



- Fort Myers
- Orlando
- Tallahassee

August 14, 2018

City of Fort Myers
Planning Division
1825 Hendry Street
Fort Myers, Florida 33901
Phone 239-321-7901

RE: Colonial Gateway Commerce Park – Proposed Subdivision

Straps: 25-44-25-P4-00060.0000

25-44-25-P4-00600.00B1

25-44-25-P4-00600.00BA

25-44-25-P4-00600.00B2

Dear Director:

It is the intent of, W Kirk Beck, managing partner of Colonial Extension 322 LLC., to submit a request for approval of a preliminary plat of Colonial Gateway Commerce Park a Subdivision of 4 parcels located at the northwest corner of Colonial Blvd and SR 82. The Plat and application for review was submitted on July 24, 2018. Enclosed documents are per MuniCode Section 130-61 Application Requirements. Documents included:

Item 2 - Signed Sealed Boundary and Topo Survey

Item 5 - Name of the proposed subdivision: Colonial Gateway Commerce Park

Engineer: TKW Consulting Engineers Inc.

5621 Banner Drive

Fort Myers 33912

Ph: 239-278-1992

Surveyor: Phil Mould PSM 6515

3046 Del Prado Blvd

Cape Coral, FL 33904

Item 9 -Names and addresses of property owners within 300 foot radius: See Attached

Map

Item 10 - HOA Documents will be filed at time of plat approval

If you should have any comments or concerns, please do not hesitate to contact us at (239) 278-1992 or Trudi.williams@tkwonline.com

Sincerely,

Trudi K. Williams
Authorized Agent
TKW Consulting Engineers INC
5621 Banner Dr.
Fort Myers, FL 33912



City of Fort Myers

Planning Division
1825 Hendry Street, Suite 101
Fort Myers, FL 33901
Phone: 239-321-7993

SUBDIVISION PLAT APPLICATION FOR PRELIMINARY PLATS, FINAL PLATS & REPLATS

1) SUBDIVISION NAME:
Colonial Gateway Commerce Park

2) Owner(s): Name, address, and email of all owners of the property. Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Owner(s): W. Kirk Beck	Corporation:
Managing Member	Colonial Extension 322, LLC
6908 Erin Marie Court	
Ft. Myers, FL 33919	

3) Agent: Contact person (agent) authorized to receive all communications regarding this application:

Name:	Trudi Williams
Business:	TKW Consulting Engineers
Address:	5621 Banner Drive
City, State, Zip:	Ft. Myers, FL 33912
Office phone:	239-278-1992
Cell phone:	
Email address:	Trudi.williams@tkwonline.com

4) Developer, if applicable:

Name:	N/A
Address:	
City, State, Zip:	
Office phone:	
Cell phone:	
Email address:	



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5) Property Address and Strap #:

No. of Parcels: 5
1st Address: SEE ATTACHED MAP WITH STRAP NOs FOR DETAILS
Strap #1: _____
2nd Address: _____
Strap #2: _____
3rd Address: _____
Strap #3: _____

6) Is the plat or replat within a Planned Unit Development? If yes, include the PUD name and ordinance number:

NO

7) Date Property Acquired:

1981

8) Description of Location of Property; if the are adjacent streets, please list them:

Western corner of S.R. 82 and Colonial Blvd

9) Specially Regulated Areas within the City: Is your property on or within any of the following? Signify by marking with an "X" for yes or no:

	Yes	No
On Cleveland Avenue		X
On Dr. Martin Luther King Jr. Blvd.		X
On Veronica S. Shoemaker Blvd.		X
Within the Urban Reserve Area		X
Within the Downtown Redevelopment Area governed by the Smart Code, Chapter 118, Article 8		X
Within the Coastal High Hazard Area along the Caloosahatchee River as defined by the State		X
Within the flood zone of Billy's Creek		X
Within any flood zone as identified by state agencies	X	



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Environmentally sensitive area		X
Within the Dunbar Bellevue Annexation Area		X
Within a Development of Regional Impact (DRI)		X
Are you partnering with the City on this project		X

- 10) Number of Parcels/lots created and Description of product: (Example: Lot 1-21 Single Family Detached, Lot 22-99 Single Family Attached, Lot 100-110 Duplex):

Lot #	Description
1-6	Commercial Out-Parcels

- 11) Number of Tracts created and Description of Tract: example: Tract A Private ROW, Tract B Lake, Tract C Future Development, Tract U Conservation, etc.

Tract	Description
Tract R-1	Public Road R/W, P.U.E., D.E.
Tract R-2	Access Easement
Tract A & Tract B	Commercial Property

- 12) From the Future Land Use Map:

Land Use (LU) of your Parcel:	C/C & T/C
LU to North:	C/C & T/C
LU to South:	C/C
LU to East:	C/C
LU to West:	C/C & T/C & REC

- 13) From the Official Zoning Map:

Zoning of your Parcel:	CI Commercial Intensive
Zoning to North:	PUD
Zoning to South:	PUD - Commerce Center
Zoning to East:	PUD - Treeline Preserve
Zoning to West:	MU & REC



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- 14) Surrounding Businesses By Name and Description of Use (e.g. Smith's Auto Service Center, repair of semi-trucks):

Your Parcel: Colonial Gateway Commerce Park

North: N/A

South: CVS – Drug Store, Mcdonalds – Fast Food, WAWA – Fuel and Convenient store, Burger King – Fast Food

East: Publix shopping center – restaurants / retail stores

West: N/A

- 15) Dimensions, Size of Property:

Length: 2360'

Width: 1220'

Area in s.f: 2,360,908.44 SF

Acres: 54.20 acres

- 16) Has a public hearing been held regarding this property in the past five (5) years?
If so, in whose name and why?

NO

- 17) Will the subdivision include Affordable Housing Development? NO

DISCLOSURE OF OWNERSHIP INFORMATION

(SIGN AND CERTIFY APPLICABLE AFFIDAVIT ATTACHED HEREIN)

DISCLOSURE OF INTEREST AND AUTHORIZATION FORM

[Corporate or Partnership Owner]

I, (Name) W.. Kirk Beck
As (Title) Managing Member
of (Corp.) Colonial Extension 322, LLC
being first duly sworn, depose and say that

Name: W. Kirk Beck
Address: 6908 Erin Marie Ct, Fort Myers, FL, 33919

is the owner of the property described as:

No. of Parcels: 4
Addresses: 11250 SR 82, FORT MYERS, 11290 SR 82 FORT MYERS
Strap #: 25-44-25-P4-00060.0000; 25-44-25-P4-00600.00B1; 25-44-25-P4-00600.00BA; 25-44-25-P4-00600.00B2

I do hereby appoint Trudi K. Williams as the Owner's authorized agent and/or attorney for the purpose of representing its interests in the above-described property which is the subject matter of this application and proposed hearing. I understand that this application must be complete and accurate before a hearing can be advertised.

Signature of
Owner:

Printed Name: W. Kirk Beck

Sworn to and subscribed before me this 12 day of July, 2018, by
Kirk Beck, who is (personally known) to me

or who has produced _____ as identification. He/she has acknowledged to me and before me that he/she executed this instrument for the purposes therein expressed.

Kiah St Onge-Yergl
Notary Public

Print Notary Name

My commission expires:



Kiah St. Onge-Yergl
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF921332
Expires 9/23/2019

AGENT AUTHORIZATION AND AFFIDAVIT

I, (Name) Trudi K. Williams

being first duly sworn, depose and say that I am the authorized representative of the owner(s) of the property described as:

No. of Parcels: 4
Addresses: 11250 SR 82, FORT MYERS, 11290 SR 82 FORT MYERS
Strap #: 25-44-25-P4-00060.0000; 25-44-25-P4-00600.00B1; 25-44-25-P4-00600.00BA;
25-44-25-P4-00600.00B2

Agent Information: Trudi K. Williams CEO
Address: 5621 Banner Dr
City, State, Zip: Fort Myers, FL, 33912
Office phone: 239-278-1992
Cell phone: 239-839-3892
Email address: Trudi.williams@tkwonline.com

I hereby certify that the answers to the questions in this application and all sketches, data, and other supplementary materials attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature:

Printed Name: Trudi K Williams

Sworn to and subscribed before me this 12 day of July, 2018, by

Trudi Williams, who is (personally known)

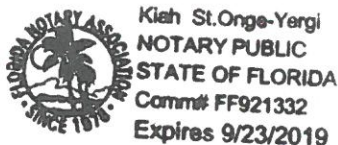
to me or has produced _____ as identification.

He/she acknowledged before me that he/she has executed this instrument for the reasons therein expressed.

Notary Public Signature:

Notary Public Name:

My commission expires:



DISCLOSURE OF SUPPORT OR NOT TO OBJECT

(Principal)

Accurate and complete disclosure is required from time of application submittal up to the time of the actual public hearing. It is the principal's responsibility to disclose any and all information regarding compensation paid, offered or received up to the time of the public hearing. Opportunity will be provided at the public hearing to disclosure any additional information not included on this form.

Describe all monies or compensation paid or offered to a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was paid or offered to person or entity or to a third party.

(Compensation includes money, property, services or any other commodity having any economic value or any promise or agreement to provide the same in the future).

I, W. Kirk Beck

Address: 6908 Erin Marie Ct

City, State, Zip: Fort Myers, FL, 33919

Office phone:

Cell phone: 239-770-7686

Email address: Wkbeck50@gmail.com

do hereby acknowledge that I have read the requirements for Disclosure of Support or Not To Object and offer the following written disclosure. Compensation given or Offered:

Reason for Compensation: Support or Not To Object (circle applicable option).

Any failure to make disclosure shall render the relief or item being sought by the Principal invalid.

Violation may also cause any prior approvals to be overturned and can defeat any vested rights as a result of such prior approval, in addition to any other remedies allowed by law.

ACKNOWLEDGEMENT

REQUIREMENTS FOR DISCLOSURE OF SUPPORT OR NOT TO OBJECT

The City Code, Sub-Part A, Administrative Code, Chapter 2, Administration, Article II, City Council requires disclosure be made for all items requiring a public hearing before City Council as follows:

Sec. 2-40. Disclosure requirements. The following provisions related to disclosures are to be made by principals at public hearings. The term principal shall include and extend to any other person or entity appearing on behalf of a principal, including, but not limited to agents, representatives, attorneys, contract purchasers, or any other individual or entity acting on behalf of a principal purchaser or owner.

- (1) All persons or entities seeking any approval, contract, concession, license or any other relief that requires a public hearing before the city council are required to comply with the disclosure requirements. Provided, however, that in cases in which the relief sought is related to a land use application, disclosure shall be required only by the applicant for such relief. Except to the extent such disclosure is prohibited by a confidentiality order from a court of competent jurisdiction, such persons or entities shall:
 - a. In all items requiring a public hearing, including land use matters, disclose in writing to the city council or verbally on the record at such public hearing, all moneys or compensation paid or offered to a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was paid or offered to the person or entity or to a third party. Compensation includes money, property, services or any other commodity having any economic value or any promise or agreement to provide the same in the future. The disclosure shall include the name of the person or entity offered the compensation, the specific compensation offered, what the person was requested to do or refrain from doing in exchange for said compensation, and whether and to whom the compensation was paid; and
 - b. In all items requiring a public hearing, including land use matters, disclose in writing to the city clerk or verbally on the record at such public hearing, all moneys or compensation as defined above, sought or requested by a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was requested for or paid to the requestor or a third party. The disclosure shall include the name of the person or entity seeking the compensation, the specific compensation sought, what the person offered to do or refrain from doing in exchange for said compensation, and whether the compensation was actually paid and to whom.
- (2) Any violation of the above shall render the relief or item being sought by the principal voidable by the city council. Violation may also cause any prior

approvals to be overturned and can defeat any vested rights as a result of such prior approval, in addition to any other remedies allowed by law.

I do hereby acknowledge that I have read the requirements for Disclosure of Support or Not To Object listed above and recognize that this disclosure must be made in writing and stated verbally on the record at the public hearing.

Signature of
Principal:

Printed Name: W Kirk Beck

Sworn to and subscribed before me this 12 day of July, 2018, by Kirk Beck, who is personally known to me or who has produced _____ as identification. He/she has acknowledged to me and before me that he/she executed this instrument for the purposes therein expressed.

KOP
Notary Public

Kiah St Onge Yergl
Print Notary Name

My commission expires:



Kiah St. Onge-Yergl
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF921332
Expires 9/23/2019

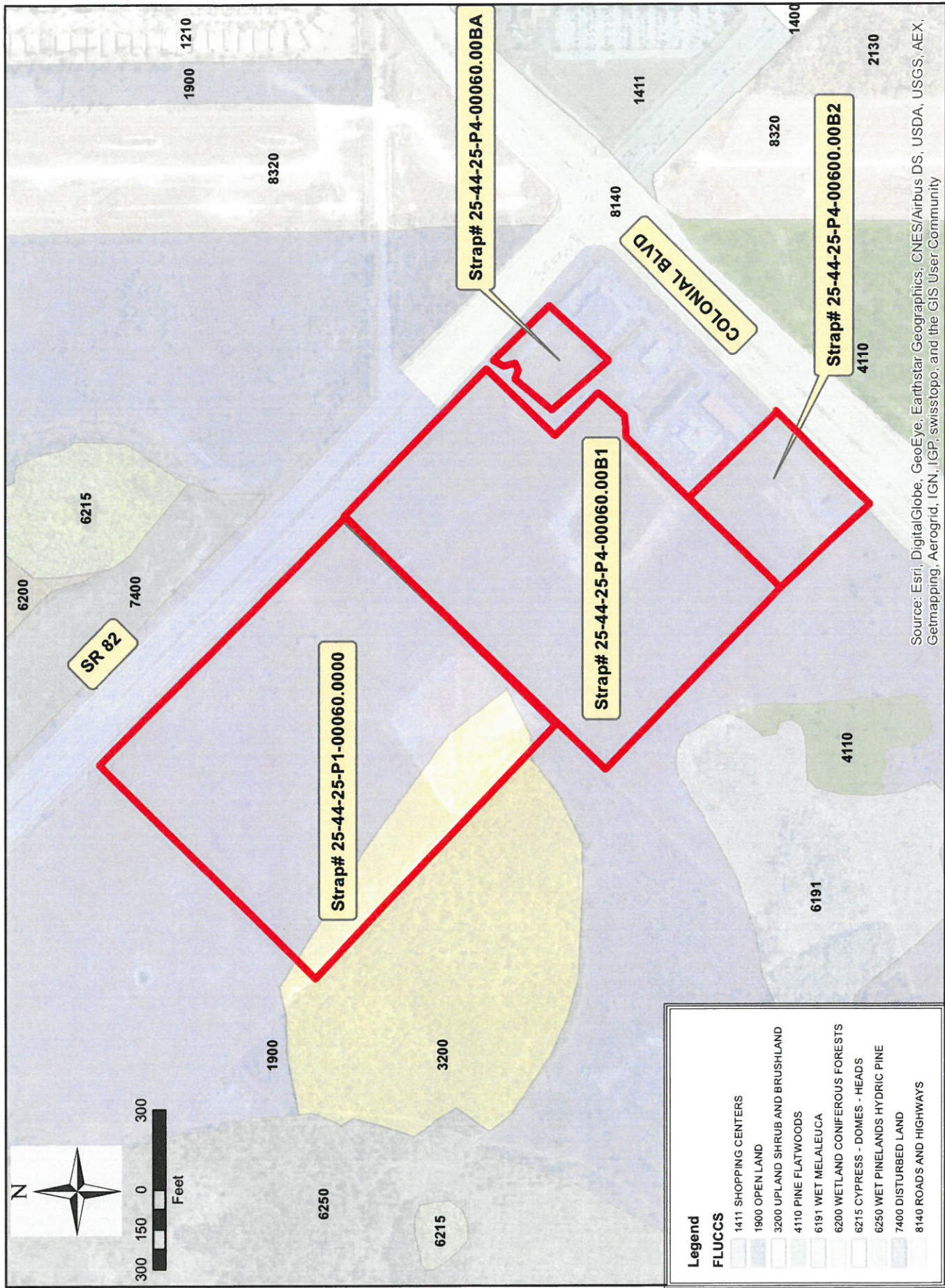


EXHIBIT 5 - FLUCCS MAP

COLONIAL GATEWAY COMMERCE PARK

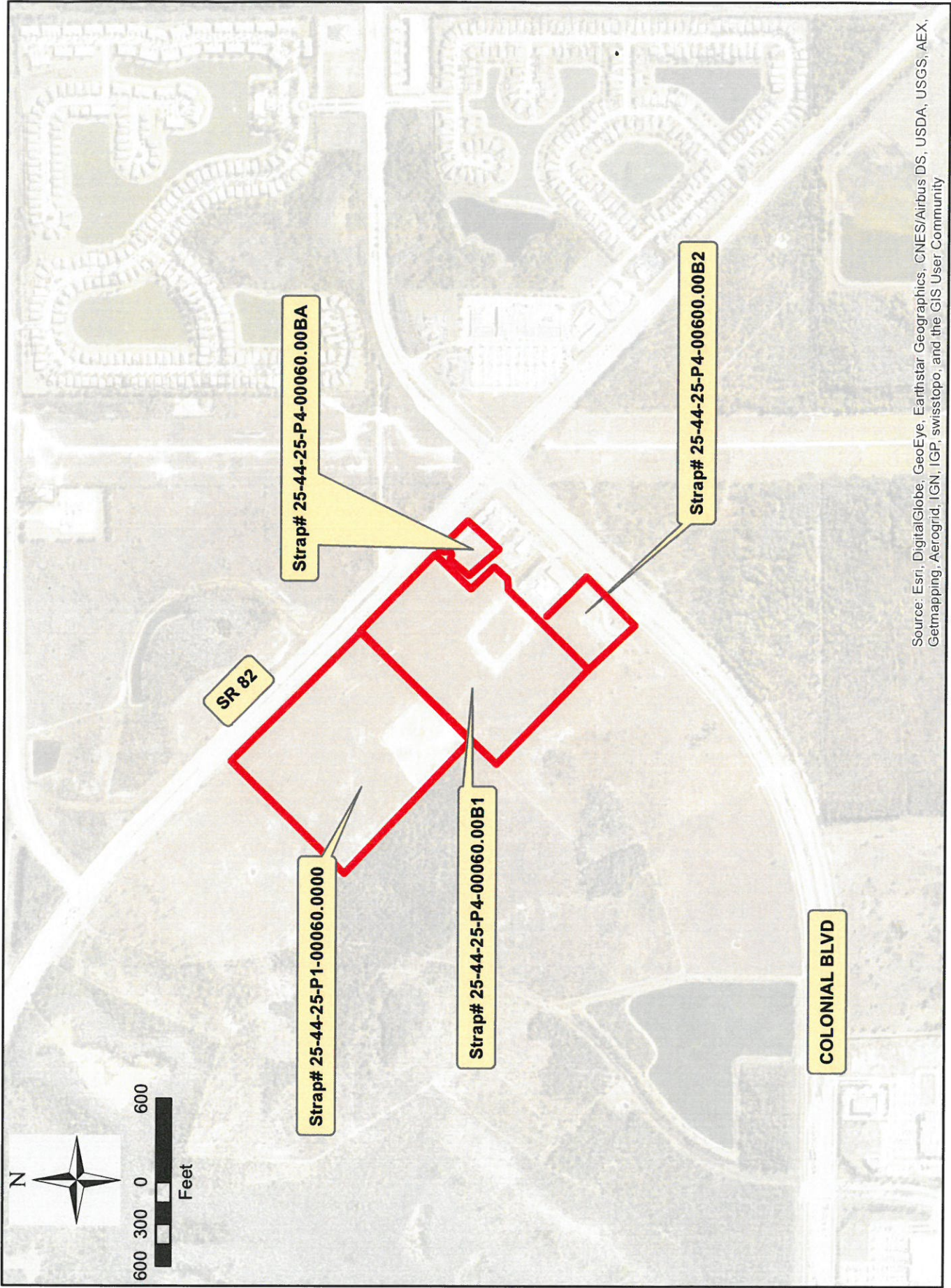


EXHIBIT 6 - VICINITY MAP COLONIAL GATEWAY COMMERCE PARK

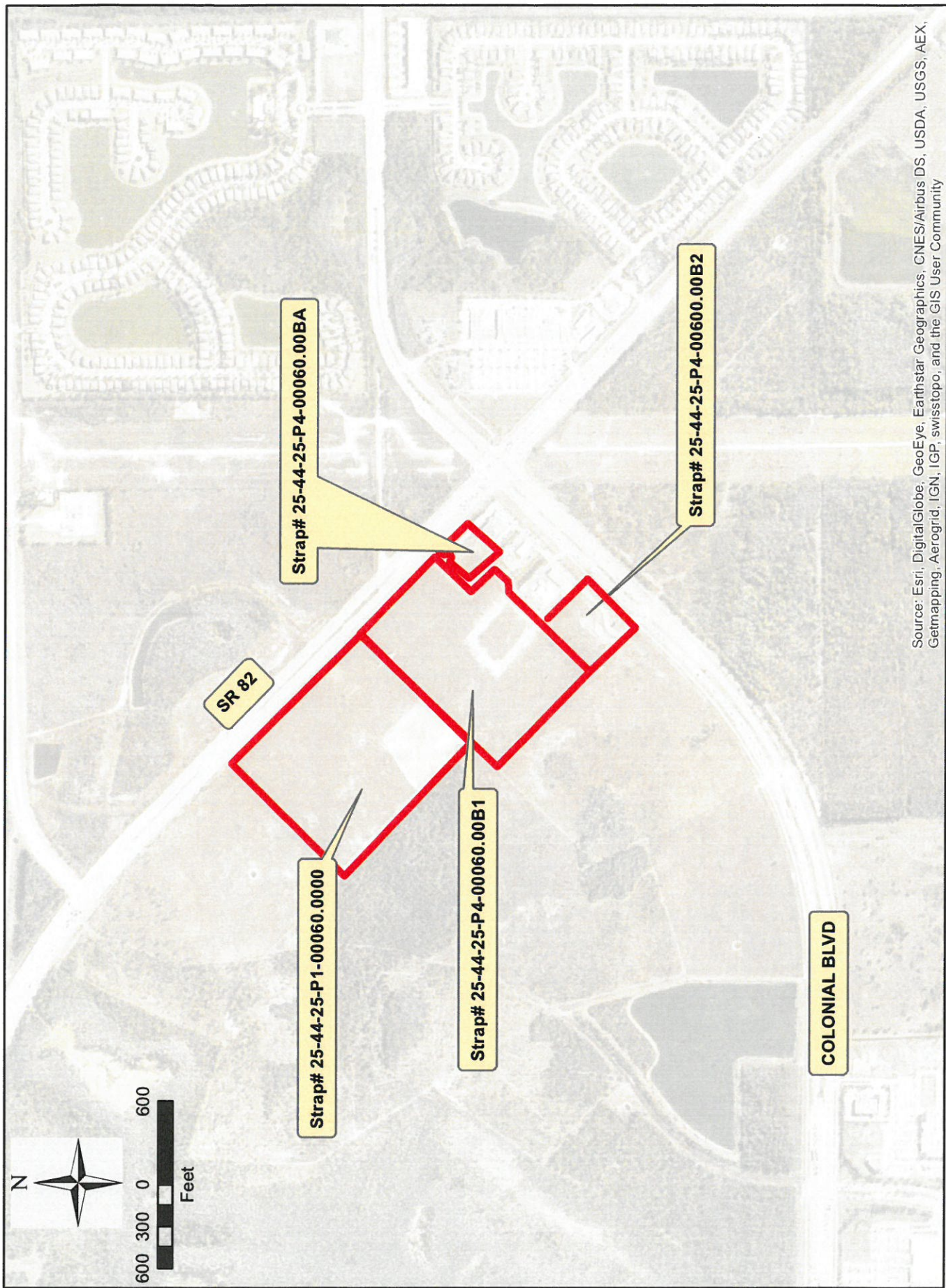


EXHIBIT 7 - AERIAL MAP COLONIAL GATEWAY COMMERCE PARK