



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:
Arborwood Preserve Phase 2B

- 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):	Corporations:
	WCI Communities, LLC
	10481 Ben C. Pratt Six Mile Cypress Pkwy
	Fort Myers, FL 33966

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

Name:	Donald Miller, PSM
Business:	RWA, Inc.
Address:	4983 Royal Gulf Circle
City, State, Zip:	Fort Myers, FL 33966
Office phone:	239-597-0575
Cell phone:	941-809-0855
Email address:	dmiller@consult-rwa.com

- 4) Developer, if applicable:

Name:	WCI Communities, LLC
Address:	10481 Ben C. Pratt, Six Mile Cypress Pkwy
City, State, Zip:	Fort Myers, FL 33966
Office phone:	(239) 278-1199
Cell phone:	
Email address:	Scott.Edwards@WCICommunities.com



City of Fort Myers

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

5) Property Address and Strap #:

No. of Parcels:	6
1 st Address:	12044 Arbor Trace Drive
Strap #1:	13-45-25-P2-3600J.0410
2 nd Address:	12048 Arbor Trace Drive
Strap #2:	13-45-25-P2-3600J.0420
3 rd Address:	TBD – Open Space Tract
Strap #3:	13-45-25-P2-36OS5.00CE
4 th Address:	TBD – Lake Tract
Strap #4:	13-45-25-P2-36K10.00CE
5 th Address:	TBD – Lake Tract
Strap #5:	13-45-25-P3-36K14.00CE
6 th Address:	TBD – Future Development Tract
Strap #6:	13-45-25-P2-36FD1.0000

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

Arborwood Community Development District, O.R. 4343, Pg. 3093

7) Date Property Acquired:

2/10/14 (Inst 2014000250717)

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

Property is located within the Arborwood DRI, northwest of the intersection of Commerce Lakes Drive and Arbor Trace Drive.



City of Fort Myers

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

- 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
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
Lots 1 & 2	Single Family Detached

- 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 MF-1	Future development for multi-family
Tracts LK-10A and LK-14A	Lake tracts for detention
Tract R-5A	Roadway tract, Access Easement, Drainage Easement, Public Utility Easement and Irrigation Easement
Tract OS-5	Open Space, Access Easement, Lake Maintenance Easement and Drainage Easement



City of Fort Myers

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

12) From the Future Land Use Map:

Land Use (LU) of your Parcel:	<u>Special Community (S/C)</u>
LU to North:	<u>Special Community (S/C)</u>
LU to South:	<u>Special Community (S/C)</u>
LU to East:	<u>Special Community (S/C)</u>
LU to West:	<u>Special Community (S/C)</u>

13) From the Official Zoning Map:

Zoning of your Parcel:	<u>MDP-3 (CFM)</u>
Zoning to North:	<u>MDP-3 (CFM)</u>
Zoning to South:	<u>MDP-3 (CFM)</u>
Zoning to East:	<u>MDP-3 (CFM)</u>
Zoning to West:	<u>MDP-3 (CFM)</u>

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

Your Parcel:	<u>None</u>
North:	<u>None</u>
South:	<u>None</u>
East:	<u>None</u>
West:	<u>None</u>

15) Dimensions, Size of Property:

Length:	<u>600 ft. more or less</u>
Width:	<u>1300 ft. more or less</u>
Area in s.f:	<u>1,031,971 sq. ft</u>
Acres:	<u>23.69 acres</u>



City of Fort Myers

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

- 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

H:\CDD-Admin\CDD-Dev Svcs\Forms\Platting\Application for Platting.doc