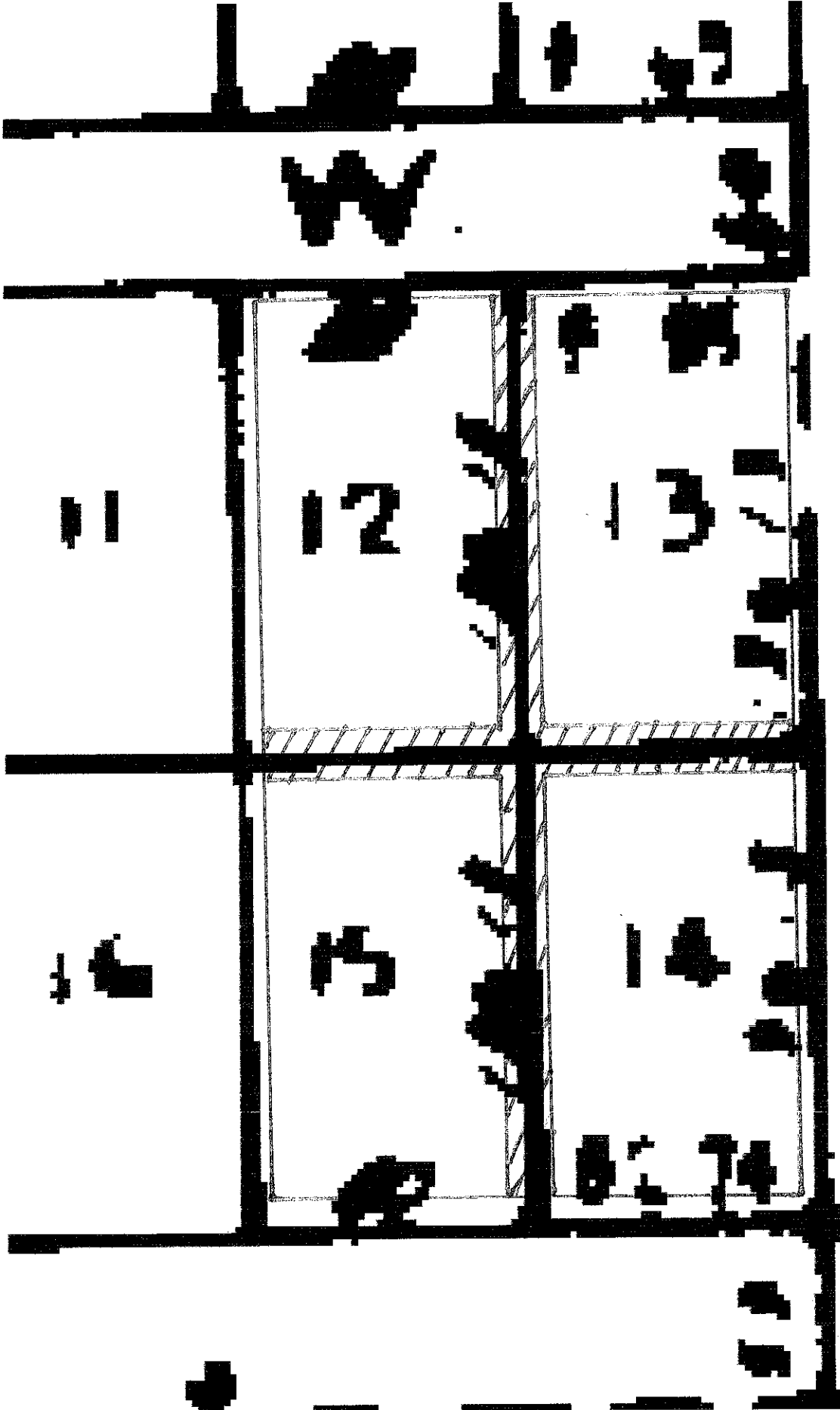
All lots subject to a 6' Utility Easement, both sides front and back
Interior F.R.M.'s are 4" x 4" x 24" concrete
Section corner F.R.M.'s are 6" x 6" x 36" concrete



NOTE

DIMENSIONS, BEARINGS, LOT AND LAND LINES ON
DRAWING OF LATEST DATE SHALL GOVERN.

SHEET 78 OF 101



W
C
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 EASEMENTS
TO BE
VACATED

W
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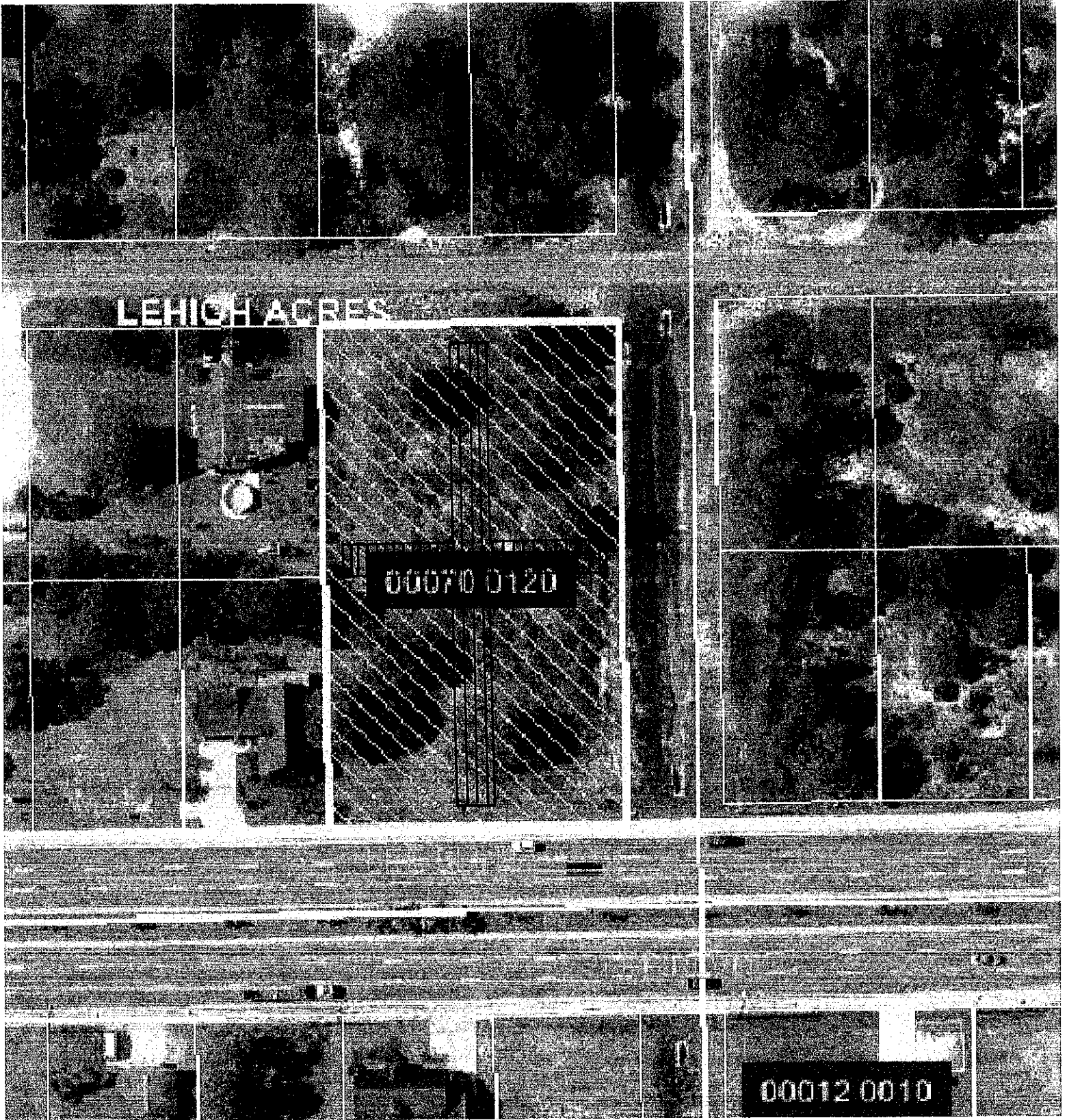
BUCKINGHAM COUNTY

LEE COUNTY ELEC CO-OP

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|---|---|---|---|---|---|---|---|----|----------|----|----|----|----|----|----|----|----|----|------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| SIXTH ST | | | | | | | | | | FIFTH ST | | | | | | | | | | BLVD | | | | | | | | | | | | | | | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|

RESERVED 2639.83 47.25 W



Area to be vacated