



# APPLICATION FOR DEVELOPMENT ORDER IN UNINCORPORATED AREAS ONLY

**Project Name:** Onofrio D. Oro Matlacha Shops

**Project Description:** Development of a +/- 0.33 acre commercial parcel with a +/- 3,850 SF Art Gallery.

**Project Type:**  Small DO\*  Large DO\*  CIP Project

*\*A project becomes a large DO if it is over 10 acres in size or has 2 acres or more of impervious cover.*

**Bonus Density/Intensity Equivalents included?**  YES  NO

This application will be processed electronically. I acknowledge that final plans and documents will only be available through Lee County's [ePlan](#) system.

1. **Name of Applicant:** Onofrio and Angela Demattia  
Address: 7407 5<sup>th</sup> Avenue  
City, State, Zip: Brooklyn, NY 11209  
Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form. [10-107; 10-153(1); 10-153(2)]**  
 Applicant is the sole owner of the property.  
 Applicant has been authorized by the owner(s) to represent them for this action.

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [10-153(2)]**

a. **Company Name:** J.F. Smith Building Contractors, Inc  
Contact Person: Joe F. Smith Jr.  
Address: PO Box 2246  
City, State, Zip: Pineland, FL 33945  
Phone Number: 239-472-3330 E-mail: [jjr@jfsmith.com](mailto:jjr@jfsmith.com)

b. **Professional Consultants Information:** If professional assistance was used in preparing the application or submittal items, attach the Professional Consultants Information Exhibit. **[10-153(2)f.]**

4. **STRAP Number(s):** [Attach extra sheets if additional space is needed.] **[10-153(3)a.]**  
24-44-22-01-00002.0040 Folio ID: 10014859

5. **Street Address of Property:** 4613 Pine Island Rd. NW Matlacha, FL 33993

6. **Planning Community or Community Plan Area\*:** Greater Pine Island

\*Note: Additional requirements may apply. See LDC Chapter 33 for additional information.

7. **Improvements in County Rights-of-Way.** Is the proposed development solely for improvements within County owned rights-of-way?

YES – If YES, application items #8 through #17 do not apply  
 NO

LEE COUNTY COMMUNITY DEVELOPMENT  
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902  
PHONE (239) 533-8585

8. **Legal Description: [10-154(1)]**  
 Legal description (8½"x11") and sealed sketch of the legal description  
**OR**  
 The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County.
9. **Boundary Survey: [10-154(3)]**  
 A Boundary survey, tied to the state plane coordinate system.  
**OR**  
 A copy of the subdivision plat if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County
10. **Lee Plan (Future Land Use) Designation:** Urban Community
11. **Current Zoning of Property:** 1000 Commercial, Vacant
12. **Property Dimensions [10-153(3)(c)]:**  
a. Width (average if irregular parcel): 142 Feet  
b. Depth (average if irregular parcel): 100 Feet  
c. Total area: 0.33 Acres or square feet
13. **Zoning Approval(s).** List the case number or resolution number of any variance, special exception, rezoning, or other zoning actions that have been granted or requested on the property. **[10-153(4)]**  
Pending
14. **DO/LDO Approval(s).** List the case number of any development order or development standards exemptions that have been approved or filed on the property. **[10-153(4)]**  
95-04-038-01L
15. **Commercial Building Design.** Is the proposed development within a commercial zoning district? **[10-600]**  
 **YES** – If **YES**, Commercial Architectural Design Standards apply (see LDC Section 10-600)  
 **NO** – If **NO**, application items #18 and 19 do not apply.
16. **Commercial Architectural Design Applicability:** Which category best describes the proposed development? If the answer is anything other than "None of the above," then Commercial Architectural Compliance is required (see architectural review requirements in LDC Section 10-600, et al.). **[10-602]**  
 New Building  
 Building Addition (>50% of sq ft of existing building)  
 Renovation (>50% of sq ft of existing building)  
 Redevelopment (>50% of sq ft of existing building)  
 Discontinuance (use of building was discontinued for one year or more)  
 None of the above (If none of the above, application item #17 does not apply)
17. **Architectural Design Style:** Indicate the architectural design style proposed for this project. {Note: If the proposed development is within an individual Planning Community/Community Plan area (see application item #7), then refer to the specific Architectural style requirements outlined in LDC Chapter 33.}  
 Mediterranean  
 Old Florida  
 Modern International  
 Main Street  
 Key West  
 Colonial  
 Contemporary  
 Caribbean  
 Spanish  
 Vernacular  
 Florida Vernacular  
 Other \_\_\_\_\_

## SUBMITTAL REQUIREMENTS

*Clearly label all submittal documents with the document name indicated below.*

**One copy of all submittal items may be submitted electronically through [ePlan](#) or at the Permitting Lobby unless otherwise noted.**

### SUBMITTAL ITEMS

Completed application [10-153]

Filing Fee - [10-108(a)]

### PLAN SETS

Existing Conditions Drawings [10-154(6)]

Area Location Map [10-154(6)(a)]

Site Plan [10-154(7)]

Utility Plans [10-154(6)(h); 10-154(7)(j)]

Drainage Plans [10-154(7)(k)]

Landscaping Plans [10-154(7)(l)]

FLUCCS Map [10-154(6)(f)] (if applicable - required if DO is a large project)

Exterior Lighting Plan [10-154(8)] (if applicable – required if exterior lighting is to be provided)

Architectural Elevations [10-604] (if applicable)

### ADDITIONAL SUBMITTAL ITEMS

Affidavit of Authorization [10-153(1)] *Prior to DO approval, one signed & notarized original must be submitted*

Professional Consultants Information [10-153(2)(f)]

Legal description and sealed sketch of legal description or copy of plat [10-154(1)] (if applicable)

Boundary Survey or plat [10-154(3)] (if applicable)

Title Certification [10-154(2)] (if applicable)

List of STRAP Numbers (if additional sheet is required) [10-153(3)a]

Community Meeting Notes [Chapter 33] (if applicable)

Stormwater Pollution Prevention Plan (SWP3) [14-477]

Traffic Impact Statement [10-154(10)]

Protected Species Survey [10-154(14)] (if applicable)

Protected Species Management Plan [10-154(15)] (if applicable)

Certificate to Dig [10-154(16)] (if applicable)

Historical Impact Assessment [10-154(17)] (if applicable)

Exotic Vegetation Removal Plan [10-154(18)] (if applicable)

Hazardous Materials Plan [10-154(12)] (if applicable – private port facilities only)

Port Facility Permits (i.e. Tall Structures Permit) [10-154(13)] (if applicable)

Fire Protection Plan [10-154(20)] (if applicable)

Emergency Preparedness Plan [10-154(21)] (if applicable)

State/Federal Permit Applications [10-154(22)] (if applicable)

Operation & Maintenance Covenants [10-154(23)] (if applicable)

Assignment of Maintenance [10-154(24)] (if applicable)

Cost Opinion [10-154(25)] (if applicable)

Surety/Cash Bond [10-154(26)] (if applicable)

Lee Plan Consistency [10-154(27)]

Drainage Discharge Agreement [10-154(28)] (if applicable)

Bonus Density/Intensity Equivalents Supplemental Form (if applicable)

**NOTE:** *Items in same color can be uploaded into ePlan as one file (those in white need to be separate files).*