

13—Boca fine sand. This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent.

Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone.

Included with this soil in mapping are small areas of Hallandale, Wabasso, and Felda soils that have a yellowish horizon between the subsurface layer and subsoil. Also included are soils with limestone at a depth of 40 to 72 inches and small areas where the soil is better drained than is typical. Included soils make up about 15 percent of any mapped area.

In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil.

Natural vegetation consists of sawpalmetto, pineland threeawn, South Florida slash pine, and waxmyrtle.

This soil is poorly suited to cultivated crops because of wetness. If a complete water control system is installed and maintained, the soils are suitable for many fruit and vegetable crops. A complete water control system removes excess surface and internal water rapidly. It also provides a means of applying subsurface irrigation. Soil-improving crops are recommended. Other important management practices are good seedbed preparation, including bedding, and fertilizer applied according to the needs of the crop.

If this soil receives proper water control, it is well suited to citrus. Water control systems that maintain good drainage to a depth of about 4 feet are needed. Bedding and planting the trees on the beds help to provide good surface drainage. A good cover of close-growing vegetation between the trees helps to protect the soil from blowing in dry weather and from washing during rains. The trees require regular applications of fertilizer, but applications of lime are not needed.

The soil is well suited to improved pasture grasses. Bahiagrass and pangolagrass grow well if well managed. Water control measures are needed to remove excess surface water after heavy rains. Regular applications of fertilizer and lime are needed. Controlling grazing helps to prevent overgrazing and weakening of the plants.

The potential productivity for pine trees on this soil is high. However, water control is needed before the potential can be attained. Seedling mortality, equipment limitations, and plant competition are the main management concerns. South Florida slash pine is the best tree to plant.

This soil has moderate potential for range plant production. The dominant forage is creeping bluestem, lopsided indiagrass, pineland threeawn, and chalky bluestem. Management practices should include deferred grazing and brush control. This Boca soil is in the South Florida Flatwoods range site.

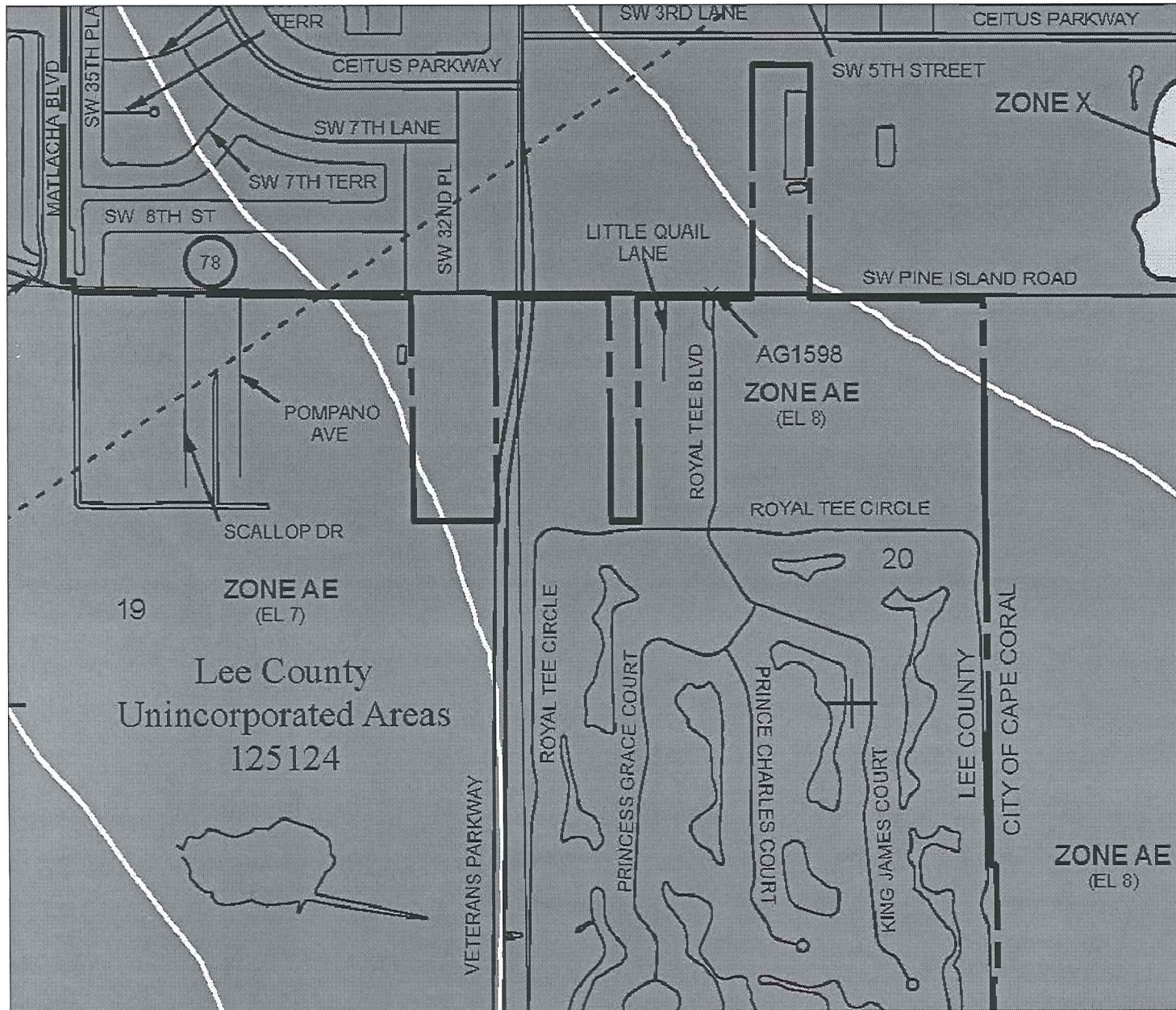
This soil has severe limitations for sanitary facilities, building site development, and recreational uses primarily because of the high water table.

This Boca soil is in capability subclass 111w.

Source: USDA Soil Survey of Lee County, Florida

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LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A No Base Flood Elevations determined.
- ZONE AE Base Flood Elevations determined.
- ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently dewatered. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood.
- ZONE A99 Area to be protected from 1% chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage area less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Areas of different Base Flood Elevations, flood depths or flood velocities
- Base Flood Elevation line and value; elevation in feet (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet

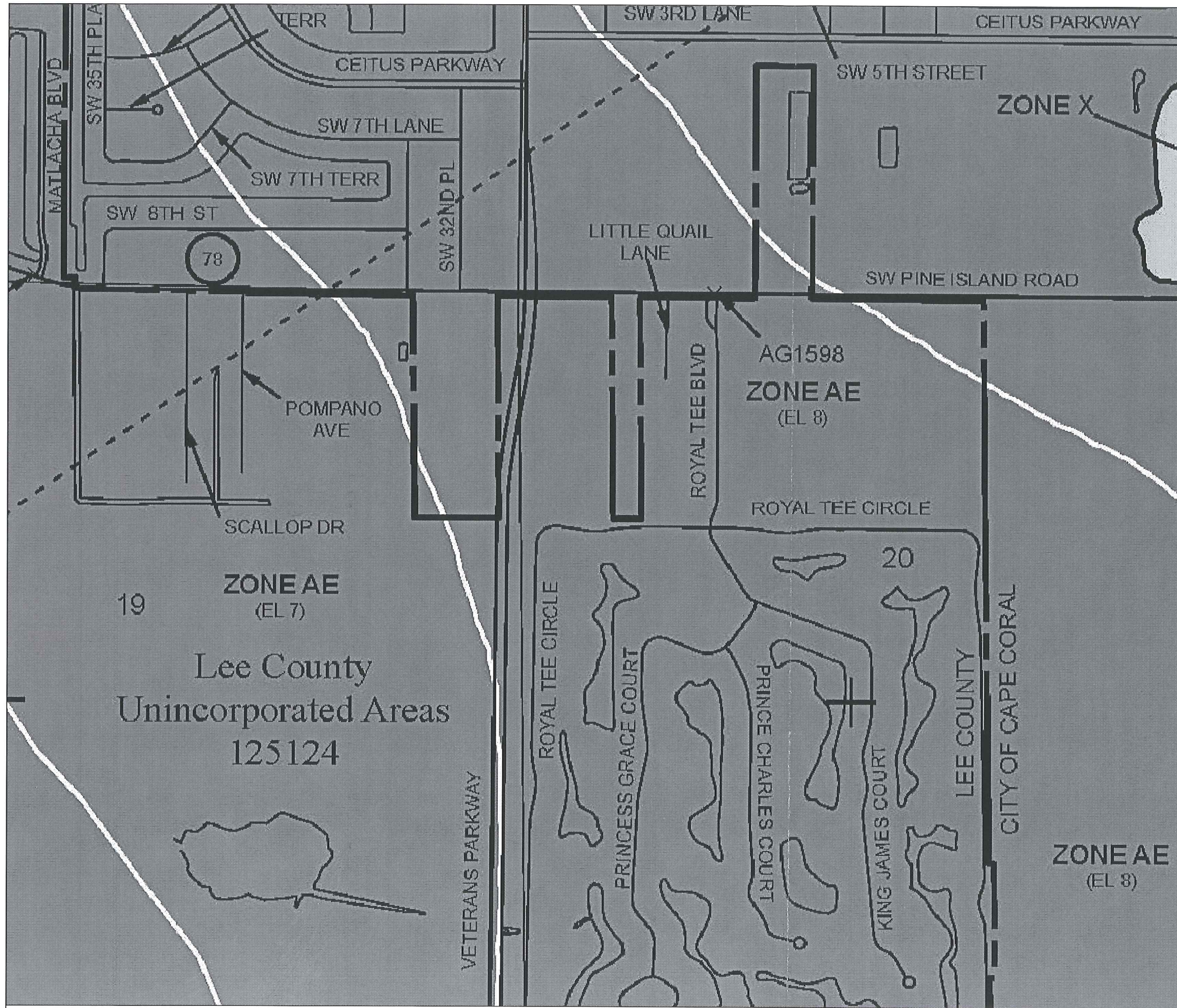
* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transsect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 2476000N 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT 5000-foot grid ticks: Florida State Plane coordinate system, West Zone (FIPSZONE 0902), Transverse Mercator projection
- DX5510 Bench mark (see explanation in Notes to users section of this FIRM panel)
- 0M1.5 River Mile

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1-24-07



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A No Base Flood Elevations determined.
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- ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood.
- ZONE A99 Area to be protected from 1% chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage area less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

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COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

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- Floodplain boundary
- - - Floodway boundary
- - - Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Areas of different Base Flood Elevations, flood depths or flood velocities
- 513 — Base Flood Elevation line and value; elevation in feet
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet

* Referenced to the North American Vertical Datum of 1988

- ① — ② Cross section line
- ③ - - - ④ Transect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 2476,000=N 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT 5000-foot grid ticks: Florida State Plane coordinate system, West Zone (FIPSZONE 0902), Transverse Mercator projection
- DX5510, Bench mark (see explanation in Notes to users section of this FIRM panel)
- M1.5 River Mile

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PI-ROAD-BURNT-STORE.dwg	DATE: 01/01/07	M.P.	Larry Hildreth, P.E.
PROJ. 07-100	CADD TECH.	PROJ. MGR.	FL. LICENSE # 29269
DEVELOPER: AVALON ENGINEERING, INC. 2503 DEL PRADO BLVD., #200 CAPE CORAL, FLORIDA 33904 FBE#5126 (25) 573-2077			
DEVELOPER: Clients Name Address City, State, Zip Pht			
PROPOSED PROJECT STREET ADDRESS (BLOCK, LOTS, & UNIT) CAPE CORAL - LEE COUNTY, FLORIDA			
PROPOSED FEMA CHANGES			
SHEET 1 of 1			

R 27.00
D/S 4/30/07



Record and Return to:
Frank J. Aloia, Esq.
1716 Cape Coral Parkway East
Cape Coral, FL 33904

INSTR # 6553666
OR BK 04516 Pgs 4408 - 4410; (3pgs)
RECORDED 12/08/2004 12:40:24 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 27.00
DEED DOC 4,130.00
DEPUTY CLERK J Miller

THIS INSTRUMENT PREPARED BY:
Richard T. Donato, Esq.
Law Offices of Richard T. Donato, P.A.
7700 Davie Road Extension
Hollywood, FL 33024

Parcel I.D. No.: 20-44-23-00-00003.0010

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[Space above this line for recording data.]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 23 day of November, 2004, BETWEEN

ITAGRE, INC., a Florida corporation,

CPA 2006-00002

of: 2920 East Commercial Boulevard, Fort Lauderdale, Florida 33308, Grantor*,

and

ANTHONY S. DUNLAP, a married man and HENRY L. ALBRECHT, P.A., a
Florida corporation, as tenants in common,

33904

whose post office address is: 1716 Cape Coral Parkway E., Cape Coral, FL, Grantee*,

WITNESSETH: That said Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida**,
to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Together with all the tenements, hereditaments and appurtenances thereto belonging in or in anywise appertaining.

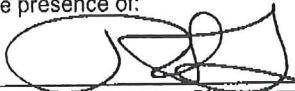
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, 2003**.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year above first written.

Signed, sealed and delivered
in the presence of:


Printed Name: RICHARD T. DONATO


Printed Name: SUSAN B. DOSTER


ITAGRE, INC., a Florida corporation

By: SAM BURAN, President

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CPA 2006-00002

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of November, 2004, by **SAM BURAN**, as President and on behalf of **ITAGRE, INC.**, a Florida corporation, (☒ who is personally known to me or () who produced FLA DRIVERS LICENSE as identification and who did take an oath.


NOTARY PUBLIC

State of Florida

Printed Name: _____

Commission # _____

 Richard T. Donato
My Commission DD23084
Expires October 10 2007

RTD:Files\Busclosing\BuranItagreWarrantyDeed

EXHIBIT "A"

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE S 89°52'10" E ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 673.87 FEET TO THE NORTHWEST CORNER OF THE WEST ONE HALF (W 1/2) OF THE WEST ONE HALF (W 1/2) OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 20; THENCE S 0°09'59" W A DISTANCE OF 33.00 FEET ALONG SAID FRACTIONAL LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE ISLAND ROAD (66.00 FEET WIDE), AND THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUE S 0°09'59" W ALONG SAID FRACTIONAL LINE A DISTANCE OF 282.55 FEET; THENCE N 89°50'11" E PARALLEL TO THE SOUTH LINE OF THE AFORESAID FRACTION OF SECTION 20 A DISTANCE OF 159.40 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE AFORESAID FRACTION OF SECTION 20; THENCE N 0°00'13" E ALONG SAID EAST LINE A DISTANCE OF 281.68 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID PINE ISLAND ROAD; THENCE N 89°52'10" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 188.59 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

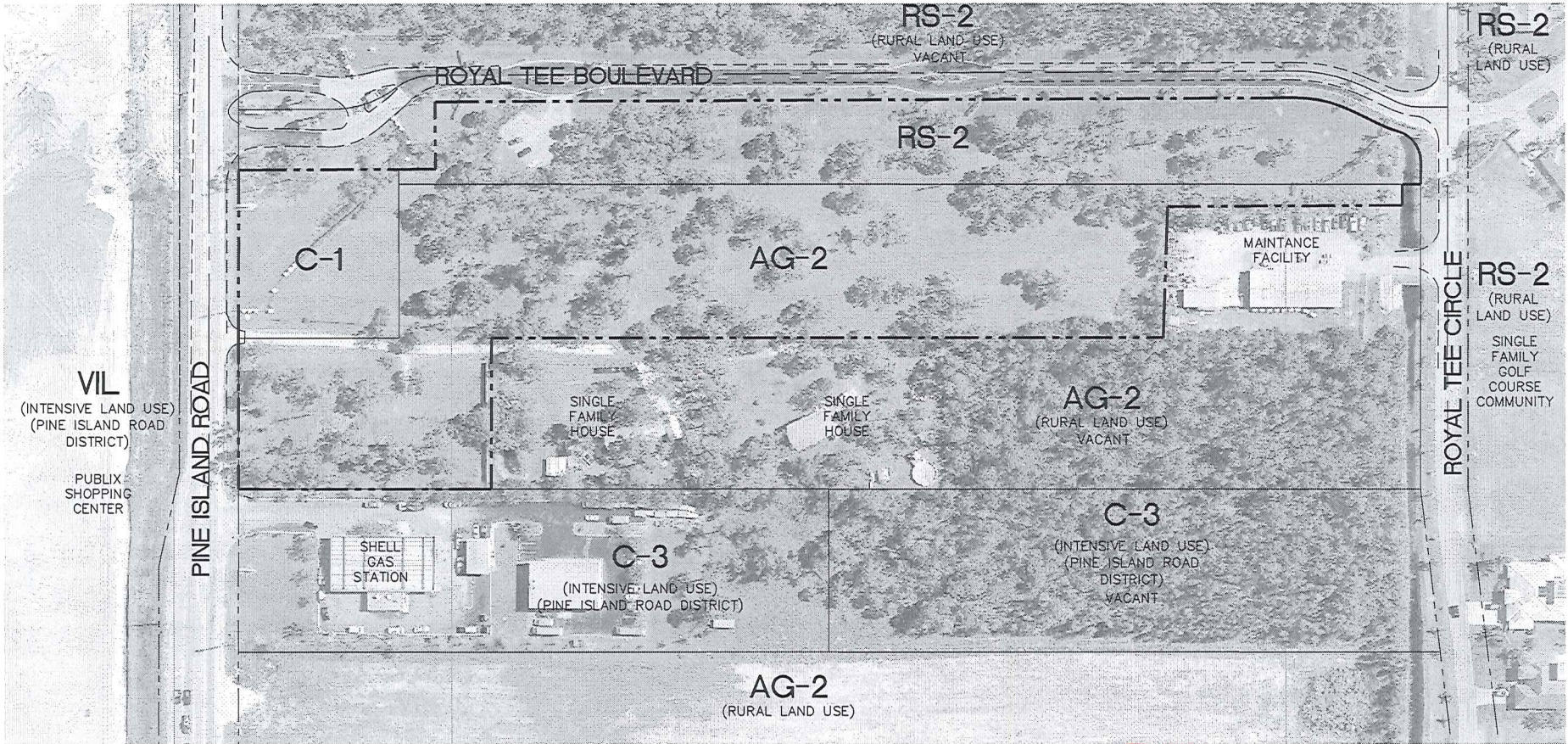
SUBJECT TO A ROADWAY EASEMENT OVER AND ACROSS THE EASTERLY 30.00 FEET.

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2006-00002

- Page 4 of 9



CITY ZONING:

C-3 COMMERCIAL DISTRICT
VIL VILLAGE DISTRICT

COUNTY ZONING:

AG-2 AGRICULTURE
C-1 COMMERCIAL
RS-2 RESIDENTIAL SINGLE FAMILY

FUTURE LAND USE:

NORTH OF PROJECT SITE IS INTENSIVE (PINE ISLAND ROAD DISTRICT)
SOUTH OF PROJECT SITE IS RURAL
EAST OF PROJECT SITE IS RURAL
WEST OF PROJECT SITE IS BOTH RURAL AND INTENSIVE (PINE ISLAND ROAD DISTRICT)
PROJECT SITE IS RURAL

PROJECT SITE

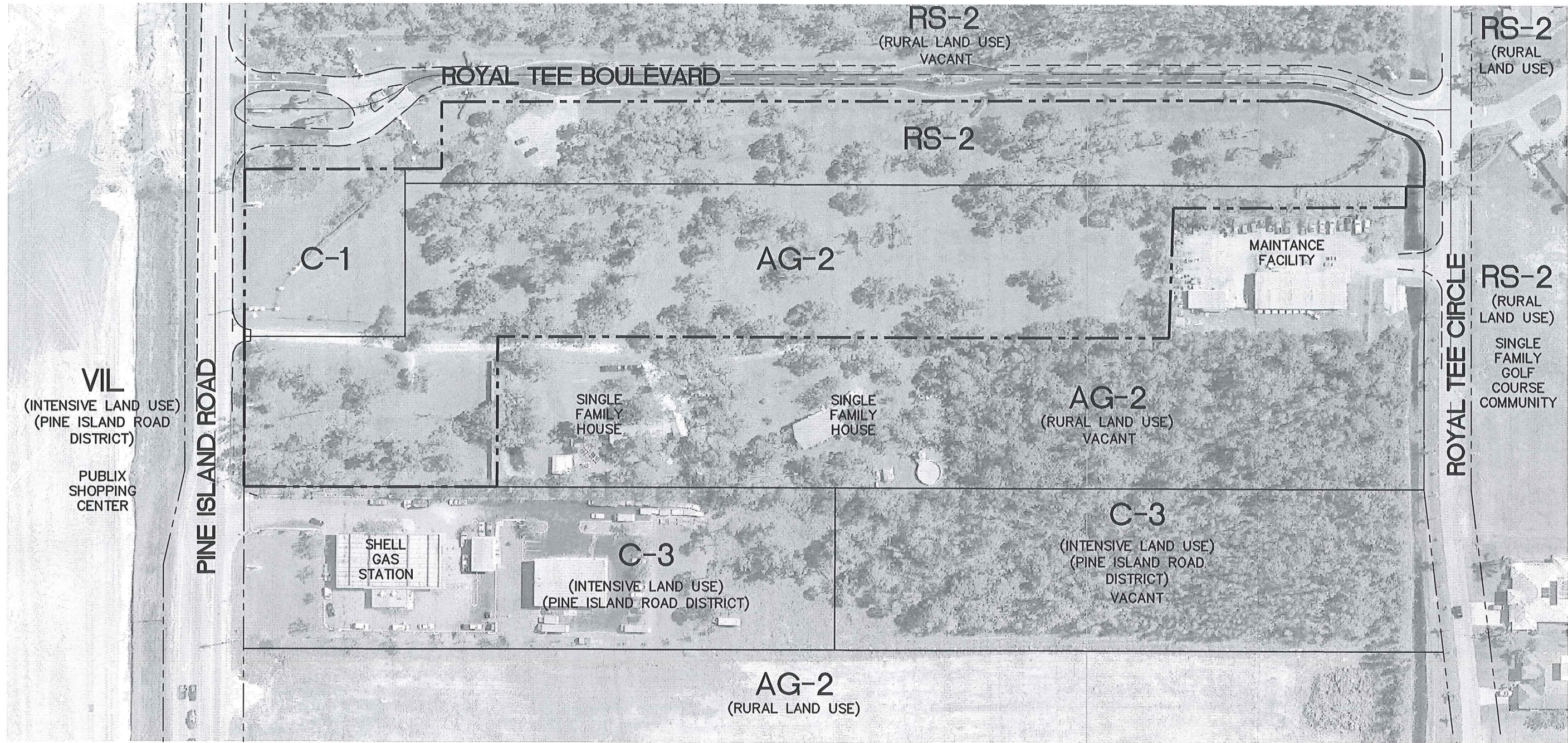


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Handwritten signature and date:
1-24-07



CITY ZONING:

C-3 COMMERCIAL DISTRICT
VIL VILLAGE DISTRICT

COUNTY ZONING:

AG-2 AGRICULTURE
C-1 COMMERCIAL
RS-2 RESIDENTIAL SINGLE FAMILY

FUTURE LAND USE:

NORTH OF PROJECT SITE IS INTENSIVE (PINE ISLAND ROAD DISTRICT)
SOUTH OF PROJECT SITE IS RURAL
EAST OF PROJECT SITE IS RURAL
WEST OF PROJECT SITE IS BOTH RURAL AND INTENSIVE (PINE ISLAND ROAD DISTRICT)
PROJECT SITE IS RURAL

PROJECT SITE



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CPA 2006-00002

Description of Existing Uses

EXHIBIT A.3

The subject property is currently vacant. The surrounding uses consist of a gas station, a maintenance facility, a single-family residence, and the entrance road into a residential subdivision. A new Publix shopping center is located on the north side of Pine Island Road.

It is contemplated that a minor commercial development will be constructed on the westernmost parcel, abutting the gas station. A residential project will be built on the remainder of the parcel. These uses are compatible with the existing surrounding uses.

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CPT 2006-00002

MATLACHA/PINE ISLAND FIRE CONTROL DISTRICT
5700 PINE ISLAND ROAD
BOKEELIA, FLORIDA 33922

PHONE: 239-283-0030
FAX: 239-283-3313

February 7, 2007

Knott, Consoer, Ebelini
Hart & Sweet, P.A.
Alison M. Stowe, Paralegal
Zoning and Land Use Planning
1625 Hendry Street
Fort Myers, FL 33902-2449

Re: Lee Plan Amendment for Cape Royal letter dated December 18, 2006

Dear Alison M Stowe:

Please be advised that the Matlacha/Pine Island Fire Control District provides service to the Cape Royal area and will continue to provide this service.

The Matlacha/Pine Fire Control District and officials from Lee County met and tentatively agreed to begin the budgeting process for a joint EMS and fire substation.

Our next step is a tentative letter of agreement between the fire district and Lee County. Under this agreement the Fire District would purchase the land and Lee County would pay for the facility.

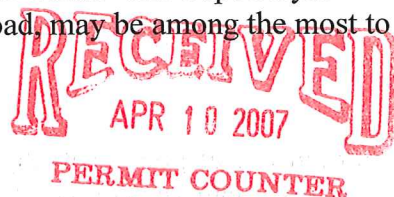
The Matlacha/Pine Island Fire Control District still has to secure a piece of property; this property could be located anywhere from Burnt Store Road to the Pine Island Chamber of Commerce.

The new substation would decrease the time it takes fire and EMS to respond to emergencies east of Matlacha in the western part of Cape Coral. The Cape Royal community, which sits just to the east of Burnt Store Road, may be among the most to benefit.

Sincerely,



David P. Bradley, Sr.
Fire Chief



CFA 2006-00002

Cunningham, Brent

From: Wegis, Howard S.
Sent: Monday, July 02, 2007 8:09 AM
To: Cunningham, Brent
Cc: Velez, Sergio I.
Subject: RE: CPA2006-02 Cape Royal Small Scale Plan Amendment

Lee County could provide central sewer service to the subject project through the Pine Island Plant, however, this area is not included in the Lee Plan, Wastewater Future Service Area (Map 7). In addition, infrastructure to serve this area is not in place and the developer would be required to extend lines to the site from existing infrastructure located in the general area of Matlacha Isles. The applicant may want to explore connection to the City of Cape Coral, as they may have infrastructure closer to the subject site.

Howard S. Wegis
Staff Engineer
Lee County Utilities
P.O. Box 398
Fort Myers, FL 33901
Phone#: (239) 479-8163
Fax#: (239) 479-8176

From: Cunningham, Brent
Sent: Friday, June 29, 2007 9:50 AM
To: Wegis, Howard S.
Cc: Noble, Matthew A.
Subject: CPA2006-02 Cape Royal Small Scale Plan Amendment

Mr. Wegis,

This proposed plan amendment is within the Pine Island Planning Community and is located in an unincorporated enclave near Cape Coral (20-44-23-00-00003.0010, 20-44-23-01-00000.0DCE, 20-44-23-00-00003.0000 & 20-44-23-00-00003.0020). The applicant is proposing to change the existing future land use designation of RURAL to SUBURBAN. In addition, the applicant is proposing commercial and residential uses with this change (<http://www.lee-county.com/dcd/PlanAmendments/SmallScale/CPA200602A1.pdf>). Would the county have the ability to provide service through the Pine Island treatment plant for this site? Please provide your thoughts on this subject matter. Thank you.

Brent Cunningham
Senior Planner
Lee County DCD/ Division of Planning
phone: 239-479-8567
fax : 239-479-8319
bcunningham@leegov.com
www.lee-county.com

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-44-23-00-00003.0010
TAX YEAR 2006 PRELIMINARY**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS**OWNER OF
RECORD**

ALBRECHT
HENRY L PA
2430 EVEREST
PKWY
CAPE CORAL FL
33904

SITE ADDRESS

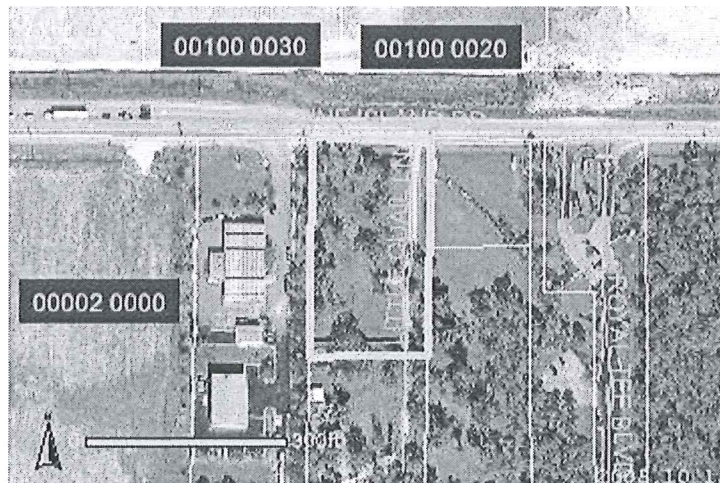
11971 LITTLE
QUAIL LN
CAPE
CORAL FL 33991

**LEGAL
DESCRIPTION**

W 1/2 OF W 1/2
OF E 1/2 OF
NW 1/4 OF NW
1/4 LESS PAR
3.001A THRU
3.001D

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]**IMAGE OF STRUC**

Photo Date: Septemb

[[PICTOMETRY](#)]**TAXING DISTRICT**

007 - MATLACHA-PINE ISLAND FIRE
DISTRICT

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX)

**ROLL 2006)[NEW! HISTORY
CHART]****EXEMPTIONS****ATTRIBUTES**

JUST	501,500	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	501,500	AGRICULTURAL	0	NUMBER OF UNITS	1.09
ASSESSED SOH	501,500	WIDOW	0	FRONTAGE	0
TAXABLE	501,500	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	501,500	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	1967
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
150,000	9/22/2005	<u>2005000087615</u>	08	Disqualified (Doc Stamps Greater than .70/SP Gr. than \$100)	V
590,000	11/23/2004	<u>4516/4408</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
237,500	11/29/2001	<u>3688/1856</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
59,000	12/1/1987	<u>1962/909</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-44-23-00-00003.001D</u>	I
0	4/1/1987	<u>1912/3882</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-44-23-00-00003.001D</u>	I

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-44-23-00-00003.0010	Split (From another Parcel)	Thursday, April 24, 1997

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-			0.00

COLLECTION DAYS		
GARBAGE	RECYCLING	HORTICULTURE
Friday	Friday	Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 2	A8:EL8	125124	0170	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#).
Page was last modified on Monday, July 10, 2006 2:22:01 PM.

8/16/06

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 20-44-23-01-00000.0DCE TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)

| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

REALMARK CAPE ROYAL LLC
ROYAL TEE HOMEOWNERS ASSN
1900 LAGOON LN
CAPE CORAL FL 33914

SITE ADDRESS

11951 ROYAL TEE BLVD
CAPE CORAL FL 33991

LEGAL DESCRIPTION

ROYAL-TEE COUNTRY CLUB EST
PB 37 PG 3
TRACT D

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

007 - MATLACHA-PINE ISLAND FIRE
DISTRICT

DOR CODE

99 - ACREAGE NOT ZONED
AGRICULTURAL

PROPERTY VALUES (TAX ROLL 2006) [[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	0 HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	0 AGRICULTURAL	0 NUMBER OF UNITS	2.50
ASSESSED SOH	0 WIDOW	0 FRONTAGE	0
TAXABLE	0 WIDOWER	0 DEPTH	0

BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	0	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,874,000	3/23/2001	<u>3384/3522</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 95 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-44-23-00-00003.0000,</u> <u>20-44-23-00-00003.0020,</u> <u>20-44-23-01-0000A.0010,</u> <u>20-44-23-01-0000A.0450,</u> <u>20-44-23-01-0000A.0510,</u> <u>20-44-23-01-0000A.0520,</u> <u>20-44-23-01-0000A.0550,</u> <u>20-44-23-01-0000A.0660,</u> <u>20-44-23-01-0000A.0680,</u> <u>20-44-23-01-0000A.0690,</u> <u>20-44-23-01-0000A.0700,</u> <u>20-44-23-01-0000A.0710...</u> <i>Remaining parcels not listed.</i>	V
5,210,000	9/25/1990	<u>2176/4641</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 360 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-44-23-00-00003.0000,</u> <u>20-44-23-00-00003.0020,</u> <u>20-44-23-00-00003.0030,</u> <u>20-44-23-01-00000.00CE,</u> <u>20-44-23-01-0000A.0010,</u> <u>20-44-23-01-0000A.0030,</u> <u>20-44-23-01-0000A.0040,</u> <u>20-44-23-01-0000A.0050,</u> <u>20-44-23-01-0000A.0080,</u> <u>20-44-23-01-0000A.0090,</u> <u>20-44-23-01-0000A.0120,</u> <u>20-44-23-01-0000A.0150...</u> <i>Remaining parcels not listed.</i>	V
100	9/1/1990	<u>2173/4259</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 207 additional parcel(s) with this document (may have been split after the transaction date)...	V

20-44-23-00-00003.0000,
 20-44-23-00-00003.0020,
 20-44-23-00-00003.0030,
 20-44-23-01-00000.00A0,
 20-44-23-01-00000.00A1,
 20-44-23-01-00000.00CE,
 20-44-23-01-0000A.0010,
 20-44-23-01-0000A.0450,
 20-44-23-01-0000A.0510,
 20-44-23-01-0000A.0520,
 20-44-23-01-0000A.0530,
 20-44-23-01-0000A.0550...
 Remaining parcels not listed.

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1986

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-44-23-01-00000.00D0	Delete Parcel-add back to roll under new STRAP(same value)	Friday, July 23, 2004
20-44-23-01-00000.00E0	Split (From another Parcel)	Tuesday, April 24, 2001
20-44-23-00-00001.0000	Combined (With another parcel-Delete Occurs)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-		0	0.00

COLLECTION DAYS

GARBAGE
Friday

RECYCLING
Friday

HORTICULTURE
Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A8:EL8	125124	0170	B	091984

[Show]

APPRAISAL DETAILS

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

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Page was last modified on Monday, July 10, 2006 2:22:01 PM.

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 20-44-23-00-00003.0000
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)

| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
 LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

REALMARK CAPE ROYAL LLC
 1900 LAGOON LN
 CAPE CORAL FL 33914

SITE ADDRESS

11900 LITTLE QUAIL LN
 CAPE CORAL FL 33991

LEGAL DESCRIPTION

E 1/2 OF W 1/2 OF E 1/2
 OF NW 1/4 OF NW 1/4
 LESS OR 2848/0241

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

007 - MATLACHA-PINE ISLAND FIRE
 DISTRICT

DOR CODE

10 - VACANT COMMERCIAL

PROPERTY VALUES (TAX ROLL 2006)[[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	440,390	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	440,390	AGRICULTURAL	0	NUMBER OF UNITS	146,797.20
ASSESSED SOH	440,390	WIDOW	0	FRONTAGE	0

TAXABLE	440,390	WIDOWER	0	DEPTH	0
BUILDING		0	DISABILITY	0	BEDROOMS
LAND	440,390	WHOLLY		0	BATHROOMS
BUILDING		0	SOH DIFFERENCE	0	TOTAL BUILDING
FEATURES					SqFT
LAND FEATURES	0			YEAR IMPROVED	1965
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,874,000	3/23/2001	<u>3384/3522</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 95 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-44-23-00-00003.0020,</u> <u>20-44-23-01-00000.0DCE,</u> <u>20-44-23-01-0000A.0010,</u> <u>20-44-23-01-0000A.0450,</u> <u>20-44-23-01-0000A.0510,</u> <u>20-44-23-01-0000A.0520,</u> <u>20-44-23-01-0000A.0550,</u> <u>20-44-23-01-0000A.0660,</u> <u>20-44-23-01-0000A.0680,</u> <u>20-44-23-01-0000A.0690,</u> <u>20-44-23-01-0000A.0700,</u> <u>20-44-23-01-0000A.0710...</u> <i>Remaining parcels not listed.</i>	V
5,210,000	9/25/1990	<u>2176/4641</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 360 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-44-23-00-00003.0020,</u> <u>20-44-23-00-00003.0030,</u> <u>20-44-23-01-00000.00CE,</u> <u>20-44-23-01-00000.0DCE,</u> <u>20-44-23-01-0000A.0010,</u> <u>20-44-23-01-0000A.0030,</u> <u>20-44-23-01-0000A.0040,</u> <u>20-44-23-01-0000A.0050,</u> <u>20-44-23-01-0000A.0080,</u> <u>20-44-23-01-0000A.0090,</u> <u>20-44-23-01-0000A.0120,</u> <u>20-44-23-01-0000A.0150...</u> <i>Remaining parcels not listed.</i>	V
100	9/1/1990	<u>2173/4259</u>	04	Disqualified (Multiple STRAP # - 01,03,07)	V

There are 207 additional parcel(s) with this document (may have been split after the transaction date)...

20-44-23-00-00003.0020,
20-44-23-00-00003.0030,
20-44-23-01-00000.00A0,
20-44-23-01-00000.00A1,
20-44-23-01-00000.00CE,
20-44-23-01-00000.0DCE,
20-44-23-01-0000A.0010,
20-44-23-01-0000A.0450,
20-44-23-01-0000A.0510,
20-44-23-01-0000A.0520,
20-44-23-01-0000A.0530,
20-44-23-01-0000A.0550...

Remaining parcels not listed.

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
00-00-00-00-00000.0000	Split (From another Parcel)	Monday, July 28, 1997

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-			0.00

COLLECTION DAYS

GARBAGE
Friday

RECYCLING
Friday

HORTICULTURE
Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 2	A8:EL8	125124	0170	B	091984

[Show]

APPRAISAL DETAILS

TRIM (proposed tax) Notices are available for the following tax years:
 [[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

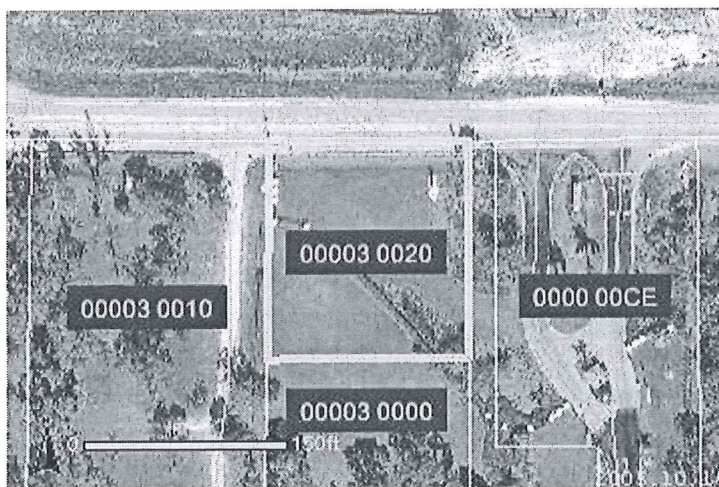
[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#).
Page was last modified on Monday, July 10, 2006 2:22:01 PM.

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 20-44-23-00-00003.0020
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.**PROPERTY DETAILS****OWNER OF RECORD****REALMARK CAPE ROYAL INC**
1900 LAGOON LN
CAPE CORAL FL 33914**SITE ADDRESS**3060 SW PINE ISLAND RD
CAPE CORAL FL 33991**LEGAL DESCRIPTION**PARL IN N W 1/4 OF N W 1/4
AS DESC IN OR 1285 PG 0560[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)][[PICTOMETRY](#)]**TAXING DISTRICT**007 - MATLACHA-PINE ISLAND FIRE
DISTRICT**DOR CODE**

10 - VACANT COMMERCIAL

**PROPERTY VALUES (TAX
ROLL 2006)** [[NEW!](#) [HISTORY](#)
[CHART](#)]**EXEMPTIONS****ATTRIBUTES**

JUST	248,290	HOMESTEAD	0 UNITS OF MEASURE	SF
ASSESSED	248,290	AGRICULTURAL	0 NUMBER OF UNITS	24,829.00
ASSESSED SOH	248,290	WIDOW	0 FRONTAGE	0
TAXABLE	248,290	WIDOWER	0 DEPTH	0

BUILDING	0 DISABILITY	0 BEDROOMS	
LAND	248,290 WHOLLY	0 BATHROOMS	
BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQT	
LAND FEATURES	0	YEAR IMPROVED	0
		HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,874,000	3/23/2001	<u>3384/3522</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 95 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-44-23-00-00003.0000,</u> <u>20-44-23-01-00000.0DCE,</u> <u>20-44-23-01-0000A.0010,</u> <u>20-44-23-01-0000A.0450,</u> <u>20-44-23-01-0000A.0510,</u> <u>20-44-23-01-0000A.0520,</u> <u>20-44-23-01-0000A.0550,</u> <u>20-44-23-01-0000A.0660,</u> <u>20-44-23-01-0000A.0680,</u> <u>20-44-23-01-0000A.0690,</u> <u>20-44-23-01-0000A.0700,</u> <u>20-44-23-01-0000A.0710...</u> <i>Remaining parcels not listed.</i>	V
5,210,000	9/25/1990	<u>2176/4641</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 360 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-44-23-00-00003.0000,</u> <u>20-44-23-00-00003.0030,</u> <u>20-44-23-01-00000.00CE,</u> <u>20-44-23-01-00000.0DCE,</u> <u>20-44-23-01-0000A.0010,</u> <u>20-44-23-01-0000A.0030,</u> <u>20-44-23-01-0000A.0040,</u> <u>20-44-23-01-0000A.0050,</u> <u>20-44-23-01-0000A.0080,</u> <u>20-44-23-01-0000A.0090,</u> <u>20-44-23-01-0000A.0120,</u> <u>20-44-23-01-0000A.0150...</u> <i>Remaining parcels not listed.</i>	V
100	9/1/1990	<u>2173/4259</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 207 additional parcel(s) with this	V

document (may have been split after the transaction date)...

20-44-23-00-00003.0000,
 20-44-23-00-00003.0030,
 20-44-23-01-00000.00A0,
 20-44-23-01-00000.00A1,
 20-44-23-01-00000.00CE,
 20-44-23-01-00000.0DCE,
 20-44-23-01-0000A.0010,
 20-44-23-01-0000A.0450,
 20-44-23-01-0000A.0510,
 20-44-23-01-0000A.0520,
 20-44-23-01-0000A.0530,
 20-44-23-01-0000A.0550...

Remaining parcels not listed.

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-		0	0.00

COLLECTION DAYS

GARBAGE

Friday

RECYCLING

Friday

HORTICULTURE

Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY

Category 2

FLOOD INSURANCE (FIRM FAQ)

RATE CODE	COMMUNITY	PANEL	VERSION	DATE
A8:EL8	125124	0170	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]



Community Development

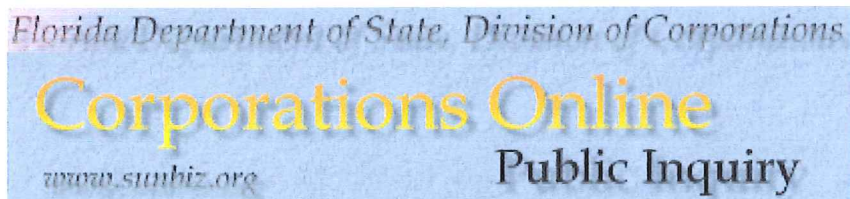
E-Connect

Online Permitting

Pine Island		Allocation	Existing	Remaining
Residential	Intensive Development	3	0	3
	Central Urban	0	0	0
	Urban Community	500	383	117
	Suburban	675	566	109
	Outlying Suburban	600	304	296
	Sub-Outlying Suburban	0	0	0
	Commercial	0	0	0
	Industrial Development	0	0	0
	Public Facilities	0	0	0
	University Community	0	0	0
	Industrial Interchange	0	0	0
	General Interchange	0	0	0
	General/Commercial Interchange	0	0	0
	Industrial/Commercial Interchange	0	0	0
	University Village Interchange	0	0	0
	New Community	0	0	0
	Airport	0	0	0
	Tradeport	0	0	0
	Rural	190	927	(737)
	Rural Community Preserve	0	0	0
	Coastal Rural	1,300	0	1,300
	Outer Islands	45	41	4
	Open Lands	0	0	0
	Density Reduction/Groundwater Resource	0	0	0
	Conservation Lands Upland	0	0	0
	Wetlands	0	0	0
	Conservation Lands Wetland	0	0	0
Total Residential		3,313	2,237	1,076
Commercial		226	154	72
Industrial		64	36	28
Non Regulatory Allocations				
Public		2,100	1,617	483
Active Agriculture		2,400	2,462	(62)
Passive Agriculture		815	813	2
Conservation (wetlands)		14,767	14,834	(67)
Vacant		3,781	5,367	(1,586)
Total		27,466	27,516	(50)
Population Distribution		13,265	10,248	3,017

[back to Planning Communities Map](#)

[<<First Page] [<Previous Page] [Next Page>] [Last Page>>]

**Florida Profit****HENRY L. ALBRECHT, P.A.****PRINCIPAL ADDRESS**2430 EVEREST PKWY
CAPE CORAL FL 33904
Changed 03/12/2001**MAILING ADDRESS**2430 EVEREST PKWY
CAPE CORAL FL 33904
Changed 03/12/2001**Document Number**
P99000046271**FEI Number**
650922443**Date Filed**
05/17/1999**State**
FL**Status**
ACTIVE**Effective Date**
NONE**Last Event**
AMENDMENT AND NAME
CHANGE**Event Date Filed**
02/04/2002**Event Effective Date**
NONE**Registered Agent**

Name & Address
ALBRECHT, HENRY L 2430 EVEREST PKWY CAPE CORAL FL 33904
Address Changed: 03/12/2001

Officer/Director Detail

Name & Address	Title
ALBRECHT, HENRY L 2430 EVEREST PKWY CAPE CORAL FL 33904	D
ALBRECHT, JULIE A 2430 EVEREST PKWY	

CAPE CORAL FL 33904

D

Annual Reports

Report Year	Filed Date
2004	07/13/2004
2005	04/28/2005
2006	04/13/2006

[Previous Filing](#)[Return to List](#)[Next Filing](#)[View Events](#)[View Name History](#)

Document Images

Listed below are the images available for this filing.

[04/13/2006 – ANNUAL REPORT](#)
[04/28/2005 – ANNUAL REPORT](#)
[07/13/2004 – ANNUAL REPORT](#)
[04/16/2003 – ANN REP/UNIFORM BUS REP](#)
[03/14/2002 – COR - ANN REP/UNIFORM BUS REP](#)
[02/04/2002 – Amendment and Name Change](#)
[03/12/2001 – ANN REP/UNIFORM BUS REP](#)
[02/03/2000 – ANN REP/UNIFORM BUS REP](#)
[05/17/1999 – Domestic Profit](#)

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

[Corporations Inquiry](#)[Corporations Help](#)

2006 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P99000046271

Entity Name: HENRY L. ALBRECHT, P.A.

FILED
Apr 13, 2006
Secretary of State

Current Principal Place of Business:

2430 EVEREST PKWY
CAPE CORAL, FL 33904

New Principal Place of Business:

Current Mailing Address:

2430 EVEREST PKWY
CAPE CORAL, FL 33904

New Mailing Address:

FEI Number: 65-0922443

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

ALBRECHT, HENRY L
2430 EVEREST PKWY
CAPE CORAL, FL 33904 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:

Title: D () Delete
Name: ALBRECHT, HENRY L
Address: 2430 EVEREST PKWY
City-St-Zip: CAPE CORAL, FL 33904

Title: D () Delete
Name: ALBRECHT, JULIE A
Address: 2430 EVEREST PKWY
City-St-Zip: CAPE CORAL, FL 33904

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: () Change () Addition
Name:
Address:
City-St-Zip:

Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: HENRY L. ALBRECHT

PRES

04/13/2006

Electronic Signature of Signing Officer or Director

_____ Date

P99000046271

Henry L. Albrecht, Inc.
2430 Everest Pkwy.
Cape Coral, FL 33904
Tel. # (941) 242-6699

500004748535--9
-01/03/02--01024--003
*****35.00 *****35.00

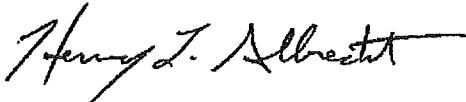
December 31, 2001

Dear Sir or Madam:

Please accept this letter and enclosed form for the purpose of amending the articles of incorporation for Henry L. Albrecht, Inc. The amendment governs changing the name to Henry L. Albrecht, P.A.

Thank you very much in advance of your efforts.

Sincerely,



Henry L. Albrecht
President

FILED
02 FEB -4 PM 4:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

sent. & N/C



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

January 10, 2002

HENRY L. BLBRECHT, INC.
2430 EVEREST PKWY.
CAPE CORAL, FL 33904

SUBJECT: HENRY L. ALBRECHT, INC.
Ref. Number: P99000046271

We have received your document for HENRY L. ALBRECHT, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

When changing the name of a corporation filed pursuant to chapter 607, Florida Statutes, to that of a professional service corporation filed pursuant to chapter 621, Florida Statutes, the nature of business must also be added or changed to specifically indicate what type of professional service the corporation will be rendering.

The date of adoption/authorization of this document must be a date on or prior to submitting the document to this office, and this date must be specifically stated in the document. If you wish to have a future effective date, you must include the date of adoption/authorization and the effective date. The date of adoption/authorization is the date the document was approved.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6869.

Teresa Brown
Corporate Specialist

Letter Number: 702A00001517

DIVISION OF CORPORATIONS

02 FEB -4 AM 9:47

RECEIVED

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF

FILED
02 FEB -4 PM 4:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Henry L. Albrecht, Inc.

(present name)

P99000046271

(Document Number of Corporation (If known))

Pursuant to the provisions of section 607.1006, Florida Statutes, this Florida profit corporation adopts the following articles of amendment to its articles of incorporation:

FIRST: Amendment(s) adopted: (indicate article number(s) being amended, added or deleted)

The name of this corporation shall be
Henry L. Albrecht, P. A. as an
amendment to Article 1.

Article 3 shall be amended to state that the
corporation is organized for the purpose of
engaging in all legal activities relating to
real estate sales, investment and consulting
under the laws of the United States and the
State of Florida.

SECOND: If an amendment provides for an exchange, reclassification or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself, are as follows:

THIRD: The date of each amendment's adoption: 12/30/01

FOURTH: Adoption of Amendment(s) (CHECK ONE)

- ☒ The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ The amendment(s) was/were approved by the shareholders through voting groups. *The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were sufficient for approval by _____."
(voting group)

- ☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.
- ☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Signed this 30th day of December, 2001.

Signature

Henry L. Albrecht

(By the Chairman or Vice Chairman of the Board of Directors, President or other officer if adopted by the shareholders)

OR

(By a director if adopted by the directors)

OR

(By an incorporator if adopted by the incorporators)

Henry L. Albrecht

(Typed or printed name)

President

(Title)



Florida Limited Liability

REALMARK CAPE ROYAL, L.L.C.

PRINCIPAL ADDRESS
5789 CAPE HARBOUR DRIVE
SUITE 201
CAPE CORAL FL 33914 US
Changed 04/29/2005

MAILING ADDRESS
5789 CAPE HARBOUR DRIVE
SUITE 201
CAPE CORAL FL 33914 US
Changed 04/29/2005

Document Number
L00000014962

FBI Number
651062524

Date Filed
12/05/2000

State
FL

Status
ACTIVE

Effective Date
NONE

Total Contribution
0.00

Registered Agent

Name & Address
BOLANOS, TRUXTON, P.A. 12800 UNIVERSITY DR., STE. 350 FT MYERS FL 33907
Address Changed: 03/01/2004

Manager/Member Detail

Name & Address	Title
STOUT, WILLIAM J JR. 5789 CAPE HARBOUR DRIVE SUITE 201 CAPE CORAL FL 33914	P

DEARDEN, CRAIG A
5789 CAPE HARBOUR DRIVE SUITE 201
CAPE CORAL FL 33914

V

Annual Reports

Report Year	Filed Date
2004	03/01/2004
2005	04/29/2005
2006	04/04/2006

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No Events
No Name History Information

Document Images

Listed below are the images available for this filing.

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[04/29/2005 – ANN REP/UNIFORM BUS REP](#)
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[01/14/2003 – LIMITED LIABILITY CORPORATION](#)
[03/29/2002 – COR - ANN REP/UNIFORM BUS REP](#)
[04/27/2001 – ANN REP/UNIFORM BUS REP](#)
[12/05/2000 – Florida Limited Liabilites](#)

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

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LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 20-44-23-00-00003.0020

TAX YEAR 2005

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[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005]

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
 LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

REALMARK CAPE ROYAL INC
 1900 LAGOON LN
 CAPE CORAL FL 33914

SITE ADDRESS

3060 SW PINE ISLAND RD
 CAPE CORAL FL 33991

LEGAL DESCRIPTION

PARL IN N W 1/4 OF N W 1/4
 AS DESC IN OR 1285 PG 0560

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

007 - MATLACHA-PINE ISLAND FIRE
 DISTRICT

DOR CODE

10 - VACANT COMMERCIAL

PROPERTY VALUES (TAX ROLL 2005)[[New!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	74,490 HOMESTEAD	0 UNITS OF MEASURE	SF
ASSESSED	74,490 AGRICULTURAL	0 NUMBER OF UNITS	24,829.00
ASSESSED SOH	74,490 WIDOW	0 FRONTAGE	0
TAXABLE	74,490 WIDOWER	0 DEPTH	0

BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	74,490	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,874,000	3/23/2001	3384/3522	02	Qualified (Multiple STRAP # / 06-09I) There are 95 additional parcel(s) with this document (may have been split after the transaction date)... 20-44-23-00-00003.0000 , 20-44-23-01-00000.0DCE , 20-44-23-01-0000A.0010 , 20-44-23-01-0000A.0450 , 20-44-23-01-0000A.0510 , 20-44-23-01-0000A.0520 , 20-44-23-01-0000A.0550 , 20-44-23-01-0000A.0660 , 20-44-23-01-0000A.0680 , 20-44-23-01-0000A.0690 , 20-44-23-01-0000A.0700 , 20-44-23-01-0000A.0710 ... <i>Remaining parcels not listed.</i>	V
5,210,000	9/25/1990	2176/4641	04	Disqualified (Multiple STRAP # - 01,03,07) There are 358 additional parcel(s) with this document (may have been split after the transaction date)... 20-44-23-00-00003.0000 , 20-44-23-00-00003.0030 , 20-44-23-01-00000.00CE , 20-44-23-01-00000.0DCE , 20-44-23-01-0000A.0010 , 20-44-23-01-0000A.0030 , 20-44-23-01-0000A.0040 , 20-44-23-01-0000A.0050 , 20-44-23-01-0000A.0080 , 20-44-23-01-0000A.0090 , 20-44-23-01-0000A.0120 , 20-44-23-01-0000A.0150 ... <i>Remaining parcels not listed.</i>	V
100	9/1/1990	2173/4259	04	Disqualified (Multiple STRAP # - 01,03,07) There are 205 additional parcel(s) with this	V

document (may have been split after the transaction date)...

[20-44-23-00-00003.0000](#),
[20-44-23-00-00003.0030](#),
[20-44-23-01-00000.00A0](#),
[20-44-23-01-00000.00A1](#),
[20-44-23-01-00000.00CE](#),
[20-44-23-01-00000.0DCE](#),
[20-44-23-01-0000A.0010](#),
[20-44-23-01-0000A.0450](#),
[20-44-23-01-0000A.0510](#),
[20-44-23-01-0000A.0520](#),
[20-44-23-01-0000A.0530](#),
[20-44-23-01-0000A.0550](#)...

Remaining parcels not listed.

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-		0	0.00
COLLECTION DAYS				
GARBAGE		RECYCLING		HORTICULTURE
Friday		Friday		Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 2	A8:EL8	125124	0170	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (proposed tax) Notices are available for the following tax years:

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LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-44-23-00-00003.0010
TAX YEAR 2005**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)| [Display Tax Bills on this Parcel](#) | **[NEW! Tax Estimator](#)**]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.**PROPERTY DETAILS****OWNER OF
RECORD**ALBRECHT
HENRY L PA
2430 EVEREST
PKWY
CAPE CORAL FL
33904**SITE ADDRESS**11971 LITTLE
QUAIL LN
CAPE
CORAL FL 33991**LEGAL
DESCRIPTION**W 1/2 OF W 1/2
OF E 1/2 OF
NW 1/4 OF NW
1/4 LESS PAR
3.001A THRU
3.001D[[VIEWER](#)] TAX MAP [[PRINT](#)]**IMAGE OF STRUC**

Photo Date: Septemb

[[PICTOMETRY](#)]**TAXING DISTRICT**007 - MATLACHA-PINE ISLAND FIRE
DISTRICT**DOR CODE**

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX

**ROLL 2005)[[New!](#) [HISTORY](#)
[CHART](#)]**
EXEMPTIONS**ATTRIBUTES**

JUST	501,500	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	501,500	AGRICULTURAL	0	NUMBER OF UNITS	1.09
ASSESSED SOH	501,500	WIDOW	0	FRONTAGE	0
TAXABLE	501,500	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	501,500	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	1967
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS	VACANT / IMPROVED
				DESCRIPTION	
150,000	9/22/2005	2005000087615	08	Disqualified (Doc Stamps Greater than .70/SP Gr. than \$100)	V
590,000	11/23/2004	4516/4408	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
237,500	11/29/2001	3688/1856	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
59,000	12/1/1987	1962/909	03	Disqualified (Interest Sales / Court Docs / Government) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 20-44-23-00-00003.001D	I
0	4/1/1987	1912/3882	03	Disqualified (Interest Sales / Court Docs / Government) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 20-44-23-00-00003.001D	I

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-44-23-00-00003.0010	Split (From another Parcel)	Thursday, April 24, 1997

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-			0.00
COLLECTION DAYS				
GARBAGE		RECYCLING		HORTICULTURE
Friday		Friday		Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 2	A8:EL8	125124	0170	B	091984

[\[Show \]](#)**APPRAISAL DETAILS**

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#)]

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LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-44-23-01-00000.0DCE
TAX YEAR 2005**

Parcel data is available for the following tax years:

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| [Display Tax Bills on this Parcel](#) | **[NEW! Tax Estimator](#)**]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.**PROPERTY DETAILS****OWNER OF RECORD**REALMARK CAPE ROYAL LLC
ROYAL TEE HOMEOWNERS ASSN
1900 LAGOON LN
CAPE CORAL FL 33914**SITE ADDRESS**11951 ROYAL TEE BLVD
CAPE CORAL FL 33991**LEGAL DESCRIPTION**ROYAL-TEE COUNTRY CLUB EST
PB 37 PG 3
TRACT D[[VIEWER](#)] TAX MAP [[PRINT](#)][[PICTOMETRY](#)]**TAXING DISTRICT**007 - MATLACHA-PINE ISLAND FIRE
DISTRICT**DOR CODE**N. - COMMON ELEMENT / NOTES
PARCELS**PROPERTY VALUES (TAX
ROLL 2005)[[New!](#) [HISTORY](#)
[CHART](#)]****EXEMPTIONS****ATTRIBUTES**

JUST	0 HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	0 AGRICULTURAL	0 NUMBER OF UNITS	2.50
ASSESSED SOH	0 WIDOW	0 FRONTAGE	0
TAXABLE	0 WIDOWER	0 DEPTH	0

BUILDING	0	DISABILITY	0	BEDROOMS
LAND	0	WHOLLY	0	BATHROOMS
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT
LAND FEATURES	0		YEAR IMPROVED	0
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,874,000	3/23/2001	3384/3522	02	Qualified (Multiple STRAP # / 06-09I) There are 95 additional parcel(s) with this document (may have been split after the transaction date)... 20-44-23-00-00003.0000 , 20-44-23-00-00003.0020 , 20-44-23-01-0000A.0010 , 20-44-23-01-0000A.0450 , 20-44-23-01-0000A.0510 , 20-44-23-01-0000A.0520 , 20-44-23-01-0000A.0550 , 20-44-23-01-0000A.0660 , 20-44-23-01-0000A.0680 , 20-44-23-01-0000A.0690 , 20-44-23-01-0000A.0700 , 20-44-23-01-0000A.0710 ... <i>Remaining parcels not listed.</i>	V
5,210,000	9/25/1990	2176/4641	04	Disqualified (Multiple STRAP # - 01,03,07) There are 358 additional parcel(s) with this document (may have been split after the transaction date)... 20-44-23-00-00003.0000 , 20-44-23-00-00003.0020 , 20-44-23-00-00003.0030 , 20-44-23-01-00000.00CE , 20-44-23-01-0000A.0010 , 20-44-23-01-0000A.0030 , 20-44-23-01-0000A.0040 , 20-44-23-01-0000A.0050 , 20-44-23-01-0000A.0080 , 20-44-23-01-0000A.0090 , 20-44-23-01-0000A.0120 , 20-44-23-01-0000A.0150 ... <i>Remaining parcels not listed.</i>	V
100	9/1/1990	2173/4259	04	Disqualified (Multiple STRAP # - 01,03,07) There are 205 additional parcel(s) with this document (may have been split after the transaction date)...	V

[20-44-23-00-00003.0000,](#)
[20-44-23-00-00003.0020,](#)
[20-44-23-00-00003.0030,](#)
[20-44-23-01-00000.00A0,](#)
[20-44-23-01-00000.00A1,](#)
[20-44-23-01-00000.00CE,](#)
[20-44-23-01-0000A.0010,](#)
[20-44-23-01-0000A.0450,](#)
[20-44-23-01-0000A.0510,](#)
[20-44-23-01-0000A.0520,](#)
[20-44-23-01-0000A.0530,](#)
[20-44-23-01-0000A.0550...](#)

Remaining parcels not listed.

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1986

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-44-23-01-00000.00D0	Delete Parcel-add back to roll under new STRAP(same value)	Friday, July 23, 2004
20-44-23-01-00000.00E0	Split (From another Parcel)	Tuesday, April 24, 2001
20-44-23-00-00001.0000	Combined (With another parcel-Delete Occurs)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-		0	0.00

GARBAGE	RECYCLING	HORTICULTURE
Friday	Friday	Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A8:EL8	125124	0170	B	091984

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APPRAISAL DETAILS

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PROPERTY DATA FOR PARCEL 20-44-23-00-00003.0000
TAX YEAR 2005

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[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)[[Display Tax Bills on this Parcel](#) | [NEW! Tax Estimator](#)]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.**PROPERTY DETAILS****OWNER OF RECORD**REALMARK CAPE ROYAL LLC
1900 LAGOON LN
CAPE CORAL FL 33914**SITE ADDRESS**11900 LITTLE QUAIL LN
CAPE CORAL FL 33991**LEGAL DESCRIPTION**E 1/2 OF W 1/2 OF E 1/2
OF NW 1/4 OF NW 1/4
LESS OR 2848/0241[[VIEWER](#)] TAX MAP [[PRINT](#)][[PICTOMETRY](#)]**TAXING DISTRICT**007 - MATLACHA-PINE ISLAND FIRE
DISTRICT**DOR CODE**

10 - VACANT COMMERCIAL

**PROPERTY VALUES (TAX
ROLL 2005)** [[New! HISTORY
CHART](#)]**EXEMPTIONS****ATTRIBUTES**

JUST	151,820	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	151,820	AGRICULTURAL	0 NUMBER OF UNITS	3.37
ASSESSED SOH	151,820	WIDOW	0 FRONTAGE	0
TAXABLE	151,820	WIDOWER	0 DEPTH	0

BUILDING	0 DISABILITY	0 BEDROOMS	
LAND	151,820 WHOLLY	0 BATHROOMS	
BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SqFT	
LAND FEATURES	0	YEAR IMPROVED	1965
		HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,874,000	3/23/2001	3384/3522	02	Qualified (Multiple STRAP # / 06-09I) There are 95 additional parcel(s) with this document (may have been split after the transaction date)... 20-44-23-00-00003.0020 , 20-44-23-01-00000.0DCE , 20-44-23-01-0000A.0010 , 20-44-23-01-0000A.0450 , 20-44-23-01-0000A.0510 , 20-44-23-01-0000A.0520 , 20-44-23-01-0000A.0550 , 20-44-23-01-0000A.0660 , 20-44-23-01-0000A.0680 , 20-44-23-01-0000A.0690 , 20-44-23-01-0000A.0700 , 20-44-23-01-0000A.0710 ... <i>Remaining parcels not listed.</i>	V
5,210,000	9/25/1990	2176/4641	04	Disqualified (Multiple STRAP # - 01,03,07) There are 358 additional parcel(s) with this document (may have been split after the transaction date)... 20-44-23-00-00003.0020 , 20-44-23-00-00003.0030 , 20-44-23-01-00000.00CE , 20-44-23-01-00000.0DCE , 20-44-23-01-0000A.0010 , 20-44-23-01-0000A.0030 , 20-44-23-01-0000A.0040 , 20-44-23-01-0000A.0050 , 20-44-23-01-0000A.0080 , 20-44-23-01-0000A.0090 , 20-44-23-01-0000A.0120 , 20-44-23-01-0000A.0150 ... <i>Remaining parcels not listed.</i>	V
100	9/1/1990	2173/4259	04	Disqualified (Multiple STRAP # - 01,03,07) There are 205 additional parcel(s) with this document (may have been split after the transaction date)...	V

[20-44-23-00-00003.0020,](#)
[20-44-23-00-00003.0030,](#)
[20-44-23-01-00000.00A0,](#)
[20-44-23-01-00000.00A1,](#)
[20-44-23-01-00000.00CE,](#)
[20-44-23-01-00000.0DCE,](#)
[20-44-23-01-0000A.0010,](#)
[20-44-23-01-0000A.0450,](#)
[20-44-23-01-0000A.0510,](#)
[20-44-23-01-0000A.0520,](#)
[20-44-23-01-0000A.0530,](#)
[20-44-23-01-0000A.0550...](#)

Remaining parcels not listed.

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP
00-00-00-00-00000.0000

RENUMBER REASON
Split (From another Parcel)

RENUMBER DATE
Monday, July 28, 1997

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-			0.00

COLLECTION DAYS		
GARBAGE	RECYCLING	HORTICULTURE
Friday	Friday	Thursday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 2	A8:EL8	125124	0170	B	091984

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APPRAISAL DETAILS

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Entity Name S

Detail by Entity Name

Florida Profit Corporation

HENRY L. ALBRECHT, P.A.

Filing Information

Document Number P99000046271
FEI Number 650922443
Date Filed 05/17/1999
State FL
Status ACTIVE
Last Event AMENDMENT AND NAME CHANGE
Event Date Filed 02/04/2002
Event Effective Date NONE

Principal Address

2430 EVEREST PKWY
CAPE CORAL FL 33904

Changed 03/12/2001

Mailing Address

2430 EVEREST PKWY
CAPE CORAL FL 33904

Changed 03/12/2001

Registered Agent Name & Address

ALBRECHT, HENRY L
2430 EVEREST PKWY
CAPE CORAL FL 33904

Address Changed: 03/12/2001

Officer/Director Detail

Name & Address

Title D

ALBRECHT, HENRY L
2430 EVEREST PKWY
CAPE CORAL FL 33904

Title D

ALBRECHT, JULIE A
2430 EVERNEST PKWY
CAPE CORAL FL 33904

Annual Reports

Report Year Filed Date



2005	04/28/2005
2006	04/13/2006
2007	04/30/2007

Document Images

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No Events		No Name History		<input type="text" value="Entity Name"/>	
Detail by Entity Name					
Florida Non Profit Corporation					
META AT CAPE HARBOUR COMMUNITY ASSOCIATION, INC.					
Filing Information					
Document Number N02000006457					
FEI Number 043739742					
Date Filed 08/26/2002					
State FL					
Status ACTIVE					
Principal Address					
5828 CAPE HARBOUR DRIVE SUITE 102 CAPE CORAL FL 33914 Changed 04/28/2006					
Mailing Address					
5828 CAPE HARBOUR DRIVE SUITE 102 CAPE CORAL FL 33914 Changed 04/28/2006					
Registered Agent Name & Address					
BOLANOS TRUXTON, P.A. 12800 UNIVERSITY DRIVE SUITE 350 FORT MYERS FL 33907 US Name Changed: 03/30/2007 Address Changed: 03/30/2007					
Officer/Director Detail					
Name & Address					
Title VTD KIRKMAN, JANE 5828 CAPE HARBOUR DRIVE					

CAPE CORAL FL 33914

Title PD

DEARDEN, CRAIG
5828 CAPE HARBOUR DRIVE
CAPE CORAL FL 33914

Title SD

FORD, CHARLOTTE A
5828 CAPE HARBOUR DRIVE
CAPE CORAL FL 33914

Annual Reports

Report Year Filed Date

2005	04/15/2005
2006	04/28/2006
2007	03/30/2007

Document Images

03/30/2007 -- ANNUAL REPORT	View image in PDF format
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03/27/2006 -- Reg. Agent Resignation	View image in PDF format
10/17/2005 -- Reg. Agent Change	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
05/14/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
08/26/2002 -- Domestic Non-Profit	View image in PDF format

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No Events

No Name History

Entity Name :

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Detail by Entity Name

Florida Limited Liability Company

REALMARK CAPE ROYAL, L.L.C.

Filing Information

Document Number	L00000014962
FEI Number	651062524
Date Filed	12/05/2000
State	FL
Status	ACTIVE

Principal Address

5789 CAPE HARBOUR DRIVE
SUITE 201
CAPE CORAL FL 33914 US
Changed 04/29/2005

Mailing Address

5789 CAPE HARBOUR DRIVE
SUITE 201
CAPE CORAL FL 33914 US
Changed 04/29/2005

Registered Agent Name & Address

BOLANOS, TRUXTON, P.A.
12800 UNIVERSITY DR., STE. 350
FT MYERS FL 33907 US
Address Changed: 03/01/2004

Manager/Member Detail

Name & Address
Title P
STOUT, WILLIAM J JR. 5789 CAPE HARBOUR DRIVE SUITE 201 CAPE CORAL FL 33914
Title V

DEARDEN, CRAIG A
5789 CAPE HARBOUR DRIVE SUITE 201
CAPE CORAL FL 33914

Annual Reports

Report Year Filed Date

2005	04/29/2005
2006	04/04/2006
2007	03/26/2007

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01/14/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
03/29/2002 -- ANNUAL REPORT	View image in PDF format
04/27/2001 -- ANNUAL REPORT	View image in PDF format
12/05/2000 -- Florida Limited Liabilites	View image in PDF format

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No Events

No Name History

Entity Name :

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Spatial District Query Report

STRAP Number: 20-44-23-01-00000.0DCE

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	104.01	100.03%	
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area			NOT FOUND	
Fire District	Fire District	Pine Island- Matlacha 059		
	Taxing Authority			
Flood Insurance Zone	Flood Zone	A8-EL8		
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0170 B 091984		
DNR Flood Zones			NOT FOUND	
Flood Insurance Coastal Barrier			NOT FOUND	
Lighting District			NOT FOUND	
Planning Community	ID Plan Community	16 Pine Island		
Planning Land Use 2010	Landuse	Rural		
Sanibel/County Agreement			NOT FOUND	
School Board District	District School Board Member	1 Robert Chilmonik		
School Choice Zone	Choice Zones	West Zone 3		
	Choice Zones	West Zone		
Solid Waste District	District Area	Area 5	99.72%	
Storm Surge	Category	2		
Subdivisions	Subdivision No. Subdivision Name Book Page 1 Book Page 2 Book Page 3	20442301 ROYAL TEE SUBDIVISION		
Traffic Analysis Zone				
Archaeological Sensitivity			NOT FOUND	
Sea Turtle Lighting Zone			NOT FOUND	
Watersheds	Shed ID	Southwest Cape Coral		
FLUCCS1999				
Vegetation Permit Required			NOT FOUND	
Soil	Map Symbol Soil Name	13 BOCA FINE SAND		
Panther Habitat			NOT FOUND	
Eagle Nesting Site Buffer			NOT FOUND	
Commissioner District				

	District Commissioner	1 Robert Janes	
Unincorporated Lee County Zoning	Zoning Designation	RS-2	Zoning Notes
Development Orders	Development Order Status Wet Season Water Table	83-12-015-00D	
Road Impact Fee Districts	District Tidemark ID Name	2 52 NORTH	
Water Franchise	Franchise Name	Greater Pine Island Water Assoc.	
	Franchise Name	City of Cape Coral Utilities	0.28% 1
Water Treatment Plant Service Area			NOT FOUND
Wastewater Franchise			NOT FOUND
Wastewater Treatment Plant Service Area			NOT FOUND
Res. Garbage Collection Day	Hauling Day	Friday	99.72%
Res. Recycling Collection Day	Hauling Day	Friday	99.72%
Res. Horticulture Collection Day	Hauling Day	Thursday	99.72%
Microwave Radio Relay Path			NOT FOUND

[\[Modify Report Settings \]](#)

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.

**2006 LIMITED LIABILITY COMPANY
ANNUAL REPORT**

FILED
Apr 04, 2006 8:00 ar
Secretary of State

04-04-2006 90007 043 ****50.00

DOCUMENT # L00000014962

1. Entity Name

REALMARK CAPE ROYAL, L.L.C.



Principal Place of Business

5789 CAPE HARBOUR DRIVE
SUITE 201
CAPE CORAL, FL 33914 US

Mailing Address

5789 CAPE HARBOUR DRIVE
SUITE 201
CAPE CORAL, FL 33914 US

20024408



01052006No Chg-LLC

CR2E083 (11/05)

DO NOT WRITE IN THIS SPACE

4. FEI Number
65-1062524

Applied For
Not Applicable

5. Certificate of Status Desired ☐

\$5.00 Additional
Fee Required

6. Name and Address of Current Registered Agent

BOLANOS, TRUXTON, P.A.
12800 UNIVERSITY DR., STE. 350
FT MYERS, FL 33907

**DO NOT WRITE
IN THIS SPACE**

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE _____

Signature, typed or printed name of registered agent and title if applicable.

(NOTE: Registered Agent signature required when reinstating)

DATE _____

**Filing Fee is \$50.00
Due by May 1, 2006**

9. MANAGING MEMBERS/MANAGERS

TITLE	P
NAME	STOUT, WILLIAM J JR.
STREET ADDRESS	5789 CAPE HARBOUR DRIVE SUITE 201
CITY-ST-ZIP	CAPE CORAL, FL 33914
TITLE	V
NAME	DEARDEN, CRAIG A
STREET ADDRESS	5789 CAPE HARBOUR DRIVE SUITE 201
CITY-ST-ZIP	CAPE CORAL, FL 33914
TITLE	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	
TITLE	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	
TITLE	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	

**DO NOT WRITE
IN THIS SPACE**

11. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: _____

Craig A. Dearden

3/13/06

(239) 541-1372

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING MANAGING MEMBER, OR AUTHORIZED REPRESENTATIVE

Date

Daytime Phone #

CITY OF CAPE CORAL
Information Technology
Services (GIS)
300' Proximity Map

Case No. ZA 07-00500006
MULTIPLE PARCELS - MAP 5
PINE ISLAND RD CORRIDOR

LEGEND

-  Subject Parcel
-  Canals/Lakes
-  Improved Parcels
-  Lee County Parcels

Future Land Use

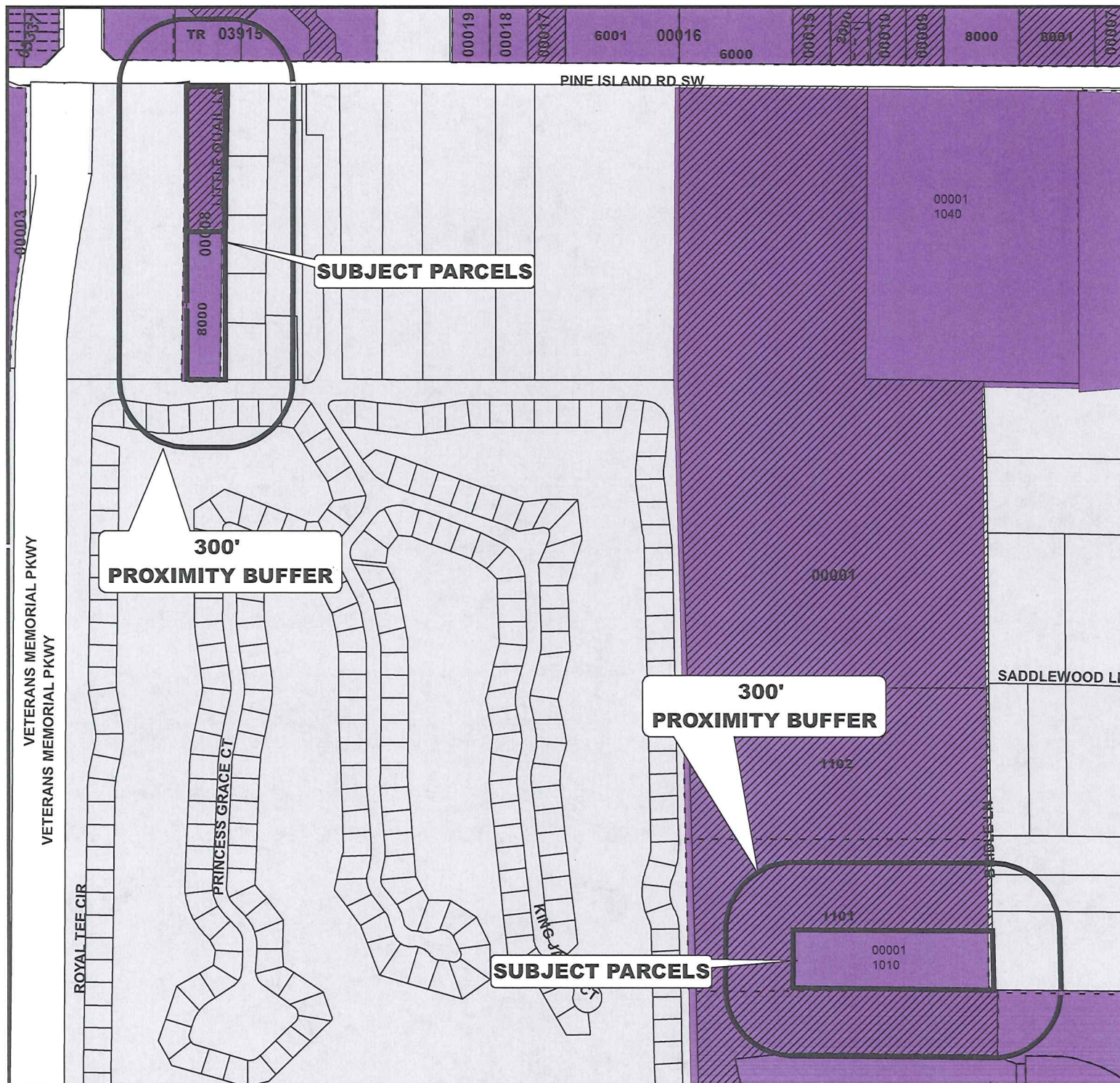
-  Single Family
-  Single Family/Multi Family
-  Multi-Family
-  Low Density Residential I
-  Low Density Residential II
-  Rural Land
-  Mixed Use
-  Downtown Mixed
-  Commercial Activity Center
-  Pine Island Road District
-  Commercial/Professional
-  Flexible Development Overlay District
-  Highway Commercial
-  Industrial
-  Public Facilities
-  Park and Recreation Facilities
-  Natural Resources/Preserve
-  Sub-District

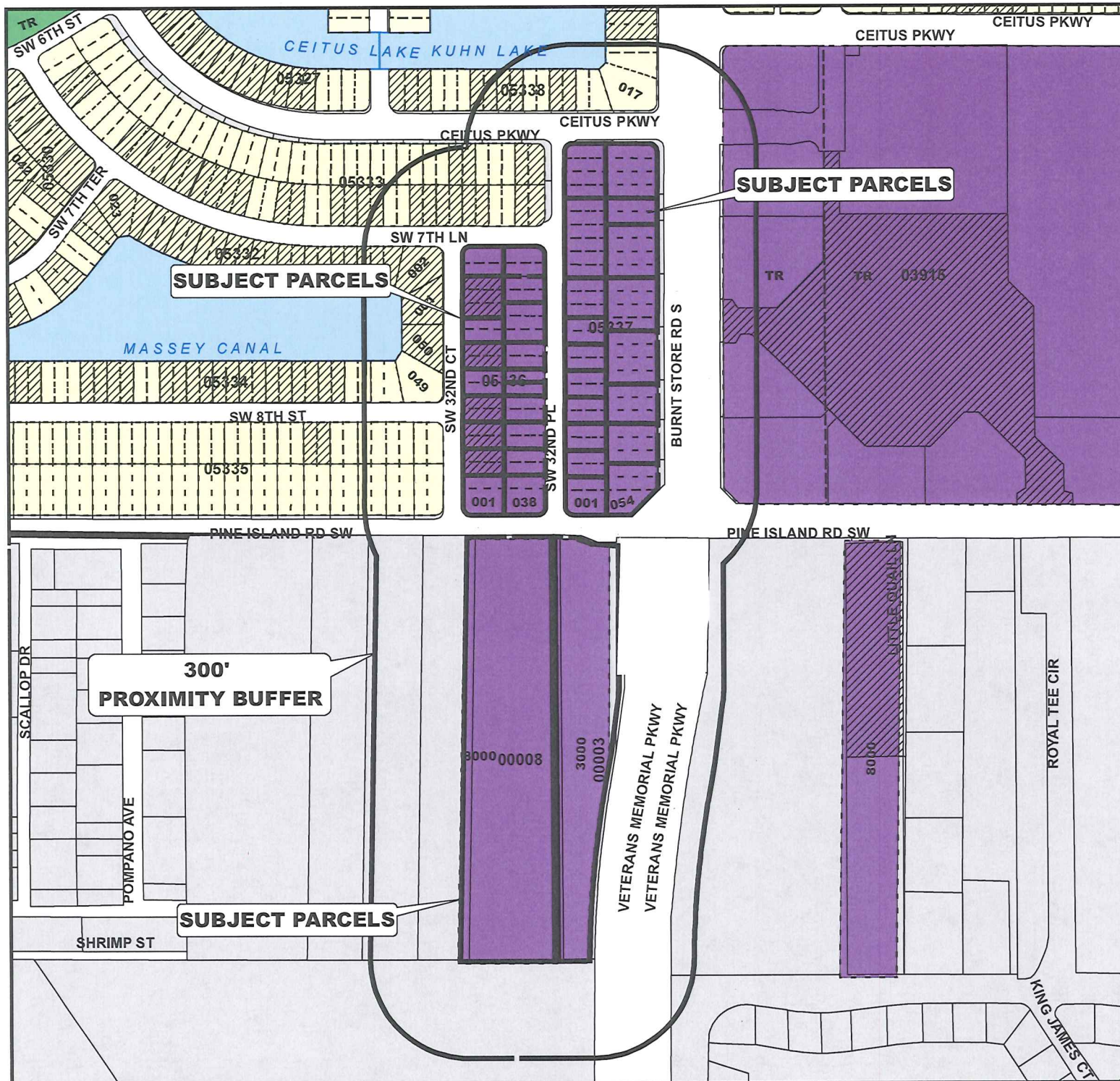


July 25, 2007



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.





CITY OF CAPE CORAL
 Information Technology
 Services (GIS)
 300' Proximity Map
 Case No. ZA 07-00500006
 MULTIPLE PARCELS - MAP 4
 PINE ISLAND RD CORRIDOR

LEGEND

- Subject Parcel
- Canals/Lakes
- Improved Parcels
- Lee County Parcels

Future Land Use

- Single Family
- Single Family/Multi Family
- Multi-Family
- Low Density Residential I
- Low Density Residential II
- Rural Land
- Mixed Use
- Downtown Mixed
- Commercial Activity Center
- Pine Island Road District
- Commercial/Professional
- Flexible Development Overlay District
- Highway Commercial
- Industrial
- Public Facilities
- Park and Recreation Facilities
- Natural Resources/Preserve
- Sub-District

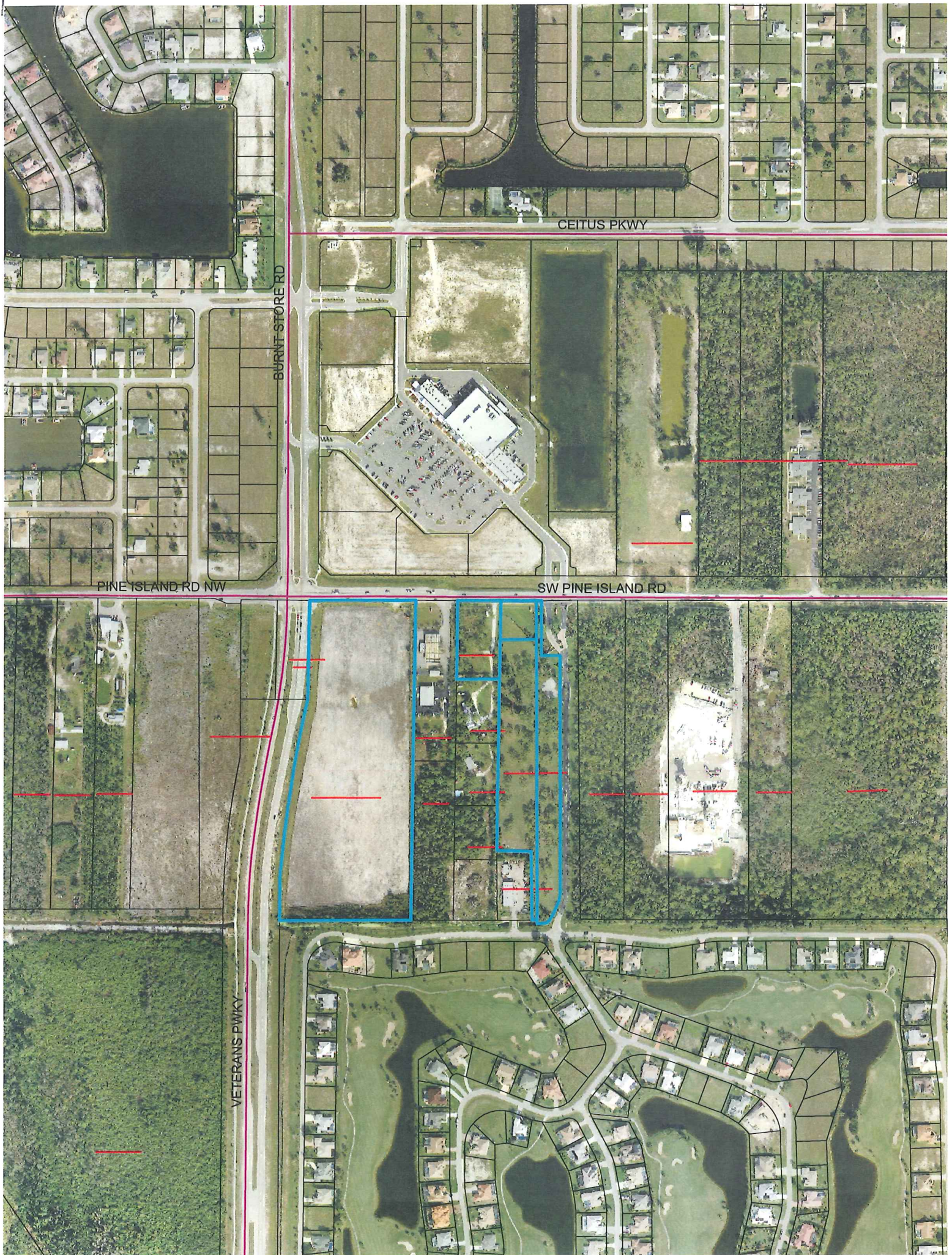


July 24, 2007



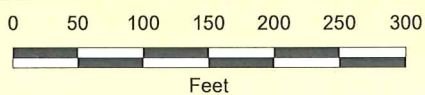
This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.

1



CPA2006-02 Cape Royal Lee Plan Amendment

SW PINE ISLAND RD



CPA2006-02 Cape Royal Lee Plan Amendment Cape Coral City Limits

BURNT STORE RD

PINE ISLAND RD NW

SW PINE ISLAND RD

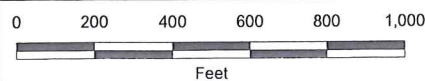
Subject Property

VETERANS PWKY

ATTACHMENT 4



Cape Coral City Limits



12

7

8

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COMMUNITY DEVELOPMENT

CAN 2006-00002

3

17

16

24

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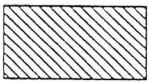
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4

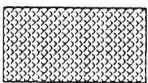
5

6

Legend



Franchise Area
(approved in 1968)



Franchise Area addition
(Resolution 83-5-8)



Franchise Area addition
(Resolution 83-9-116)

Greater Pine Island Water Association
Franchise Area Map
located in
Lee County, Florida



PREPARED BY:
SOURCE, INC.
ENGINEERS, PLANNERS
Engineering License #0037

1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (941)549-2345 FAX (941)549-8779

2500 1250 0 2500 5000 7500

SCALE IN FEET

1" = 2500'

N

32 SURFSIDE BLVD.

EMBERS PKWY

EL DORADO BLVD. S.

CEITUS PKWY

PINE ISLAND ROAD

PROPOSED BURNT STORE ROAD EXTENSION

ROYAL TEE CIRCLE

PRINCESS GRACE CT

PRINCE CHARLES CT

KING JAMES CT

NORMA COOK CT

ROYAL TEE CIRCLE

ROYAL TEE CIRCLE

ROYAL TEE CIRCLE

ROYAL TEE CIRCLE

ROYAL TEE CIRCLE

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NOTT RD.

TRAFALGAR BLVD.





CHOCUITA BLVD.

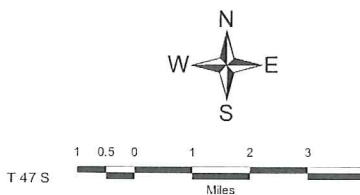
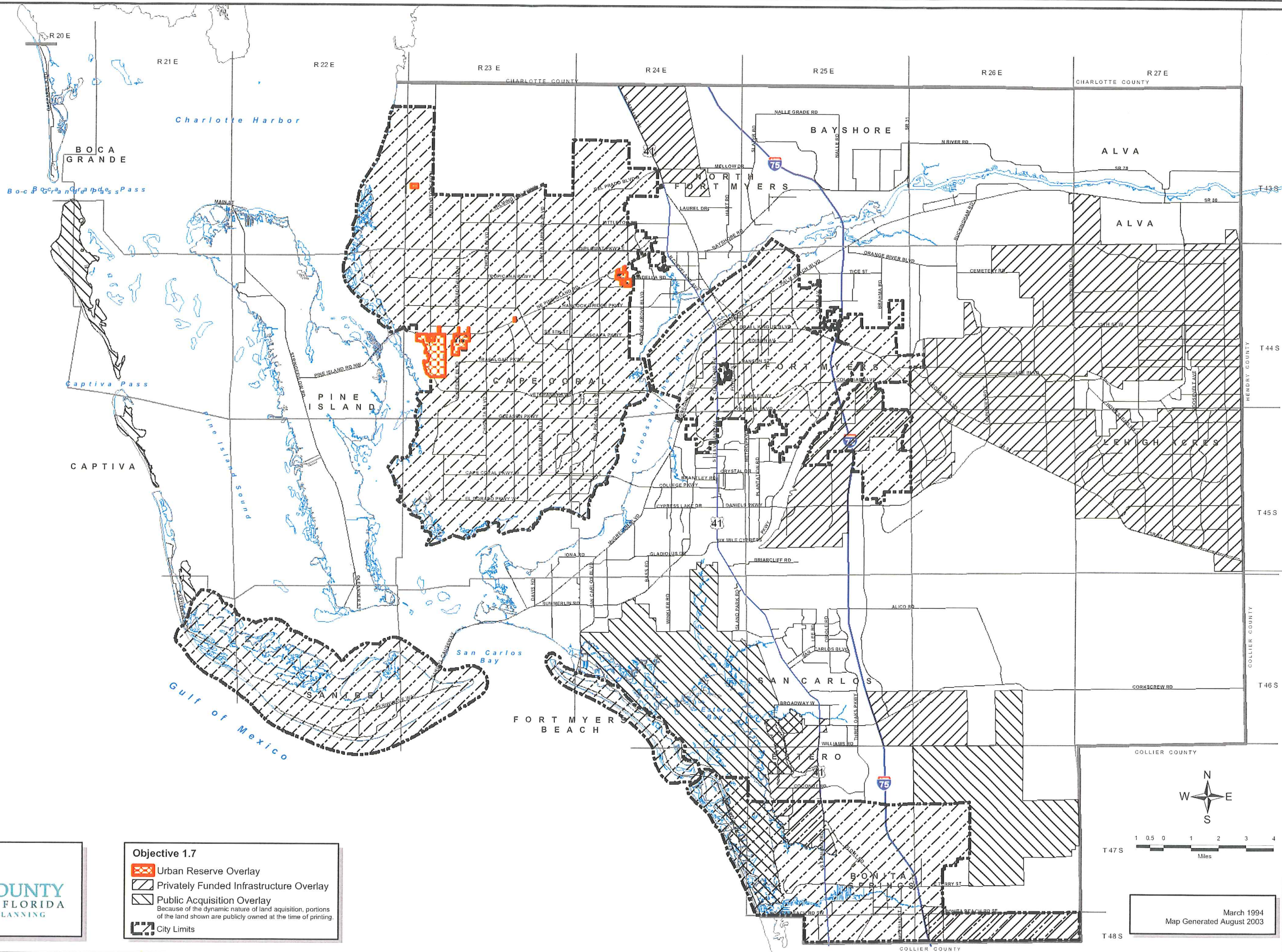
5-10-06 10:00 AM

SPECIAL TREATMENT AREAS

(Lee Plan Map 1 Page 4 of 5)



- Objective 1.7**
-  Urban Reserve Overlay
 -  Privately Funded Infrastructure Overlay
 -  Public Acquisition Overlay
Because of the dynamic nature of land acquisition, portions of the land shown are publicly owned at the time of printing.
 -  City Limits



March 1994
Map Generated August 2003



Community Development

E-Connect

Online Permitting

Pine Island		Allocation	Existing	Remaining
R e s i d e n t i a l U s e A c r e a g e C a t e g o r y	Intensive Development	3	0	3
	Central Urban	0	0	0
	Urban Community	500	383	117
	Suburban	675	566	109
	Outlying Suburban	600	304	296
	Sub-Outlying Suburban	0	0	0
	Commercial	0	0	0
	Industrial Development	0	0	0
	Public Facilities	0	0	0
	University Community	0	0	0
	Industrial Interchange	0	0	0
	General Interchange	0	0	0
	General/Commercial Interchange	0	0	0
	Industrial/Commercial Interchange	0	0	0
	University Village Interchange	0	0	0
	New Community	0	0	0
	Airport	0	0	0
	Tradeport	0	0	0
	Rural	190	927	(737)
	Rural Community Preserve	0	0	0
	Coastal Rural	1,300	0	1,300
	Outer Islands	45	41	4
	Open Lands	0	0	0
	Density Reduction/Groundwater Resource	0	0	0
	Conservation Lands Upland	0	0	0
	Wetlands	0	0	0
	Conservation Lands Wetland	0	0	0
Total Residential		3,313	2,237	1,076
Commercial		226	154	72
Industrial		64	36	28
Non Regulatory Allocations				
Public		2,100	1,617	483
Active Agriculture		2,400	2,462	(62)
Passive Agriculture		815	813	2
Conservation (wetlands)		14,767	14,834	(67)
Vacant		3,781	5,367	(1,586)
Total		27,466	27,516	(50)
Population Distribution		13,265	10,248	3,017

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COMMUNITY DEVELOPMENT

CPIA 2006-00002

FY 03/04-07/08 CAPITAL IMPROVEMENT PROGRAM

PROJ #	PROJECT NAME	COMP PLAN CODE	FUND. SRC.	CURRENT BUDGET FY 02/03	CIP BUDGET FY 03/04	CIP BUDGET FY 04/05	CIP BUDGET FY 05/06	CIP BUDGET FY 06/07	CIP BUDGET FY 07/08	CIP BUDGET FY 03/04 - 07/08	CIP BUDGET YEARS 6-10
FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; S = SPECIAL; T = TDC; M = MSBU/TU, LA=LIBRARY AD VALOREM											
207104	GREEN MEADOWS WTP IMPROVEMENTS	1	D,E	1,450,000	600,000	0	0	0	0	600,000	0
207160	LINE STOP EQUIPMENT	3	E	0	75,000	0	0	0	0	75,000	0
207252	MATANZAS PASS FORCE MAIN	4	E	1,339,279	0	0	0	0	0	0	0
207253	MATLACHA SUBAQUAEUS FORCEMAIN REPLACEMENT	3	E	183,280	0	0	0	0	0	0	0
207226	METRO PKWY FORCE MAIN RELOC/UPGRADE	5	E	799,876	0	0	0	0	0	0	0
207109	MINERS CORNER RESERVOIR REPLACEMENT	3	D	7,842	0	0	0	0	0	0	0
207147	NEW FIRE HYDRANT INSTALLATIONS	1	E	200,000	0	0	0	0	0	0	0
207084	NORTH LEE COUNTY WATER TREATMENT PLANT	5	D,E	25,087,637	0	0	0	0	0	0	0
207254	ODOR CONTROL SYSTEM FMB WWTP	3	E	63,050	0	0	0	0	0	0	0
207265	OLGA WTP RESERVOIR & PLANT IMPROVEMENTS	1	D,E	9,517,134	800,000	0	0	0	0	800,000	0
207161	ORTIZ AVE WATER RELOC-COLONIAL TO BALLARD	3	E	0	100,000	0	0	1,875,000	0	1,975,000	0
207127	PAGE PARK WATERLINE IMPROVEMENTS	3	E	150,000	0	0	0	0	0	0	0
207238	PINE ISLAND SEWER TRANSMISSION SYSTEM	1	E	0	0	0	1,500,000	0	0	1,500,000	0
207262	PINE ISLAND WWTP DEEP INJECTION WELLS	4	E	2,900,000	0	0	0	0	0	0	0
207220	PINE ISLAND WASTE WATER PLANT	F	E	83,053	0	0	0	0	0	0	0
207239	PINE ISLAND WWTP EXPANSION	5	E	0	0	0	0	500,000	0	500,000	0
207240	PINE ISLAND WWTP REUSE SYSTEM	NR5	E	400,000	0	0	0	0	0	0	0
207155	PINEWOODS WTP DEEP INJECTION WELL		E	4,080,000	0	0	0	0	0	0	0
207135	PORTABLE GENERATOR - PUMP STATIONS	1	E	228,303	300,000	100,000	200,000	0	0	600,000	0
207217	REUSE SYSTEM IMPROVEMENTS		E	152,753	100,000	100,000	100,000	100,000	100,000	500,000	250,000
207136	REUSE SYSTEM STORAGE FEASIBILITY STUDY	N/A	E	200,000	0	0	0	0	0	0	0
	SAN CARL.BLVD.RELOC.SUMM/GLAD(FDOT)	3	E	0	0	0	0	0	0	0	2,500,000
207162	SAN CARLOS BLVD IMPROVEMENT	3	E	0	300,000	0	0	0	0	300,000	0
207156	SAN CARLOS WTP IMPROVEMENTS		E	5,520,002	0	0	0	0	0	0	0
207276	SAN CARLOS WWTP IMPROVEMENTS		E	2,040,000	0	0	0	0	0	0	0
207424	SCADA UPGRADES & IMPROVEMENTS	3	E	150,000	250,000	250,000	150,000	150,000	150,000	950,000	750,000
207255	SEWER EASEMENT ACQUISITION	3	E	100,000	100,000	100,000	100,000	100,000	100,000	500,000	500,000
207200	SEWER - SMALL PROJECTS	3	E	293,550	100,000	100,000	100,000	100,000	100,000	500,000	500,000
207208	SEWER TRANS SYSTEM IMPROVE.	5	E	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000	1,000,000
207432	S LEE COUNTY FACILITIES SECURITY	3	E	0	100,000	0	0	0	0	100,000	0
	S LEE COUNTY WAREHOUSE	4	E	0	0	75,000	0	0	0	75,000	0
207163	S LEE COUNTY WATERMAIN RELOCATIONS	3	E	0	500,000	500,000	500,000	200,000	200,000	1,900,000	0
207100	SR 739 WATERLINE RELOCATION	3	E	450,909	0	420,000	0	0	0	420,000	105,000
207266	SR 78 WTRLINE RELOC-SLATER TO I75	3	E	80,000	2,000,000	0	0	0	0	2,000,000	0
207425	SUMMERLIN RD-BOY SCOUT TO UNIVERSITY W/S RELOC	3	E	250,000	0	0	0	0	0	0	0
207164	TICE STREET LOOP	4	E	0	150,000	0	0	0	0	150,000	0
207165	TREELINE AVE EXT WTR RELOC-DANIELS TO COLONIAL	3	E	0	50,000	0	450,000	0	0	500,000	0
	US 41 NFM WATERMAIN REPLACEMENT	3	E	0	0	0	220,000	0	0	220,000	0

COMMUNITY DEVELOPMENT

NOV 14 2007

CA# 2006-00002

PLANNING SIGN PICKUP SHEET

LEE COUNTY BOCC

2/8/2008

DATE	SIGNATURE	PLANNER	CASE NUMBER	CASE NAME
02-08	Alison Stone	Brandy Gonzalez	CPA2006-00002	Cape Royal

Please return to Planner: Brandy Gonzalez

PLANNING SIGN PICKUP SHEET

LEE COUNTY BOCC

2/8/2008

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20080220

1. ACTION REQUESTED/PURPOSE:

Initiate two comprehensive plan amendments: CPA2006-00016, Public School Facilities Element; and, CPA2006-00018, School District Capital Improvement Program, as Special Amendments in accordance with Administrative Code 13-6 and transmit the amendments to the Florida Department of Community Affairs for their review and comments.

2. FUNDING SOURCE:

No Funds Required

3. WHAT ACTION ACCOMPLISHES:

Initiates these amendments as Special Amendments and transmits them to the state for review and comments. Once reviewed by the state the amendments will be scheduled for adoption in order to comply with the new statutory requirements to adopt a School Facilities Element and, the School District Capital Improvement Program.

4. MANAGEMENT RECOMMENDATION: Initiate the amendments as Special Amendments and transmit them to the state.

5. Departmental Category: <DeptCategory>

6. Meeting Date: 3/11/2008

7. Agenda:

Public

8. Requirement/Purpose: (specify)

- ☒ Statute 163
☐ Ordinance
☒ Admin Code 13-6
☐ Other

9. Request Initiated

Commissioner:

Department: COMMUNITY DEVELOPMENT

Division: Planning

By: Paul OConnor, AICP

10. Background:

Florida Statute 163.3180 requires that county and local jurisdictions adopt a Public School Facility Elements into their comprehensive plans. The element is required to include schools capacity as a mandatory concurrency level of service.

CPA2006-00016 is a county initiated amendment that amends the Community Facilities Element to add a new Public Schools Facility Element that: incorporates schools as required public facilities for concurrency purposes; adds mandatory school capacity levels of service standards; provides a proportionate fair share mitigation options; and, amends the Capital Improvement Element to include the new concurrency level of service standards, in accordance with Florida Statutes, Sections 163.3177 (12), 163.3180(13), and 163.3184(1)(b). The amendment also incorporates two new maps into the Future Land Use Map Series, Map 22, School Concurrency Service Areas and, Map 23, Educational and School District facilities in Lee County, as required by the statutes.

CPA2006-00018 amends the Capital Improvement Element by incorporating a new Table 3A reflecting the adopted Lee County School District's School Capital Improvement Program.

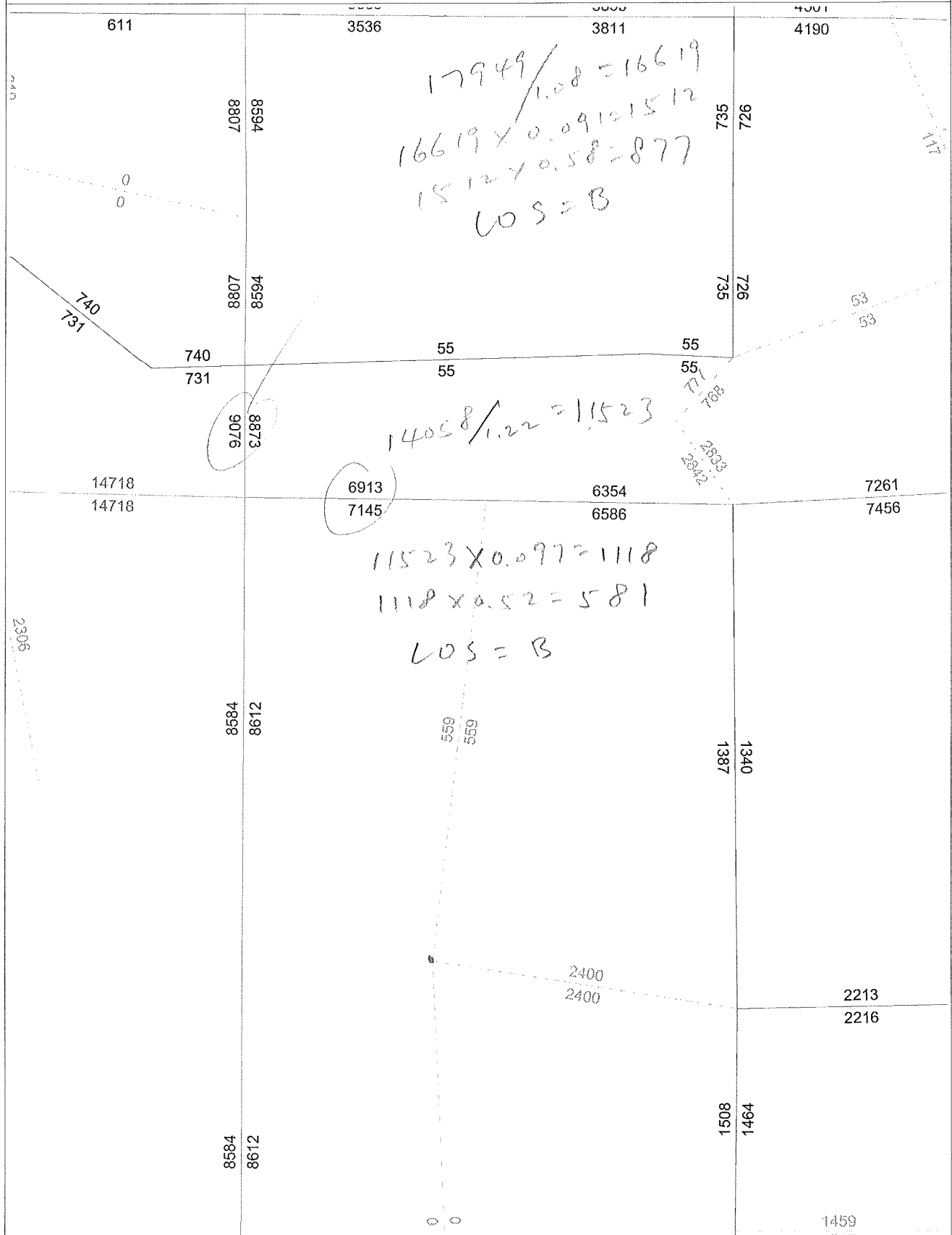
The Local Planning Agency reviewed both of these amendments on February 25, 2008. At that meeting, the LPA concurred with the staff recommendations and approved two motions recommending that the Board of County Commissioners transmit the proposed amendments

11. Required Review:

<i>Mary Gibbs</i>	<i>Donna-Marie Collins</i>	<i>Thelma Davis</i>	<i>Dinah Lewis</i>	<i>Peter Winton</i>	
COMMUNITY DEVELOPMENT	County Attorney	Budget Analyst	Budget Services	County Manager	

12. Commission Action:

C:\2020-FF-Approved\Hrldxy.a20



Fri 07 Apr 2006 1:52 PM



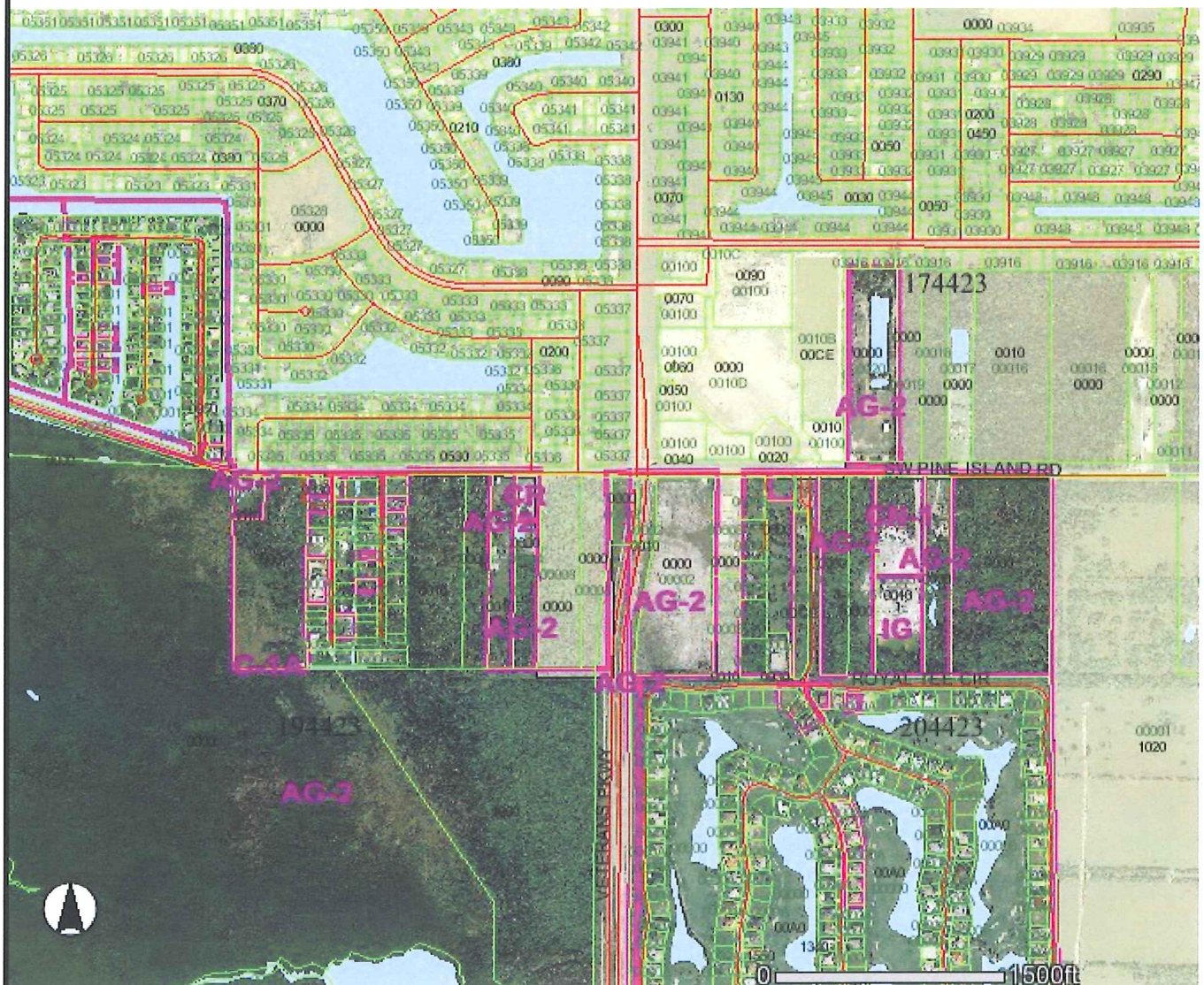
Licensed to Florida Department of Transportation

Cape Royal 2006-00002

Application Timeline

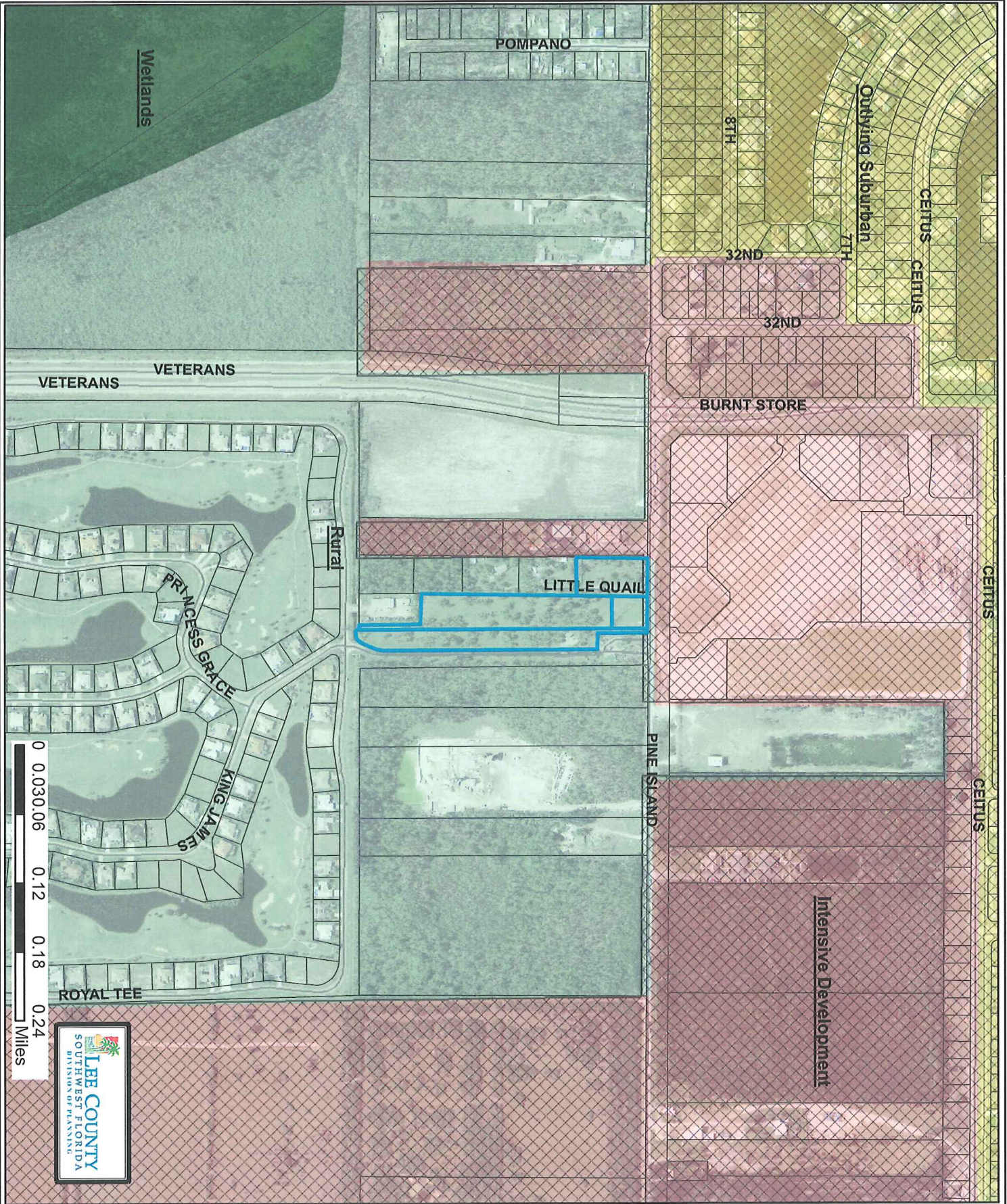
Application Submitted	1 st Sufficiency Letter Issued	Applicant Resubmittal	2 nd Sufficiency Letter Issued	Applicant Resubmittal	3 rd Sufficiency Letter Issued
March 8, 2006	October 25, 2006	April 10, 2007	July 9, 2007	November 14, 2007	January 22, 2008

Lee County Map



CPA2006-00002

Cape Royal



Please post notice signs along the plan amendment boundary generally as shown on the attached map.

CPA2006-02 Cape Royal Lee Plan Amendment

CEITUS PKWY

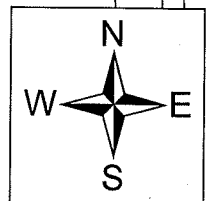
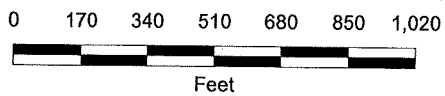
BURNT STORE RD

PINE ISLAND RD NW

SW PINE ISLAND RD

Subject Property

VETERANS PWKY



CPA2006-02 Cape Royal Lee Plan Amendment

CEITUS PKWY

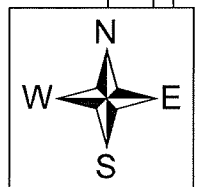
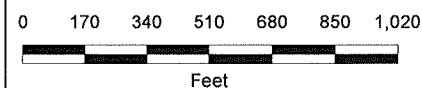
BURNT STORE RD

PINE ISLAND RD NW

SW PINE ISLAND RD

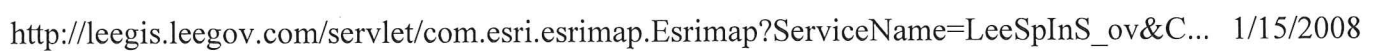
Subject Property

VETERANS PWKY



Lee County Map





PLANNING SIGN PICKUP SHEET

LEE COUNTY BOCC

2/8/2008

DATE	SIGNATURE	PLANNER	CASE NUMBER	CASE NAME
02-08	Alison Stone	Brandy Gonzalez	CPA2006-00002	Cape Royal

Please return to Planner: Brandy Gonzalez

PLANNING SIGN PICKUP SHEET

LEE COUNTY BOCC

2/8/2008

The applicant, Realmark Cape Royal, LLC & Scott Dunlap, is requesting a small scale change of land use designation on the Future Land Use Map from "Rural" to "Suburban" and "Commercial" for an approximate 7.7 acre area of land. The site is located to the east of Veterans Parkway/Burnt Store Road on the south side of Pine Island Road in Section 20, Township 44 South, Range 23 East. The site is located within the Pine Island Planning community. If the amendment is approved the allowable density for 6.6 acres of the site would increase from 1 du/acre to 6 du/acre, a maximum of 39 permissible units. If the amendment is approved the allowable commercial intensity for 1.1 acres of the site would increase from approximately 10,000 square feet of floor area to a Floor Area Ratio (FAR) measure of 1, a maximum of 47,916 square feet of floor area. If the amendment is approved the subject area will be added to Map 7 of the Lee Plan, the Future Sewer Service Areas Map.

FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE COUNTY, FLORIDA

PROJ #	12-Dec-07 PROJECT NAME	FUND. SRC.	CIP BUDGET FY 06/07	CIP BUDGET FY 07/08	CIP BUDGET FY 08/09	CIP BUDGET FY 09/10	CIP BUDGET FY 10/11	CIP BUDGET FY 06/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION
UTILITIES									
207110	ASR Wells @ North Reservoir	487-30	600,000	600,000	0	0	0	1,200,000	Const of 3.0 MSD add'l ASR wells N resivior & Olga
207111	Automated Flushing Devices	487-30	25,000	25,000	25,000	25,000	0	100,000	install automated flush devices on dead-end water mains
207186	Bartow WTP Upgrade Additional RO Skid	487-30	1,700,000	0	0	0	0	1,700,000	expand Bartow WTP to 2.4 MGD
207185	Beacon Manor Improvements	487-20	125,000	125,000	0	0	0	250,000	replace galvanized & AC waterlines Beacon Manor
207144	Bus 41 Line Upgrade-Littleton/Shell Factory	487-30	60,000	0	0	0	0	60,000	upgrade water mains along US Bus 41 SR 739 Littleton-Shell Fact
207413	Chlorine System Improvements	487-30	60,000	0	0	0	0	60,000	provides alternative to existing chlorine system at plants
207023	Collins St Booster Station Improvements	487-12	230,000	0	0	0	0	230,000	upgrade Collins St Booster Station to flow/pump either direction
207158	Corkscrew Road & I-75 Interchange	487-12	0	0	970,000	550,000	0	1,520,000	relocation of water, sewer, & refuse mains for interchange impr
207024	Corkscrew WTP Contact Time Storage Tank	487-30	1,590,000	0	0	0	0	1,590,000	2 MG tank storage structure with battle walls
207027	Corkscrew WTP Filter Upgrade	487-20	400,000	0	0	0	0	400,000	upgrade filter backwash to Air Scout Technology
207091	Corkscrew WTP Main Improvements	487-30	0	4,180,300	0	0	0	4,180,300	30" water transmission main I 75 to Metro & US 41
207097	Corkscrew WTP Wellfield-Alico Road	487-12	1,000,000	0	0	0	0	1,000,000	design/const 5 mgd wellfield & transmission system
207146	Daniels Parkway & I-75 Interchange	487-30	0	0	260,000	515,000	0	775,000	relocate/upgrade water main for interchange improvements
	Daniels Parkway Widening-Chamb/Gateway	487-30	0	0	0	60,000	720,000	780,000	relocate water mains on Daniels -Chamberlin to Gateway
	Decommission San Carlos WWTP	487-30	0	0	0	400,000	0	400,000	install reuse main Three Oaks WWTP to San Carlos WWTP
207416	DOT Project Utility Relocations	487-30	500,000	500,000	500,000	500,000	500,000	2,500,000	misc FDOT/LCDOT roadway/drainage projects
207233	East Lee County Force Main Replacement	487-30	600,000	600,000	0	0	0	1,200,000	replace deteriorating raw sewage force main east Lee Co
207429	Electrical Equipment Upgrades & Replacements	487-30	150,000	150,000	150,000	150,000	0	600,000	replace old electrical equip-upgrade equip to meet load demands
	Feasibility Analysis/Design Desalination Plant	487-30	0	0	300,000	0	0	300,000	analysis & concept design for future desalination plant
207201	FGCU Dorms East Campus Core Sewer	487-13	263,700	100,000	0	0	0	363,700	furnish & install gravity sewer lines East Campus inside Loop Rd
207214	FGCU Dorms East Sewer	487-13	430,000	604,300	0	0	0	1,034,300	furnish/install gravity sewer lines, mains & lift Station E campus
207050	FGCU Dorms East Campus Core Water	487-12	125,000	185,000	0	0	0	310,000	furnish/install water lines E campus core inside Loop Rd
207195	FGCU Dorms East Water	487-12	130,000	125,000	0	0	0	255,000	furnish /install waterlines & hydrants new dorm area
207293	Fiesta Village Sewer Collection System Impro	487-20	600,000	0	0	0	0	600,000	evaluate/improve sewes collect system Fiesta Village WWTP
207302	Fiesta Village WWTP Barscreen	487-20	245,000	0	0	0	0	245,000	add new mechanical barscreen Fiesta Village WWTP
207303	Fiesta Village WWTP Filtration System Improvement	487-20	600,000	0	0	0	0	600,000	refurbish filter media & weir structures Fiesta Village WWTP
207297	FMB Elevated Storage Tank	487-13	1,500,000	0	0	0	0	1,500,000	construct elevated refuse storage tank Ft Myers Beach WWTP
207224	FMB Splitter Box Rehab & Flow Controls	487-30	500,000	0	0	0	0	500,000	improve spiller box & flow Control System Ft Myers Beach WWTP
207298	FMB WWTP Expansion	487-13	500,000	1,900,000	0	0	0	2,400,000	expand Ft Myers Beach WWTP for future development
207261	FMB WWTP Filtration System Replacement	487-20	2,000,000	0	0	0	0	2,000,000	Replace existing system with new system & piping-pump station

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UTILITIES									
207278	FMB WWTP Office/Admin Building	487-30	75,000	0	0	0	0	75,000	new bldg for admin/control room & training room
207299	FMB WWTP Pretreatment Facilities Expansion	487-13	200,000	1,000,000	0	0	0	1,200,000	pretreatment facility expansion Ft Myers Beach WWTP
207134	Force Main Valve Installation & Replacement	487-30	50,000	50,000	50,000	50,000	0	200,000	evacuate/ replace defective underground valves on sewer sytem
207182	GES Small Waterline Replacements	487-30	200,000	200,000	200,000	200,000	0	800,000	replace small water mains serving residential communities
207179	GES Water Transmission System Improvements	487-12	250,000	500,000	1,500,000	250,000	0	2,500,000	water trans main upgrades between Lee Co & Gulf Systems
207431	Gladiolus W/S Relocation-Pine Ridge to Winkler	487-12	1,500,000	0	0	0	0	1,500,000	relocation of water sewer mains Gladiolus Dr-Pine Rg to Winkler
207187	Green Meadow WTP Expansion	Bonds	10,000,000	18,000,000	7,000,000	0	0	35,000,000	to include aeration, clarification , clearwell, filtration & equipment
207188	Green Meadow WTP Raw Line Improvement	487-30	1,000,000	0	0	0	0	1,000,000	upszie/replace raw water mains in waterfield - increase efficiency
207150	Green Meadows WTP Well Pumping System Improvements	487-20	300,000	0	0	0	0	300,000	replace pumps and improve equipment at wellfield
207287	I & I Study/Rehab GES Sanitary Sewer System	487-30	300,000	0	0	0	0	300,000	complete sudy/repairs in former GES sanitary sewer system
207247	Inflow & Infiltration Improvements	487-20	550,000	550,000	550,000	550,000	0	2,200,000	rehab gravity lines & pump stations which cause inflow
207430	Instrumentation Upgrades & Improvements	487-30	150,000	150,000	150,000	0	0	450,000	install new equip as needed to improve control & meet standards
207189	Interconnections of Water W/ Various Utilities	487-30	200,000	200,000	200,000	0	0	600,000	multi municipality project for interconnect of water distrib. System
207264	Large Water Meter Replacements	487-30	350,000	350,000	350,000	0	0	1,050,000	replace & upgrade large meters to meet LCU operation specs
207436	LCU Fiber Optic & Network System	487-30	200,000	300,000	300,000	200,000	0	1,000,000	fiber wiring to connect plants including large lift st and reserviors
	Lime Kiln Recovery Facility	487-30	0	0	1,500,000	0	0	1,500,000	lime kiln to recover spent lime at plants throught Lee Co
207190	Lime Sludge Handling Facilities Improvements	487-30	2,500,000	0	0	0	0	2,500,000	improve lime sludge handling Olga/Gr Meadows/Corkscrew WTP
	Luckett Rd Util Relocation-Ortiz/I-75	487-30	0	60,000	0	470,000	0	530,000	relocation of existing water/sewer mains for road widening
207231	Main Street Master Pump Station Rehab	487-20	150,000	0	0	0	0	150,000	rehab of wetwell at Main St master pump Station
207439	Maintenance Facilities & Admin Building	487-30	5,600,000	0	0	0	0	5,600,000	build bldg at College Pkwy site for operations & mechanics staff
207147	New Fire Hydrant Installations	487-30	50,000	0	0	0	0	50,000	install hydrants where none exist for equal service to customers
207168	NFM Waterline Improvement	487-20	150,000	150,000	150,000	150,000	0	600,000	relpace/upgrade AC waterlines in N FT Myers water system
207169	NFM Watermain Relocation	487-20	200,000	200,000	200,000	200,000	0	800,000	relocate old mains from back yards to front easements NFM
207028	North Lee County WTP Expansion to 10 MGD	487-12	1,250,000	7,000,000	8,000,000	0	0	16,250,000	expand cap of Rev Osmosis plant from 5mgd-10mgd N Ft Myers
207227	Odor Control Devices at Pump Stations	487-30	100,000	100,000	100,000	100,000	100,000	500,000	install biofilters & odor control devices at pupm stations in LCU
207161	Ortiz Ave Water Relocation-Colonial to Ballard	487-30	0	0	3,580,000	1,320,000	0	4,900,000	relocate water mains for roadway improvement
207127	Page Park Waterline Improvements	487-30	200,000	200,000	200,000	0	0	600,000	replace old cast iron & small pipes Page Park area
207239	Pine Island WWTP Expansion	487-13	500,000	0	0	0	0	500,000	expansion of Pine Island WWTP
	Plantation Rd Util Relocation-6 Mile/Daniels	487-30	0	0	70,000	0	500,000	570,000	relocation of water mains for roadway widening
207135	Portable Generator-Pump Stations	487-30	200,000	0	0	0	0	200,000	1 portable generator for each 4 stations for emergency use
207207	Pump Station Rehabilitation & Reconstruction	487-20	550,000	550,000	550,000	550,000	0	2,200,000	rehab/reconstruct lift stations and force mains

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UTILITIES									
207289	Regional Sludge Handling Plant	487-30	400,000	10,900,000	0	0	0	11,300,000	development of regional biosolid treatment/handling facility
207440	Remote Control & Operations for LCU Facilities	487-30	100,000	300,000	0	0	0	400,000	network connections for all plants control computers CITECT sys
207217	Reuse System Improvements	487-30	100,000	100,000	100,000	100,000	0	400,000	install reuse lines FT Myers Beach/Iona McGregor sewer system
207300	Reuse Valves Control, SCADA Project	487-30	300,000	300,000	150,000	0	0	750,000	actuating valves/controls with remote RTU's SCADA system
207193	RSW Transmission Lines-Ben Hill to Treeline	487-12	0	3,000,000	0	0	0	3,000,000	water transmission lines along Treeline Pkwy W to US 41
		487-30	0	1,180,000	0	0	0	1,180,000	
207163	S Lee County Watermain Relocations	487-30	500,000	200,000	200,000	200,000	0	1,100,000	relocate water mains from back to front yard easements
207116	Sampling Stations	487-30	0	25,000	0	0	0	25,000	install sampling stations for DOH testing county-wide
	San Carlos Blvd Booster Sta & Storage Tank	487-30	0	407,350	500,000	0	0	907,350	Construct booster pump stations per TKW modeling report
207162	San Carlos Blvd Improvement	487-12	0	790,560	0	0	0	790,560	replace 14" AC waterline with 16" Summerlin to Kelly Rd
207178	San Carlos Pk Water Main Extension	487-30	100,000	100,000	100,000	100,000	0	400,000	GES project new mains within San Carlos area
207424	SCADA Upgrades & Improvements	487-30	500,000	500,000	250,000	250,000	250,000	1,750,000	install new SCADA equipment & upgrades county-wide
207200	Sewer - Small Projects	487-30	100,000	100,000	100,000	100,000	0	400,000	unanticipated minor equipment replacement
207255	Sewer Easement Acquisition	487-30	100,000	100,000	100,000	100,000	100,000	500,000	to obtain additional sewer line easements county-wide
207208	Sewer Transmission System Improvements	487-13	200,000	200,000	200,000	200,000	0	800,000	install pump stations & force mains for future growth
207184	SFM Water Transmission Line Improvements	487-30	1,200,000	0	0	0	0	1,200,000	S Ft Myers transmission line improvements per TKW model rpt
207219	Stormwater Inflow Protection	487-30	50,000	50,000	50,000	0	0	150,000	install stormwater inflow protector & concrete risers county-wide
207425	Summerlin Rd-Boy Scout to University W/S Relocation	487-30	1,360,000	0	0	0	0	1,360,000	relocate water & sewer mains for roadway construction
207194	Summerlin Road Water System Improvements	487-30	0	2,200,000	0	0	0	2,200,000	phase I, II, III of water system const Summerlin & Winkler
207279	Three Oaks Parkway Widening-Sewer	487-13	1,010,000	0	0	0	0	1,010,000	relocate water/sewer/ mains three oaks - Corkscrew road const
207301	Three Oaks Reuse System Augmentation	487-30	100,000	0	0	0	0	100,000	use raw water wells at Bartow WTP to Sup Three Oaks system
	Three Oaks Reuse Transmission Improvements	487-13	0	780,000	0	0	0	780,000	upsized/expand Three Oaks reuse trans lines Three Oaks WWTP
207164	Tice Street Loop	487-20	100,000	0	0	0	0	100,000	add lines to distribution system Tice Area Ft. Myers
207010	US 41 NFM Watermain Replacement	487-12	600,000	0	0	0	0	600,000	replace & upgrade 8" AC watermain US 41 K-Mart to Tamiami Vil
207170	US 41 Watermain Improvement	487-20	1,900,000	0	0	0	0	1,900,000	replace old 10" water mains US 41 Allico to Cypress Lake Dr
207137	Wastewater Collection System Pump Replacement	487-30	100,000	100,000	100,000	100,000	100,000	500,000	county-wide pump replacements to prevent sewer overflow
207229	Wastewater System Improvements	487-30	200,000	200,000	200,000	200,000	200,000	1,000,000	county-wide equipment replacement within wastewater system
207138	Wastewater Treatment Plant Improvements	487-30	400,000	400,000	300,000	300,000	0	1,400,000	county-wide replacement/improvements to wastewater plants
207117	Water Easement Acquisition	487-30	75,000	75,000	75,000	75,000	0	300,000	obtain adequate water line access
207094	Water System Improvements	487-30	200,000	200,000	200,000	200,000	200,000	1,000,000	county-wide equipment improvements within water system
207086	Water Transmission System Improvements	487-12	300,000	300,000	300,000	300,000	300,000	1,500,000	install water transmission mains for future growth-county-wide

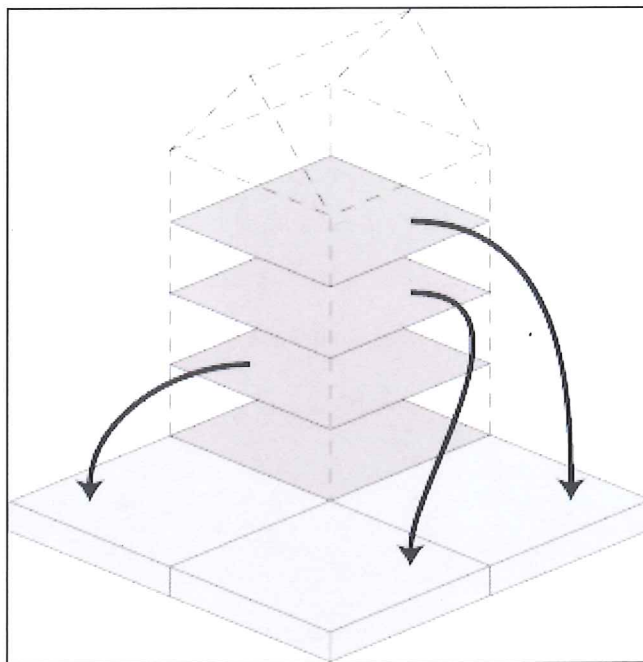
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UTILITIES									
207268	Water Treatment Plant Improvements	487-30	600,000	400,000	300,000	300,000	300,000	1,900,000	LCU water treatment plant improvements county-wide
207151	Water Treatment Plants & Reservoirs Security System	487-30	100,000	100,000	100,000	0	0	300,000	county-wide water plants and reservoirs security improvements
207031	WTP's & Wellfield Generator Improvements	487-30	400,000	500,000	0	0	0	900,000	add new generators to serve existing water plants & wellfields
207152	Water Valve Installation & Replacement	487-30	50,000	50,000	50,000	50,000	0	200,000	install water valves within water distribution system
207434	Water/Sewer Line Relocation-Summerlin Road Widening	487-30	300,000	0	0	0	0	300,000	relocate water/sewer force main/reuse lines san Carlos-Gladiolus
207426	Water/Sewer Line Relocation-Three Oaks Ext.	487-30	0	0	0	540,000	0	540,000	relocate water/sewer lines along Fiddlesticks Blvd
207082	Waterline Extensions	487-30	150,000	150,000	150,000	150,000	150,000	750,000	install required waterline extensions county-wide in system
207062	Water-Small Projects	487-30	100,000	100,000	100,000	100,000	100,000	500,000	funding increase for small projects from increased system size
207149	Well Redevelopment/Upgrade & Rebuild	487-20	800,000	300,000	150,000	150,000	150,000	1,550,000	upgrade/reconstruct/replace old wells through system
207118	Wellfield Monitors	487-30	75,000	40,000	0	0	0	115,000	install continuous automated monitors Corkscrew WTP
207290	WWE Grit Removal Equipment Replacement	487-30	200,000	0	0	0	0	200,000	replace grit removal equip Waterway Estates WWTP
207183	WWE Water Transmission Line Improvement	487-30	1,200,000	0	0	0	0	1,200,000	construct transmission lines Waterway Svc Area -TKW system
207180	WWE Waterline Replacement	487-20	100,000	100,000	100,000	100,000	0	400,000	Waterway Estates waterline replacements
207296	WWE WWTP Expansion	487-13	700,000	4,300,000	0	0	0	5,000,000	plant capacity study for increase treatment capacity
207274	WWTP Odor Control System Improvements	487-30	100,000	100,000	0	0	0	200,000	Waste Water Treatment Plant odor control upgrades
CAPITAL TOTAL			55,578,700	67,302,510	30,730,000	9,855,000	3,670,000	167,136,210	

FLOOR AREA RATIO (FAR) - A measure of intensity expressing the maximum allowable floor area permitted on a lot. The FAR is equivalent to the total floor area of a building divided by the total area of the lot, expressed in square feet. The FAR represents the relationship of the developed square footage of the lot to the square footage of the site. (Added by Ordinance No. 07-09)

Carfree Cities

FAR Explained



A FAR of 1.0

The illustration above shows a Floor Area Ratio (FAR) of 1.0. This simply means that, if the area of the plot is 100 square meters, then 100 square meters of gross floor area has been built on the plot. The illustration above shows a 4-story building covering 1/4 of the site, giving a FAR of 1.0. Four floors of 25 square meters each are built on a site of 100 square meters.

The reference design for carfree cities is based on a FAR of 1.5. Here are some ways to get to a FAR of 1.5:

- Build a 2-story building on 75% of the site ($2 \times 0.75 = 1.5$)
- Build a 3-story building on 50% of the site ($3 \times 0.5 = 1.5$)
- Build a 4-story building on 37.5% of the site ($4 \times 0.375 = 1.5$)

It will be noted that a FAR of 1.5 is quite high, although this density is not unusual in Venice or central Paris, and is considerably exceeded in most of Manhattan. It requires 4-story buildings and narrow streets with modest interior courtyards. (Higher buildings would leave more room for streets and gardens, but buildings higher than 4 stories are not desirable because they are expensive to construct and unpleasant to live in.)

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About the book: [Carfree Cities](#)

POLICY 1.1.10: The Commercial areas are located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County. These areas are specifically designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category except to the extent provided in Chapter XIII of the Plan. The Commercial areas are areas where residential uses are not expected or compatible due to the nature of the surrounding land uses and their location along major travel corridors. The commercial designation is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or areas such as Lehigh Acres where residential uses are abundant and existing commercial areas serving the residential needs are extremely limited.

The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will predominate in the Commercial areas. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. A maximum Floor Area Ratio (FAR) of 1 will be used as an index of intensity of development in the commercial category. Development in this future land use category is not required to comply with the site location criteria provided in Goal 6 when appropriate site development regulations are incorporated into the planned development. (Added by Ordinance No. 07-09)

POLICY 1.1.5: The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed. (Amended by Ordinance No. 94-30)

k. Historical Resources: As noted in the Comprehensive Plan, most identified historic resources are located within the Natural Resources/ Preservation land use designation, and are therefore subject to the densities/intensities of use specified in Future Land Use Element Policy 1.13h.

l. Downtown Mixed: Intended primarily for the Downtown Community Redevelopment Area, to provide, a vibrant, walkable, mixed-use district in the historical heart of Cape Coral, mixed-use projects containing commercial and professional uses in conjunction with multi-family housing opportunities where practical and feasible are encouraged. To this end, commercial/professional uses may develop at a maximum Floor Area ratio of four (4) with an average area-wide FAR of two and twenty-three one hundredths (2.23) with commercial/professional uses developed at a ratio of sixty-five (65) percent commercial and thirty-five (35) percent professional, on an area-wide basis. Residential development may develop at a density of forty (40) dwelling units per acre, not to exceed an aggregate of eleven thousand one hundred forty-six (11,146) dwelling units nor two hundred (200) dwelling units within the coastal high hazard area. In order to maintain these development limits, the City shall track residential and non-residential development within this future land use map classification. No further residential development will be permitted in this future land use classification should dwelling unit limits be reached. If the average area-wide FAR of two and twenty-three hundredths (2.23) is reached, the City will permit only that non-residential development with a FAR of 2.23 or below. Development at these intensities and densities are contingent on the availability of centralized city utility services and transportation network at sufficient capacities to accommodate the development at the appropriate level of service, the availability of sufficient and convenient parking to service the project, the availability of multimodal transportation opportunities, and compatibility with adjacent existing and future land use. Special zoning designations may be established to implement this future land use classification, designed to result in a compact urban form.

m. Pine Island Road District: Under this land use designation, at least two distinctive zoning categories will be allowed: Village and Corridor zoning. The Village zone is intended to promote maximum pedestrian friendliness and minimal automobile traffic between residential areas, shopping destinations, a variety of entertainment establishments, and employment opportunities. The Corridor zone designation will be placed on the land located between the Villages and will include larger scale, less pedestrian-oriented uses. This Land Use designation will encourage mixed-use development at key intersections with major North-South streets along Pine Island Road. The Pine Island Road District will be defined as the union of two major mixed-use areas defined as follows:

Village: Provides for compact urban centers promoting maximum pedestrian friendliness and minimal automobile traffic between residential areas, shopping destinations, a variety of entertainment establishments, and employment opportunities. It is designed to encourage “park-once” decisions for destinations with a mix of commercial, office, multi-family residential and civic uses. The mix of uses may be within the same building, where for example, housing is located above commercial uses such as shops or offices, offices are located over retail, or in a wider perspective where multi-family development abuts commercial or office buildings. Residential uses are encouraged with densities not to exceed 24 dwelling units per acre and commercial uses shall not exceed a floor area ratio (FAR) of 1.25 in accordance with City design standards.

Corridor: The land located between the Villages and includes such uses as, retail, office, office/warehouse, light manufacturing, institutional (schools, colleges), single family residential, multi-family residential golf courses, larger scale commercial retail (big box stores over 50,000

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square-feet) and government uses such as parks and public facilities. Commercial and light manufacturing uses shall not exceed a floor to lot area ratio (FAR) of 1.25 in accordance with City design standards. Public facilities shall be subject to Policy 1.15i., of the Future Land Use Element and parks and recreation shall be subject to Policy 1.15.j. of the Future Land Use Element.

At build-out, the mix of uses along the Pine Island Road District shall be under the following ranges:

Pine Island Road District. Build-Out Mixed-Use Ranges

Use	Units	RANGE	
		From	To
Retail	SF	3,583,500	4,379,700
Office/warehouse/ light manufacturing	SF	1,144,800	1,582,500
Hotels	Rooms	700	790
Residential	Units	3,720	5,030

The criteria to be used for evaluating proposed Village and Corridor zonings in relation to the intent of the City's Comprehensive Plan, the Pine Island Road Master Plan and other planning principles are contained in the following tables:

Village Criteria

CRITERIA	PERFORMANCE
1. Does the property abut an existing zoned and developed village?	If yes, good candidate for Village zoning.
2. Is the property located at one of the following intersections: <ul style="list-style-type: none"> • Del Prado Boulevard • Santa Barbara Boulevard • Surfside Extension • Cultural Park Boulevard • Nicholas Parkway • Burnt Store Road 	If yes, good candidate for Village zoning.
3. Is the access to the property from a signalized intersection on Pine Island Road or at an intersection between the North-South collector and the parallel access road as reflected on the Master Concept Plan?	If yes, good candidate for Village zoning.
4. If the property is not abutting a currently zoned village, is the subject property at least 3 acres in size?	If yes, good candidate for Village zoning.
5. If the property is not abutting a currently zoned village, is the subject parcel at least 400 feet in depth?	If yes, good candidate for Village zoning.
6. If the property is not abutting a currently zoned village, is the subject parcel at least 350 feet wide?	If yes, good candidate for Village zoning.

7. Is the parcel a large scale lot assembly?	If yes, good candidate for Village zoning.
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Corridor Criteria

CRITERIA	PERFORMANCE
1. Does the property abut an existing and developed corridor zoned area?	If yes, good candidate for Corridor zoning.
2. Does the property abut corridor-zoned area on two sides or more?	If yes, good candidate for Corridor zoning.
3. Is the property part of a larger tract, a portion of which is already zoned Corridor?	If yes, good candidate for Corridor zoning.
4. Is the proposed corridor development located within any of the areas not designated as village in the Pine Island Road Master Plan?	If yes, good candidate for Corridor zoning.
5. Can this property be rezoned to Corridor without creating an enclave within the Village zoning?	If yes, good candidate for Corridor zoning.
6. Can this property be rezoned to Corridor without compromising the integrity of the village in which it is located?	If yes, good candidate for Corridor zoning.
7. Does the property front Pine Island Road on at least 180 feet?	If yes, good candidate for Corridor zoning.

- n. Commercial Activity Center: The purpose of this future land use classification is to promote commercial development and mixed-use development at key locations, proximate to major corridors throughout the City of Cape Coral in areas that may be developed with a mix of uses. The pre-platted nature of the City, 5,000 square foot lots, the significant demand for residential development, and the difficulties associated with assemblage have resulted in a disproportionate share of residential development to commercial and light industrial development in the City. As of 2004, the City currently has less than fifteen percent of its land area for non-residential development, which is significantly below what typically defines economic health for a community. The Commercial Activity Center classification is a mixed-use classification designed to minimize the need for vehicle trips. Furthermore, the purpose of the Commercial Activity Center is to integrate non-residential uses with residential uses through landscape, site, and architectural design standards. In addition, the Commercial Activity Center land use classification is intended to provide locations that offer daily goods and services to the local community and, in some instances, attract patrons from the region. Commercial Activity Centers are intended to be automotive and pedestrian oriented and interconnected with adjacent projects – whether commercial or residential. This land use classification will ultimately guide commercial developers to areas within the City of Cape Coral to help meet some of the needs of the current and future populations.

Provided below are the maximum baseline and the total maximum densities and intensities permitted by use and for the residential component of compound buildings.

<u>Use</u>	<u>Baseline Maximum Densities & Intensities</u>	<u>Total Maximum Densities & Intensities</u>
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