

John E. Manning
District One

Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

September 6, 2011

Mr. Nicolas J. Watkins
Gray, Robinson Attorneys at Law
1221 Brickell Avenue
Miami, FL 33131

RE: 9901 Gladiolus Drive
STRAP # 33-45-24-00-00006.0010
Case No. ZVL2011-00051

Dear Mr. Watkins:

In response to your letter dated August 16, 2011, please be advised that the above-referenced property is zoned Commercial Planned Development (CPD) per Zoning Resolution Z-09-017 and is located in the Urban Community category according to the Future Land Use Map of Lee County.

To address your specific questions:

1. The zoning classification, CPD, was found consistent with the Lee Plan per Z-09-017 approved June 29, 2009. The zoning is still consistent with the Urban Community category per the Lee Plan.
2. Our records show two code enforcement violations for "lot mowing" (VIO2007-21543 and VIO2009-17286). Both cases were abated and closed. There are no zoning violations associated with this property as of this writing.
3. This question, inquiring about potential and pending legislation, is beyond the scope of a zoning verification letter.
4. The zoning per Zoning Resolution Z-09-017 goes with the property, regardless of ownership.
5. Duration of Planned Development zoning is governed under LDC Sec. 34-380. This Section of the LDC was recently amended, and the relevant portions of these amendments are attached. All development rights conferred by an adopted Master Concept Plan are valid for five years from the date the planned development was approved. Zoning Resolution Z-09-017 was approved June 29, 2009. This MCP will be effective until June 29, 2014, per this timeline. This proposed development does not meet the threshold of a "Large Project" which has a seven-year timeframe for development rights. An applicant must acquire a development order for a substantial portion of the project within five years before a master concept plan expires. Substantial portion is defined as 20% of the lots, square feet or the applicable measurements of intensity.

Your specific question addressed extending the life of the master concept plan that has not expired. An approved master concept plan that has not expired may be extended through an Administrative Amendment without a public hearing. Such an application cannot be made more than one year prior to the expiration date (June

29, 2013 in this case.) This extension may not exceed five years. And only one extension may be granted administratively.

Requests for extensions in excess of five years may be granted through the public hearing process. The Lee County Board of County Commissioners may approve an extension for a time period no greater than 10 years from the date of original planned development approval. An application for a public hearing for a master concept plan extension must be completed not more than one year and not less than 120 days prior to the date the current master concept plan vacates.

Please also consider the Lee County Board of County Commissioners may consider approval of a "Resolution Pertaining to Extension of Unexpired Development Approvals." This resolution is in DRAFT form as of the writing of this letter. The intent is to create a process by which the county can authorize a four-year extension of expired master concept plans and other development approvals issued in recent years. Please contact our Zoning Division at (239) 533-8585 for details and the status of this proposed resolution.

6. You had questions relating to agricultural uses. Records from the zoning file for case #DCI2006-00102 the Villages on Gladiolus CPD show the property was utilized for cattle grazing since January 1, 2006, according to an affidavit provided by the applicant, attached. You will find the entirety of the property was utilized for this purpose. As is the case with other zoning conditions, Condition 8 Agricultural Uses, is applicable to the property. The conditions are independent of property ownership, lease or license. The agricultural use, per Condition 8, may continue and receive exemptions from the Lee County Property Appraiser's office provided no development orders have been approved, and provided the agricultural use is limited to cattle grazing. As of the writing of this letter, no development orders have been approved or applied for on this property. Other questions regarding the details of the past or present agricultural uses are beyond the scope of a zoning verification letter. I encourage you to contact Roger Alejo of the Lee County Property Appraiser's Office to make any further inquiries about the status of the agricultural exemption or the criteria their office use to evaluate agricultural uses and exemptions. Mr. Alejo is at (239) 533-6172.

Chapter 6, Article IV entitled "Flood Hazard Reduction," of the Land Development Code, contains provisions which regulate elevations of structures. Due to the location of this property, the regulations may affect how you develop the property. For additional information concerning the provisions of this portion of the LDC, please call (239) 533-8585 and ask for a Commercial Plans Reviewer.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

A handwritten signature in green ink that reads "Tony Palermo". The signature is written in a cursive style with a long horizontal stroke at the end of the name.

Tony Palermo, AICP
Senior Planner

ADP/dxc

the survey on a case by case basis through the formal request process set forth in section 34-202(a).

34-376. - Prehearing stipulation.

(a) If the applicant wishes to enter a stipulation under this division he must file a stipulation setting out the issues on which he and the staff do not agree, with the Hearing Examiner no less than ~~one~~ two working days prior to the date of the hearing. The stipulation must be signed by the applicant or his representative and, if there are any disputed issues, by the County Planner responsible for the preparation of the staff report. Neither the staff nor the applicant may alter their positions on issues that were not listed as disputed on the stipulation at the hearing without the consent of the other party or the Hearing Examiner.

(b) and (c) remain unchanged.

ARTICLE IV. PLANNED DEVELOPMENTS

Sec. 34-380. - Amendments to approved master concept plan.

(a) through (f) remain unchanged.

(g) Amendments to an approved master concept plan does not extend the duration of development rights conferred by an approved master concept plan, unless the extension is granted as part of the requested amendment.

Sec. 34-381. - Duration of rights conferred by adopted master concept plan.

(a) Duration of rights for all planned development with the exception of mining, excavations:

~~(1) Master concept plans approved prior to December 2, 1991, are subject to the following:~~

~~a. A master concept plan and its attendant documentation, approved prior to December 2, 1991, remains valid for no more than three years from the date that the Board of County Commissioners first approved the master concept plan. Final plan approval must be obtained within three years and six months following the original master concept plan approval, or the master concept plan is vacated. If the master concept plan receives final plan approval but no development order for a substantial portion of the project is approved on or before June 24, 2004, the master concept plan is vacated.~~

~~b. If the planned development is proposed in two or more phases, the approval of the first phase is regulated by subsection (a)(1)a. of this section, and subsequent phases are regulated by the adopted phasing program. If a phase is not commenced within one year of~~

~~its programmed date, the remainder of the master concept plan is vacated. Any phase permitted and ongoing or completed is governed by the original master concept plan, final plan approval, and attendant documentation. However, no vacation of a master concept plan will result from the nonfeasance of the county.~~

~~(2) Master concept plans approved after December 2, 1991, are subject to the following:~~

~~a. An Option 1 master concept plan approved after December 2, 1991 is vacated unless the property owner either obtains a development order for a substantial portion of the project or Final Plan Approval of a master concept plan, within five years of the date of the approval of the planned development. Master concept plans that obtained final plan approval within the required time must also obtain a development order for a substantial portion of the project within one year of the adoption of this amendment (June 24, 2003) or the master concept plan is vacated.~~

~~Additional development order approvals necessary to complete the project must be obtained from the department within two years of the date of the first development order approval or the remainder of the master concept plan is vacated.~~

~~b. An Option 2 master concept plan approved after December 2, 1991, is vacated unless the property owner obtains a development order for a substantial portion of the project within five years of the date of the approval of the planned development.~~

e.(1) All development rights conferred by an adopted A master concept plan are valid for five years from the date the planned development was approved by the Board of County Commissioners, unless a greater time is approved in accordance with the provisions below. approved other than as an Option 1 or Option 2 type master concept plan after March 8, 2001,

(2) All development rights conferred by an adopted master concept plan for a large project are valid for seven years from the date the planned development was approved by the Board of County Commissioners. Large Projects, for the purpose of this provision, only include projects that contain either 200,000 square feet of office uses, 300 residential dwelling units, 200,000 square feet of retail uses, a total of 200,000 square feet of office or retail uses, 500,000 square feet of industrial uses, or projects with equivalent intensities.

(3) A master concept plan that is approved as part of a development of regional impact is valid from the date the planned development was approved by the Board of County Commissioners until the initial build out date provided in the development of regional impact development order.

~~(4) An applicant must acquire a~~ is vacated ~~if development order for a substantial portion of the project are not approved within five years (or seven years for Large Projects) of the date of the approval of the planned development, unless a greater time is approved in accordance with the provisions below. The development order must be issued before the master concept plan expires. Substantial portion:~~ A substantial portion of the project ~~consists of~~ is defined as no less than 20 percent of the lots, dwelling units, square feet, or other applicable measurements of intensity as applicable unless a lesser percentage is approved by the Board of County Commissioners.

~~(5)d.~~ Master concept plans for planned developments that do not require development orders are not subject to the timeframes ~~for vacation~~ in this section.

~~(6)(b)~~ For Master concept plans duration of rights or approvals issued for mining excavation existing as of before September 1, 2008, refer are subject to sections 12-109 and 12-121.

~~(b)(c)~~ Zoning Status of vacated expired master concept plans. When any ~~portion of a master concept plan is vacated expires pursuant to section 34-381(a), the vacated property area of the master concept plan will remain zoned planned development, but no additional development can occur or be approved until a new master concept plan is approved in compliance with section 34-373 et. seq.; the original master concept plan is reinstated in accordance with subsection (e) below, or the property is rezoned by the Board of County Commissioners.~~

~~An extension or reinstatement may not add new uses or increase density or intensity of the master concept plan. The BOCC may, however, remove uses or decrease the density or intensity of the master concept plan. A master concept plan with new uses or increased density or intensity must be reviewed in accordance with section 34-373 et. seq.~~

(c) Administrative Extensions of Master Concept Plans.

(1) An approved master concept plan that has not expired may be extended through an Administrative Amendment without a public hearing, provided that:

a. The applicant submits a completed application form for extension (on a form provided by the department of community development) and the appropriate fee prior to the date the current master concept plan expires, but not more than one year before the expiration date. If an extension is not granted before the expiration date, no further

development approvals can be issued after the expiration date and before an extension is granted. The application must include:

1. All submittal requirements for a public hearing pursuant to sections 34-201 and 34-202;
2. A copy of the approved master concept plan amended in accordance with subsections 34-377(b)(6) and (7) reflect the uses, deviations and other modifications set forth in the approving resolution;
3. A copy of the approved planned development zoning resolution and all approved amendments;
4. A written statement describing how the criteria listed in subsection (c)(1)b. below have been met;
5. A current Traffic Impact Statement (TIS) pursuant to subsection 34-373(a)(7); and
6. A detailed narrative explaining why a development order has not been issued and the basis for the extension requested.
7. The director may require additional information as described in Section 34-373 if necessary to review the request.

b. Prior to issuance of an extension of the master concept plan, the Director of Community Development must find that:

1. The master concept plan is consistent with the current Lee Plan, including allocation tables;
2. The master concept plan is compatible with existing and approved development in the planning community;
3. There will be sufficient capacity for potable water, sanitary sewer, surface water management, solid waste disposal, parks and recreation, roadway facilities and public schools to serve the development at the time the impacts of the development will occur without causing these facilities and services to function at a level of service below the minimum regulatory levels established in the Lee Plan; and
4. The reasons the required development order is not approved is reasonably beyond the control of the applicant and the applicant is diligently pursuing approval of the required development order.

(2) Regardless of ownership of the underlying property, a master concept plan may only be extended one time through the Administrative Amendment process. Extensions granted under an Administrative Amendment may not exceed five years from the original date of expiration.

Requests for extension in excess of five years must be granted through a public hearing in accordance with subsection (d) below.

(3) The Director may approve, deny, or limit the requested extension to a period less than five years. The decision of the Director is discretionary and is not subject to administrative appeal. If the request is not approved administratively, the applicant must file an application for public hearing in accordance with subsection (d) below.

(4) The duration of a master concept plan that is part of a Development of Regional Impact ("DRI") will be automatically extended if the DRI's phasing or build-out dates are extended. The MCP duration extension is limited to the length of extension of the build-out date granted in the DRI. Automatic extensions pursuant to this provision are not subject to the limitation of the number of extensions found under subsection (c)(2) above.

(d) Extensions of Master Concept Plans through Public Hearing process.

(1)a.1 through (1)a.3 remain unchanged.

4. A written statement describing how the criteria listed in subsection ~~(d)(e)~~(1)b. below have been met;

(1)a.5 through (1)a.6 remain unchanged.

b. The Board of County Commissioners, after reviewing the recommendation of the staff, determines that:

1. The master concept plan is consistent with the current Lee Plan, including allocation tables;
2. The master concept plan is compatible with existing and approved development in the planning community;
3. ~~The master concept plan will not, by itself or in conjunction with existing and approved development, place an unreasonable burden on essential public facilities; and~~ There will be sufficient capacity for potable water, sanitary sewer, surface water management, solid waste disposal, parks and recreation, roadway facilities and public schools to serve the development at the time the impacts of the development will occur without causing these facilities and services to function at a level of service below the minimum regulatory levels established in the Lee Plan; and
4. The reasons the required development order is not approved is reasonably beyond the control of the applicant and the applicant is diligently pursuing approval of the required development order.

(2) The Board of County Commissioners may approve, deny, or limit the requested extension to a period less than the applicant's request. ~~The decision of the Board of County Commissioners to approve or deny the extension request is discretionary. The Board of County Commissioners may approve an extension for a period of time not greater than ten years from the date of original planned development approval.~~

Balance of section remains unchanged.

(e) Reinstatement of Master Concept Plans.

(1) ~~An expired vacated master concept plan or a phase of a master concept plan may only be reinstated by the Board of County Commissioners at a public hearing provided the Board of County Commissioners find that: the reinstatement period is for no more than ten years from the date of the original planned development approval and is based on the considerations listed in section 34-83(b)(2) and the following findings of fact:~~

~~a. The applicant is proposing no changes to the original approved master concept plan; and~~

~~b. The master concept plan is consistent with the current Lee Plan, including, but not limited to, density, intensity and concurrency requirements; and~~

~~c. The development shown by the master concept plan is compatible with existing and approved uses in the surrounding area; and~~

~~d. The development shown by the master concept plan will not, by itself or in conjunction with other development, place an unreasonable burden on essential public facilities.~~

a. the request meets the considerations listed in section 34-83(b)(2);

b. there are no changes to the original approved master concept plan, with the exception of changes that bring the development into compliance with current regulations; and

c. the request meets the criteria listed in subsection (d)1)b. above.

(2) Before preparing a recommendation to the Board of County Commissioners on a reinstatement, the hearing examiner must find that:

a. The applicable criteria set forth in section 34-145(d)(2), ~~which are applicable to the case,~~ are satisfied; and

b. The criteria listed in subsection (d)(1)(b) above are satisfied.

(3) An application for a reinstatement of a master concept plan may be filed at any time after it expires ~~the vacation of the master concept plan~~ and must consist of the following:

a. through e. remain unchanged.

(4) A request for an extension or reinstatement may not include new uses or increase the density or intensity of the development proposed under the expired master concept plan. If an Applicant wants to include new uses or increased density or intensity, the request must be submitted and reviewed in accordance with section 34-373 et. seq.

(5) Prior to reinstatement, the BoCC may remove uses or decrease the density or intensity of the master concept plan.

~~(f) Vacated Master Concept plans that have not been extended or reinstated. No development is allowed within a planned development zoning district, if the master concept plan has been vacated, until a master concept plan has been approved in accordance with this Code.~~

Sec. 34-622. - Use activity groups.

(a) through (b) (3) remain unchanged.

(4) When a number precedes or follows a use activity, it is a reference to the Standard Industrial Classification Manual, 1972 1987 edition, and all uses listed within the SIC code are permitted unless specifically indicated to the contrary.

Balance of section remains unchanged.

(c) Use activity groups are as follows:

(3) *Banks and financial establishments.*

GROUP I

- ATM's (automatic teller machines)
- 602 Commercial and stock savings banks
- 603 Mutual savings banks
- ~~605~~ 609 Establishments performing functions closely related to banking
- ~~612~~ 603 Savings and loan associations
- ~~613~~ 615 Agricultural credit institutions
- 614 Personal credit institutions
- 615 Business credit institutions
- 616 Mortgage bankers and brokers

AGRICULTURAL USES AT TIME OF ZONING APPLICATION
AFFIDAVIT

RECEIVED
MAR 27 2009

STATE OF FLORIDA)
)
COUNTY OF Collier)

one
COMMUNITY DEVELOPMENT

Before me this day appeared Kenneth Tannasse who, being first duly sworn, deposes and says:

1. He is the Managing Partner of Gladiolus K & R Partners, LLC, the applicant in Case DCI2006-00102.
2. The area shown in Exhibit "A" has been used for cattle grazing since January 1, 2006, and has maintained agricultural exemptions since that date.

FURTHER, AFFIANT SAYETH NAUGHT.

Done and executed this 18 day of March, 2009.

Kenneth Tannasse
KENNETH TANNASSEE

The foregoing instrument was acknowledged before me this 18 day of March, 2009, by Kenneth Tannasse as Managing Partner of Gladiolus K & R Partners, LLC, on behalf of the company, who is personally known to me , or has produced _____ as identification , and did/did not take an oath.

My Commission Expires:

Laurel Sargent
Notary Public NOTARY PUBLIC STATE OF FLORIDA
Laurel Jeanne Sargent
Commission # DD787899
Expires: JUNE 26, 2012
Printed Name _____
BONDED THRU ATLANTIC BONDING CO., INC.

RECEIVED
MAR 27 2009

DCI 2006-00102

EXHIBIT C

Y DEVELOPMENT



Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.
William T. Stone

LEGAL DESCRIPTION
A PORTION OF LANDS LYING IN
SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

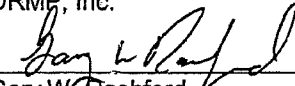
Being more particularly described as follows:

Commencing at the Northwest corner of Section 33, Township 45 South, Range 24 East; thence S.00°13'20"E. along the West line of said Section 33 a distance of 1519.90' to a point on the West line of said Section 33, said point being the intersection of a fence line and the West line of lands as described in Instrument No. 2006000301423 of the Public Records of Lee County, Florida and the Point of Beginning; thence, leaving said West line of Section 33, N.26°33'30"E. along the aforementioned fence line a distance of 32.85 feet to a point; thence N.41°49'50"E., along said fence line a distance of 37.85 feet to a point; thence N.76°08'00"E., along said fence line a distance of 216.79 feet to a point; thence N.83°16'51"E., along said fence line, a distance of 158.93 feet to a point; thence S.89°47'19"E., along said fence line, a distance of 281.63 feet to a point; thence S.89°28'25"E., along said fence line, a distance of 379.43 feet to a point; thence S.00°54'09"W., along said fence line, a distance of 108.21 feet to a point; thence S.04°59'21"E., along said fence line a distance of 66.67 feet to a point marking the intersection of said fence line with the Easterly line of lands as described in aforesaid Instrument No. 2006000301423; thence S00°13'20"E., along said East line of Instrument No. 2006000301423, a distance of 201.78 feet to a point marked by a concrete monument, said point being the Southeast corner of lands as described in said Instrument No. 2006000301423; thence S.89°56'30"W., along the South line of lands as described in Instrument No. 2006000301423, a distance of 591.11 feet to a point on a curve; thence Westerly along the South line of said Instrument No. 2006000301423 and along the arc of a non-tangent curve to the left, having for its elements a radius of 982.39 feet, a central angle of 11°11'00", a chord of 191.45 feet, a chord bearing of S.84°21'00"W., an arc distance of 191.75 feet to a point marking the intersection of the South line of Instrument No. 2006000301423 with the aforementioned fence line; thence, leaving said South line of Instrument No. 2006000301423, N.85°06'06"W, along said fence line, a distance of 97.58 feet to a point; thence N.66°14'30"E., along said fence line, a distance of 142.76 feet to a point; thence S.87°43'12"W, along said fence line, a distance of 41.28 feet to a point; thence S.87°43'27"W., along said fence line a distance of 19.86 feet to a point; thence N.36°13'17"W., along said fence line a distance of 6.39 feet to a point marking the intersection of said fence line with the Westerly line of Instrument No. 2006000301423 and the West line of said Section 33; thence N.00°13'20"W., along the West line of said Instrument No. 2006000301423 and the West line of said Section 33, a distance of 204.18 feet to the Point Of Beginning of herein described parcel.

PARCEL CONTAINS 8.96 ACRES, MORE OR LESS.
Note: Fence line is controlling call.

DCI 2006-00102

Prepared by:
DRMP, Inc.



Gary W. Rashford,

3/24/09

Date

Professional Surveyor & Mapper
Florida Registration No. 6305
Not valid without the signature and original raised seal
of a Florida licensed Surveyor and Mapper.

RECEIVED
MAR 27 2009

COMMUNITY DEVELOPMENT

11440 Metro Parkway
Ft. Myers, Florida 33966
Phone: 239.337.1109
Fax: 239.337.0173

Boca Raton, Florida
Charlotte, North Carolina
Chipley, Florida
Columbia, South Carolina
DeLand, Florida
Gainesville, Florida
Jacksonville, Florida

RECEIVED

MAR 27 2009

DCI 2006-00102

COMMUNITY DEVELOPMENT

P.O.C.
NORTHWEST CORNER
SECTION 33,
TWP 45 S, RGE 24 E

S00°13'20"W
1924.30' (D & C)

WEST LINE OF SECTION 33,
TOWNSHIP 45 SOUTH, RANGE 24 EAST

FD. NAL
0.24' NORTH
0.18' WEST

NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST

S89°27'13"E

2849.84' (C)

FD. REBAR &
CAP "LDOT"
0.31' NORTH
1.31' WEST

GLADIOLUS DRIVE
S.R. NO. 5-895
(100' WIDE)

FD. 4"x4" CONCRETE
MONUMENT "PRM"
"BARRACO & ASSOC.
LB 6940"

N83°16'51"E 158.93'

S89°47'19"E 281.83'

S89°28'25"E 379.43'

N78°08'00"E 218.79'

S00°54'08"W
108.21'

FD. 3"x3" CONC.
MONUMENT
0.28' WEST
0.08' SOUTH

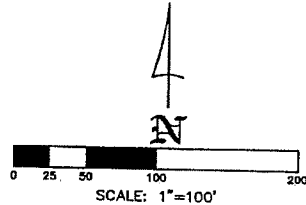
N41°49'50"E
37.85'

N28°33'30"E
32.85'

P.O.B.

TIM & DANNY KELLY
OR 2472 PK 1355

N00°13'20"W 204.18'



VACANT
PARTIALLY WOODED
SITE ADDRESS: 9901 GLADIOLUS DRIVE
CONTAINING 10.00 ACRES MORE OR LESS

S04°58'21"E
68.87'

S00°13'20"E 201.78'

N36°13'17"W
6.39'

S87°43'12"W
41.28'

S87°43'27"W
19.88'

N66°14'30"W 142.78'

N85°08'06"W
97.58'

R=982.39'
L=181.75'
D=11°11'00"
T=86.18'
CB=S84°21'00"W
L=191.45'

FD. REBAR &
CAP LB 8773
0.18' SOUTH
0.65' WEST

GLADIOLUS PRESERVE
PLAT BOOK 73, PAGE 58-63

S89°56'30"W 591.11'

FD. 4"x4" CONCRETE
MONUMENT "PRM"
"BARRACO & ASSOC.
LB 6940"

LEGEND:

- C = CALCULATION
- FD. = FOUND
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- LB = LICENSED BUSINESS
- S.R. = STATE ROAD
- LDOT = LEE COUNTY DEPARTMENT OF TRANSPORTATION

FD. 4"x4" CONC.
MONUMENT "LB 8940"
FD. REBAR &
CAP LB 8590
0.45' NORTH

SHEET 2 OF 2

D.R.M.P.

DYER, RIDDLE, MILLS & PRECOURT
11440 METRO PARKWAY FT. MYERS, FLORIDA 33909
PHONE (889)-337-1108 FAX (889)-337-0173

LB 2648

DATE:	
REVISIONS:	
PREPARED FOR:	TRACT E GLADIOLUS PRESERVE PLAT BOOK 73, PAGE 61
PROJECT:	9901 GLADIOLUS DRIVE
FILE:	4524105_SD_FENCE.DWG
DATE:	MARCH 24, 2009
SCALE:	1" = 100'

SKETCH ONLY- NOT A SURVEY
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

Y:\PROJECTS_0606-0916\060_9901_Gladiolus_Drive\Drawings\060_9901_SD_FENCE.dwg, 3/24/2009 9:16:55 AM, dphuson