



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial # (239) 533-8371

September 10, 2009

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Ms. Neale Montgomery
Pavese Law Firm
1833 Hendry Street
P. O. Drawer 1507
Fort Myers, Florida 33902-1507

RE: Estero Golf Resort
Case No. DCI2009-00026

Dear Ms. Montgomery:

In response to your letter dated July 27, 2009, please be advised that the above-referenced property is zoned Mixed Use Planned Development (MPD) and is located in the Urban Community, Suburban and Wetlands future land use categories according to the Future Land Use Map of Lee County.

Your letter seeks confirmation concerning the status of the Master Concept Plan (MCP), and if the MCP is still effective, or has/will the MCP vacated. You also ask if it is expected to vacate to be approved for an extension as provided for by Senate Bill (SB) 360.

Based on the following history, staff finds that the Master Concept Plan for Estero Golf Resort has not vacated and still is in effect, as provided for in the current Land Development Code provisions noted above. The MPD zoning remains effective since there is a substantial portion of the development complete and the MPD will not vacate under the current LDC regulations.

The history of this planned development is that it was originally approved on July 30, 2001, by adoption of amended Zoning Resolution Z-01-012a. Since then the overall planned development has been amended administratively and by Zoning Resolution Z-04-048, adopted on October 18, 2004 (see attached).

LDC Section 34-381(a)2. provides:

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

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

U:\200907\DCI20090.002\6\ESTERO GOLF RESORT.WPD

- b. An Option 2 master concept plan approved after December 2, 1991, is vacated unless the property owner obtains a development order for a substantial portion of the project within five years of the date of the approval of the planned development.
- c. A master concept plan approved other than as an Option 1 or Option 2 type master concept plan after March 8, 2001, is vacated if development order for a substantial portion of the project are not approved within five years of the date of the approval of the planned development.
- d. Master concept plans for planned developments that do not require development orders are not subject to the timeframes for vacation in this section.

Substantial portion: A substantial portion of the project consists of no less than 20 percent of the lots, dwelling units, square feet or other measurements of intensity, as applicable unless a lesser percentage is approved by the Board of County Commissioners.

Development Orders for a substantial portion of the planned development were issued in 2002, 2003, and 2004 for the existing residential developments of Belle Lago and Osprey Cove. These developments represent more than 20 percent of the development intensity of the approved planned development.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Alvin Block, AICP
Principal Planner

cc: DCI2000-00032
DCI2003-00058

DCI 2000-00032
34032

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: March 17, 2010

TO: WHOM IT MAY CONCERN

FROM: Debbie Carpenter
Administrative Assistant

RE: ADMINISTRATIVE AMENDMENT

<u>Case Number</u>	<u>Case Name</u>
ADD2010-00023	Belle Lago, Lot 16

cc: Jim Manners of Toll Brothers, Inc., Applicant (c/o Richard Ibach, Agent)
Julie Dalton, Property Appraiser Office
Matt Noble, Planning
Chick Jakacki, Zoning
Bob Stewart, Building Official
File

ADMINISTRATIVE AMENDMENT (PD) ADD2010-00023

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Jim Manners, Vice President of Toll FL GP Corp., General Partner of Toll Estero Limited Partnership, filed an application for administrative approval to a Mixed Use Planned Development (MPD) on a project known as Belle Lago (aka Estero Golf Resort MPD) to increase the maximum lot coverage from 40% as specified in the original zoning resolution (Z-01-012) to 41% for the property located at 8823 Biella Court (Lot 416), described more particularly as:

LEGAL DESCRIPTION: In Section 21, Township 46 South, Range 25 East, Lee County, Florida:

LOT 416, BELLE LAGO PHASE TWO, AS RECORDED IN PLAT BOOK 82,
PAGE 98, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally rezoned in case number Z-01-012 (with subsequent amendments in resolution numbers Z-01-012A and Z-04-048 and case numbers ADD2003-00014, ADD2003-00014A, ADD2004-00127, ADD2004-00167, ADD2007-00118, ADD2007-00163, DCI2009-00026); and

WHEREAS, the subject property is located in the Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code (LDC) provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Resolution Z-01-012, and subsequent Resolution Z-04-048, established property development regulations including maximum allowable lot coverage of 40% for parcels located east of railroad without golf option for single-family detached residential dwelling units; and

WHEREAS, following Master Concept Plan approval some lot configurations were altered during development order and/or platting in order to account for considerations such as open space and site engineering but remained consistent with the dimensional standards specified in the Zoning Resolution; and

WHEREAS, ADD2007-00163 approved a 42% maximum lot coverage for Lots 385, 378, 375, and 382, a 44% maximum lot coverage for Lots 390, 383, 381, 344, 364, and 365; and a 45% maximum lot coverage for Lots 361, 405, 406, 422, and 423; and

WHEREAS, an increase to the maximum lot coverage from 40% to 42% for Lot 366 was approved by case number ADD2007-00052; and

WHEREAS, the subject property is a narrow parcel that is approximately 8,177 square feet and is being developed with a single-family residence under building permit number RES2010-00745; and

WHEREAS, the proposed total lot coverage under roof (living space, covered lanai, entry and garage) is approximately 3,349 square feet and meets the required minimum property development regulations for setbacks including street, sides and rear (see Plot Plan, attachment A); and

WHEREAS, the proposed single-family residence exceeds the maximum permitted lot coverage of 40% by approximately 82 square feet, resulting in a lot coverage of 41%; and

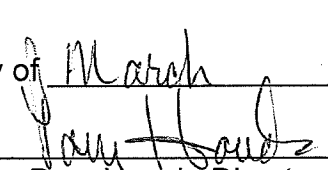
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development known as Belle Lago (aka Estero Golf Resort MPD) to increase the maximum lot coverage from 40% as specified in the original zoning resolution (Z-01-012) to 41% for the property located at 8823 Biella Court (Lot 416) is **APPROVED, subject to the following conditions:**

1. **The Development must be in compliance with the Plot Plan stamped RECEIVED MAR 08 2010 by the Department of Community Development. A reduced copy is attached hereto.**
2. **The increase in lot coverage from 40% to 41% is limited to the property located at 8823 Biella Court (Lot 416).**
3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 16th day of March, A.D., 2010.

BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments:
A - Plot Plan

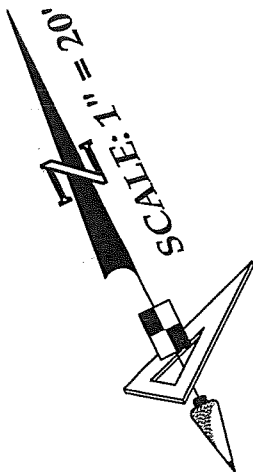
Plot Plan

BELLE LAGO PHASE
(P.B. 76, Page 16)

TRACT "L"
"OPEN SPACE"

45.69'
N.42°19'16"E.

Bearings are based on the
Northerly boundary of Lot
416, said line bears
N.59°36'35"W., per plat



COMMUNITY DEVELOPMENT
MAR 03 2010
ADD 2010-00023

DELTA	ARC	TANGENT	CHORD	BEARING
08°47'47"	8.90	4.46	8.90	N.65°00'11"E.
03°08'26"	10.47	5.24	10.47	N.40°45'03"E.
33°17'19"	52.29	26.91	51.56	N.52°45'25"E.

CURVE DATA TABLE

BELLE LAGO PHASE 2
(P.B. 82, Page 98)

417

416
8177 SF

415

GENERAL NOTES:
Residence Foot Print = 2929 Square Feet
as per the plans furnished by the builder.

Principal Structure Setbacks:

Front = 20'
Rear = 20'
Side = 5'
Preserve = 20'

Accessory Structure Setbacks:

Front = 12' Side Entry Garage
Rear = 5'
Side = 5'
Preserve = 20'

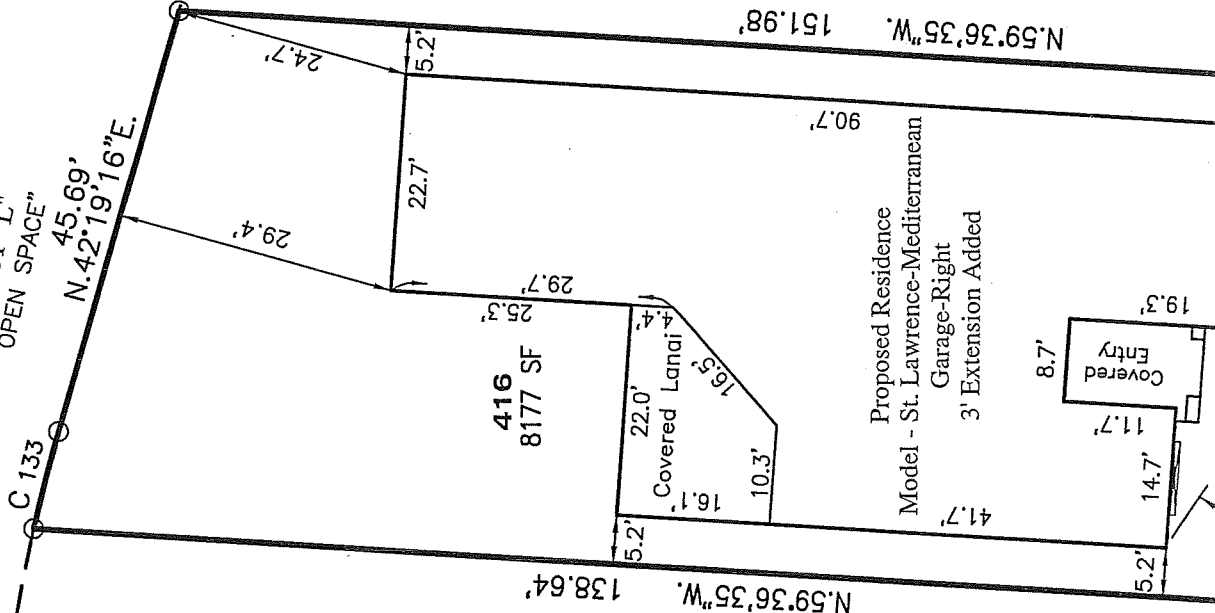
Max Building Height = 35'

Lot = 8177 square feet, more or less

Total lot coverage under

roof = 3349 square feet.

Lot coverage = 41 %



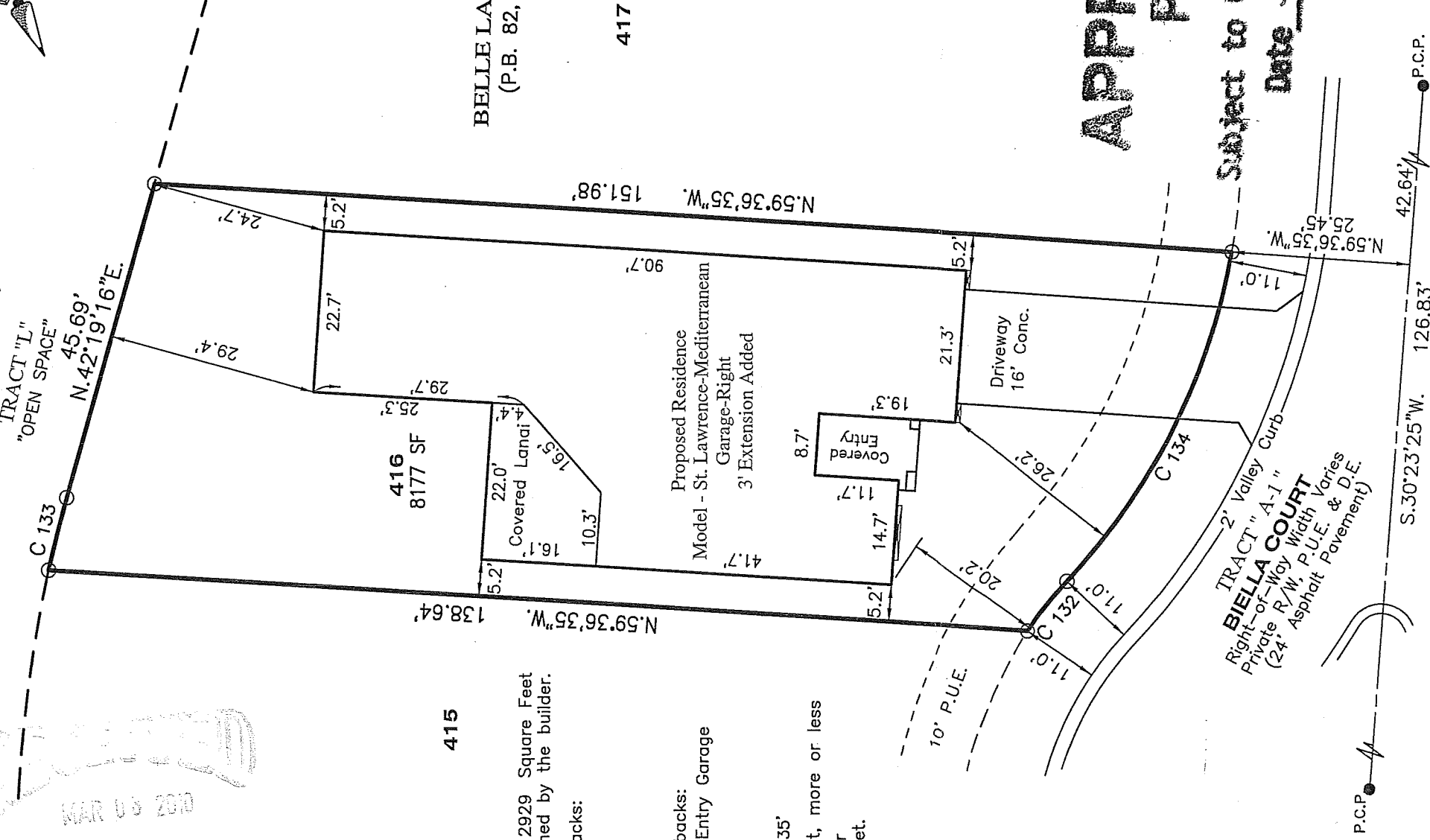
Plot Plan

BELLE LAGO PHASE
(P.B. 76, Page 16)

TRACT "L"
"OPEN SPACE"

Bearings are based on the
Northerly boundary of Lot
416, said line bears
N.59°36'35"W., per plat

SCALE: 1" = 20'



GENERAL NOTES:
Residence Foot Print = 2929 Square Feet
as per the plans furnished by the builder.
Principal Structure Setbacks:
Front = 20'
Rear = 20'
Side = 5'
Preserve = 20'
Accessory Structure Setbacks:
Front = 12' Side Entry Garage
Rear = 5'
Side = 5'
Preserve = 20'
Max Building Height = 35'
Lot = 8177 square feet, more or less
Total lot coverage under
roof = 3349 square feet.
Lot coverage = 41 %

BELLE LAGO PHASE 2
(P.B. 82, Page 98)

417

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
132	58.00	08°47'47"	8.90	4.46	8.90	N.65°00'11"E.
133	191.00	03°08'26"	10.47	5.24	10.47	N.40°45'03"E.
134	90.00	33°17'19"	52.29	26.91	51.56	N.52°45'25"E.

APPROVED
Plan

Subject to Case # ADD 2010-00023
Date 3/16/2010

LEGEND:			
R/W - Right Of Way	BFP - Backflow Preventer		
O.R. - Official Records Book	W - Water Meter		
P.B. - Plat Book	WV - Water Valve		
Pg. - Page	WV - Fire Hydrant		
Elev. - Elevation	RC - Reclaimed Water Meter		
Co. - Concrete	RCV - Reclaimed Water Valve		
BP - Brick Paver	TE - Telephone Box		
SW - Side Walk	EB - Electric Box		
CI - Curb Inlet	CB - Cable Television Box		
GI - Grate Top Inlet	LP - Light Pole		
MES - Mitered End Section	SS - Storm Sewer Manhole		
RCP - Reinforced Conc. Pipe	SS - Sanitary Sewer Manhole		
P.V. - Poly Vinyl Chloride	EH - Electric Handhole		
P.K. - Parker Kalon Nail	CO - Clean Out		
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve		
SPKD - Set P.K. & Disk LB7768	PS - Sign		
FIR - Found 5/8" Iron Rod LB148	A/C - Air Conditioner		
FIP - Found 1/2" Iron Pipe	P.U.E. - Public Utility Easement		
LB148 (Unless Noted Otherwise)	C.U.E. - County Utility Easement		
FPK - Found P.K. Nail	D.E. - Drainage Easement		
FPKD - Found P.K. Nail & Disk	I.E. - Irrigation Easement		
FCM - Found Concrete Monument	L.M.E. - Lake Maintenance Easement		
REF - Reference	C.E. - Conservation Easement		
PRM - Permanent REF. Monument	AE - Access Easement		
PCP - Permanent Control Point	LB.E. - Landscape Buffer Easement		
	R.W.E. - Raw Water Well Easement		

(Note: Some items in above legend may not be applicable)

REVISIONS			
Description	Date	Dwn. Ck'd	P.C. Order No. Field Book
Revise bldg layout	02/17/10	SEC	DAW ~~~ ~~~ ~~~

SURVEYOR'S NOTES:
1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
2. Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
3. Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
4. Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

NOT A SURVEY
(For Permitting ONLY)

DAVID ALAN WILLIAMS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED FOR:
TOLL BROTHERS

FLOOD ZONE:
The property shown hereon is on the Federal
Emergency Management Agency's Flood Insurance Rate
Map Panel Number 12071C0563E, dated 08/28/08,
and appears to line Zone "X"

DESCRIPTION: Lot 416, BELLE
LAGO PHASE TWO, as recorded in
Plat Book 82, Page 98, in the Public
Records of Lee County, Florida.

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2266

GeoPoint
Surveying, Inc.

Licensed Business Number LB 7768

Drawn: SEC Checked: DAW P.C.: Data File:

Date: 01/26/10 Dwg: PP_L07416.dwg Order No.: TOL-BL-054

SEC. 21 - TWN. 46 S. - RNG. 25 E. Field Bk:

DCI2000-00032

34032

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: June 4, 2003

TO: WHOM IT MAY CONCERN

FROM: Debbie Carpenter
Administrative Assistant

RE: ADMINISTRATIVE AMENDMENT

Case Number

Case Name

ADD2003-00014A

Estero Golf Resort MPD Tracts 6-12

cc: Applicant (c/o Agent)
June Donnelly, Development Services
Julie Dalton, Prop. Appr. Office
Matt Noble

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00014A

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Toll FL GP Corp., General Partner filed an application for administrative approval to a Mixed Use Planned Development on a project known as Estero Golf Resort (Being developed as Belle Lago) to amend the master concept plan in reference to Estero Golf Resort MPD, a mixed use planned development to:

1. revise the master concept plan to address Section B, Condition 6.a., Resolution Z-01-012a, to show the Sandy Lane right-of-way reservation consistent with the sketch set forth in the Lee County DOT Exhibit entitled "Sketch and description of Sandy Lane Extension", Exhibit D;
2. show the location of model homes, model sales center, and parking lot location for the model homes on lots located in Tracts MPD-6 and MPD-7;
3. clarify Section B, Condition 11., Resolution Z-01-012a, that requires the developer show an emergency access connecting to the existing Oriole Road to the north prior to development order approval for any portion of the project;
4. amend Tracts MPD-6 through MPD-12 to reflect the revised master concept plan, which reconfigures Tracts MPD-6 through MPD-12; and
5. revise the master concept plan to construct a combination berm/wall along the Seaboard Coastline Railway R.O.W. and Koreshan Boulevard right-of-way, which exceeds the requirements of Section 34-1743(b)(1) of the land Development code.

on property located between US 41 and Three Oaks Pkwy., on north side of Koreshan Blvd., just east of the railroad tracks, described more particularly as:

LEGAL DESCRIPTION: In Section 21, Township 46 South, Range 25 East, Lee County, Florida:

See Legal Description Attached as EXHIBIT "A"

WHEREAS, the property was originally rezoned to Mixed Use Planned Development (MPD) in case number DCI2000-00032, with subsequent amendments in case numbers DOS2002-00239, DOS2002-00253, and add2003-00014; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, a temporary sales center was previously approved as a supplement to this application as Administrative Amendment ADD2003-00014; and

WHEREAS, Lee County Department of Transportation has reviewed Sandy Lane right-of-way reservation as shown on the master concept plan and find it consistent with the sketch set forth in Exhibit B entitled "Sketch and description of Sandy Lane Extension"; and

WHEREAS, the master concept plan has been revised to show 15 model homes designated "M" on the revised master concept plan for Tracts MPD-6 and MPD-7, with lots in Tract MPD-6 designated for a sales center and parking in association with the model homes; and

WHEREAS, staff has reviewed the request to amend Section B, Condition 11., Resolution Z-01-012a, to show the emergency access connecting to the existing Oriole Road after the first residential development order approval; and

WHEREAS, the applicant met with the Estero Community Planning Panel (ECP) on October 17, 2002, to discuss the residential development, known as the Estero Golf Resort project; and

WHEREAS, the developer indicated to the ECP that approvals were being sought for the sales center, three residential pods and infrastructure for the entire residential site; and

WHEREAS, summary of the ECP meeting of October 17, 2002, reflected no objection to the proposed changes to the project; and

WHEREAS, the applicant sought comments from the Vines, a residential development immediately to the west of the project, on the proposed changes to the master concept plan; and

WHEREAS, R. W. Collins, President. Board of Directors, Vines Community Association and Bud Caldwell, President, Board of Governors, Vines Country Club, in correspondence dated March 7, 2003, expressed no objection to the revised master concept plan; and

WHEREAS, Ms. Kay Rok, President of the Vines Homeowners Association, in correspondence dated May 2, 2003, expressed no objection to the revised master concept plan with the understanding that there will be a 20 foot Type B buffer with a 2 foot berm and landscaping plantings installed adjacent to the Vines to provide a visual screen between the Vines and Belle Lago; and

WHEREAS, the applicant is proposing a combination wall and berm adjacent to the Seaboard Coastline Railway R.O.W. and Koreshan Boulevard right-of-way that exceeds the requirements of Section 34-1743(b)(1) of the Land Development Code and the proposed buffer will be in substantial compliance with the cross sections shown on the revised master concept plan for Estero Golf Resort project; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to amend the master concept plan in reference to Estero Golf Resort MPD, a mixed use planned development Mixed Use Planned Development is **APPROVED** to:

1. **amend the master concept plan to address Section B, Condition 6.a., Resolution Z-01-012a, to show the Sandy Lane right-of-way reservation consistent with the sketch set forth in the Lee County DOT Exhibit entitled "Sketch and description of Sandy Lane Extension", Exhibit D;**
2. **amend the master concept plan to show the location of model homes and sales center, including the sales center parking lot, in association with the model home sites on lots located in Tracts MPD-6 and MPD-7;**
3. **clarify Section B, Condition 11., Resolution Z-01-012a, that requires the developer show an emergency access connecting to the existing Oriole Road to the north prior to development order approval for any portion of the project;**
4. **amend Tracts MPD-6 through MPD-12 to reflect the revised master concept plan, which reconfigures Tracts MPD-6 through MPD-12; and**
5. **to amend the master concept plan to construct a combination berm/wall along the railroad right-of-way and Koreshan Boulevard right-of-way, which exceeds the requirements of Section 34-1743(b)(1) of the land Development code.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, stamped received by the zoning counter on May 30, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan, MPD TRACTS 6-12", Sheet 1 of 1, dated 02-03-03. Master Concept Plan for ADD2003-00014A is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The proposed amendment to the Master Concept Plan and attendant Land Use Summary, Master Concept Plan Notes, Parking, and South and West Perimeter**

Buffers elevations as shown, on the Master Concept Plan, stamped received by Community Development on May 30, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan, MPD TRACTS 6-12", Sheet 1 of 1, dated 02-03-03, apply only to the residential portion of the Estero Golf Resort MPD east of the Seaboard Coastline Railway R.O.W.

3. A maximum of 450 residential dwelling units will be permitted on Tracts MPD-6 through MPD-12, as shown on the revised Master Concept Plan attached hereto.
4. A minimum 20 foot wide Type B buffer, with a 2 foot berm and landscape plantings must be installed adjacent to the Vines property to provide a visual screen between the Vines and Belle Lago. The proposed buffer must be in substantial compliance with the proposed buffer planting plan as shown on the attached sketch entitled, "BELLE LAGO AMENDMENT - PARCEL F", Cross-Section for Parcel F Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
5. The lot configuration for the lots adjacent to the Vines will be in substantial compliance with the attached sketch entitled "BELLE LAGO AMENDMENT - PARCEL F", Typical Lots in Parcel F and Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
6. Lots adjacent to the Vines must be conventional single-family homes on lots having a minimum lot width of 75 feet and a minimum lot depth of 140 feet, as shown on the attached sketch entitled, "BELLE LAGO AMENDMENT - PARCEL F", Typical Lots in Parcel F and Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
7. Prior to local development order approval, the development order plans must include:
 - a. enhancement planting detail as set forth in the document prepared by Pasarella and Associates entitled, "Belle Lago Wetland Mitigation/Monitoring/Maintenance Plan SFWMD application No. 001026-3 Revised January 31, 2003" (attached hereto). Uplands plantings must be mulched with pine straw and temporary irrigation system established;
 - b. the exotic removal plan must include the Category 1 exotic pest plants; and
 - c. where lakes abut the preserve, lake slopes must be 8:1 to provide an enlarged littoral zone. Littoral planting must be calculated as two littoral plants per linear foot. The majority of the littoral plants must be installed in the enlarged littoral zone to provide wading bird habitat.

8. Section B, Condition 11, Resolution Z-01-12a, is hereby amended by adding in underline format the following language:

Prior to the first residential Development Order approval for any portion of the property, the developer must show an emergency access connecting to the existing Oriole Road to the north. Prior to the opening of Sandy Lane extension that will connect to the existing Oriole Road, the developer must revise the emergency access so that it will be accessible from the future sandy Lane extension.

9. Section B, Condition 21, permitted residential, golf course, and maintenance on Tract MPD-7, as originally configured in Resolution Z-01-12a. Any relocation of the internal location of the maintenance facility as originally approved will require, at a minimum, an administrative amendment to the Estero Golf Resort MPD.
10. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 3rd day of June, A.D., 2003.

BY: Mary Gibbs
for Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

LEGAL DESCRIPTION FOR BELLE LAGO

LEGAL DESCRIPTION

A Tract or Parcel of Land in Section 21, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 21, thence along the East line of Section 21, N.00°46'45"W., a distance of 94.98 feet to the Northerly Right-of-Way line of Koreshan Boulevard (As described in O.R. Book 2183, Pages 3461 - 3462) to the Point of Beginning; thence continue N.00°46'45"W. along said East line of Section 21, a distance of 2555.79 feet to the East quarter corner of said Section 21; thence N.00°53'22"W., a distance of 2646.37 feet to the Northeast corner of said Section 21; thence N.89°29'23"W. along the North line of Section 21, a distance of 1322.73 feet to the East line of The Vintage Golf and Country Club as recorded in Plat Book 37, Page 38, of the Public Records of Lee County, Florida; thence S.00°53'13"E., along said East line of The Vintage Golf and Country Club, a distance of 1317.90 feet; thence S.44°54'53"W. a distance of 2370.26 feet; thence continue S.32°34'51"E. along the Easterly Right-of-Way line of the Seaboard Coast line Railroad a distance of 2513.30 feet; thence along the Northerly Right-of-Way line of Koreshan Boulevard, continue S.86°11'52"E., a distance of 1148.53 feet to a point of curvature, thence continue 552.84 feet along the arc of said curve concave to the Northeast, having a radius of 11425.00 feet, a central angle of 02°46'21", a chord distance of 552.79 feet and a chord bearing of S.87°35'02"E. to said Point of Beginning.

Applicant's Legal Checked
by 13MAR03 *[Signature]*

RECEIVED
MAR 12 2003

ZONING COUNTER

ADD 2003-00014

Master Plan\Legal\boundary-less-sales-desc.dwg, 11/25/2002 09. 12 AM

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**

Tampa + Fort Myers



CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Blvd Suite 200
Fort Myers, Florida 33912
Phone: 941-482-7275
FAX: 941-482-2103

LEGAL DESCRIPTION FOR BELLE LAGO

Prepared For: **TOLL BROTHERS INC.**

SHEET 1 OF 1

Dwn. SU	Ck. SU	DWG: BNDY-LESS-SALES
Date: 10/23/02	Order No.: TB2-ES	
SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA		

LAND USE SUMMARY

TRACTS MPD-6 THRU MPD-12	228.87 Ac.
SANDY LANE RW RESERVATION	11.49 Ac.
TOTAL	240.36 Ac.

MAXIMUM NUMBER OF RESIDENTIAL UNITS = 450

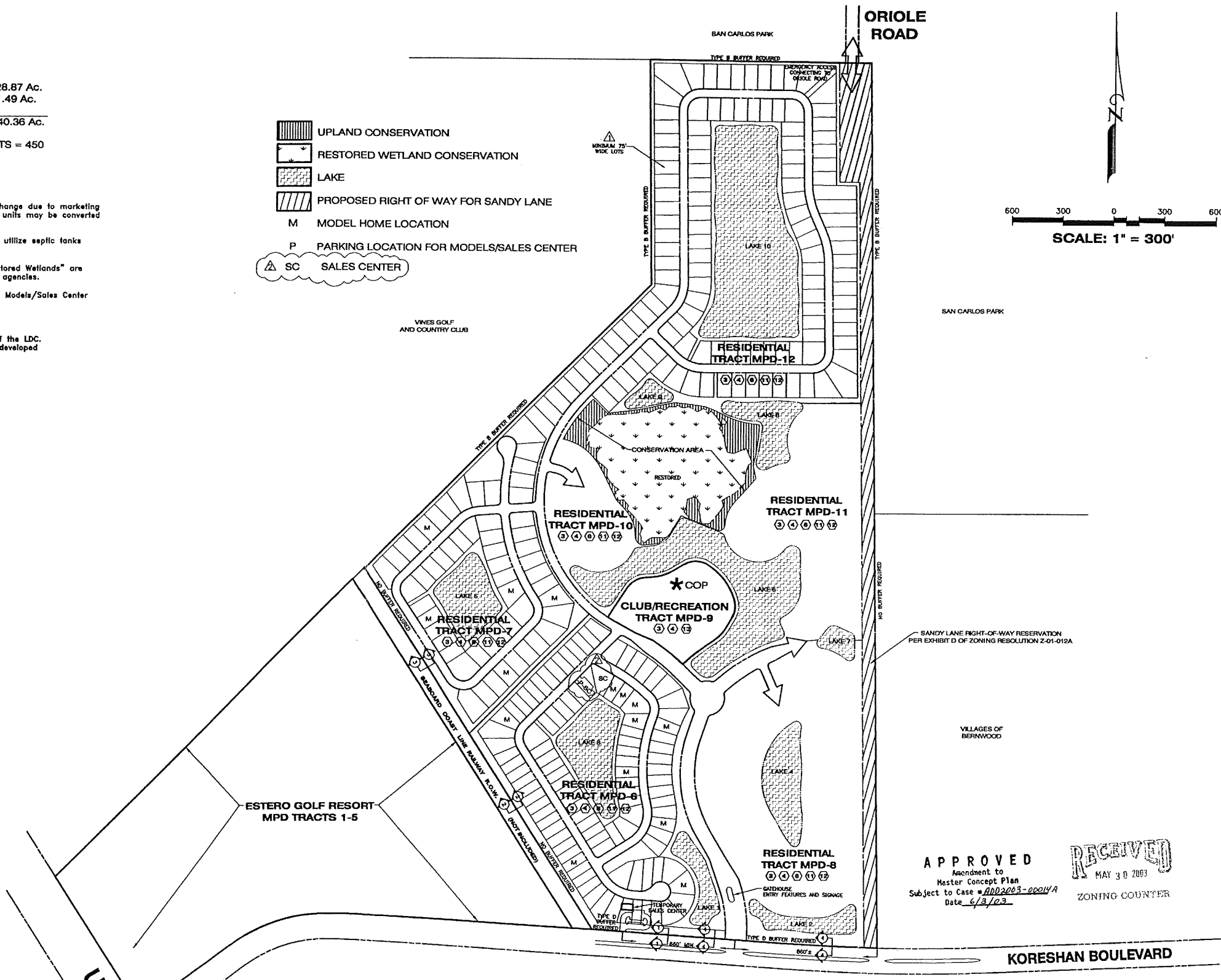
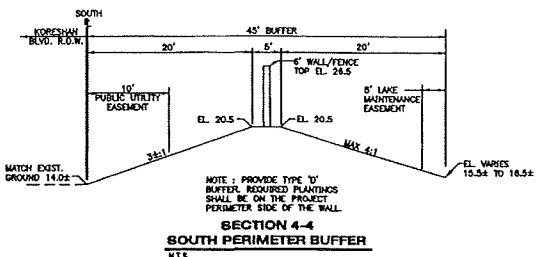
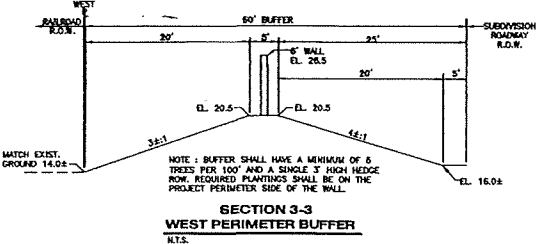
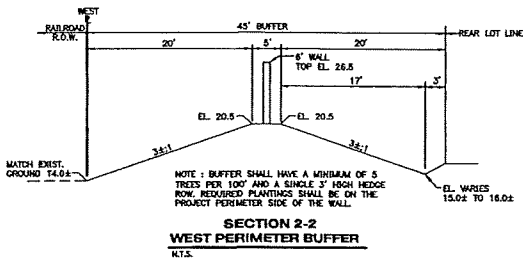
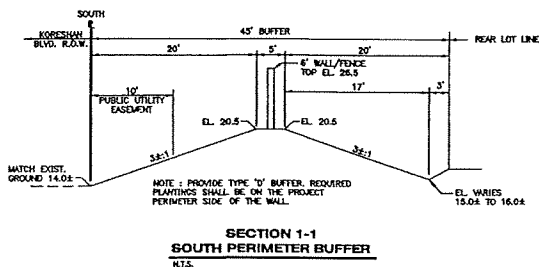
MASTER CONCEPT PLAN NOTES

- The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
- Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks.
- The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.
- The Temporary Sales Center shall be removed when the Models/Sales Center is opened.

PARKING

Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

- UPLAND CONSERVATION
- RESTORED WETLAND CONSERVATION
- LAKE
- PROPOSED RIGHT OF WAY FOR SANDY LANE
- MODEL HOME LOCATION
- PARKING LOCATION FOR MODELS/SALES CENTER
- SALES CENTER

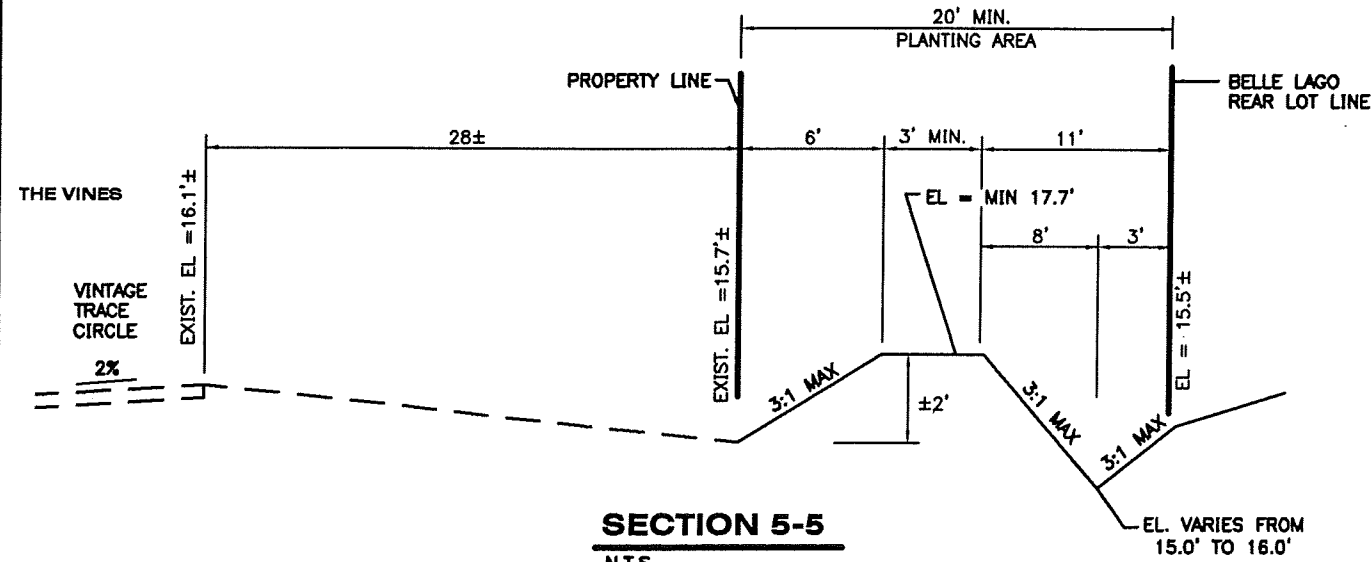


APPROVED
Amendment to
Master Concept Plan
Subject to Case # 2003-00014
Date 6/3/03

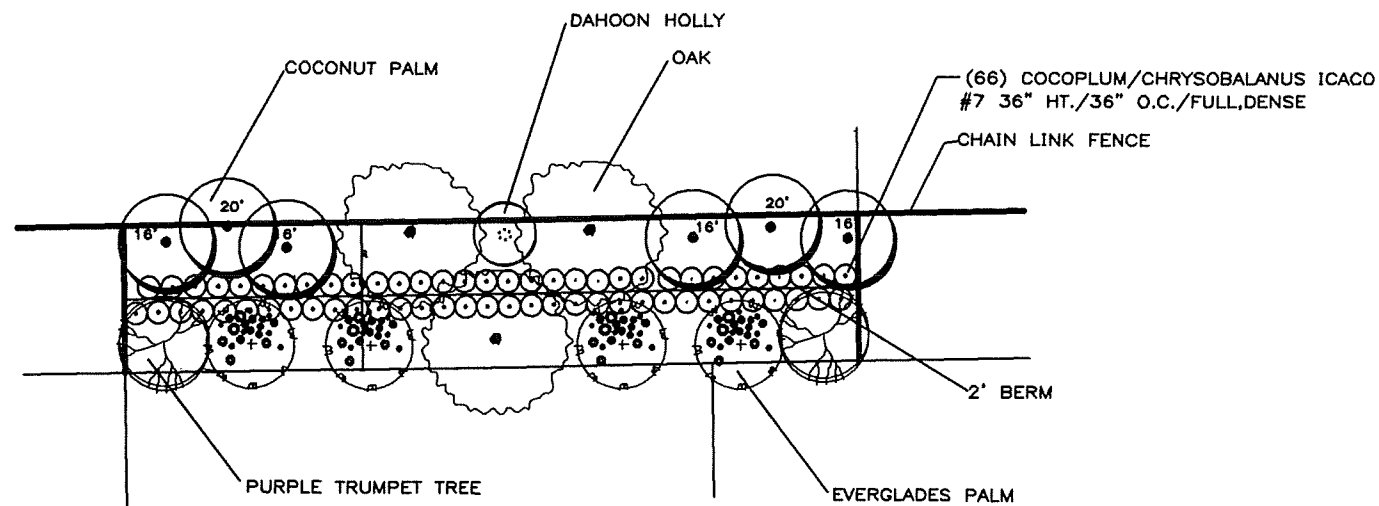
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ZONING COUNTER

ADD 2003-00014

5-30-03 ADDED SALES CENTER 5-1-03 ADDED LOT LINES IN TRACT		DATE DESCRIPTION BY	
REVISIONS		ENGINEER NAME P.E. NO. 32521 FLORIDA PROFESSIONAL ENGINEER	
HEIDT & ASSOCIATES, Inc. Tampa • Fort Myers		ADMINISTRATIVE AMENDMENT FOR BELLE LAGO	
Fort Myers Office 3900 Colonial Blvd. Suite 200 Fort Myers, Florida 33912 Phone: 239-482-7275 Fax: 239-482-2103		JOB NO. T02-ES-007	
DESIGN IBACH		ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN MPD TRACTS 6-12	
DATE 02-03-03		PREPARED FOR TOLL BROTHERS	
FILE ADMIN-AMEND		SHEET 1 OF 1 SHEETS	



SECTION 5-5
N.T.S.
AS PERMITTED ON SHEET 31 OF 40
OF PHASE 1 PLANS

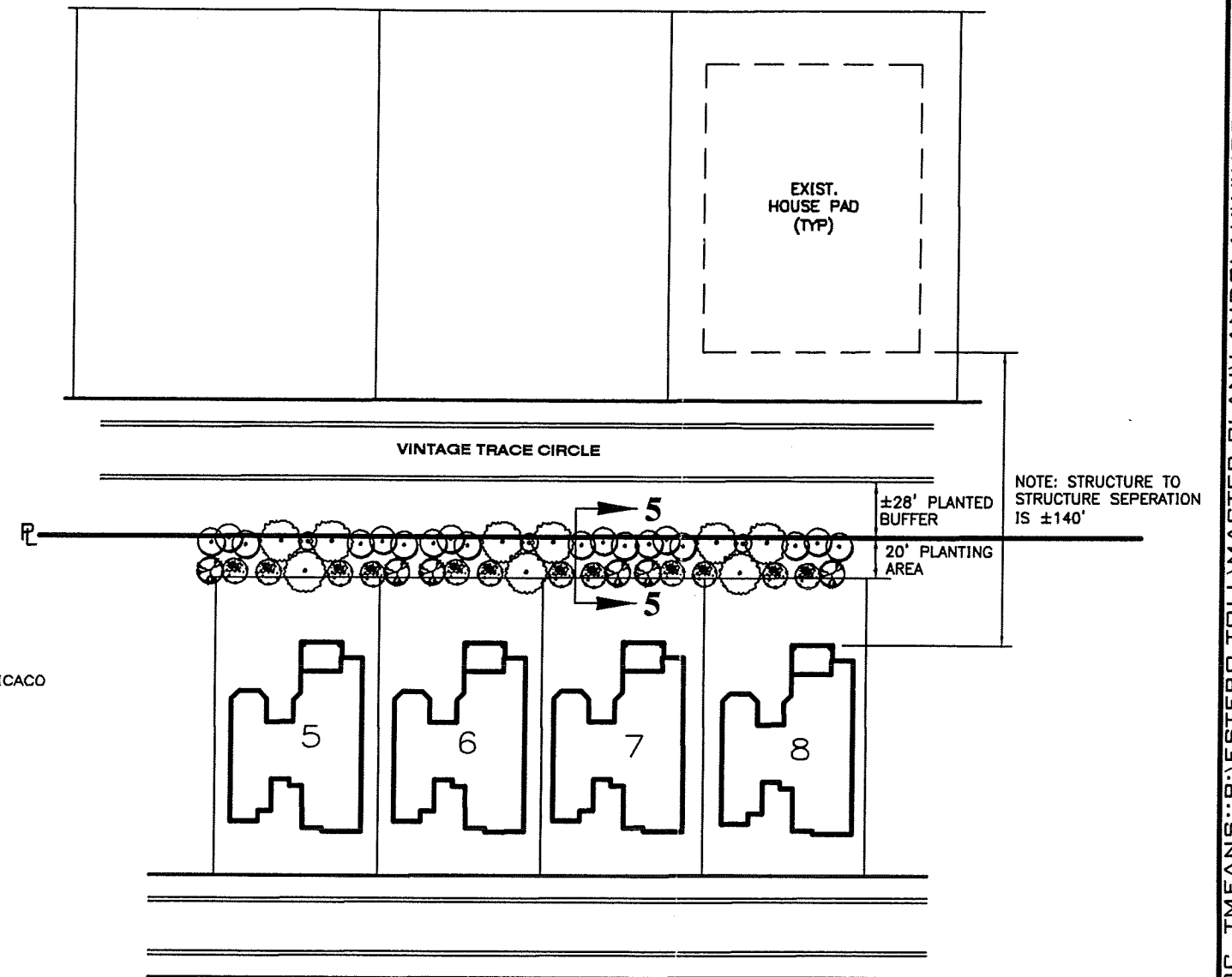


TYPICAL 20' PLANTING AREA
ALONG THE VINES PROPERTY LINE
N.T.S.

AS PERMITTED ON SHEET 10 OF 12
OF PHASE 1 LANDSCAPE PLANS

BELLE LAGO AMENDMENT - PARCEL F

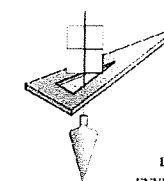
CROSS-SECTION FOR PARCEL F AND BUFFER ADJACENT TO THE VINES



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PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING

Tampa
Fort Myers

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MAY 16 2003

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SCALE: 1" = 200'

PROPERTY LINE

THE VINES HOA
28' BUFFER

BELLE LAGO
20'-25' TYPE "B"
BUFFER WITH
BERM AND HEDGE

WALL
120 LF

TYPICAL
75' OR 80'
WIDE x
140' MIN.
DEPTH LOT
(±10,500 SF)

F

LAKE

LAKE



PHOTOSTATION

BELLE LAGO AMENDMENT - PARCEL F
TYPICAL LOTS IN PARCEL F AND BUFFER ADJACENT TO THE VINES



HEIDT & ASSOCIATES, INC.

CIVIL ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING

For Myers
10000 Gandy Blvd.
Suite 100
Miami, FL 33146
Tel: 305-221-1100
Fax: 305-221-1101
Tampa

BELLE LAGO
WETLAND MITIGATION/MONITORING/MAINTENANCE PLAN
SFWMD APPLICATION NO. 001026-3

Revised January 31, 2003

INTRODUCTION

The following outlines the wetland mitigation plan for the Belle Lago (project) residential community (f.k.a. Wynnewood and Estero Resort) located in Section 21, Township 46 South, Range 25 East, Lee County (Figure 1). The project with its associated roads and storm water management system will result in impacts to 1.62± acres of South Florida Water Management District (SFWMD) jurisdictional wetlands. In order to offset the loss of wetland functions due to the proposed construction activities, a total of 10.96± acres of wetlands will be preserved and enhanced on-site. The wetland preservation area is located in a single area towards the center of the project.

A 3.16± acre upland buffer is also proposed for preservation and enhancement around the wetland preserve (no mitigation credit is given for the buffer). A boardwalk is proposed to be located in the buffer around the east side of the wetland preserve. The boardwalk will be field located and designed to avoid larger native trees when possible.

The on-site mitigation work will be performed concurrent with the construction of the infrastructure and storm water management system for the residential development. As part of the mitigation program for the SFWMD, the wetland and upland buffer will be placed under a conservation easement and, collectively, referred to as the conservation area.

ON-SITE MITIGATION PLAN

The on-site mitigation plan consists of preserving and enhancing 10.96± acres of wetlands and 3.12± acres of uplands (Table 1). Please refer to the SFWMD permit application for the site's vegetation (i.e., FLUCFCS) map and descriptions.

Table 1. Mitigation Acreages and Existing and Proposed Habitats

Mitigation Area	Habitat	Enhancement and Preservation			
		Wetland		Upland Buffer	
		Area (Ac.)	Target Type	Area (Ac.)	Target Type
No.1	424				434
	4241	10.40		3.16	
	6219	0.56	621		
Total		10.96		3.16*	

* No mitigation credit is proposed for the upland buffer

APPLICATION NUMBER

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JAN 31 2003

Passarella and Associates, Inc.
 #00CEC553 Revised 1/31/03

1 of 6

EXHIBIT 1C

Mitigation Area No. 1

Mitigation Area No. 1 is located in the central portion of the project area. The mitigation area is comprised primarily of Melaleuca, Hydric (FLUCFCS Code 4241) wetland along with a small Cypress, Disturbed (FLUCFCS Code 6219) community located toward the center of the melaleuca wetland. An upland buffer of Melaleuca (FLUCFCS Code 424) and Melaleuca, COE Jurisdictional Only (FLUCFCS Code 424*) surrounds the wetland preserve and enhancement area.

Concurrent with construction of the infrastructure and storm water management system, 10.96± acres of wetlands and upland buffer will be preserved and enhanced. The targeted post construction wetland type will be pine and cypress. The wetlands will be enhanced through exotic removal and supplemental plantings of desirable wetland species. The targeted post construction upland buffer will be pine and oak.

Removal of exotics (i.e., melaleuca, Brazilian pepper, and Australian pine) from the wetland and upland buffer preservation and enhancement area will involve mechanical removal, if the soil conditions will allow. If the soil conditions do not allow it, then the exotics will be cut within 12 inches of ground elevation, hand removed, and the remaining stumps treated with an approved herbicide.

Supplemental plantings within the wetland area will consist of trees, shrubs, and herbaceous ground cover. The tree plantings will include slash pine, bald cypress, and dahoon holly; the shrub plantings will include wax-myrtle and coco plum; and the herbaceous ground cover will include sand cordgrass. The trees will be planted on 20 foot centers and the shrubs and herbaceous ground cover on ten foot centers.

Supplemental plantings within the upland buffer area will consist of trees, shrubs, and herbaceous ground cover. The tree plantings will include slash pine and live oak; the shrub plantings will include wax-myrtle; and the herbaceous ground cover will include fakahatchee grass (Table 2). The trees will be planted on 20 foot centers and the shrubs and ground cover on ten foot centers.

Table 2. Supplemental Wetland and Upland Buffer Planting Specifications

Target Habitat	Common Name	Scientific Name	Stratum	Minimum Height	Minimum Container	Spacing	Quantity
Pine/Cypress Wetland	Slash Pine	Pinus elliotti	Tree	4-6'	3 gallon	20'	440
				6-8'	3 gallon	20'	440
	Bald Cypress	Taxodium distichum	Tree	4-6'	3 gallon	20'	60
				6-8'	3 gallon	20'	60
	Dahoon Holly	Ilex cassine	Tree	4-6'	3 gallon	20'	100
				6-8'	3 gallon	20'	100
ADD/REVISED SUBMITTAL							1,200
ADD SUBTOTAL NUMBER							

ADD/REVISED SUBMITTAL

APPLICATION NUMBER

JAN 31 2003

Passarella and Associates, Inc.
#00CEC553 Revised 1/31/03
LWC SERVICE CENTER

021115-5 #

2 of 6

EXHIBIT 10B

Table 2. (Continued)

Target Habitat	Common Name	Scientific Name	Stratum	Minimum Height	Minimum Container	Spacing	Quantity
Pine/Cypress Wetland (Continued)	Wax-Myrtle	<i>Myrica cerifera</i>	Shrub	2'	1 gallon	10'	2,360
	Coco Plum	<i>Chrysobalanus icaco</i>	Shrub	2'	1 gallon	10'	2,360
	SUBTOTAL						4,720
	Sand Cordgrass	<i>Spartina bakeri</i>	Herb	N/A	2" liner	10'	4,720
	SUBTOTAL						4,720
Pine/Oak Upland Buffer	Live Oak	<i>Quercus virginianus</i>	Tree	4-6	3 gallon	20'	170
	Slash Pine	<i>Pinus elliottii</i>	Tree	4-6	3 gallon	20'	170
	SUBTOTAL						340
	Wax Myrtle	<i>Myrica cerifera</i>	Shrub	2'	1 gallon	10'	1,359
	SUBTOTAL						1,359
	Fakahatchee Grass	<i>Tripsacum floridanum</i>	Herb	NA	2" liner	10'	1,359
	SUBTOTAL						1,359

ON-SITE MITIGATION SUCCESS CRITERIA

A monitoring period shall extend for a period of five years with baseline, time-zero and five annual reports submitted to the SFWMD. The on-site mitigation shall be considered successful if at the end of five years the mitigation area contains at least 80 percent survival rate of planted vegetation and 80 percent coverage by desirable obligate and facultative wetland species.

A maintenance program shall be implemented in perpetuity to maintain the conservation area free from Category 1 exotic and nuisance vegetation (as defined by the Florida Exotic Pest Plant Council (EPPC) at time of permit issuance). Coverage of exotic vegetation shall not exceed zero percent immediate following a maintenance event and five percent between maintenance events.

OFF-SITE MITIGATION

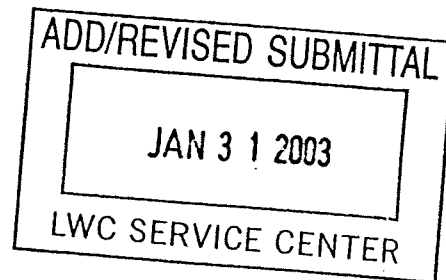
No off-site mitigation is proposed for the project.

ON-SITE MONITORING

Monitoring Methodology

APPLICATION NUMBER

021115-5 #



The proposed monitoring of the preserved and enhanced wetland area will occur for five years or until the SFWMD determines the mitigation area meets the success criteria. Monitoring reports will be submitted to the SFWMD and will consist of a baseline, time-zero, and five annual monitoring reports. Vegetation, wildlife, rainfall, and wetland water level observations will all be recorded. The Baseline monitoring report will document conditions in the project site as they currently exist. The time-zero report will document the conditions immediately following wetland construction. The annual reports will document the extent of success of the project and, if needed, identify specific actions to be taken to improve the conditions within the project area. Sampling transects and methodology for the time-zero and five annual monitoring reports will utilize identical methods of data collection from established sampling stations as outlined below.

A. Vegetation Monitoring

Wetlands will be monitored prior to and following enhancement activities. Sampling in wetland enhancement areas will involve a quantitative analysis of tree/shrub and herbaceous strata (Figure 2).

To facilitate an intensive, accurate, and repeatable sampling program at the herbaceous level within the wetland enhancement areas, the point frame method will be utilized (Bonham 1989). Along each sampling transect, point quadrats will be sampled. Each point quadrat consists of 1m square wire grid with 25 cross points. Any plant species directly below a cross point will be recorded, including bare ground. The species identified will be listed and percent cover computed and discussed. Each cross point represents four percent of the square meter. Water depths will also be recorded at each quadrat.

The percent of coverage by the canopy and sub-canopy plant species within the wetland enhancement areas will be determined by the establishment of two 20 x 50 foot tree-shrub study plots along each transect. Within the plot, percent of coverage will be determined by species for each strata. Woody vegetation with a diameter at breast height (DBH) greater than or equal to four inches is classified as a tree, while shrubs include everything less than four inches in DBH and greater than 3.2 feet in height. The number of planted tree seedlings within the plots will also be recorded and used to determine future survivorship percentages.

B. Wildlife Monitoring

Regular observations of fish and wildlife will be made during all monitoring events by qualified ecologists. This will consist of recording evidence and sign of wildlife (i.e., direct sightings, vocalizations, burrows, nests, tracks, droppings, etc.).

C. Photographic Documentation

Permanent fixed-point photograph stations will be established in each of the monitored areas providing physical documentation of the condition and appearance of an area, as

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Passarella and Associates, Inc. #00CECH-3R-2003/31/03

APPLICATION NUMBER

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EXHIBIT 100

well as any changes taking place within it. Panoramic photographs will accompany vegetation data in each report. Locations of photo stations will remain the same throughout the duration of the monitoring program.

D. Rainfall and Staff Gauge Recordings

One staff gauge will be installed in the wetland preserve. Data will try to be collected bi-weekly during the wet season (typically June through mid-October) and monthly during the remainder of the year as water levels permit. Water levels will be recorded and the data presented in the reports along with available rainfall data for the area.

Monitoring Reports

The permittee will submit monitoring reports to the SFWMD documenting the success of the mitigation program and general condition of the preservation area for five years or until success criteria are met. Within 60 days of permit issuance, the baseline wetland monitoring report for the mitigation areas will be submitted to the SFWMD. The time-zero monitoring report will be submitted within 60 days of completion of plantings and exotic eradication. Annual monitoring reports will include the following information:

- Brief description of mitigation and maintenance work performed since the previous report along with a discussion of any modifications to the mitigation or maintenance program.
- Brief description of anticipated mitigation and maintenance work to be conducted over the next year.
- A summary of staff gauge rainfall data collected within wetland preserves on the project site.
- Results of quantitative vegetation monitoring conducted in the enhanced wetlands. A list of observed wildlife species.
- Panoramic photographs taken at photo stations within the enhanced wetlands.

CONSERVATION EASEMENT

Within six months of permit issuance, the permittee will have a legally sufficient conservation easement prepared. The conservation easement will be to the SFWMD following the District's passive recreation easement format. The conservation easement will ensure that the on-site mitigation areas will remain in a natural state in perpetuity. These preserved mitigation areas will not be disturbed by dredging, filling, land clearing, agriculture activities, or other construction work whatsoever except for those activities described in this mitigation plan.

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Passarelli and Associates, Inc.	#00CEC553
Revised 1/31/03	
IWC SERVICE CENTER	

APPLICATION NUMBER

021115-5 #

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EXHIBIT 10E

MAINTENANCE

Following the completion of the initial exotic removal effort, semi-annual inspections of the mitigation area will occur for the first two years. During these inspections, the mitigation area will be traversed by a qualified ecologist. Locations of nuisance and/or exotic species will be identified for immediate treatment with an appropriate herbicide. Any additional potential problems will also be noted and corrective actions taken. Once exotic/nuisance species levels have been reduced to acceptable limits (i.e., less than five percent cover), inspections of the mitigation areas will be conducted annually.

Maintenance will be conducted in perpetuity to ensure that the conservation area is free of Category 1 exotic vegetation as defined by the EPPC at time of permit issuance immediately following a maintenance event. Exotic and nuisance species shall constitute no more than five percent of the total cover between maintenance events.

WETLAND MITIGATION ACTIVITY SCHEDULE

Activities associated with the implementation of the wetland mitigation, monitoring, and maintenance shall be in accordance with the following work schedule. Time frames in this schedule are based on permit issuance by April 1, 2003.

Completion Date	Activity
June 1, 2003	Record Conservation Easement
July 31, 2003	Baseline Monitoring Report
September 31, 2003	Exotic Vegetation Removal
July 31, 2004	Mitigation Plantings
September 31, 2004	Time Zero Monitoring Report
April 30, 2005	Exotic Maintenance
July 31, 2005	First Monitoring Report
April 30, 2006	Exotic Maintenance
July 31, 2006	Second Monitoring Report
July 31, 2007	Third Monitoring Report
July 31, 2008	Fourth Monitoring Report
July 31, 2009	Fifth Monitoring Report

REFERENCES

Bonham, C.D. 1989. Measurements for Terrestrial Vegetation. John Wiley and Sons, New York, New York.

ADD/REVISED SUBMITTAL
JAN 31 2003
Passarella and Associates, Inc. #00CEC553 Revised 1/31/03 LWC SERVICE CENTER

APPLICATION NUMBER

021115-5 #

6 of 6

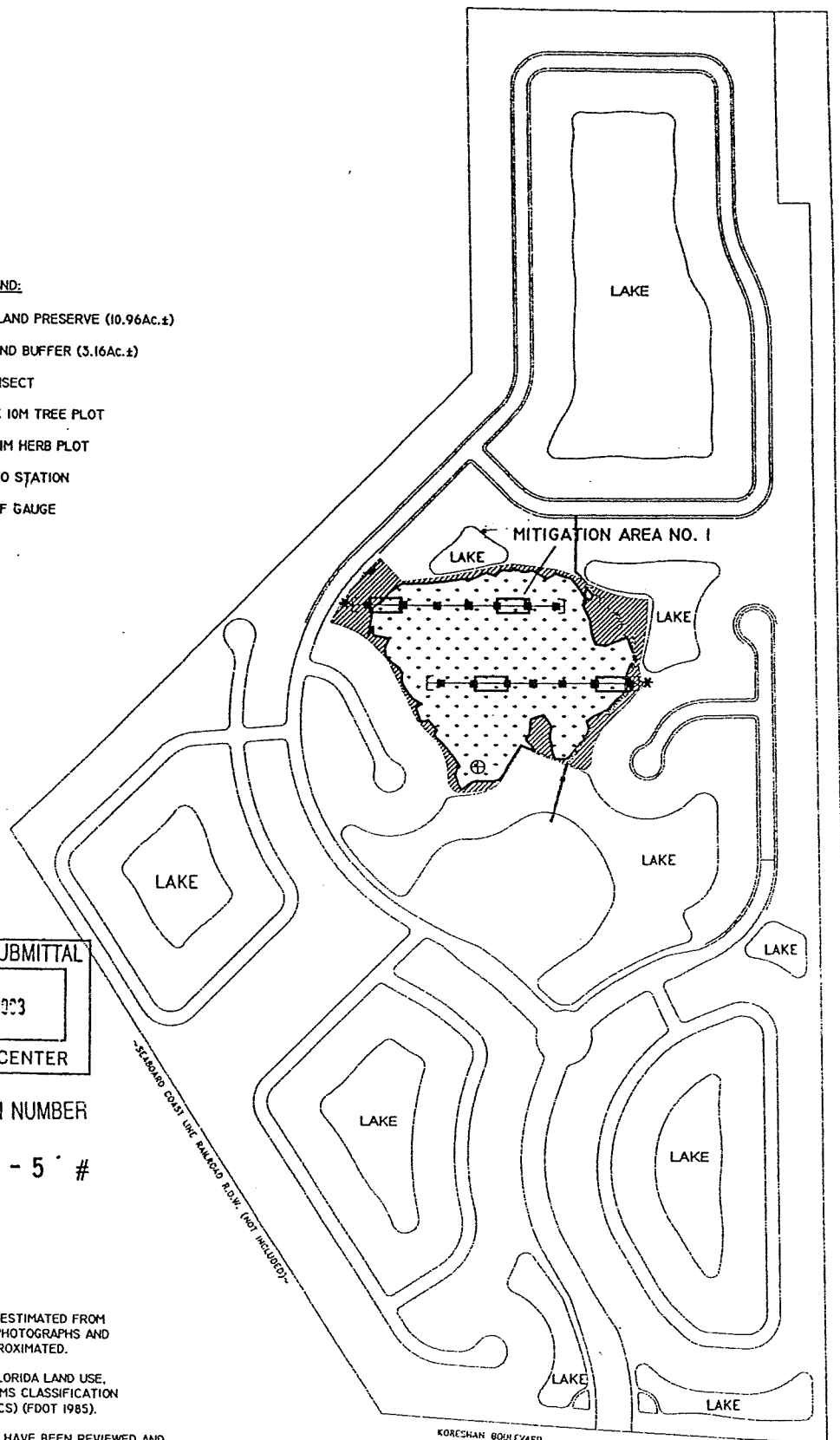
EXHIBIT 10F



SCALE: 1" = 500'

LEGEND:

-  WETLAND PRESERVE (10.96Ac.±)
-  UPLAND BUFFER (3.16Ac.±)
-  TRANSECT
-  10M X 10M TREE PLOT
-  1M X 1M HERB PLOT
-  PHOTO STATION
-  STAFF GAUGE



ADD/REVISED SUBMITTAL

JAN 31 2003

LWC SERVICE CENTER

APPLICATION NUMBER

021115-5 #

NOTES:

FLUCFCS LINES ESTIMATED FROM
1"=200' AERIAL PHOTOGRAPHS AND
LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE,
COVER AND FORMS CLASSIFICATION
SYSTEM (FLUCFCS) (FDOT 1985).

WETLAND LINES HAVE BEEN REVIEWED AND
APPROVED IN THE FIELD BY SFWMH ON 1/30/95
AND BY COE ON 1/9/95.

SURVEYED WETLAND LINES PROVIDED BY COASTAL
ENGINEERING CONSULTANTS, INC. DRAWING
NO. 01361 DWG. DATED 10/01/01.

SITE PLAN PER HEIOT AND ASSOCIATES, INC. DRAWING
NO. ESTERO-LAYOUT.DWG DATED JANUARY 29, 2003.

EXHIBIT 11

FIGURE 2. MITIGATION AND MONITORING PLAN

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

South Florida Water Management District
Mitigation Monitoring Work Schedule

Application No : 021115-5

Page 1 of 1

Mitigation Plan ID : BELLE LAGO

Activity	Due Date
SUBMITTAL OF RECORDED CONSERVATION EASEMENT	01-MAY-2003
BASELINE MONITORING REPORT	31-JUL-2003
EXOTIC VEGETATION REMOVAL	30-SEP-2003
PLANTING MITIGATION AREA	31-JUL-2004
TIME ZERO MONITORING REPORT	30-SEP-2004
EXOTIC VEGETATION REMOVAL	30-APR-2005
FIRST MONITORING REPORT	31-JUL-2005
EXOTIC VEGETATION REMOVAL	30-APR-2006
SECOND MONITORING REPORT	31-JUL-2006
THIRD MONITORING REPORT	31-JUL-2007
FOURTH MONITORING REPORT	31-JUL-2008
FIFTH MONITORING REPORT	31-JUL-2009

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Toll FL GP Corp., General Partner filed an application for administrative approval to a Mixed Use Planned Development on a project known as Estero Golf Resort (Being developed as Belle Lago) for a temporary sales center on property located between US 41 and Three Oaks Pkwy., on north side of Koreshan Blvd., just east of the railroad tracks, described more particularly as:

LEGAL DESCRIPTION: In Section 21, Township 46 South, Range 25 East, Lee County, Florida:

See Legal Description Attached as EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number DCI2000-00032 (with subsequent amendments in case numbers DOS2002-00239 & DOS2002-00253); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject property was rezoned to a Mixed Use Planned Development, Resolution Z-01-012a, in reference to Estero Golf Resort MPD; and

WHEREAS, the developer is desirous of placing a temporary sales center on the subject property; and

WHEREAS, a temporary sales center is permitted on Tract MPD-5; and

WHEREAS, the temporary sales center will be removed within 60 days after the permanent model/sales center is opened; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

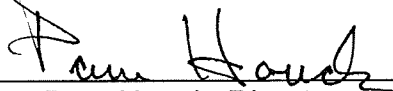
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to amend the master concept plan to allow a temporary sales center in the Mixed Use Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The temporary sales center must be in compliance with the amended Master Concept Plan, stamped received by Community Development on March 3, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan for Belle Lago Temporary Sales Center", Sheet 1 of 1, dated 02-26-03. Master Concept Plan for ADD2003-00014 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolutions remain in full force and effect.
3. The temporary sales center must be in compliance with the Land Development Code (LDC) for temporary uses.
4. The temporary sales center must be removed within 60 days after the permanent model/sales center receives a certificate of occupancy.

DULY SIGNED this 19th day of March, A.D., 2003.

BY:



Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT "A"

LEGAL DESCRIPTION FOR BELLE LAGO

LEGAL DESCRIPTION

A Tract or Parcel of Land in Section 21, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 21, thence along the East line of Section 21, N.00°46'45"W., a distance of 94.98 feet to the Northerly Right-of-Way line of Koreshan Boulevard (As described in O.R. Book 2183, Pages 3461 - 3462) to the Point of Beginning; thence continue N.00°46'45"W. along said East line of Section 21, a distance of 2555.79 feet to the East quarter corner of said Section 21; thence N.00°53'22"W., a distance of 2646.37 feet to the Northeast corner of said Section 21; thence N.89°29'23"W. along the North line of Section 21, a distance of 1322.73 feet to the East line of The Vintage Golf and Country Club as recorded in Plat Book 37, Page 38, of the Public Records of Lee County, Florida; thence S.00°53'13"E., along said East line of The Vintage Golf and Country Club, a distance of 1317.90 feet; thence S.44°54'53"W. a distance of 2370.26 feet; thence continue S.32°34'51"E. along the Easterly Right-of-Way line of the Seaboard Coast line Railroad a distance of 2513.30 feet; thence along the Northerly Right-of-Way line of Koreshan Boulevard, continue S.86°11'52"E., a distance of 1148.53 feet to a point of curvature, thence continue 552.84 feet along the arc of said curve concave to the Northeast, having a radius of 11425.00 feet, a central angle of 02°46'21", a chord distance of 552.79 feet and a chord bearing of S.87°35'02"E. to said Point of Beginning.

Applicant's Legal Checked
by 13 MAR 03 *[Signature]*

RECEIVED
MAR 12 2003

ZONING COUNTER

ADD 2003-00014

12 AM

Master Plan\Legal\boundary-less-sales-desc.dwg, 11/25/2002 09.

P:\Estero

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**

Tampa ♦ Fort Myers

CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Blvd Suite 200
Fort Myers, Florida 33912
Phone: 941-482-7275
FAX: 941-482-2103

LEGAL DESCRIPTION FOR BELLE LAGO

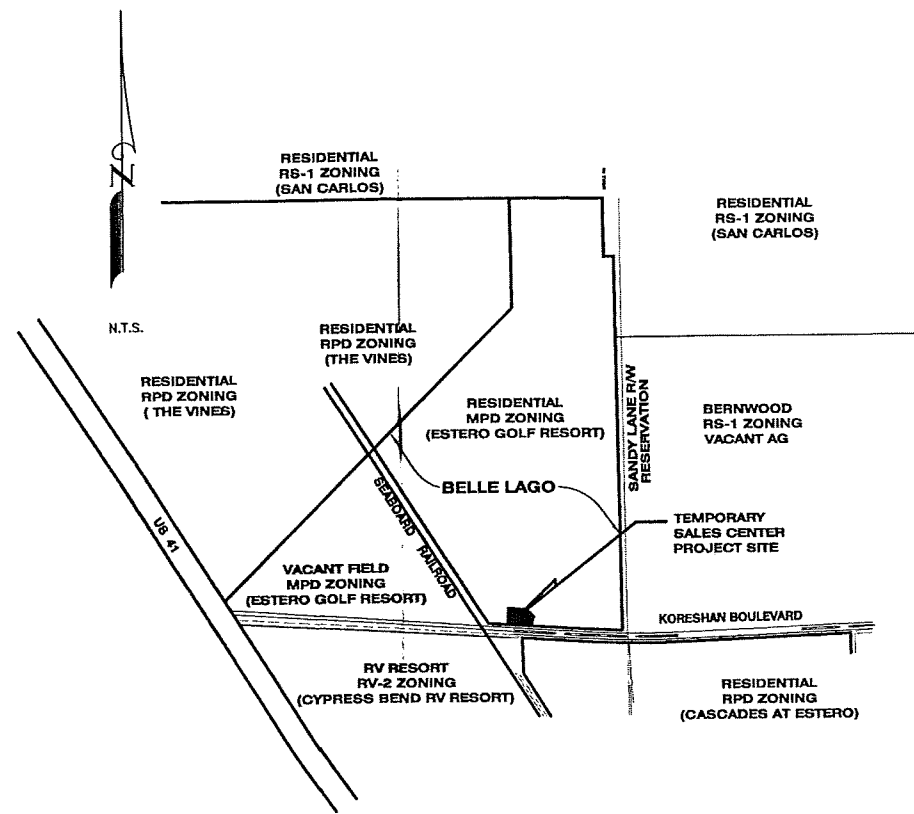
Prepared For: **TOLL BROTHERS INC.**

SHEET 1 OF 1

Own. SU	Ck. SU	DWG: BNDY-LESS-SALES
Date: 10/23/02	Order No.: TB2-ES	
SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA		

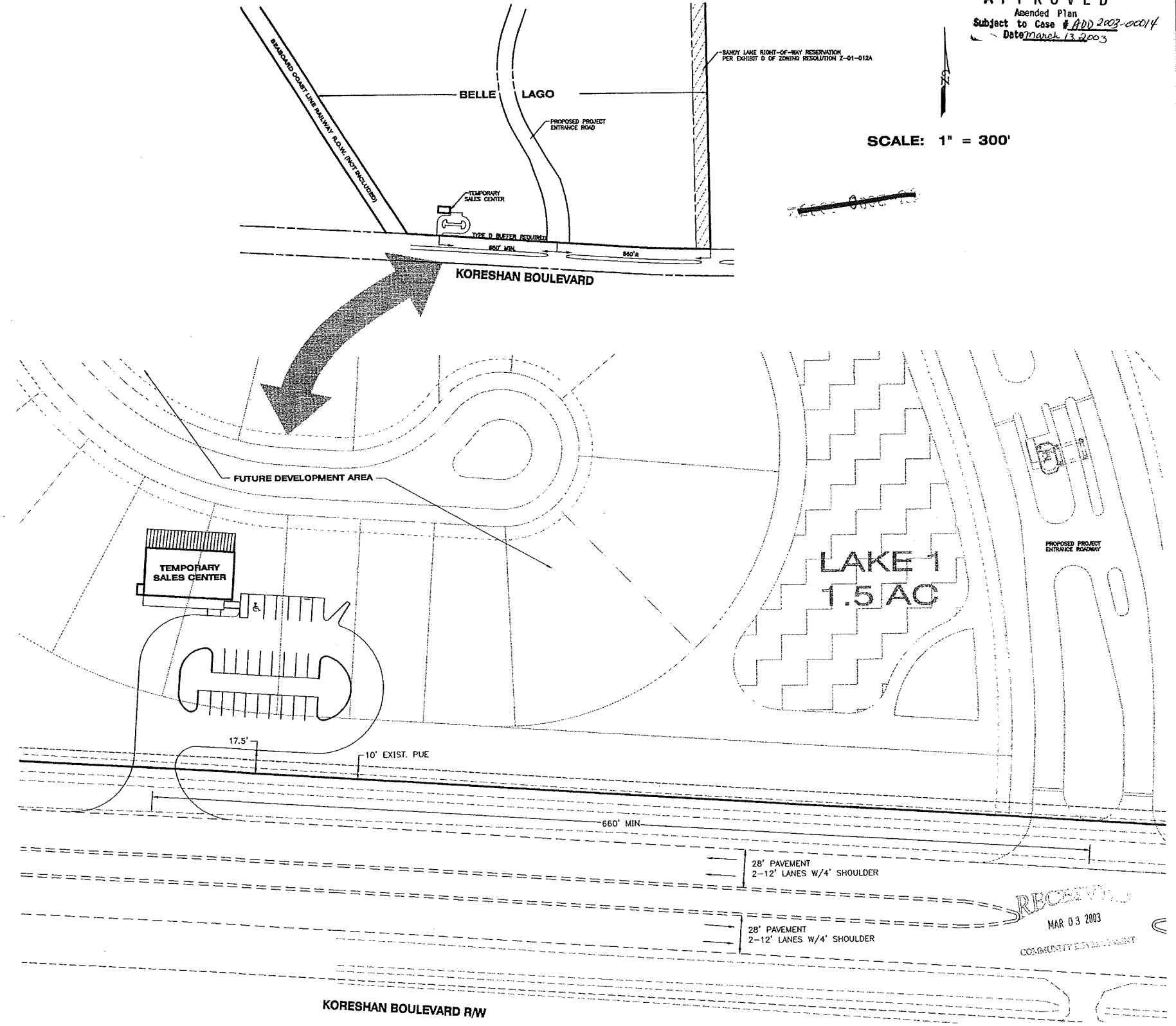
APPROVED
Amended Plan
Subject to Case # ADD 2003-00014
Date March 13, 2003

SCALE: 1" = 300'



LOCATION MAP

- MASTER CONCEPT PLAN NOTES
1. THE TEMPORARY SALES CENTER AND DRIVEWAY CONNECTION TO KORESHAN BOULEVARD SHALL BE REMOVED WITHIN 60 DAYS AFTER THE OPENING OF THE PERMANENT SALES FACILITY WITHIN THE COMMUNITY.



SCALE: 1" = 40'

				Engineering Business Certificate of Authorization No. 148 HEIDT & ASSOCIATES, Inc. Tampa ♦ Fort Myers  Fort Myers Office 3800 Colonial Blvd. Suite 200 Fort Myers, Florida 33912 Phone: 239-482-7275 FAX: 239-482-2103		BELLE LAGO ADMINISTRATIVE AMENDMENT 1A JOB NO. TB2-ES-036 DESIGN IBACH DRAWN MEANS DATE 02-26-03 FILE ADM-AMEN A1		ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN FOR BELLE LAGO TEMPORARY SALES CENTER TOLL BROTHERS SHEET 1 OF 1 SHEETS	
DATE		DESCRIPTION		BY		R. H. McCormick P.E. NO. 48812		FLORIDA PROFESSIONAL ENGINEER	
		REVISIONS							

ADD 2003-00014

PLANNING DIVISION
M E M O R A N D U M



to: Kay Deselem, Development Services Division
from: Paul O'Connor, AICP, Director of Planning
subject: Estero Golf Resort Substantive Comments (DCI 2000-00032)
date: February 19, 2001

FILE COPY

Planning staff has reviewed the application for the Estero Golf Resort MPD, and offers the following substantive comments.

RESIDENTIAL USES AND DENSITY

The subject property contains approximately 316.7 acres, and it falls within the Suburban and Urban Community land use categories. Approximately 22.6 acres of the total parcel is within the Urban Community category, and the remaining 294.1 acres is within the Suburban category. The Urban Community area is that part of the property that is closest to US 41. Residential use is being proposed on approximately 282.7 acres at a maximum density of 6 dwelling units per acre. Commercial use is being proposed on the remaining 34.0 acres. Planning staff has reviewed the density calculations submitted by the applicant, and is in agreement with the calculations shown on the Master Concept Plan. The maximum possible density for the property is 1,694 dwelling units, however, the applicant has proposed to build only 820 dwelling units. Planning staff agrees with the applicant about the total number of dwelling units that could be permitted on the property, and believes that the proposed density, when properly buffered, is appropriate for the area.

Staff has some concern, however, about the compatibility of the single-family residences to the north with the proposed multi-family buildings on Tract MPD-5 of the subject property. This tract has been designated on the Master Concept Plan as residential. The applicant has indicated that they are willing to limit this tract to multi-family residential use. Staff's concerns are with the density differences of the proposed multi-family use and the single-family residences in The Vines community to the north. The overall density of The Vines is approximately 1.63 dwelling units per acre, while the density of the MPD-5 tract for the subject property would be approximately 7.41 dwelling units per acre. Lee Plan Policy 5.1.5 requires the protection of existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Policy 6.1.4 states that commercial uses will be approved only when compatible with adjacent existing and proposed land uses. The Master Concept Plan shows a Type B Buffer between the multi-family component of the subject property and The Vines. This is the standard buffer for a multi-family use that is located adjacent to a single-family use. Given the significant difference in density of the two developments, staff recommends that an

enhanced buffer be placed between the multi-family component of the subject property and The Vines development to the north. Additionally, staff believes that the applicant should be limited to residential uses in the MPD-5 tract, and the number of units should be limited to no more than 300.

Staff recommends the following conditions be included to address issues of density and compatibility.

- **The number of units in the MPD will not exceed 820. Of these 820 dwelling units, no more than 300 will be constructed within the area designated MPD-5 on the Master Concept Plan.**

P2
Cond 2

Given the possibility that portions of this MPD might be under multiple ownership at some point in the future, there is a potential problem with keeping track of how many units have been developed and how many units remain to be developed. If the MPD is under multiple ownership in the future, there could be confusion between various owners over how many dwelling units each owner has the right to build. There is a simple condition that can be included that would eliminate potential problems with accounting for the project's density over time. This condition would require the developer/owner to submit a running inventory of the number of units that are being developed on the property each time they apply for a development order. Staff recommends that the following condition be included in the approval

- **Each development order application for residential dwelling units anywhere within the development must show a running inventory of the number of dwelling units that have been built, are approved to be built, or are in the development order approval process. This information must be tract-specific for the entire development.**

Cond # 5

COMMERCIAL USES

The applicant has proposed 320,000 square feet of commercial uses on the property, which could include any combination of retail and office uses listed on the Master Concept Plan. Most of the commercial uses are being located in the Urban Community portion of the property, but portions of the commercial tracts fall within the Suburban land use category. Lee Plan Policy 1.1.5 prohibits commercial development greater than Neighborhood Centers in the Suburban land use category. Staff generally views a Neighborhood Center as having less than 100,000 square feet of retail uses. In order for this development to be consistent with Policy 1.1.5 of the Lee Plan, retail uses in the Suburban-designated portion of the development must be limited to 100,000 square feet of retail uses. Staff proposes the following condition to address this issue.

- **Retail uses in the area designated by the Lee Plan as Suburban will not exceed 100,000 square feet.**
- **Each development order application that is submitted for commercial uses must show a running inventory of the amount of commercial development that has been built, is**

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Cond # 5

approved to be built, or is in the development order approval process. This information must be tract-specific and by Future Land Use designation for the commercial portion of this development.

2020 ALLOCATIONS

The subject property is within the San Carlos/Estero Planning Community, and is within the Urban Community and Suburban land use categories. The subject rezoning is proposing residential development on approximately 282.7 acres and commercial development on approximately 34.0 acres. All of the proposed residential development is in the Suburban land use category, while the commercial development is split between Suburban and Urban Community.

Table 1(b) of the Lee Plan allocates 2,963 acres for residential use for the Suburban areas of San Carlos/Estero, of which, 753 acres are still available. The residential portion of the request is, therefore, consistent with the Lee Plan 2020 allocations.

Table 1(b) of the Lee Plan allocates 2,854 acres for commercial uses in the San Carlos/Estero Planning Community, of which 2,477 acres are still available. The commercial portion of the request is also consistent with the Lee Plan 2020 allocations.

GOLF MAINTENANCE FACILITY ISSUES

Planning staff does not agree with the placement of the golf maintenance facility along Koreshan Boulevard. Maintenance facilities usually contain outdoor storage areas, irrigation pumps, and warehouse-type buildings for the storage of chemicals and vehicles. While these facilities are essential to a golf course operation, they sometimes can provide a negative visual appearance to the public. There is also a public safety concern with maintenance areas because of the large amounts of chemicals being stored in these facilities. Maintenance facilities potentially have negative impacts on public safety as well as the appearance of a community. They are essentially small industrial areas within a residential or commercial development. In other words, the development design is externalizing the impacts of its golf maintenance area. Staff believes that the maintenance facility is unnecessarily being located adjacent to a public roadway without adequate visual screening.

The Land Development Code does not directly address golf course maintenance facilities, but the LDC does provide some guidance about the visual appearance of the community.

Sec. 10-600. Purpose and intent.

The purpose of these standards and guidelines is to supplement existing development criteria with specific criteria that apply to the design of commercial buildings and developments. Commercial development depends on high visibility from public streets. In turn, their design of building(s) and site determines much of the image and attractiveness of the streetscapes and character of a community. Massive and/or generic developments that do not contribute to, or integrate with, the community in

a positive manner can be detrimental to a community's image, and sense of place. The goal is to create and maintain a positive ambiance and strong community image and identity by providing for architectural and site design treatments that will enhance the visual appearance of commercial development in Lee County, while still providing for design flexibility. These standards are intended to enhance the quality of life in Lee County.

Sec. 10-610. Site design standards and guidelines for commercial developments.

(c) Buffering and shielding.

(1) Purpose and intent. The purpose and intent of this section is to diminish, the visual impacts outdoor storage and service functions that may detract or have a negative impact on the street scape, landscape and/or the overall community image.

(2) Loading areas and docks (including delivery truck parking), outdoor storage, trash collection, heating/air conditioning and other similar mechanical equipment, solid waste disposal facilities, trash compaction, recycling, and other similar service function areas must be fully shielded from adjacent properties and street rights-of-way when viewed from ground level. The shielding must extend vertically a distance equal to or greater than the items, delivery trucks, or facilities being shielded.

While these sections do not directly address golf maintenance facilities within an RPD, the broad intent of these sections is clear. The intent of Section 10-600, as shown above, is to charge staff with the task of enhancing the visual appearance of development to create a strong community image and identity. Section 10-610 is even more specific to outdoor storage and service functions. This section specifically states that such uses may have a negative impact on streetscape, landscape, and overall community image. It goes on to require such areas to be fully shielded from adjacent properties and street rights-of-way.

Staff is suggesting that, while these LDC sections do not specifically apply to this development, the principles contained in these sections should be considered in this case. It is a fundamental planning principle that development should be designed in such a way as to provide a positive visual appearance for the public. It is also acknowledged by the LDC that outdoor storage and service functions have a negative impact on the streetscape and the overall community image. A golf course maintenance facility contains outdoor storage areas, service areas, and loading/unloading areas, all of which are considered by the LDC to be elements of commercial development subject to the design standards of the LDC. If these areas were within a commercial development, they would be required to be shielded from public view, but since they are within a residential component of an MPD, the requirements do not apply. Staff believes, however, that since the golf maintenance facility contains several of the elements that are required by the LDC to be shielded from public view, then some

consideration should be given to requiring the maintenance facility within this project to also be shielded from public view as stated in LDC Section 10-610. Staff recommends that this be accomplished by locating the maintenance facility internal to the project.

LDC Section 34-411 outlines general design standards for all planned developments.

Sec. 34-411. General standards.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

Section 34-411(i) states that a planned development site must be designed to minimize negative impacts on surrounding land uses. This planned development has been designed to place the golf maintenance facility along Koreshan Boulevard. This does not meet the intent of Section 34-411(i) because the maintenance facility presents negative visual and safety impacts to the public, and these impacts are being maximized by the chosen location of the maintenance facility adjacent to the public roadway. Staff believes the design of the project, with respect to the location of the maintenance facility, is inconsistent with Section 34-411(i).

Section 34-411(n) requires that the density and intensity within a planned development should vary in such a way as to prevent the location of intense or obnoxious uses away from incompatible land uses at the project's perimeter. The intent of this section is to require planned developments to internalize their heaviest impacts, rather than pushing them toward the edges of the development. The maintenance area is one of the most intense impacts associated with this development, and according to Section 34-411(n), it should be located away from the project's perimeter. Its location adjacent to the project boundary is inconsistent with the intent of Section 34-411(n).

LDC Section 34-612(2) outlines the purpose and intent of the various planned development districts.

Sec. 34-612. Types and general purpose of districts.....

(2) PD, planned development districts. The purpose and intent of the various planned development districts is to further implement the goals, objectives and policies of the Lee Plan while providing some degree of flexibility in planning and designing developments by:

b. Stimulating, where appropriate, the integration of new development with surrounding land uses, providing for consistency and visual harmony through various techniques, including screening and buffering, sign control, architectural controls and landscape design;

d. Promoting improved and unifying design techniques that reduce dependence on vehicular movement within the development, encourage the use of joint parking and loading facilities, provide for joint access, and generally maintain adequate service and facilities while avoiding negative impacts on surrounding land use and traffic circulation;

Section 34-612(2)d. states that one of the purposes of planned developments is to provide for joint access and to maintain adequate services and facilities while avoiding negative impacts on surrounding land use and traffic circulation. The maintenance area has a separate access point approximately 700 feet from a main residential access point along Koreshan Boulevard. If the maintenance facility were moved to a different, more internal location, then it could use the main residential access point, eliminating the need for the additional access point along Koreshan. The proposed access point for the maintenance facility is proposed to be right in/right out. Any vehicles making deliveries to the maintenance facility that are coming from US 41 to the west, will have to make a u-turn in order to access the maintenance facility. This could have a negative impact on traffic circulation, which is inconsistent with the intent of LDC Section 34-612(2)d. The proposed location of the maintenance facility and its access point do not seem to meet the intent of the LDC in regard to the purpose of planned development zoning.

Lee County DOT has additional concerns with the proposed right in/right out access to the maintenance facility off of Koreshan Boulevard. Their concern is that the maintenance facility will generate trips on a public roadway that are usually internal to the project (tractors and lawnmowers, etc.). Residents of golf course communities sometimes object to the slow moving maintenance vehicles using the internal residential streets to access remote portions of the golf course. In response to these objections, the maintenance vehicles have to use the main entrance roads to gain access to the golf course. As the project is now designed, these same slow moving vehicles would have to use Koreshan Boulevard to get access to the main entrance road of the project. In the opinion of Lee County DOT, introducing these slow moving vehicles on Koreshan Boulevard, an arterial roadway, will cause negative safety impacts for the traveling public. DOT has recommended denial of the proposed right in/right out access point for the maintenance facility.

Planning staff supports the concerns of DOT in regard to the access point for the maintenance facility. Koreshan Boulevard is an arterial roadway with a primary function of carrying large volumes of traffic between major activity centers. LDC Section 10-1(b) defines an arterial street as follows.

(3) *The following definitions distinguish and rank streets according to their different functional classifications:*

- a. *Street, arterial means streets primarily intended to carry large volumes of through traffic connecting major activity centers to other major traffic generators. Access to abutting properties is a secondary function.*

The LDC clearly states that access to abutting properties is a secondary function of arterial roadways. Planning staff does not support the proposed right in/right out access point for the maintenance facility on Koreshan Boulevard because it would be contrary to the LDC definition of an arterial roadway. It would negatively impact the ability of Koreshan Boulevard to carry large volumes of traffic between major activity centers. Staff believes that the maintenance facility should be relocated to the Club/Recreation Tract, thereby internalizing the impacts of the facility.

Staff proposes the following condition be included to address the location and/or design of the golf maintenance facility.

- **The existing Residential/Maintenance Tract MPD-7 is approved for residential use only, and direct access to Koreshan Boulevard from this tract is prohibited. The maintenance facility must be relocated to the interior, Club/Recreation Tract MPD 10.**

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GOLF COURSE PERFORMANCE STANDARDS

The stormwater runoff for the subject property will ultimately outfall to Estero Bay, which is Florida's first state aquatic preserve. All state aquatic preserves are also designated Outstanding Florida Waters by the Florida Department of Environmental Protection (DEP). DEP cannot issue permits for direct pollutant discharges to Outstanding Florida Waters which would lower ambient water quality, or indirect discharges which would significantly degrade the Outstanding Florida Water. Given the protection provided to Estero Bay by the State, staff believes that some general golf course performance standards should be implemented for this development in order to reduce any indirect discharges that would degrade the quality of the aquatic preserve.

The following conditions are included to address concerns about the golf course and its impact on water quality.

- a. Fertilizers with a low leaching potential (slow release) must be used, must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
- b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management

plan which includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. No turf managed areas (including fairways, tees, and greens) are permitted within 35 feet of wetlands or preserve areas. This chemicals management plan must be submitted to and approved by Lee County Natural Resources Staff prior to the development order approval.

- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f.
 - 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.
 - 2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities

for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.

- 3) The development order plans must indicate the construction material for all buildings in compliance with Best Management Practices for Golf Course Maintenance Departments.”
 - 4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
 - h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
 - i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.
 - j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
 - k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resource Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.
 - l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.

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d. Promoting improved and unifying design techniques that reduce dependence on vehicular movement within the development, encourage the use of joint parking and loading facilities, provide for joint access, and generally maintain adequate service and facilities while avoiding negative impacts on surrounding land use and traffic circulation;

Section 34-612(2)d. states that one of the purposes of planned developments is to provide for joint access and to maintain adequate services and facilities while avoiding negative impacts on surrounding land use and traffic circulation. The maintenance area has a separate access point approximately 700 feet from a main residential access point along Koreshan Boulevard. If the maintenance facility were moved to a different, more internal location, then it could use the main residential access point, eliminating the need for the additional access point along Koreshan. The proposed access point for the maintenance facility is proposed to be right in/right out. Any vehicles making deliveries to the maintenance facility that are coming from US 41 to the west, will have to make a u-turn in order to access the maintenance facility. This could have a negative impact on traffic circulation, which is inconsistent with the intent of LDC Section 34-612(2)d. The proposed location of the maintenance facility and its access point do not seem to meet the intent of the LDC in regard to the purpose of planned development zoning.

Lee County DOT has additional concerns with the proposed right in/right out access to the maintenance facility off of Koreshan Boulevard. Their concern is that the maintenance facility will generate trips on a public roadway that are usually internal to the project (tractors and lawnmowers, etc.). Residents of golf course communities sometimes object to the slow moving maintenance vehicles using the internal residential streets to access remote portions of the golf course. In response to these objections, the maintenance vehicles have to use the main entrance roads to gain access to the golf course. As the project is now designed, these same slow moving vehicles would have to use Koreshan Boulevard to get access to the main entrance road of the project. In the opinion of Lee County DOT, introducing these slow moving vehicles on Koreshan Boulevard, an arterial roadway, will cause negative safety impacts for the traveling public. DOT has recommended denial of the proposed right in/right out access point for the maintenance facility.

Planning staff supports the concerns of DOT in regard to the access point for the maintenance facility. Koreshan Boulevard is an arterial roadway with a primary function of carrying large volumes of traffic between major activity centers. LDC Section 10-1(b) defines an arterial street as follows.

(3) *The following definitions distinguish and rank streets according to their different functional classifications:*

a. *Street, arterial means streets primarily intended to carry large volumes of through traffic connecting major activity centers to other major traffic generators. Access to abutting properties is a secondary function.*

The LDC clearly states that access to abutting properties is a secondary function of arterial roadways. Planning staff does not support the proposed right in/right out access point for the maintenance facility on Koreshan Boulevard because it would be contrary to the LDC definition of an arterial roadway. It would negatively impact the ability of Koreshan Boulevard to carry large volumes of traffic between major activity centers. Staff believes that the maintenance facility should be relocated to the Club/Recreation Tract, thereby internalizing the impacts of the facility.

Staff proposes the following condition be included to address the location and/or design of the golf maintenance facility.

- **The existing Residential/Maintenance Tract MPD-7 is approved for residential use only, and direct access to Koreshan Boulevard from this tract is prohibited. The maintenance facility must be relocated to the interior, Club/Recreation Tract MPD 10.**

GOLF COURSE PERFORMANCE STANDARDS

The stormwater runoff for the subject property will ultimately outfall to Estero Bay, which is Florida's first state aquatic preserve. All state aquatic preserves are also designated Outstanding Florida Waters by the Florida Department of Environmental Protection (DEP). DEP cannot issue permits for direct pollutant discharges to Outstanding Florida Waters which would lower ambient water quality, or indirect discharges which would significantly degrade the Outstanding Florida Water. Given the protection provided to Estero Bay by the State, staff believes that some general golf course performance standards should be implemented for this development in order to reduce any indirect discharges that would degrade the quality of the aquatic preserve.

The following conditions are included to address concerns about the golf course and its impact on water quality.

- a. Fertilizers with a low leaching potential (slow release) must be used, must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
- b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management

plan which includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. No turf managed areas (including fairways, tees, and greens) are permitted within 35 feet of wetlands or preserve areas. This chemicals management plan must be submitted to and approved by Lee County Natural Resources Staff prior to the development order approval.

- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f.
 - 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.
 - 2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities

for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.

- 3) The development order plans must indicate the construction material for all buildings in compliance with Best Management Practices for Golf Course Maintenance Departments.”
 - 4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
 - h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
 - i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.
 - j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
 - k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resource Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.
 - l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.



FILE COPY

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 941-479-8336

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stowell
County Manager

James G. Traeger
County Attorney

Diana M. Parker
County Hearing
Examiner

January 26, 2001

Copy sent via e-mail 1/26/01

Ms. Carron Day, AICP
Florida Land Planning, Inc.
1560 Matthew Drive
Ft. Myers, FL 33907

Mr. Michael J. Ciccarone, Esq.
Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
P.O. Box 60259
Fort Myers, FL 33906-6259

RE: ESTERO GOLF RESORT; FILE #DCI2000-00032

Dear Ms. Day & Mr. Ciccarone:

The Development Services Division has reviewed the information provided on 6/1/00 and supplemented on 9/18/00, 10/27/00 and 1/3/01 for the rezoning request referenced above. The application has been scheduled for the first public hearing before the Hearing Examiner on March 14, 2001. The formal request has been re-drafted from your amended application documents that were submitted on 1/3/01 as follows (language to be deleted is shown ~~struck thru~~, and language to be changed or added is shown underlined):

Rezone 314.6± acres of land from Agricultural (AG-2) to Residential and Commercial Planned Development (RPD and CPD) zoning districts to permit a maximum of 600 820 dwelling units consisting of a mix of units types, golf courses, a maximum of ~~200,000~~ 320,000 square feet of retail uses, ~~15,000~~ 20,000 square feet of office uses, 150 hotel/motel rooms, consumption-on-premises, and 100 ALF units, in buildings not to exceed a maximum of 55 feet/4 stories.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by February 1, 2001 whether this wording is satisfactory.

TO: Ms. Day & Mr. Ciccarone
RE: **ESTERO GOLF RESORT; FILE #DCI2000-00032**
January 26, 2001
Page 2 of 2

If you have not already done so, please ascertain that a CLEARLY LEGIBLE 11" x 17" copy of the latest Master Concept Plan is included in the public hearing file. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Kay Deselem, AICP
Senior Planner

cc: (via e-mail)

Walter McCarthy, Division Director
Paul O'Connor, Division of Planning
Dawn Lehnert, Asst. County Attorney
Elaine Mettauer, DOT
Zoning/DCI File

Kim Trebatoski, Environmental Sciences
Bob Rentz, Development Services
Don Blackburn, Development Services
Brad Vance, Natural Resources
Donna Dilg ISA

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING: ENVIRONMENTAL SCIENCES**

FILE COPY

Date: January 24, 2001

To: Kay Deselem, Senior Planner

From: Kim Trebatoski, Senior Environmental Planner



Re: Estero Golf Resort RPD/CPD

DCI 2000-00032

Master Concept Plan Counter Stamped January 3, 2001

STRAP 21-46-25-00-00001.0000; .3000; 28-46-25-00-00001.0003

314.6 acres [21.2 acres freshwater wetland]

The Division of Planning / Environmental Sciences (ES) staff have reviewed the above referenced project and conducted site inspections on June 27th and October 24th, 2000. The following are ES staff comments and recommended conditions:

Vegetation:

A Florida Land Use and Cover Classification System (FLUCCS) map was compiled by Passarella and Associates, Inc. The majority of the site (292.5 acres) consists of previously disturbed lands and pasture lands. Much of the property is infested with melaleuca and Brazilian pepper. The western portion of the property burned a few years ago, and subsequently melaleuca has sprouted throughout this section of the parcel. Therefore, the existing indigenous vegetation communities are stressed by competition with invasive exotic vegetation. The 22.1 acres of existing indigenous areas include palmetto prairie (FLUCCS 3219; 21.7 acres) and disturbed cypress wetland (FLUCCS 6219; 0.4 acres).

Open Space & Deviation 12:

The Lee County Land Development Code (LDC) Section 10-415(a) requires large commercial projects to provide 30% open space and large residential projects to provide 40% open space. Planned developments may allocate the open space to individual tracts provided the overall required open space is met and a minimum of 10% open space is provided within each tract per LDC Section 10-414(c). Residential planned developments must provide a minimum of 30% common open space with the remaining 10% open space being allocated as private open space to individual dwelling units having immediate private ground floor access per LDC Section 10-935(g)(1)(a).

ES staff recommend the following condition to confirm open space requirements:

Prior to local development order approval, open space must be provided as stated in the Open Space and Indigenous Vegetation table on the approved Master Concept Plan. Each tract must provide a minimum of 10% open space.

Deviation 12 is a request to deviate from LDC Section 10-415(b) requiring fifty percent of the required open space to be provided by existing indigenous vegetation communities to allow 6.36 acres of the indigenous preserve requirement to be met by restored wetlands. Passarella and Associates confirmed the wetland restoration will be a combination of marsh and hardwood wetlands.

The applicant justifies this request by indicating that incorporating the restored wetlands into the site plans was a significant change in response to other review agencies, and that it in essence creates a financial hardship. Therefore, the applicant is asking the county to allow the restored wetlands to count toward the indigenous preservation requirement.

LDC Section 34-412(a) allows the granting of a deviation when it can be demonstrated that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served. The proposed indigenous preserves consist of 6.84 acres of existing upland palmetto prairie and 6.36 acres restored wetlands. The connection of the two upland preserves in the southeast corner of CPD tract-5 and the bridging of the entry road would result in a contiguous preserve providing a larger gopher tortoise habitat area. The bridging will also reduce the number of animals crossing the road between the preserves, and thus decrease safety hazards between vehicles and wildlife.

As noted by ES staff, the existing indigenous vegetation communities on this property are invaded with melaleuca. The highest quality uplands (6.84 acres) are proposed to be preserved. Additionally, the restoration of the wetlands will provide wood stork and wading bird habitat. The wetland restoration will be incorporated into the surface water management system. Large cypress will be retained during the restoration.

Economic hardships cannot be the basis for granting a deviation. However, the proposed indigenous deviation as conditioned by staff does enhance the proposed project by:

- ▶ providing a diversity of habitat; and
- ▶ retaining the higher quality existing indigenous upland habitat; and
- ▶ retaining large cypress; and
- ▶ integrating the restored wetlands into the surface water management system; and
- ▶ creating a larger contiguous preserve in CPD tract-5; and
- ▶ providing visual relief; and
- ▶ providing a buffer between the commercial and residential components of the project.

ES staff recommend APPROVAL of Deviation 12 with the following conditions:

Prior to local development order approval, the development order plans must show an upland preserve connection between the conservation area in the southeast corner of CPD Tract-5 and the upland conservation area on the eastern side of the restored wetland. Details of a roadway or bridge meeting Category B street standards with closed drainage that accommodates wildlife

passage under the entrance roadway to CPD Tract -5 must be included on the development order plans for Lee County staff review and approval.

Prior to local development order approval, a detailed wetland restoration plan must be submitted for the Division of Planning / Environmental Sciences staff review and approval. The wetland restoration plan and/or the Land Development Code (LDC) required littoral zones must be designed to provide foraging area for wood storks.

Protected Species Survey:

A protected species survey meeting the requirements of LDC Section 10-473 was conducted by Passarella and Associates, Inc. The ecologists located 8 active and 12 inactive gopher tortoise burrows. Additionally, four possible Big Cypress fox squirrel nests were located, but no fox squirrels were observed.

ES staff field verified the protected species survey during their June and October site inspections. The results of the survey were confirmed. Additionally, ES staff observed eight wood storks along the southwestern edge of the large wetland to be restored in the eastern portion of the site.

ES staff recommend the following condition to confirm if Big Cypress fox squirrels are nesting on this parcel:

Prior to local Development Order approval, the potential Big Cypress fox squirrel nests on site must be re-surveyed specifically for fox squirrel presence. The protected species survey must be prepared per LDC Section 10-473 and submitted to the Division of Planning, Environmental Sciences for review and approval. If fox squirrel use of the site is verified, final management details per LDC Section 10-474 must be submitted including a phased exotic removal plan.

Gopher Tortoise Management Plan:

A preliminary gopher tortoise management plan is proposed on page 14 of the "Estero Golf Resort Lee County Protected Species Survey and Management Plan" prepared by Passarella and Associates, Inc. dated June 2000. The plan commits to submitting a detailed gopher tortoise management plan as part of the local development order process. The applicant intends to obtain an incidental take permit from the Florida Fish and Wildlife Conservation Commission, excavate the burrows, and move the tortoises out of harms way into the upland indigenous preserves.

ES staff recommend the following conditions to confirm the gopher tortoise management plan requirements:

Prior to local development order approval, a detailed gopher tortoise management plan must be submitted for the Division of Planning / Environmental Sciences staff review and approval.

Prior to any site work, a Vegetation Removal Permit must be obtained to install barricading of preserves and conduct excavation of tortoise burrows to move the gopher tortoises within the development tracts.

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

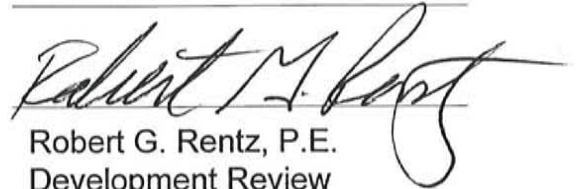
FILE COPY

DATE: January 18, 2001

To: Kay Deselem, AICP

Senior Planner

FROM:



Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Estero Golf Resort**

Case No. DCI2000-00032

The proposed development consists of 320,000 square feet of retail, 20,000 square feet of office, a 150 room hotel, and 820 single family homes. The project is expected to generate 17,270 new trips per day, with 865 occurring in the AM peak hour and 1,625 occurring in the PM peak hour.

Based on the 1999 Traffic Count Report issued by Lee County Department of Transportation the 2005 peak hour, peak season, peak direction volume of flow on U.S.41 south of Koreshan Blvd. is 1,851 vehicles per hour, on U.S.41 north of Koreshan Blvd. is 1,658 vehicles per hour, and on Koreshan Blvd. is 240 vehicles per hour. At these volumes the roadway links will operate at level of service C, C, and A, respectively. When the peak hour, peak direction project traffic is added to the 2005 background the roadway links will operate at level of service D, C, and A, respectively.

BGR

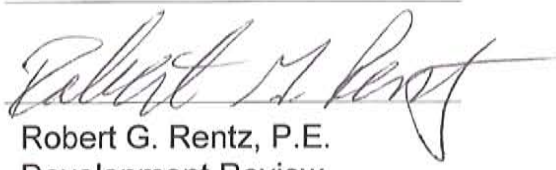
S:/WRITERS/RENTZRG/DCI2K00032TRAFFICSUBSTANTIVECOMMENTS

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

FILE COPY

DATE: November 06, 2000

To: Kay Deselem, AICP
Senior Planner

FROM: 
Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Estero Golf Resort RPD/CPD**
Case No. DCI2000-00032

The Zoning Traffic Impact Statement was resubmitted on September 18, 2000 and was approved on September 28, 2000. The Zoning Traffic Impact Statement has now been revised and resubmitted to reflect changes in the scope of the project. This revised Zoning Traffic Impact Statement is APPROVED, with the following comments.

1. **Table 2:** *The trip generation volumes were totaled incorrectly.*
2. **Table 5:** *The Resultant Driveway Volumes were calculated incorrectly. After correcting the volumes from Table 2, and the driveway volumes, the volume of net new trips will be somewhat different than shown.*

The above comments do not effect any level of service analyses, and may be addressed at the time of development order application.

DEVELOPMENT SERVICES DIVISION
DCI SUFFICIENCY REVIEW -RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENT
TRANSMITTAL SHEET

TO: Distribution FROM: Kay Deselem DATE: October 30, 2000
Walter J. McCarthy - Xmittal sheet only
Dawn Perry-Lehnert, Assistant County Attorney
DS Reviewer - Don Blackburn
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Planning
Elaine Mettauer, LCDOT
Stephanie Keyes , Lee County School District

PROJECT NAME: Key Custom Homes, Inc. in ref to CASE: DCI2000-00032
Estero Golf Resort RPD/CPD

INFORMATION SUMMARY:

RESUBMITTAL

☐ To update your file RESPONSE REQUIRED BY: November 10, 2000
☒ Review and forward sufficiency
questions or make finding of
sufficiency

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI File/ZONE File

FILE COPY

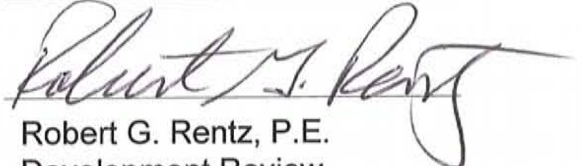
MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: September 28, 2000

To: Kay Deselem, AICP

Senior Planner

FROM:


Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Estero Golf Resort RPD/CPD**
Case No. DCI2000-00032
Zoning Traffic Impact Statement

The Zoning Traffic Impact Statement for the referenced project was resubmitted on September 18, 2000. This Zoning Traffic Impact Statement now meets the requirements of the Zoning Traffic Impact Statement guidelines adopted on April 15, 1992. Therefore, the Zoning Traffic Impact Statement is now considered acceptable and is approved.

BGR

S:\WRITERS\RENTZRG\DCI2K00032ZTIS2

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

FILE COPY

DATE: November 9, 2000

To: Kay Deselem
Senior Planner

FROM: Don Blackburn
Development Review Manager

RE: ESTERO GOLF RESORT
DCI2000-00032
SUFFICIENCY COMMENTS

I have reviewed the most recent submittal and find it sufficient for the purposes of provided substantive comments.

MEMORANDUM

FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES

FILE COPY

DATE: October 5, 2000

TO: Kay Deselem
Senior Planner

FROM: Don Blackburn 
Development Review Manager

RE: ESTERO GOLF RESORT
DCI2000-00032
Sufficiency Comments

I have review the recent submittal for the above referenced project, and find it insufficient for the following reasons.

With regards to deviation request number 1:

Even though the cover letter states that this deviation has been withdrawn, it still appears on the MCP. Please have the applicant clarify this.

With regards to deviation request number 2:

The drawing provided only illustrates the location at the railroad tracks, and does not contain any mitigation features. A drawing must be provided for those locations adjacent to adjoining property.

It appears that the deviation numbering has been changed and that a new deviation has been added. The renumbering of the deviations causes confusion and renders the sufficiency comments invalid when the number has been changed. Please have the applicant restore the numbering to the original order as they first appeared in the original application. Once that has been submitted I can then offer sufficiency comments again.

FILE COPY



DEPARTMENT OF
TRANSPORTATION

Memo

To: Kay Deselem, AICP
Senior Planner

From: Elaine Wicks, E.I. *EW*
LDOT Engineer III

Date: October 6, 2000

Re: **Estero Golf Resort RPD/CPD
Sufficiency Review
DCI 2000-00032**

The Department of Transportation has received the information submitted based on the original sufficiency review and still does not find this project sufficient.

The applicant stated in their August 15th response letter that they have provided as much space as feasible on their MCP for the Oriole/Sandy Lane Extension. The area they have provided increased from 15 to 30 feet. The applicant is also requesting a deviation to allow for a minimum lake setback of 25 feet from the property line, therefore, potentially having only 25 feet available for the Oriole/Sandy Lane Extension. This would require either impacting the future golf course, homesites, etc. of the proposed development or would require impacting over 30 existing single-family homes within the San Carlos Estates.

The Official Trafficways Map shows the required right-of-way of 100 feet which DOT mentioned during a meeting with the applicant that we may be able to accommodate the proposed Oriole/Sandy Lane extension within a 60 foot wide area in order to help lower the overall impacts of the roadway to the proposed project.

Policy 21.2.4 of the Lee Plan states: Transportation corridors contained in local development orders, planned development approvals, or DRI development orders will be reviewed by the county to determine compliance with the corridor needs shown on the Official Trafficways Map. Conflicts with these corridors and the corridors contained on the Official Trafficways Map will be identified and mutual resolution of these conflicts will be encouraged.

Page Two
Kay Deselem, AICP
RE: Estero Golf Resort
October 6, 2000

The applicant has not sufficiently met the requirements of the Lee Plan's Transportation Section; therefore, DOT cannot find this project sufficient.

As stated in our previous sufficiency response, Oriole/Sandy Lane is a crucial piece of the overall transportation network. Sandy Lane will go from Old US 41 and tie into Three Oaks Parkway north of Alico Road. DOT is actively in the process of piecing this project together as more properties along this corridor develop. This corridor will provide relief to US 41, I-75 and Three Oaks Parkway.

I would also like to iterate, that the area set aside for this corridor would be eligible for impact fee credits as outlined in Administrative Code AC-11-5.

EW/mlb

NOTICE TO PROPERTY OWNER WITHIN 375 FEET

CASE NUMBER: DCI2000-00032

NAME: Keystone Custom Homes, Inc., in ref. to Estero Golf Resort MPD

REQUEST: Rezone 314.6± acres of land from Agricultural (AG-2) to Residential and Commercial Planned Development (RPD and CPD) zoning districts to permit a maximum of ~~600~~ 820 dwelling units consisting of a mix of units types, golf courses, a maximum of ~~200,000~~ 320,000 square feet of retail uses, ~~45,000~~ 20,000 square feet of office uses, 150 hotel/motel rooms, consumption-on-premises, and 100 ALF units, in buildings not to exceed a maximum of 55 feet/4 stories.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

LOCATION: The subject property is located at 19975 South Tamiami Tr. (located on the northeast quadrant of the intersection of U.S. 41 and Koreshan Blvd), in S21-T46S-R25E, Lee County, FL.

SIZE OF PROPERTY: 293.4 ± acres

STAFF REPORT: Direct inquiries to Kay Deselem, AICP, Planner, at 941/479-8336, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 am on March 14, 2001, on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.

Copies of the staff report will be available one week prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 941/479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Becky Tatlock 479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

July 13, 2001

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Florida Land Planning, Inc.
Attn: Carron Day, AICP, President
1560 Matthew Drive, Suite E
Fort Myers, FL 33907-1702

**Re: Agenda Schedule for Estero Golf Resort (clarification of zoning resolution)
Case No. DCI2000-00032**

Dear Ms. Day:

Your request to amend the zoning resolution in the above referenced case to conform it with previous action by the Board has been scheduled as follows:

DATE & TIME: July 30, 2001, Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Billie Jacoby
Billie Jacoby
Internal Services Secretary

cc: Paula Davis, Keystone Custom Homes, Inc.
Kay Deselem
Zoning File

U:\200107\DCI20000.003\2\bcc app ltr.wpd

MEMORANDUM
From The
Department Of
Community Development
Development Services Division

Date: April 25, 2001

To: FILE DCI 2000-00032

FROM: Denise Bayliss

RE: Notice of Public Hearing - May 7, 2001
 Lee County Board of County Commissioners Meeting

I, Denise Bayliss, Internal Services Secretary, Development Services Division, do hereby certify that I have mailed notices to the participants in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER: DCI2000-00032

NAME: Keystone Custom Homes, Inc., in ref. to Estero Golf Resort MPD

REQUEST: Rezone 314.6± acres of land from the Agricultural (AG-2) zoning district to the Mixed Use Planned Development (MPD) zoning district to allow a maximum of 820 dwelling units consisting of a mix of unit types. The 820 dwelling units may include up to 100 units within an assisted living facility. The project is also proposed to include a golf course, up to 320,000 square feet of retail uses, and 20,000 square feet of office use. The application also includes a request for consumption on premises. Buildings will not exceed 55 feet and four stories.

LOCATION: The subject property is located at 19975 South Tamiami Trail (located on the northeast quadrant of the intersection of U.S. 41 and Koreshan Boulevard), in S21-T46S-R25E, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE: Florida Land Planning, Inc., 941/278-5222

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 a.m. on May 7, 2001, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers, FL.

The law states that, as a participant, you have the right to appear and address the Board on this case. However, the law strictly limits all testimony before the Board to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Hearing Examiner's hearing and not otherwise disclosed in the record. Statements will be limited to five (5) minutes or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Development Services Division, 1500 Monroe St., Ft. Myers, FL. Call 479-8585, ext. 5912, for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Denise Bayliss at 479-8585 extension 5912.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

<u>CASE NUMBER</u>	DCI 2000-00032
<u>NAME OF CASE</u>	Keystone Custom Homes, Inc., in ref. to Estero Golf Resort MPD
<u>DATE TO BE HEARD</u>	May 7, 2001
<u>AGENT</u>	Florida Land Planning, Inc. 1560 Matthew Drive, Suite E Fort Myers, FL 33907-1702
<u>PARTICIPANTS</u>	Louis Corsiglia The Vines Golf and Country Club 8490-1 Southbridge Dr. Ft. Myers, FL 33912 Donald F. Eslick 23029 Tree Crest Ct. Bonita Springs, FL 34135 Charlie Maurer, President Development Associates, Inc. P. O. Box 366069 Bonita Springs, FL 34136 Arnold Rosenthal 20981 Andiron Place Estero, FL 33928 Mr. Kay Rote The Vines Golf and Country Club 8490-1 Southbridge Dr. Ft. Myers, FL 33912



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

April 20, 2001

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Florida Land Planning, Inc.
Attn: Carron Day, AICP, President
1560 Matthew Drive, Suite E
Fort Myers, FL 33907-1702

**Re: Agenda Schedule for Keystone Custom Homes, Inc.,
in reference to Estero Golf Resort MPD
Case No. DCI2000-00032**

Dear Ms. Day:

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: May 7, 2001, Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Denise Bayliss
Internal Services Secretary

cc: Keystone Custom Homes, Inc.
Kay Deselem
Zoning File

U:\200104\DCI20000.003\2\agents notice bcc.wpd

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941)479-8336

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

March 30, 2001

Ms. Carron Day, AICP
Florida Land Planning, Inc.
1560 Matthew Drive
Ft. Myers, FL 33907

Mr. Michael J. Ciccarone, Esq.
7360 Lake Drive SW
Fort Myers, FL 33908

RE: ESTERO GOLF RESORT; FILE #DCI2000-00032

Dear Ms. Day & Mr. Ciccarone:

At the March 14, 2001 Hearing Examiner hearing, testimony was put on the record that the applicant is now the owner, not a contract purchaser. Please note that a new Disclosure of Interest form must be provided prior to the Board of County Commissioners' hearing to reflect this change. I have enclosed a copy of the form for your use.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Kay Deselem, AICP
Senior Planner

Enclosures: Disclosure of Interest Form

cc: Walter McCarthy, Division Director
Donna Marie Collins, Asst. County Attorney
Zoning/DCI File

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: February 27, 2001

TO: File

FROM: Rebecca Tatlock
Secretary, Internal Services

RE: Notice of Public Hearing - March 14, 2001

I, Rebecca Tatlock, certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNER WITHIN 375 FEET

CASE NUMBER:

DCI2000-00032

NAME:

Keystone Custom Homes, Inc., in ref. to Estero Golf Resort MPD

REQUEST:

Rezone 314.6± acres of land from Agricultural (AG-2) to Residential and Commercial Planned Development (RPD and CPD) zoning districts to permit a maximum of ~~600~~ 820 dwelling units consisting of a mix of units types, golf courses, a maximum of ~~200,000~~ 320,000 square feet of retail uses, ~~15,000~~ 20,000 square feet of office uses, 150 hotel/motel rooms, consumption-on-premises, and 100 ALF units, in buildings not to exceed a maximum of 55 feet/4 stories.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

LOCATION:

The subject property is located at 19975 South Tamiami Tr. (located on the northeast quadrant of the intersection of U.S. 41 and Koreshan Blvd), in S21-T46S-R25E, Lee County, FL.

SIZE OF PROPERTY:

293.4 ± acres

STAFF REPORT:

Direct inquiries to Kay Deselem, AICP, Planner, at 941/479-8336, at the Dept. of Comm. Development, 1500 Monroe St., Ft. Myers, FL 33901.

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 am on March 14, 2001, on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.

Copies of the staff report will be available one week prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 941/479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Becky Tatlock 479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

21-46-25-00-00001.0000
HERMES INVESTMENT CO INC

% WILLIAM KEYES
P O DRAWER 790
FORT MYERS FL 33902

15-46-25-11-00226.A480
HOFFMEISTER EDWARD TR

18605 TAMPA RD

FT MYERS FL 33912

15-46-25-11-00226.A520
MENARD R A

17410 CARNEGIE CIR

FT MYERS FL 33912

15-46-25-11-00242.0300
SNYDER FLOYD + ELSIE

1629 HILLCREST AVE

BETHLEHEM PA 18015

15-46-25-11-00242.0340
STINAUER TERRI

17405 HOMEWOOD RD

FT MYERS FL 33912

15-46-25-11-00242.0490
FRANK ROBERT L CO-TR +

P O BOX 560

ESTERO FL 33928

15-46-25-11-00242.0530
RISING DIANNE L

15631 BRIAR PATCH LN

FORT MYERS FL 3391223

15-46-25-11-00242.0570
HENDRICKS MICHAEL W + APRIL C

18676 SEBRING

FT MYERS FL 33908

15-46-25-11-00244.0030
BRUNO SALVATORE SR

780 CAL COVE DR

FT MYERS FL 33919

15-46-25-11-00255.0070
REES BRADY J +

18695 SEBRING RD

FT MYERS FL 33912

15-46-25-11-0000A.0000
WEBER ROY E

12831 CHARTWELL DR

FT MYERS FL 33912

15-46-25-11-00226.A500
WEBER ROY E

12831 CHARTWELL DR

FT MYERS FL 33912

15-46-25-11-00242.0270
PLATZ RYAN A SR + SUZANNE E

18673 MIAMI BLVD

FORT MYERS FL 33912

15-46-25-11-00242.0320
MEAD MARIE E

18689 MIAMI BLVD

FT MYERS FL 33912

15-46-25-11-00242.0370
HENSON EVELYN ELOESE

18709 MIAMI BLVD

FT MYERS FL 33912

15-46-25-11-00242.0510
EHRICH DONN M + DEBRA L

18696 SEBRING RD

FT MYERS FL 33912

15-46-25-11-00242.0550
JACKSON RICHARD J TR +

RT 11 18680 SEBRING RD

FT MYERS FL 33912

15-46-25-11-00244.0010
KYNER WALTER L + HILDEGARD

5081 PALMETTO WOODS DR

NAPLES FL 34119

15-46-25-11-00244.0050
WEBER ROY E

12831 CHARTWELL DR

FT MYERS FL 33912

15-46-25-11-00255.0090
KLASSEN LEESA

18703 SEBRING RD

FORT MYERS FL 33912

16-46-25-07-00108.0160
CELSI FORTUNATO ANGELO +

20582 ALMADEN RD

SAN JOSE CA 95120

16-46-25-07-00108.0200
EDLY JOSEPH ALEX

3111 FELTON DR

BEAVERCREEK OH 45431

16-46-25-07-00108.0240
BARKER SUZANNE

8369 WREN RD

FT MYERS FL 33912

16-46-25-07-00108.0280
AMUNDSON FRED + PEARL
C/O WILLIAM C AMUNDSON
230 HUBBARD ST

GARDEN CITY MI 48135

16-46-25-07-00108.0320
CHARETTE MICHAEL N +

8401 WREN ROAD

FT MYERS FL 33912

16-46-25-07-00108.0360
CICHY TODD M

8417 WREN RD

FT MYERS FL 33912

16-46-25-07-00108.0400
CHIODINI FRANK + ESTHER

22020 ENGLEHARDT ST

SAINT CLAIR SHORES MI 48080

16-46-25-07-00108.0440
FRITZO WILLIAM G

8449 WREN RD

FT MYERS FL 33912

16-46-25-07-00108.0480
TAYLOR DONALD L

8465 WREN RD

FT MYERS FL 33912

16-46-25-07-00109.0170
FISCHER DARYL E + BARBARA

8313 MATANZAS RD

FORT MYERS FL 33912

16-46-25-07-00108.0180
SHUMAN HAZEL

913 PINE ST

LAWRENCEVILLE NJ 08648

16-46-25-07-00108.0220
JOHNSTON THOMAS G + PAMELA K

8361 WREN RD

FT MYERS FL 33912

16-46-25-07-00108.0260
BECK BRIAN C + BRENDA L

8377 WREN RD SE

FT MYERS FL 33912

16-46-25-07-00108.0300
DAVIS ROGER W + MARY L

8393 WREN RD

FT MYERS FL 33912

16-46-25-07-00108.0340
HUGHES CHRISTOPHER R + PAMELA

8409 WREN RD

FORT MYERS FL 33912

16-46-25-07-00108.0380
HERRNECKER R YVONNE

59 ELM ST

HORNELL NY 14843

16-46-25-07-00108.0420
LYLE WILLIAM B

8441 WREN RD

FT MYERS FL 33912

16-46-25-07-00108.0460
PARKER ROBERT R JR + DAWN M

8457 WREN RD

FORT MYERS FL 33912

16-46-25-07-00109.0150
PASTRE ROBERT

7659 GRANDE PINE RD

BOKEELIA FL 33922

16-46-25-07-00109.0200
TAYLOR SHERMAN ALAN

8325 MATANZAS RD

FT MYERS FL 33912

16-46-25-07-00109.0220
ELSENBAUMER ROWLAND + ELAINE E

8333 MATANZAS RD

FT MYERS FL 33912

16-46-25-07-00109.0260
NEGRON ENID M

8349 MATANZAS RD

FT MYERS FL 33912

16-46-25-07-00109.0300
MURPHY WAYNE R + SHERYL L

8365 MATANZAS RD

FT MYERS FL 33912

16-46-25-07-00109.0340
ORDMANDY W L JR + KATHLEEN M

RT 11 8386 REN ROAD

FT MYERS FL 33912

16-46-25-07-00109.0400
GARAY JUAN +

1360 BONITA BEACH

BONITA SPRINGS FL 34135

16-46-25-07-00109.0440
LIU TANG-HUI +

NO 14 LN 380 CHERNG-GUNG RD

MEI-NUNGTOWN KAOHSIUNG CO TAIWAN

16-46-25-07-00109.0460
DOMINGUEZ ALICIA

19140 MIAMI BLVD

FT MYERS FL 33912

16-46-25-07-00109.0500
MACDONALD ROBERT J

8441 MATANZAS RD

FT MYERS FL 33912

16-46-25-07-00109.0540
GIROUX STEPHEN T + SHARI M

8465 MATANZAS RD

FORT MYERS FL 33912

16-46-25-07-00109.0590
MOUNTS DARRELL E II

8462 WREN RD

FT MYERS FL 33912

16-46-25-07-00109.0240
CARLON MARION H

831 19TH ST

ROCKFORD IL 61104

16-46-25-07-00109.0280
CEBALLOS ALFREDO SILVA

14600 S TAMiami TR #58

FORT MYERS FL 33912

16-46-25-07-00109.0320
DOLAN FRANCIS D

2735 BAKER RD

FREMONT OH 43420

16-46-25-07-00109.0380
LUBAWAY JOHN J III +

8397 MATANZAS RD

FORT MYERS FL 33912

16-46-25-07-00109.0420
BARR DAVID A

8413 MATANZAS RD

FORT MYERS FL 33912

16-46-25-07-00109.0450
LIU TANG-HUI +

NO 14 LN 380 CHERNG-GUNG RD

MEI-NUNGTOWN KAOHSIUNG CO TAIWAN

16-46-25-07-00109.0480
DANIELS FREDDIE G

8437 MATANZAS RD SE

FORT MYERS FL 33912

16-46-25-07-00109.0520
HUBBARD KENDALLYN RAE (MINOR)
C/O CAMELA S MAHAFFEY
8449 MATANZAS RD

FT MYERS FL 33912

16-46-25-07-00109.0570
ARROYO ALEJANDRINO S

P O BOX 2365

PANAMA 9A PANAMA

16-46-25-07-00109.0610
MANOCHEO THOMAS J +

8454 WREN RD

FT MYERS FL 33912

16-46-25-07-00109.0630
BLOKZYL LINDA

8446 WREN RD

FT MYERS FL 33912

16-46-25-07-00109.0670
SCHAD KEVIN G + THERISSA J

8430 WREN RD

FORT MYERS FL 33912

16-46-25-07-00109.0720
WILSON PAUL + ANN B

PO BOX 310504

ENTERPRISE AL 36331

16-46-25-07-00109.0760
GILLESPIE HUGH + CHERI L

8301 BLACKBERRY RD

FT MYERS FL 33908

16-46-25-07-00109.0780
ORDMANDY WM L JR + KATHLEEN M

RT 11 8386 WREN RD

FT MYERS FL 33912

16-46-25-07-00109.0810
HEIBERGER SEBASTIAN F

5610 N NATOMA AVE

CHICAGO IL 60631

16-46-25-07-00109.0840
CRAFT JAMES W +

P O BOX 1913

NAPLES FL 34106

16-46-25-07-00109.0880
SHAW GEORGE THOMAS + MERILYN E

18386 PIONEER RD

FT MYERS FL 33908

16-46-25-07-00109.0920
MARINO KENNETH P

8330 WREN RD

FORT MYERS FL 33912

16-46-25-07-00109.0960
SHOUNIA NADIR

QWICK KORNER
3950 S MAIN ST
SANTA ANA CA 92707

16-46-25-07-00109.0650
HAINGE NANCY L

8438 WREN RD

FORT MYERS FL 33912

16-46-25-07-00109.0700
VERHAAGH JEFFERY A + RITA

8418 WREN RD

FT MYERS FL 33912

16-46-25-07-00109.0740
KUNTZ FLORENCE E ETAL

6512 LOCKWOOD LN

INDIANAPOLIS IN 46217

16-46-25-07-00109.0770
GILLESPIE HUGH + CHERI L

8301 BLACKBERRY RD

FT MYERS FL 33908

16-46-25-07-00109.0800
HEIBERGER SEBASTIAN F

5610 N NATOMA AVE

CHICAGO IL 60631

16-46-25-07-00109.0820
OBRIEN FRANK A + MARIE

RR #1 BOX 306

DELANCEY NY 13752

16-46-25-07-00109.0860
ROSAR LAURA KATHRYN +

8350 WREN RD

FT MYERS FL 33912

16-46-25-07-00109.0900
FASANO ANTHONY + MARY ANNE

2038 HENDRICKSON ST

BROOKLYN NY 11234

16-46-25-07-00109.0940
GILLESPIE CHAD J

P O BOX 1242

ESTERO FL 33928

16-46-25-07-00110.0490
CIGANEK DAVID J + DONNA

P O BOX 823

ESTERO FL 33928

16-46-25-07-00110.0510

PUGH W JOHN +

1438 SE 22ND ST

CAPE CORAL FL 33990

16-46-25-07-00110.0550

CALCAGNO GENE J TR

63758 PINE DR

STURGIS MI 49091

16-46-25-07-00111.0520

OTT VICKI K

20332 SCHERILL LN

P O BOX 984

ESTERO FL 33928

16-46-25-07-00111.0560

ANDERSON THOMAS E JR

17330 W CARNEGIE CIR #207

FORT MYERS FL 33912

16-46-25-07-00111.0600

LUCKEY ROBERT F + CHARMAYNE S

23367 ELDORADO BLVD

BONITA SPRINGS FL 34134

16-46-25-07-00111.0640

SUMMERS JOAN S

1822 MAPLE AV

FT MYERS FL 33901

16-46-25-07-00111.0680

SUMMERS J S

1822 MAPLE AV

FT MYERS FL 33901

16-46-25-07-00111.0720

MCCORMACK STEVEN W + TAMI L

8384 MATANZAS RD

FT MYERS FL 33919

16-46-25-07-00111.0760

CAIN LEONARD K + CLARA

8133 ANHINGA

FT MYERS FL 33912

16-46-25-07-00111.0800

FOSTER DAVID A + JOY L

17401 FUCHSIA RD

FORT MYERS FL 33912

16-46-25-07-00110.0530

BALLENGER JOHN R JR + MICHELLE

18677 ORIOLE RD SE

FT MYERS FL 33912

16-46-25-07-00110.0570

LOOMIS GARY J +

18701 ORIOLE RD

FT MYERS FL 33912

16-46-25-07-00111.0540

ROTHENBERG HENRY J

175 BAHIA VIA

FT MYERS FL 33931

16-46-25-07-00111.0580

ROU JEFFREY D

P O BOX 1501

IMMOKALEE FL 34143

16-46-25-07-00111.0620

GARDINER GARY +

10238 BOCA CIR

NAPLES FL 34109

16-46-25-07-00111.0660

ROU JEFFERY D

19020 MIAMI BLVD

FT MYERS FL 33912

16-46-25-07-00111.0700

WALKER LARRY J + DIANA J

8376 MATANZAS RD

FORT MYERS FL 33912

16-46-25-07-00111.0740

TOWNSEND TIMOTHY

8392 MATANZAS RD

FT MYERS FL 33912

16-46-25-07-00111.0780

LUCKEY ROBERT F + CHARMAYNE S

23367 ELDORADO BLVD

BONITA SPRINGS FL 34134

16-46-25-07-00111.0820

PUGH TIMOTHY E +

1438 SE 22ND ST

CAPE CORAL FL 33990

16-46-25-07-00111.0840
LEWIS KARLA E

8432 MATANZAS RD #34

FORT MYERS FL 33912

16-46-25-07-00111.0880
SEC OF VETERAN AFFAIRS

27831 SO TAMIAMI TR

BONITA SPRINGS FL 34134

16-46-25-07-00111.0920
MCGUIRE ROBERT J +

8462/64 MATANZAS RD

FORT MYERS FL 33912

21-46-25-00-00001.2000
CONSULTORA GRETTIER S A ETAL
C/O PREUSS REALTY CO
25 SE 2ND AVE STE 710

MIAMI FL 33131

21-46-25-00-00001.4000
LEE THIC JOCK + PING LEE

4805 SHERRY LN RT 5

FT MYERS FL 33908

21-46-25-01-00000.0020
MASHIONE JOSEPH F + CATHERINE

19299 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0040
GORHAM JEFFREY + MARCIA

19283 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0060
GOODMAN DAVID L

19267 VINTAGE TRACE CIR

FORT MYERS FL 33912

21-46-25-01-00000.0080
DOYLE WAYNE G +

19251 VINTAGE TRACE CIR

FORT MYERS FL 33912

21-46-25-01-00000.0100
ILLUM JAMES M +

19227 VINTAGE TRACE CIR

FT MYERS FL 33912

16-46-25-07-00111.0860
BATULA FRANCIS C + JEAN M

715 BOUND BROOK AVE

MANVILLE NJ 08835

16-46-25-07-00111.0900
YOUNG JOEL A

8456-8 MANTANZAS RD

FT MYERS FL 33912

20-46-25-00-00012.027B
SKINNER KAREN A TRUSTEE

P O BOX 880

FT MYERS FL 33902

21-46-25-00-00001.3000
HERMES INVESTMENT CO INC

~~% WILLIAM REYES
P O BOX 790
FORT MYERS FL 33902~~

21-46-25-01-00000.0010
KRAFT GERALD C + EVELYN B

19307 VINTAGE TRACE CIR

FORT MYERS FL 33912

21-46-25-01-00000.0030
CATTRELL ROBERT L + JANET G

19291 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0050
DEANGELIS GEORGE P

305 DEPOT ST

SOUTH EASTON MA 02375

21-46-25-01-00000.0070
EDGAR WALLACE E + SANDRA K

6508 TURTLE WALK

CLARKSTON MI 48346

21-46-25-01-00000.0090
ATKINS JAMES H JR

19243 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0110
SAYLOR JAMES E + FRANCES K

19219 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0120
CARROLL BEVERLY J

19211 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0600
THOMPSON HASKEL L + KAREN E

19657 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0620
FIGG WILLIAM H + PHYLLIS A

19641 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0640
LEE E GAYLORD + JOAN

19625 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0660
BERON MARTIN T + GLAYDS L

PO BOX 630

BLAIRSTOWN NJ 07825

21-46-25-01-00000.0680
VANDENBERG JOHANNES + GUDULA

LUERMANNSTRASSE 7

D49076 OSNABRUECK GERMANY

21-46-25-01-00000.0700
ROSS FRANCES

19567 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0720
STARCK RICHARD + ARLINE CO-TR

19551 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0740
SPIERING RALPH JURGEN L/E

19535 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000C.0000
VINES COUNTRY CLUB INC

19501 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0590
FELDMAN ROBERT E TR +

19667 VINTAGE TRACE DIR

FT MYERS FL 33912

21-46-25-01-00000.0610
SMITH CHRISTOPHER + GAYE S

19649 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0630
MCLAREN STEWART R + DOROTHY E

24 POINTE PARK PL

GROSSE POINTE PARK MI 48230

21-46-25-01-00000.0650
RIECK MARY E

19607 VINTAGE TRACE CR

FT MYERS FL 33912

21-46-25-01-00000.0670
HICKMAN LARRY S + FLORENCE H

19591 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0690
BALCH PHYLLIS

19575 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0710
CRAMPTON GLORIA E TR

19559 VINTAGE TRACE CIR

FT MYERS FL 33912

21-46-25-01-00000.0730
LEE NANCY M

19543 VINTAGE TRACE CIR

FORT MYERS FL 33912

21-46-25-01-00000A.0000
PHH ASSET MANAGEMENT
C/O MR JOSEPH HEFFERNAN
VINES SALES CENTER
8001 VINTAGE PKWY
FORT MYERS FL 33912

21-46-25-01-00000E.0000
KINSEY JAMES E JR TR

P O BOX 1662

FT MYERS FL 33902

21-46-25-01-0000E.0010
HITHERSAY STEVEN E TR
C/O MARK ALEXANDER REALTY
6360-4 PRESEDENTIAL CT

FT MYERS FL 33919

21-46-25-02-00000.0260
HENKE NOLAN

19662 LOST CREEK DR

FT MYERS FL 33912

21-46-25-02-00000.0280
PEGORARO ROBERT + CYNTHIA

5440 WINDING CREEK DR

ROCKFORD IL 61114

21-46-25-02-00000.0300
VOCAIRE ANTHONY M + JOAN M

4590 SILVER CREEK

BRECKSVILLE OH 44141

21-46-25-02-00000.0320
GORHAM JEFFREY J

19283 VINTAGE TRACE CIR

FORT MYERS FL 33912

21-46-25-04-00000.0270
BRUMMETT HERMAN L TR

8601 FAIRWAY BEND DR

FT MYERS FL 33912

21-46-25-04-00000.0290
EDER THOMAS A + MARSHA G

121 SURREY LN

LAKE FOREST IL 60045

21-46-25-06-00000.0500
STROSNIDER C DEAN TR

110 MERVIS DR

BEAVER FALLS PA 15010

22-46-25-01-00242.0390
ZULIANI MARIAN B

242 DEL RAY AVE

FT MYERS FL 33905

22-46-25-01-00242.0430
FISHER DOUGLAS J + TANIA L

19020 SEBRING RD

FT MYERS FL 33912

21-46-25-02-00000.0250
BAKER HAMPTON L

1400 CAROLINE

CLINTON IA 52732

21-46-25-02-00000.0270
JOSEPH MICHAEL S

19664 LOST CREEK

FT MYERS FL 33912

21-46-25-02-00000.0290
LAZAROFF JANET I TR

3024 WARWICK RD

JACKSON MI 49203

21-46-25-02-00000.0310
BECK MORTIMER

19661 LOST CREEK DR

FT MYERS FL 33912

21-46-25-04-00000.0260
KANE JOHN J + JOANNE R

158 MAIN ENTRANCE DR

PITTSBURGH PA 15228

21-46-25-04-00000.0280
GAGNIER CHALRES E + DOLORES E

2934 TROON CT

ROCKFORD IL 61114

21-46-25-06-00000.0480
FENLON JOHN + BARBARA

19693 VINTAGE TRACE CIR

FORT MYERS FL 33912

22-46-25-00-00002.0000
BERNET JAMES A

6100 ESTERO BLVD
P O BOX 2579
FT MYERS BCH FL 33931

22-46-25-01-00242.0410
DORMAN ROBERT M

19013 MIAMI BLVD

FORT MYERS FL 33912

22-46-25-01-00242.0450
BECERRA JESUS

19012 SEBRING RD

FORT MYERS FL 33912

22-46-25-01-00242.0470
BECKER CYNTHIA A

19000 SEBRING RD

FT MYERS FL 33912

22-46-25-01-00243.0250
CARVILLE MICHAEL + JILL

19049 BARTOW BLVD

FORT MYERS FL 33912

22-46-25-01-00243.0290
GEHM WILLIAM E + BARBARA A

19035 MIAMI BLVD

FORT MYERS FL 33912

22-46-25-01-00244.0090
WEBER ROY E + JUDY M

12831 CHARTWELL DR

FT MYERS FL 33912

22-46-25-01-00244.0130
RUBIN BRITA 1/2 INT +

15985 BRIARCLIFF LN

FT MYERS FL 33912

22-46-25-01-00244.0170
PRIME JAMES G ETAL

P O BOX 977

ESTERO FL 33928

22-46-25-01-00244.0210
REED DALE TR

4920 SHAKER RD

FRANKLIN OH 45005

22-46-25-01-00244.0250
COTRONE DANIEL D

22613 FOUNTAIN LAKES BLVD

ESTERO FL 33928

22-46-25-01-00244.0290
COHEN JEAN TR

PO BOX 654

BONITA SPRINGS FL 34133

22-46-25-01-00244.0330
MANEE DION P

19104 MIAMI BLVD #06

FORT MYERS FL 33912

22-46-25-01-00243.0230
CARVILLE MICHAEL E + JILL A

19049 BARTOW BLVD

FT MYERS FL 33912

22-46-25-01-00243.0270
FARNEY J RENEE

10222 SEMINOLE ISLAND DR

LARGO FL 33773

22-46-25-01-00244.0070
WALSH HAL

15081 N MALLARD LN

FT MYERS FL 33913

22-46-25-01-00244.0110
SMITH ALAN B + NIKKI A

7600 EAGLES FLIGHT LN

FT MYERS FL 33912

22-46-25-01-00244.0150
CONKLIN THELMA M

19032A MIAMI

FORT MYERS FL 33912

22-46-25-01-00244.0190
GOSS RICK

19048 MIAMI BLVD #50

FORT MYERS FL 33912

22-46-25-01-00244.0230
FLACK DEBBIE L +

5117 SW 17TH PL #210

CAPE CORAL FL 33914

22-46-25-01-00244.0270
WEBER ROY E + JUDITH M

12831 CHARTWELL DR

FORT MYERS FL 33912

22-46-25-01-00244.0310
SOPHER SCOTT

19096/100 MIAMI BLVD

FORT MYERS FL 33912

22-46-25-01-00244.0350
STRATMAN RANDAL J

19112/14 MIAMI BLVD

FT MYERS FL 33912

22-46-25-01-00244.0370
HUD C/O SOUTHEAST ALLIANCE

SUITE 1000
3280 POINTE PKWY
NORCROSS GA 30092

22-46-25-01-00244.0410
BURKHARDT PATRICE C

19136 MIAMI BLVD

FT MYERS FL 33912

22-46-25-01-00244.0450
MILLER-AHLGRIM BARBARA

19156 MIAMI BLVD

FT MYERS FL 33912

22-46-25-01-00244.0490
MAURAS JEROMY R + CHRISTINA S

7257 LOBEILA RD

FORT MYERS FL 33912

22-46-25-01-00244.0530
WEBER ROY E

12831 CHARTWELL DR

FT MYERS FL 33912

22-46-25-01-00244.0570
SPATES STEVEN +

5 BAYVIEW BLVD

FT MYERS BEACH FL 33931

22-46-25-01-00244.0610
SCHOENDORF JOHN D II + LYNN M

P O BOX 0236

CAPTIVA ISLAND FL 33924

22-46-25-01-00244.0650
VALDEZ T L + MILDRED L

753 E F ST

ONTARIO CA 91764

22-46-25-01-00245.0190
KIDD WARREN JR +

3251 SHELL MOUND BLVD

FT MYERS BEACH FL 33931

22-46-25-01-00245.0230
NEFF GARY L + NANCY K

114 BEBLO LN

BUTLER PA 16002

22-46-25-01-00244.0390
GEIDNER BRIAN M + MICHELE

3555 TOMLINSON ST

BONITA SPRINGS FL 34134

22-46-25-01-00244.0430
DUNN KENNETH D +

9210 CRYSTAL VIEW CT

FT MYERS FL 33912

22-46-25-01-00244.0470
HOLLANDER ROBERT

606 GLEASON PKWY

CAPE CORAL FL 33914

22-46-25-01-00244.0510
HARRIS MURRE

5920 SW 32ND ST

MIAMI FL 33155

22-46-25-01-00244.0550
SPATES ROBERT F + DOLORES I

5 BAYVIEW BLVD

FT MYERS BEACH FL 33931

22-46-25-01-00244.0590
TUCKER JULIA

297 ALBATROSS

FT MYERS BEACH FL 33931

22-46-25-01-00244.0630
VALDEZ T L + MILDRED L

753 E F ST

ONTARIO CA 91764

22-46-25-01-00245.0170
SCHMIDT JOHN

20551 TANGLEWOOD LN

ESTERO FL 33928

22-46-25-01-00245.0210
GONZALEZ OMAR G +

9028 TANGELO BLVD

FT MYERS FL 33912

22-46-25-01-00245.024A
WARNER JIMMY R + KRISTEN

19426 MIAMI BLVD

FT MYERS FL 33912

22-46-25-01-00245.024B
WARNER JIMMY R + KRISTEN

19246 MIAMI BLVD

FT MYERS FL 33912

22-46-25-01-00246.0030
SAMSON RICHARD + KATHLEEN

9024 KING RD W

FT MYERS FL 33912

22-46-25-01-00246.0070
DONOVAN ADELE G

9040 KING RD W SE

FT MYERS FL 33912

22-46-25-01-00246.0440
PEDLEY CHARLES A + DONNA R

9033 TANGELO BLVD

FT MYERS FL 33912

22-46-25-01-00247.0010
RUSHLOW LINDA S

9016 TEMPLE RD W

FORT MYERS FL 33912

22-46-25-01-00247.0050
WYNN GRACE

9032 TEMPLE RD W

FT MYERS FL 33912

22-46-25-01-00247.0460
WARRINGTON INEZ +

9045 KING ROAD W

FT MYERS FL 33912

22-46-25-01-00247.0500
LOVECCHIO SCOTT E + TAMMY L

9025 KINGS RD W

FT MYERS FL 33912

22-46-25-01-00248.0010
MCDONOUGH JAMES R + LORRAINE

19165 MIAMI BLVD SE

FT MYERS FL 33912

22-46-25-01-00248.0060
BOWER SHERI L

9036 PINEAPPLE RD SE

FT MYERS FL 33912

22-46-25-01-00246.0010
SIDLER JACK D III ETAL

120 BURLEY RIDGE RD

MANSFIELD PA 16933

22-46-25-01-00246.0050
MONROE DANIEL G

P O BOX 961

ESTERO FL 33928

22-46-25-01-00246.0420
HOGAN MICHAEL R

9041 TANGELO BLVD

FT MYERS FL 33912

22-46-25-01-00246.0460
CANTOS MARK

19235 MIAMI BLVD

FT MYERS FL 33912

22-46-25-01-00247.0030
MCGRATH JOHN P

350 HORIZON DR

N FT MYERS FL 33903

22-46-25-01-00247.0070
SHORT LARRY D + VELMA M

RR 3 BOX 652

POPLAR BLUFF MO 63901

22-46-25-01-00247.0480
SMITH EDWARD

9037 KING ROAD W

FT MYERS FL 33912

22-46-25-01-00247.0520
SIES DAVID L + KIMBERLY J

9017 KING RD

FT MYERS FL 33912

22-46-25-01-00248.0040
HORNICK FRED EUGENE +

RT 38 9028 PINEAPPLE ROAD SE

FT MYERS FL 33912

22-46-25-01-00248.0480
ANDERSON FRANCES E

9049 TEMPLE RD W

FT MYERS FL 33912

22-46-25-01-00248.0500

SNYDER KURT

9041 TEMPLE RD

FT MYERS FL 33912

22-46-25-01-00248.0550

CALLAWAY MICHAEL W + DEBRA K

9021 TEMPLE RD W

FT MYERS FL 33912

22-46-25-01-00249.0030

HUBACH MARILYN U

9024 HAMLIN RD

FT MYERS FL 33912

22-46-25-01-00249.0070

MOORE CAROL A

9040 HAMLIN RD W

FORT MYERS FL 33912

22-46-25-01-00249.0510

FLORES JUAN M

9033 PINEAPPLE RD

FT MYERS FL 33912

22-46-25-01-00249.0550

LUCKEY ROBERT F + CHARMAYNE S

23367 ELDORADO BLVD

BONITA SPRINGS FL 34134

22-46-25-01-00250.0030

SMITH CHARLES E + TINA M

640 EVANS RD

PIGEON FORGE TN 37863

22-46-25-01-00250.0070

DAVIS ALAN G + GAIL J

9040 POMELO RD W

FT MYERS FL 33912

22-46-25-01-00250.0480

RICHARDSON JAMES R

9033 HAMLIN RD W

FT MYERS FL 33912

22-46-25-01-00250.0520

RANKIN PAUL A

19125 MIAMI BLVD

FT MYERS FL 33912

22-46-25-01-00248.0520

SIMMONS BRIAN M + LEON

9033 TEMPLE RD

FT MYERS FL 33912

22-46-25-01-00249.0010

ELLIOTT C L SR + PAULINE M

RT 38 19145 MIAMI BLVD SE

FT MYERS FL 33912

22-46-25-01-00249.0050

MCINTOSH CALVIN L + WILMA L

9032 HAMLIN ROAD W SE

FT MYERS FL 33912

22-46-25-01-00249.0490

SHERZER INGRID L

9041 PINEAPPLE RD

FT MYERS FL 33912

22-46-25-01-00249.0530

RACE D G + CATHY E

RT 38

9025 PINEAPPLE RD

FORT MYERS FL 33912

22-46-25-01-00250.0010

SMITH CURTIS P + CINDY L

9016 POMELO RD W

FT MYERS FL 33912

22-46-25-01-00250.0050

JONAS KENNETH S

9032 W POMELO RD

FT MYERS FL 33912

22-46-25-01-00250.0460

FREY ELIZABETH L

P O BOX 463

ESTERO FL 33928

22-46-25-01-00250.0500

RODERICK CATHY A +

9025 HAMLIN RD W

FORT MYERS FL 33912

22-46-25-01-00251.0010

WASILESKI CASIMIR H

RR 5 BOX 25F

LATROBE PA 15650

22-46-25-01-00251.0050
HOLZINGER BARBARA

9036 SHADDOCK RD W

FORT MYERS FL 33912

22-46-25-01-00251.0420
CINTRON PABLO IV

207 GATESIDE ST

LEHIGH ACRES FL 33936

22-46-25-01-00251.0460
MCGINNIS THOMAS A + KATHLEEN

9017 POMELO RD W

FORT MYERS FL 33912

22-46-25-01-00252.0250
GREEN CRAIG D + SANDRA L

9049 W SHADDOCK RD

FT MYERS FL 33912

22-46-25-01-00253.0040
AMMANNITO L + CARMEN

15380 ORCHID ST

FONTANA CA 92335

22-46-25-01-00253.0080
SUNKEL CHRISTOPHER S + LACEY R

9017 MURCOTTE DR

FT MYERS FL 33912

22-46-25-01-00253.0130
RUDY DONALD C + IVY M

9041 MURCOTT DR W SE RTE 38

FT MYERS FL 33912

22-46-25-01-00255.0130
EMERY DANIEL B

19009 SEBRING RD

FT MYERS FL 33912

28-46-25-00-00001.0000
MANN LYNN

1028 HWY BY-PASS

SENECA SC 29678

28-46-25-00-00001.0040
DRIFTWOOD GARDEN CENTER

5051 TAMIAMI TRL N

NAPLES FL 34103

22-46-25-01-00251.0400
POLICE JOHN + SUSAN M

9045 POMELO RD W

FORT MYERS FL 33912

22-46-25-01-00251.0440
MCDONNELL RODNEY C

5529 10TH AV

FT MYERS FL 33907

22-46-25-01-00252.0010
WOODHOUSE KAHLEEN K

5747 WINKLER RD

FT MYERS FL 33919

22-46-25-01-00253.0010
COHEN DONALD B TR

PO BOX 654

BONITA SPRINGS FL 34133

22-46-25-01-00253.0060
PECHIN EMILY J

25 ROCKLEDGE AVE APT 708

WHITE PLAINS NY 10601

22-46-25-01-00253.0100
RUDY DONALD C + IVY M

9041 MURCOTT DR W SE RT 38

FT MYERS FL 33912

22-46-25-01-00255.0110
NEGRON NANCY

19001 SEBRING RD SE

FT MYERS FL 33912

27-46-25-00-00001.0000
WILLIAMSBURG POTTERY FACTORY

RT 60 WEST

LIGHTFOOT VA 23090

28-46-25-00-00001.0030
HERMES INVESTMENT CO INC

% WILLIAM KETES
P.O. DRAWER 790
FORT MYERS FL 33902

28-46-25-00-00001.004A
BEASLEY GEORGE G
C/O BEASLEY BROADCASTING
3033 RIVIERA DR STE 200

NAPLES FL 34103

28-46-25-00-00001.004B
LEWISTOWN PROPERTIES LP

8540 BLUE RIDGE BLVD

KANSAS CITY MO 64138

28-46-25-00-00001.0090
SIMPSON HARRY D JR

45 WOODFORD AVE

OWENSBORO KY 42301

28-46-25-01-00001.0020
BAIRD DWIGHT S JR TR

6309 CORPORATE CT STE 100

FORT MYERS FL 33919

28-46-25-02-00001.0010
TURCOTTE GARY +

PO BOX 304

ESTERO FL 33928

28-46-25-06-0000G.0540
GALLAGHER JAMES G + MARJORIE A

86 FROTHINGHAM ST

LOWELL MA 01852

28-46-25-07-0000H.0020
BUCHANAN CLYDE E + DOLORES

20145 PLUM TREE LN

ESTERO FL 33928

28-46-25-07-0000H.0040
MILLWARD MICHAEL H + JEAN E

529 WEST 2540 NORTH

LEHI UT 84043

28-46-25-07-0000H.0060
GERBER DONNA M

20129 PLUM TREE LANE

ESTERO FL 33928

28-46-25-07-0000H.0080
GRAVES EARLE A + BARBARA J

20121 PLUM TREE LN

ESTERO FL 33928

28-46-25-07-0000I.0030
RIDDLE ROBERT S + GLENNA K

674 GRANT ST LOT 46

FRANKLIN PA 16323

28-46-25-00-00001.004C
DRIFTWOOD GARDEN CENTER OF

5051 TAMiami TRAIL

NAPLES FL 34103

28-46-25-00-00006.0000
WILLIAMSBURG POTTERY FACTORY

RT 60 WEST

LIGHTFOOT VA 23090

28-46-25-01-00001.0030
BAIRD DWIGHT S JR TR

6309 CORPORATE CT STE 100

FORT MYERS FL 33919

28-46-25-06-0000G.0530
CARBAUGH RICHARD D + IDA M

8712 PEPPERWOOD DR

ESTERO FL 33928

28-46-25-07-0000H.0010
TEMPLETON PAUL E + CAROL A

12103 SAGAW DR

CONNEAUT LAKE PA 16316

28-46-25-07-0000H.0030
HOULAHAN BRIAN F + LORRAINE C

4 PERKINS BLVD

PERTH ON K7H 3L6 CANADA

28-46-25-07-0000H.0050
BERNOCCO WILLIAM + SONIA

3555 PARKER ST

DEARBORN MI 48124

28-46-25-07-0000H.0070
JACKSON JOHN H + BERYL R

404 MASSACHUSETTS AVE

WEST SPRINGFIELD MA 01089

28-46-25-07-0000H.0090
BENNETT REID L + MARY ELLEN

3260 ORANGEVILLE RD

SHARPSVILLE PA 16150

28-46-25-07-0000I.0040
CALLAHAN CHARLES H + MILDRED

20148 PLUM TREE LN

ESTERO FL 33928

28-46-25-07-0000I.0050
VARKONDA GEORGE +

83 STONE RIDGE BLVD

HERMITAGE PA 16148

28-46-25-07-0000I.0070
FISCHER JAMES G + BETTY J

20136 PLUM TREE LN

ESTERO FL 33928

28-46-25-07-0000I.0090
HOFFMANN JAMES M + ROSALIND J

4907 THREADNEEDLE RD

WILMINGTON DE 19807

28-46-25-07-0000I.0110
MINER BURTON G + LEANORE R TR

20120 PLUM TREE LN

ESTERO FL 33928

28-46-25-07-000J0.0020
DOESCHER J FRED + VIRGINIA C

20004 ORANGE TREE LN

ESTERO FL 33928

28-46-25-07-000J0.0040
WAGNER ROBERT R TR EST

20012 ORANGE TREE LN

ESTERO FL 33928

28-46-25-07-000J0.0060
LABRIE THEODORE J + FRANCES

20020 ORANGE TREE LN

ESTERO FL 33928

28-46-25-07-000J0.0080
BARR DAVID + GRACE +

RR 4

SHELBURNE ON L0N 1S8 CANADA

28-46-25-07-000J0.0100
GERMANN JEAN M TR

20032 ORANGE TREE LN

ESTERO FL 33928

28-46-25-08-0000I.0130
LESTER CURTIS + DONNA F

20125 CHERRY TREE LN

ESTERO FL 33928

28-46-25-07-0000I.0060
HAYES SHERMAN L + HELEN M

20140 PLUM TREE LN

ESTERO FL 33928

28-46-25-07-0000I.0080
HOFFMANN JAMES M + ROSALIND J

4907 THREADNEEDLE RD

WILMINGTON DE 19807

28-46-25-07-0000I.0100
WELLS CHARLES + ANNA K

20124 PLUM TREE LN

ESTERO FL 33928

28-46-25-07-000J0.0010
LACHIOMA EDWARD R + ELIZABETH

20000 ORANGE TREE LN

ESTERO FL 33928

28-46-25-07-000J0.0030
LEPSCH WILLIAM E TR

20008 ORANGE TREE LN

ESTERO FL 33928

28-46-25-07-000J0.0050
KING DAVID J + MAXINE E

20016 ORANGE TREE LN

ESTERO FL 33928

28-46-25-07-000J0.0070
PILL ARTHUR H +

RR #1

MORPETH ON N0P 1X0 CANADA

28-46-25-07-000J0.0090
GERMANN JOHN ANTHONY TR

20032 ORANGE TREE LN

ESTERO FL 33928

28-46-25-08-0000I.0120
FULLER ROY F + ARLINE A

20121 CHERRY TREE LN

ESTERO FL 33928

28-46-25-08-0000I.0140
HOFFMANN JAMES M + ROSALIND J

4907 THREADNEEDLE RD

WILMINGTON DE 19807

28-46-25-08-0000I.0150
FREELAND WILLIAM G + GLADYS S

2191 COLLEY RD

GRAY COURT SC 29645

28-46-25-08-0000I.0170
BAHNER OWEN C + LOIS L

812 CARMAN DR

WYOMISSING PA 19610

28-46-25-08-0000I.0190
HOSKINS THOMAS R + DORIS J

20149 CHERRY TREE LN

ESTERO FL 33928

28-46-25-08-000J0.0120
BEILSTEIN CLAIR + JUDITH A

20044 ORANGE TREE LN

ESTERO FL 33928

28-46-25-08-000J0.0140
ROESCH VICTOR C + BETTY

42 EAST LAKE RD

FENTON MO 63026

28-46-25-08-000J0.0160
PIERCE JOHN G + KAREL ANN

674 MORAND ST

WINDSOR ON N9G 1H9 CANADA

28-46-25-08-000K0.0070
OLIVER WILLARD C + SYLVIA E

20152 CHERRY TREE LN

ESTERO FL 33928

28-46-25-08-000K0.0090
PACYN ALEX P + IRENE V

20144 CHERRY TREE LN

ESTERO FL 33928

28-46-25-08-000K0.0110
JACKSON LOUIS G + MARTHA

20136 CHERRY TREE LN

ESTERO FL 33928

28-46-25-08-000K0.0130
VANVELKINBURGH CHARLES W+RUTH

4536 GRASSO AVE

ST LOUIS MO 63123

28-46-25-08-0000I.0160
MORTON HAROLD F + EDITH L

18 SHIPYARD RD

SOUTH BRISTOL ME 0456893

28-46-25-08-0000I.0180
ELLIOTT PAUL M

20145 CHERRY TREE LN

ESTERO FL 33928

28-46-25-08-000J0.0110
LOCKE BERNARD G + IRMA J

20040 ORANGE TREE LN

ESTERO FL 33928

28-46-25-08-000J0.0130
CHASE JACK D +

PO BOX 343

KAWKAWLIN MI 48631

28-46-25-08-000J0.0150
BROOKS ALTON J + DONNA E

P O BOX 207

JEFFERSON ME 0434802

28-46-25-08-000J0.0170
POND JOHN + PEGGY

1017 GREEN VALLEY DR

ASHLAND CITY TN 37015

28-46-25-08-000K0.0080
SANDERS F L JR + IVA DALE

158 BROOKVIEW CIR

GOODLETTSVILLE TN 37072

28-46-25-08-000K0.0100
MASON KENNETH H + CAROLYN S

924 GENERAL GEORGE PATTON RD

NASHVILLE TN 37221

28-46-25-08-000K0.0120
GREEN HARRY E + ANITA L

77 CHURCHILL ST

WISCASSET ME 04578

28-46-25-08-000K0.0140
KING MAXINE E

20016 ORANGE TREE LN

ESTERO FL 33928

28-46-25-08-000K0.0150
BEAM DANIEL R + DOROTHY J

20225 LIMETREE LANE

ESTERO FL 33928

28-46-25-08-000K0.0170
ACETO JAMES D + BETTY

70 SUNNYVIEW DR

VERNON ROCKVILLE CT 06066

28-46-25-08-000K0.0190
PHILLIPS WENDELL E + JOY W

HC 72 BOX 374

LUCUST GROVE VA 22508

28-46-25-08-000K0.0210
STEFAN ROBERT L TR +

20149 LIME TREE LN

ESTERO FL 33928

28-46-25-09-000J0.0180
RICHARDSON WILLIAM J + DOLORES

1503 SNDPIPER LN

CHAMPAIGN IL 61821

28-46-25-09-000J0.0200
HUFFMAN MERLE S + CHARLENE S TR

1043 HEATHWOOD DR

ENGLEWOOD OH 45322

28-46-25-09-000J0.0220
GREEN WILLIAM + DORIS

3798 PHILNOLL DR

CINCINNATI OH 45247

28-46-25-09-000J0.0240
JOHNSTON RAYMOND L + EDITH FAY

20108 ORANGE TREE LN

ESTERO FL 33928

28-46-25-09-000J0.0260
PUFFENBARGER RONALD F +

20128 ORANGE TREE LN

ESTERO FL 33928

28-46-25-09-000J0.0280
ROCKE WAYNE + DOLORES M

20136 ORANGE TREE LN

ESTERO FL 33928

28-46-25-08-000K0.0160
BOURGEOIS VICTOR G + BARBARA

25 LINDA LN

WATERFORD NY 12188

28-46-25-08-000K0.0180
SENSENEY JAMES E + ELIZABETH M

117 EASTLAND DR

CHARLES TOWN WV 25414

28-46-25-08-000K0.0200
WRAY EARL L + BILLIE J

2984 SAUNDERSVILLE FERRY RD

MOUNT JULIET TN 37122

28-46-25-08-000K0.0220
RALPH DAVID E + MARY LOUISE

1364 MADISON CREEK RD

GOODLETTSVILLE TN 37072

28-46-25-09-000J0.0190
RIEBE OLIVER P + CAROLMAE F

20072 ORANGETREE LN

ESTERO FL 33928

28-46-25-09-000J0.0210
IGNE ELPIDIO G + NELLIE G

518 S SAMUEL ST

CHARLES TOWN WV 25414

28-46-25-09-000J0.0230
COMBS JOHN W + JACQUELINE G +

14 BLUE SPRUCE DR

COVENTRY RI 02816

28-46-25-09-000J0.0250
JOHNSON RICHARD E SR

20116 ORANGE TREE LN

ESTERI FL 33928

28-46-25-09-000J0.0270
WALL LEO + NELLIE FRANCES

PO BOX 1204

SEAGRAVE ON L0C 1G0 CANADA

28-46-25-09-000J0.0290
BISHOP MARTIN M + DOREEN M

20140 ORANGE TREE LN

ESTERO FL 33928

28-46-25-09-000J0.0300
MICHAEL C RICHARD + BETTY J

20144 ORANGE TREE LN

ESTERO FL 33928

28-46-25-09-000J0.0320
CASE HELEN M +

20184 ORANGE TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0110
NEIL JAMES + ROSEMARY

20152 LIME TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0130
LITTON WILLIAM H + JANET P

20144 LIME TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0150
RHODES PAUL D + DEBORAH K

20136 LIME TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0170
GOBEIL CLAUDE J + HUGUETTE I

20128 LIME TREE LN LOT 17

ESTERO FL 33928

28-46-25-09-000L0.0190
DUROCHER GORDON B + PHYLLIS E

20129 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0210
YADEN DONNIE R + SHIRLEY J

20137 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0230
PATTERSON WAYNE + FAYE

631 SPRING CREEK RD

WAVERLY TN 37185

28-46-25-09-000L0.0250
NELSON JUDITH E

20153 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000J0.0310
KANE PAUL L + GRACE M

512 N BEECH ST

EBENSBURG PA 15931

28-46-25-09-000J0.0330
ESPEY ROBERT J + MURIEL A

606 SAND CREEK RD

ALBANY NY 12205

28-46-25-09-000L0.0120
LINK ADAM B + MARGARET M

20148 LIME TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0140
COLLIER LUTHER F + MARGRETTE

20140 LIMETREE LN

ESTERO FL 33928

28-46-25-09-000L0.0160
CARTER DAVID E + RUTH

20132 LIME TREE LN

ESRERO FL 33928

28-46-25-09-000L0.0180
ROSSI STEVEN D + DOROTHY J

1284 ROUTE 9P

SARATOGA SPRINGS NY 12866

28-46-25-09-000L0.0200
WOOD W J + LOUISE

8702 SAWYER BROWN RD
UNIT 01
NASHVILLE TN 37221

28-46-25-09-000L0.0220
PROCELL PHILLIP + DOROTHY E

20141 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0240
GROEBER EUGENE F + DOROTHY L

20149 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000L0.0260
LIPKER PETE + CHARLOTTE A

20157 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000M0.0140
COLLETTO ANTHONY + MARY L H/W

17 BARTHA AVE

EDISON NJ 08817

28-46-25-09-000M0.0160
VANVELKINBURGH C W + RUTH J

4536 GRASSO AV

ST LOUIS MO 63123

28-46-25-09-000M0.0180
BOYLE WILLIAM C + ESTHER J

11901 SAGINAW

CONNEAUT PA 16316

28-46-25-09-000M0.0200
WORLEY WILLIAM R + GLADYS M

20132 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000M0.0220
URQUHART MELVIN F + RITA E

P O BOX 251

MILLSBORO PA 15348

28-46-25-09-000M0.0240
LANGLEY ANNETTE L

20141 ORANGE TREE LN

ESTERO FL 33928

28-46-25-09-000M0.0260
MILLER ROBERT C + HELEN K

437 SOUTHWICK DR

FAYETTEVILLE NC 28303

28-46-25-09-000M0.0280
SCHULZ EARL D + ALICE

PO BOX 311

HUSTISFORD WI 53034

28-46-25-09-000M0.0150
FAIR WILLIAM B + CAROLYN A

20152 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000M0.0170
WESTENHOEFER WILLIAM

853 COLD SPRING RD CONDO #1

ALLENTOWN PA 18103

28-46-25-09-000M0.0190
WASSIS FRANK J + CAROL J

37 KELLER AV

WAUKEGAN IL 60085

28-46-25-09-000M0.0210
PENNINGTON NOEL R + SHIRLEY A

20128 APPLE TREE LN

ESTERO FL 33928

28-46-25-09-000M0.0230
KIMMET LEO C + RUTH ANN TR

20 SOUTH MEACHAN RD

PORT CLINTON OH 43452

28-46-25-09-000M0.0250
FULTON ROBERT C JR + JUDITH A

20145 ORANGE TREE LN

ESTERO FL 33928

28-46-25-09-000M0.0270
DAVIS JAMES H + CORNELLA

130 EE BUTLER PKWY

GAINESVILLE GA 30501

28-46-25-09-000M0.0290
CHATFIELD RICHARD K + ROSETTA

40 TRESS RD

PROSPECT CT 06712

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

February 16, 2001

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Kevin L Higginson, P.E.
Coastal Engineering Consultants, Inc.
17595 S. Tamiami Tr, Suite 102
Ft. Myers, FL
33908

Re: Agenda Schedule for Keystone Custom Homes, Inc., in ref. to Estero Golf
Resort MPD
Case No. DCI2000-00032

Dear Mr. Higginson:

Your zoning request has been scheduled before the Hearing Examiner on March 14, 2001, at 9:00 a.m. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Your zoning sign will be ready for pickup any time after February 19, 2001, at the drive-thru window at 1500 Monroe St., Ft. Myers, FL. This sign must be posted in accordance with Department procedures no later than March 2, 2001, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Bulbi Jacoby for Rebecca Tatlock
Rebecca Tatlock
Internal Services Secretary

cc: Keystone Custom Homes, Inc.
Hermes Investment Co., Inc.
Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
Florida Land Planning, Inc.
Passarella and Associates, Inc.
Kay Deselem, AICP, Planner
Zoning File

U:\200102\DCI20000.003\2\applicantletter.wpd

*** VARIANCE REPORT ***

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
SUBJECT PROPERTY : 21-46-25-00-00001.0000
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 376

RECEIVED
SEP 18 2000

PERMIT COUNTER

21-46-25-00-00001.0000

PARL DESC OR 1322/274 LES
S PAR 1.4000 + RD R/W OR
2183 PG 3460
***** SITE *****

SUBJECT

***** OWNER *****
HERMES INVESTMENT CO INC

% WILLIAM KEYES
P O DRAWER 790
FORT MYERS

needs access confirm

FL 33902 Estero

33928

15-46-25-11-0000A.0000

SAN CARLOS PK UT 18 TRACT
A DESC OR 1336 PG 842 OR
173 PG 390

***** OWNER *****
WEBER ROY E

***** SITE *****

12831 CHARTWELL DR

18680 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

15-46-25-11-00226.A480

SAN CARLOS PK UNIT 18 BLK
226A OR 173 PG 389 LOTS
48 + 49

***** OWNER *****
HOFFMEISTER EDWARD TR

***** SITE *****

18605 TAMPA RD

18656 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

15-46-25-11-00226.A500

SAN CARLOS PK.UNIT 18 BLK
.226A OR 173 PG 390 LOTS
50 + 51

***** OWNER *****
WEBER ROY E

***** SITE *****

12831 CHARTWELL DR

18664 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

*** VARIANCE REPORT ***

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*** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
SUBJECT PROPERTY : 21-46-25-00-00001.0000
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 376

15-46-25-11-00242.0340

SAN CARLOS PARK UNIT 18 B
LK 242 OR 173 PG 390 LOT
S 34 THRU 36

***** OWNER *****

(8) STINAUER TERRI

***** SITE *****

17405 HOMEWOOD RD

18697 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

15-46-25-11-00242.0370

SAN CARLOS PK UNIT 18 BLK
242 OR 173 PG 390 LOTS
37 + 38

***** OWNER *****
(9) HENSON EVELYN ELOESE

***** SITE *****

18709 MIAMI BLVD

18709 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

15-46-25-11-00242.0490

SAN CARLOS PARK UNIT 18 B
LK.242 OR 173 PG 390 LO
TS 49 + 50

***** OWNER *****
(10) FRANK ROBERT L CO-TR +

***** SITE *****

P O BOX 560

18708 SEBRING RD

ESTERO

FL 33928

Fort Myers

33912

15-46-25-11-00242.0510

SAN CARLOS PARK UNIT 18 B
LK 242 OR 173 PG 390 LO
TS 51 + 52

***** OWNER *****
(11) EHRICH DONN M + DEBRA L

***** SITE *****

18696 SEBRING RD

18696 SEBRING RD

FT MYERS

FL 33912

Fort Myers

33912

*** VARIANCE REPORT ***

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

Page 4 of 95

DATE OF REPORT : 30AUG00
SUBJECT PROPERTY : 21-46-25-00-00001.0000
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 376

15-46-25-11-00242.0530

SAN CARLOS PARK UNIT 18 B
LK.242 OR 173 PG 390 LO
TS 53 + 54

***** OWNER *****
(12) RISING DIANNE L

***** SITE *****

15631 BRIAR PATCH LN

18688 SEBRING RD

FORT MYERS

FL 3391223

Fort Myers

33912

15-46-25-11-00242.0550

SAN CARLOS PK UNIT 18 BLK
242 OR 173 PG 390 LOTS
55 + 56

***** OWNER *****
(13) JACKSON RICHARD J TR +

***** SITE *****

RT 11 18680 SEBRING RD

18680 SEBRING RD

FT MYERS

FL 33912

Fort Myers

33912

15-46-25-11-00242.0570

SAN CARLOS PARK U 18 BLK
242 OR 173 PG 390 LOTS
57 + 58

***** OWNER *****
(14) HENDRICKS MICHAEL W + APRIL C

***** SITE *****

18676 SEBRING

18676 SEBRING RD

FT MYERS

FL 33908

Fort Myers

33912

15-46-25-11-00244.0010

SAN CARLOS PARK UNIT 18 B
LK.244 OR 173 PG 390 LO
TS 1 + 2

***** OWNER *****
(15) KYNER WALTER L + HILDEGARD

***** SITE *****

5081 PALMETTO WOODS DR

18688/692 MIAMI BLVD

NAPLES

FL 34119

Fort Myers

33912

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 15-46-25-11-00226.A520

SAN CARLOS PK.UNIT 18 BLK
 226A OR 173 PG 390 LOTS
 52 + 53

***** OWNER *****

***** SITE *****

④ MENARD R A

17410 CARNEGIE CIR

18672 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

 15-46-25-11-00242.0270

SAN CARLOS PK UNIT 18 BLK
 242 OR 173 PG 390 LOTS 2
 7 THRU 29

***** OWNER *****

***** SITE *****

⑤ PLATZ RYAN A SR + SUZANNE E

18673 MIAMI BLVD

18673 MIAMI BLVD

FORT MYERS

FL 33912

Fort Myers

33912

 15-46-25-11-00242.0300

SAN CARLOS PARK UNIT 18 B
 LK.242 OR 173 PG 390 LO
 TS 30 + 31

***** OWNER *****

***** SITE *****

⑥ SNYDER FLOYD + ELSIE

1629 HILLCREST AVE

18681 MIAMI BLVD

BETHLEHEM

PA 18015

Fort Myers

33912

 15-46-25-11-00242.0320

SAN CARLOS PARK UNIT 18 B
 LK 242 OR 173 PG 390 LO
 TS 32 + 33

***** OWNER *****

***** SITE *****

⑦ MEAD MARIE E

18689 MIAMI BLVD

18689 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

***** VARIANCE REPORT *****

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 15-46-25-11-00244.0030

SAN CARLOS PK UT 18 BLK 2
 44 OR 173 PG 390 LOTS 3 +
 4

***** OWNER *****
 BRUNO SALVATORE SR

***** SITE *****

780 CAL COVE DR

18696 MIAMI BLVD

FT MYERS

FL 33919

Fort Myers

33912

 15-46-25-11-00244.0050

SAN CARLOS PK UT 18 BLK 2
 44 OR 173 PG 390 LOTS 5 +
 6

***** OWNER *****
 WEBER ROY E

***** SITE *****

12831 CHARTWELL DR

18704 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

 15-46-25-11-00255.0070

SAN CARLOS PARK UNIT 18 B
 LK 255 OR 173 PG 390 LOTS
 7 + 8

***** OWNER *****
 REES BRADY J +

***** SITE *****

18695 SEBRING RD

18695 SEBRING RD

FT MYERS

FL 33912

Fort Myers

33912

 15-46-25-11-00255.0090

SAN CARLOS PARK UNIT 18 B
 LK 255 OR 173 PG 390 LOTS
 9 + 10

***** OWNER *****
 KLASSEN LEESA

***** SITE *****

18703 SEBRING RD

18703 SEBRING RD

FORT MYERS

FL 33912

Fort Myers

33912

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
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DATE OF REPORT : 30AUG00
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 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 16-46-25-07-00108.0160

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 16 + 17

***** OWNER *****
 CELSI FORTUNATO ANGELO +

***** SITE *****

20 20582 ALMADEN RD

8337 WREN RD

SAN JOSE

CA 95120

Fort Myers

33912

 16-46-25-07-00108.0180

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 18 + 19

***** OWNER *****
 SHUMAN HAZEL

***** SITE *****

21 913 PINE ST

8345 WREN RD

LAWRENCEVILLE

NJ 08648

Fort Myers

33912

 16-46-25-07-00108.0200

SAN CARLOS PARK #7 UNREC.
 BLK.108 DB 315 PG 152
 LOTS 20 + 21

***** OWNER *****
 EDLY JOSEPH ALEX

***** SITE *****

22 3111 FELTON DR

8353 WREN RD

BEAVERCREEK

OH 45431

Fort Myers

33912

 16-46-25-07-00108.0220

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 22 + 23

***** OWNER *****
 JOHNSTON THOMAS G + PAMELA K

***** SITE *****

23 8361 WREN RD

8361 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

***** ..*****
 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 16-46-25-07-00108.0240

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 24 + 25
 ***** SITE *****

***** OWNER *****
 BARKER SUZANNE

8369 WREN RD

8369 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00108.0260

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 26 + 27
 ***** SITE *****

***** OWNER *****
 BECK BRIAN C + BRENDA L

8377 WREN RD SE

8377 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00108.0280

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 28 + 29
 ***** SITE *****

***** OWNER *****
 AMUNDSON FRED + PEARL
 C/O WILLIAM C AMUNDSON
 230 HUBBARD ST

8385 WREN RD

GARDEN CITY

MI 48135

Fort Myers

33912

 16-46-25-07-00108.0300

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 30 + 31
 ***** SITE *****

***** OWNER *****
 DAVIS ROGER W + MARY L

8393 WREN RD

8393 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

***** ..*****
 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 16-46-25-07-00108.0320

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 32 + 33
 ***** SITE *****

***** OWNER *****
 CHARETTE MICHAEL N +

8401 WREN ROAD

8401 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00108.0340

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 34 + 35
 ***** SITE *****

***** OWNER *****
 HUGHES CHRISTOPHER R + PAMELA

8409 WREN RD

8409 WREN RD

FORT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00108.0360

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 36 + 37
 ***** SITE *****

***** OWNER *****
 CICHY TODD M

8417 WREN RD

8417 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00108.0380

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 38 + 39
 ***** SITE *****

***** OWNER *****
 HERRNECKER R YVONNE

59 ELM ST

8425 WREN RD

HORNELL

NY 14843

Fort Myers

33912

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 16-46-25-07-00108.0400

SAN CARLOS PARK #7 UNREC.
 BLK.108 DB 315 PG 152
 LOTS 40 + 41
 ***** SITE *****

***** OWNER *****
 (32) CHIODINI FRANK + ESTHER

22020 ENGLEHARDT ST

8433 WREN RD

SAINT CLAIR SHORES MI 48080

Fort Myers

33912

 16-46-25-07-00108.0420

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 142
 LOTS 42 + 43
 ***** SITE *****

***** OWNER *****
 (33) LYLE WILLIAM B

8441 WREN RD

8441 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00108.0440

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 44 + 45
 ***** SITE *****

***** OWNER *****
 (34) FRITZO WILLIAM G

8449 WREN RD

8449 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00108.0460

SAN CARLOS PARK #7 UNREC.
 BLK 108 DB 315 PG 152
 LOTS 46 + 47
 ***** SITE *****

***** OWNER *****
 (35) PARKER ROBERT R JR + DAWN M

8457 WREN RD

8457 WREN RD

FORT MYERS

FL 33912

Fort Myers

33912

*** VARIANCE REPORT ***

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
SUBJECT PROPERTY : 21-46-25-00-00001.0000
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 376

16-46-25-07-00108.0480

SAN CARLOS PARK #7 UNREC
BLK 108 DB 315 PG 152 L
OTS 48 + 49
***** SITE *****

(36) ***** OWNER *****
TAYLOR DONALD L

8465 WREN RD

8465 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

16-46-25-07-00109.0150

SAN CARLOS PARK #7 UNREC.
BLK 109 DB 315 PG 152
LOTS 15 + 16
***** SITE *****

(37) ***** OWNER *****
PASTRE ROBERT

7659 GRANDE PINE RD

8305 MATANZAS RD

BOKEELIA

FL 33922

Fort Myers

33912

16-46-25-07-00109.0170

SAN CARLOS PARK #7 UNREC
BLK 109 DB 315 PG 152 L
OTS 17 THRU 19
***** SITE *****

(38) ***** OWNER *****
FISCHER DARYL E + BARBARA

8313 MATANZAS RD

8313 MATANZAS RD

FORT MYERS

FL 33912

Fort Myers

33912

16-46-25-07-00109.0200

SAN CARLOS PARK #7 UNREC
BLK 109 DB 315 PG 152 LOT
S 20 + 21
***** SITE *****

(39) ***** OWNER *****
TAYLOR SHERMAN ALAN

8325 MATANZAS RD

8325 MATANZAS RD

FT MYERS

FL 33912

Fort Myers

33912

***** .. *****
 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 16-46-25-07-00109.0220

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 22 + 23
 ***** SITE *****

***** OWNER *****
 (40) ELSENBAUMER ROWLAND + ELAINE E

8333 MATANZAS RD

8333 MATANZAS RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0240

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 24 + 25
 ***** SITE *****

***** OWNER *****
 (41) CARLON MARION H

831 19TH ST

8341 MATANZAS RD

ROCKFORD

IL 61104

Fort Myers

33912

 16-46-25-07-00109.0260

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 26 + 27
 ***** SITE *****

***** OWNER *****
 (42) NEGRON ENID M

8349 MATANZAS RD

8349 MATANZAS RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0280

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 28 + 29
 ***** SITE *****

***** OWNER *****
 (43) CEBALLOS ALFREDO SILVA

14600 S TAMIAMI TR #58

8357 MATANZAS RD

FORT MYERS

FL 33912

Fort Myers

33912

***** .. *****
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 16-46-25-07-00109.0300

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 30 + 31
 ***** SITE *****

***** OWNER *****
 (44) MURPHY WAYNE R + SHERYL L

8365 MATANZAS RD 8365 MATANZAS RD
 FT MYERS FL 33912 Fort Myers 33912

16-46-25-07-00109.0320

SAN CARLOS PARK 7 UNREC B
 LK 109 DB 315 PG 152 LO
 TS 32 + 33
 ***** SITE *****

***** OWNER *****
 (45) DOLAN FRANCIS D

2735 BAKER RD 8373 MATANZAS RD
 FREMONT OH 43420 Fort Myers 33912

16-46-25-07-00109.0340

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 34 THRU 37
 ***** SITE *****

***** OWNER *****
 (46) ORDMANDY W L JR + KATHLEEN M

RT 11 8386 REN ROAD 8381 MATANZAS RD
 FT MYERS FL 33912 Fort Myers 33912

16-46-25-07-00109.0380

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 38 + 39
 ***** SITE *****

***** OWNER *****
 (47) LUBAWAY JOHN J III +

8397 MATANZAS RD 8397 MATANZAS RD
 FORT MYERS FL 33912 Fort Myers 33912

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 16-46-25-07-00109.0400

SAN CARLOS PARK #7 UNREC.
 BLK.109 DB 315 PG 152
 LOTS 40 + 41
 ***** SITE *****

***** OWNER *****
 (48) GARAY JUAN +

1360 BONITA BEACH 8405 MATANZAS RD
 BONITA SPRINGS FL 34135 Fort Myers 33912

16-46-25-07-00109.0420

SAN CARLOS PARK #7 UNREC.
 BLK.109 DB 315 PG 152
 LOTS 42 + 43
 ***** SITE *****

***** OWNER *****
 (49) BARR DAIVD A

8413 MATANZAS RD 8413 MATANZAS RD
 FORT MYERS FL 33912 Fort Myers 33912

16-46-25-07-00109.0440

SAN CARLOS PK 7 UNREC BLK
 109 DB 315 PG 152 LOT
 44
 ***** SITE *****

***** OWNER *****
 (50) LIU TANG-HUI +

NO 14 LN 380 CHERNG-GUNG RD 8421 MATANZAS RD
 MEI-NUNGTOWN KAOHSIU Fort Myers 33912
 TAIWAN

16-46-25-07-00109.0450

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOT 45
 ***** SITE *****

***** OWNER *****
 (51) LIU TANG-HUI +

NO 14 LN 380 CHERNG-GUNG RD 8425 MATANZAS RD
 MEI-NUNGTOWN KAOHSIU Fort Myers 33912
 TAIWAN

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 16-46-25-07-00109.0460

SAN CARLOS PK.UNIT 7 UNREC
 BLK.109 DB 315 PG 152
 LOTS 46 + 47
 ***** SITE *****

(52)

***** OWNER *****
 DOMINGUEZ ALICIA

19140 MIAMI BLVD

8429 MATANZAS RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0480

SAN CARLOS PARK #7 UNREC
 BLK 109 DB 315 PG 152 L
 OT 48 + 49
 ***** SITE *****

(53)

***** OWNER *****
 DANIELS FREDDIE G

8437 MATANZAS RD SE

8437 MATANZAS RD

FORT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0500

SAN CARLOS PK U #7 UNREC
 BLK 109 DB 315 PG 152 LOT
 S 50 + 51
 ***** SITE *****

(54)

***** OWNER *****
 MACDONALD ROBERT J

8441 MATANZAS RD

8441 MATANZAS RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0520

SAN CARLOS PARK U7 UNREC
 BL 109 DB315 PG152 LOTS 5
 2 + 53
 ***** SITE *****

(55)

***** OWNER *****
 HUBBARD KENDALLYN RAE (MINOR)
 C/O CAMELA S MAHAFFEY
 8449 MATANZAS RD

8449 MATANZAS RD

FT MYERS

FL 33912

Fort Myers

33912

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 16-46-25-07-00109.0540

SAN CARLOS PARK UT 7 UNREC
 BLK 109 DB315 PG 152 LO
 TS 54 THRU 56
 ***** SITE *****

(56)

***** OWNER *****
 GIROUX STEPHEN T + SHARI M

8465 MATANZAS RD

8465 MATANZAS RD

FORT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0570

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 57 + 58
 ***** SITE *****

(57)

***** OWNER *****
 ARROYO ALEJANDRINO S

P O BOX 2365

8470 WREN RD

PANAMA 9A
 PANAMA

Fort Myers

33912

 16-46-25-07-00109.0590

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 59 + 60
 ***** SITE *****

(58)

***** OWNER *****
 MOUNTS DARRELL E II

8462 WREN RD

8462 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0610

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 61 + 62
 ***** SITE *****

(59)

***** OWNER *****
 MANOCHEO THOMAS J +

8454 WREN RD

8454 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

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 16-46-25-07-00109.0630

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 63 + 64
 ***** SITE *****

***** OWNER *****
 BLOKZYL LINDA

8446 WREN RD

8446 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0650

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 65 + 66
 ***** SITE *****

***** OWNER *****
 HAINGE NANCY L

8438 WREN RD

8438 WREN RD

FORT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0670

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152 LO
 TS 67 THRU 69
 ***** SITE *****

***** OWNER *****
 SCHAD KEVIN G + THERISSA J

8430 WREN RD

8430 WREN RD

FORT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00109.0700

SAN CARLOS PK.#7 UNREC. B
 LK.109 DB 315 PG 152 LO
 TS 70 + 71
 ***** SITE *****

***** OWNER *****
 VERHAAGH JEFFERY A + RITA

8418 WREN RD

8418 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

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 16-46-25-07-00109.0720

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOTS 72 + 73
 ***** SITE *****

***** OWNER *****
 (64) WILSON PAUL + ANN B

PO BOX 310504

8410 WREN RD

ENTERPRISE AL 36331

Fort Myers

33912

 16-46-25-07-00109.0740

SAN CARLOS PARK #7 UNREC.
 BLK.109 DB 315 PG 152
 LOTS 74 + 75
 ***** SITE *****

***** OWNER *****
 (65) KUNTZ FLORENCE E ETAL

6512 LOCKWOOD LN

8402 WREN RD

INDIANAPOLIS IN 46217

Fort Myers

33912

 16-46-25-07-00109.0760

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152
 LOT 76
 ***** SITE *****

***** OWNER *****
 (66) GILLESPIE HUGH + CHERI L

8301 BLACKBERRY RD

8394 WREN RD

FT MYERS FL 33908

Fort Myers

33912

 16-46-25-07-00109.0770

SAN CARLOS PARK #7 UNREC.
 BLK 109 DB 315 PG 152 LO
 T 77
 ***** SITE *****

***** OWNER *****
 (67) GILLESPIE HUGH + CHERI L

8301 BLACKBERRY RD

8390 WREN RD

FT MYERS FL 33908

Fort Myers

33912

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16-46-25-07-00109.0780

SAN CARLOS PARK # 7 UNREC
BLK 109 DB 315 PG 152 LO
TS 78 + 79

***** OWNER *****
ORDMANDY WM L JR + KATHLEEN M

***** SITE *****

RT 11 8386 WREN RD

8386 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

16-46-25-07-00109.0800

SAN CARLOS PARK #7 UNREC.
BLK.109 DB 315 PG 152
LOT 80

***** OWNER *****
HEIBERGER SEBASTIAN F

***** SITE *****

5610 N NATOMA AVE

8378 WREN RD

CHICAGO

IL 60631

Fort Myers

33912

16-46-25-07-00109.0810

SAN CARLOS PARK #7 UNREC.
BLK 109 DB 315 PG 152
LOT 81

***** OWNER *****
HEIBERGER SEBASTIAN F

***** SITE *****

5610 N NATOMA AVE

8374 WREN RD

CHICAGO

IL 60631

Fort Myers

33912

16-46-25-07-00109.0820

SAN CARLOS PK UNIT 7 UNREC
BLK 109 DB 315 PG 152
LOTS 82 + 83

***** OWNER *****
OBRIEN FRANK A + MARIE

***** SITE *****

RR #1 BOX 306

8370 WREN RD

DELANCEY

NY 13752

Fort Myers

33912

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16-46-25-07-00109.0840

SAN CARLOS PARK #7 UNREC.
BLK.109 DB 315 PG 152
LOTS 84 + 85
***** SITE *****

***** OWNER *****
CRAFT JAMES W +

P O BOX 1913

8362 WREN RD

NAPLES

FL 34106

Fort Myers

33912

16-46-25-07-00109.0860

SAN CARLOS PARK #7 UNREC.
BLK 109 DB 315 PG 152
LOTS 86 + 87
***** SITE *****

***** OWNER *****
ROSAR LAURA KATHRYN +

8350 WREN RD

8350 WREN RD

FT MYERS

FL 33912

Fort Myers

33912

16-46-25-07-00109.0880

SAN CARLOS PARK #7 UNREC.
BLK.109 DB 315 PG 152
LOT 88 + 89
***** SITE *****

***** OWNER *****
SHAW GEORGE THOMAS + MERILYN E

18386 PIONEER RD

8346 WREN RD

FT MYERS

FL 33908

Fort Myers

33912

16-46-25-07-00109.0900

SAN CARLOS PARK 7 UNREC.
BLK.109 DB 315 PG 152 L
OTS 90 + 91
***** SITE *****

***** OWNER *****
FASANO ANTHONY + MARY ANNE

2038 HENDRICKSON ST

8338 WREN RD

BROOKLYN

NY 11234

Fort Myers

33912

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16-46-25-07-00109.0920

SAN CARLOS PK # 7 UNREC B
LK 109 DB 315 PG 152 LOTS
92 + 93

***** OWNER *****
76 MARINO KENNETH P

***** SITE *****

8330 WREN RD

8330 WREN RD

FORT MYERS

FL 33912

Fort Myers

33912

16-46-25-07-00109.0940

SAN CARLOS PARK 7 UNREC B
LK 109 DB 315 PG 152 LO
TS 94 + 95

***** OWNER *****
77 GILLESPIE CHAD J

***** SITE *****

P O BOX 1242

8322 WREN RD

ESTERO

FL 33928

Fort Myers

33912

16-46-25-07-00109.0960

SAN CARLOS PARK #7 UNREC.
BLK 109 DB 315 PG 152
LOTS 96 + 97

***** OWNER *****
78 SHOUNIA NADIR

***** SITE *****

QWICK KORNER
3950 S MAIN ST
SANTA ANA

CA 92707

8314 WREN RD

Fort Myers

33912

16-46-25-07-00110.0490

SAN CARLOS PARK #7 UNREC.
BLK 110 DB 315 PG 152
LOTS 49 + 50

***** OWNER *****
79 CIGANEK DAVID J + DONNA

***** SITE *****

P O BOX 823

18661 ORIOLE RD

ESTERO

FL 33928

Fort Myers

33912

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 16-46-25-07-00110.0510

SAN CARLOS PARK #7 UNREC.
 BLK 110 DB 315 PG 152
 LOTS 51 + 52
 ***** SITE *****

***** OWNER *****
 PUGH W JOHN +

1438 SE 22ND ST

18669 ORIOLE RD

CAPE CORAL

FL 33990

Fort Myers

33912

 16-46-25-07-00110.0530

SAN CARLOS PARK #7 UNREC.
 BLK 110 DB 315 PG 152
 LOTS 53 + 54
 ***** SITE *****

***** OWNER *****
 BALLENGER JOHN R JR + MICHELLE

18677 ORIOLE RD SE

18677 ORIOLE RD

FT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00110.0550

SAN CARLOS PARK #7 UNREC.
 BLK 110 DB 315 PG 152
 LOTS 55 + 56
 ***** SITE *****

***** OWNER *****
 CALCAGNO GENE J TR

63758 PINE DR

18685 ORIOLE RD

STURGIS

MI 49091

Fort Myers

33912

 16-46-25-07-00110.0570

SAN CARLOS PARK #7 UNREC
 BLK 110 DB 315 PG 152 L
 OTS 57 THRU 61
 ***** SITE *****

***** OWNER *****
 LOOMIS GARY J +

18701 ORIOLE RD

18701 ORIOLE RD

FT MYERS

FL 33912

Fort Myers

33912

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 16-46-25-07-00111.0520

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 52 + 53
 ***** SITE *****

***** OWNER *****
 (84) OTT VICKI K

20332 SCHERILL LN 8304 MATANZAS RD
 P O BOX 984
 ESTERO FL 33928 Fort Myers 33912

 16-46-25-07-00111.0540

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 54 + 55
 ***** SITE *****

***** OWNER *****
 (85) ROTHENBERG HENRY J

175 BAHIA VIA 8312 MATANZAS RD
 FT MYERS FL 33931 Fort Myers 33912

 16-46-25-07-00111.0560

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 56 + 57
 ***** SITE *****

***** OWNER *****
 (86) ANDERSON THOMAS E JR

17330 W CARNEGIE CIR #207 8320 MATANZAS RD
 FORT MYERS FL 33912 Fort Myers 33912

 16-46-25-07-00111.0580

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 58 + 59
 ***** SITE *****

***** OWNER *****
 (87) ROU JEFFREY D

P O BOX 1501 8328 MATANZAS RD
 IMMOKALEE FL 34143 Fort Myers 33912

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SAN CARLOS PARK #7 UNREC.
BLK 111 DB 315 PG 152
LOTS 60 + 61
***** SITE *****

(88)

***** OWNER *****
LUCKEY ROBERT F + CHARMAYNE S

23367 ELDORADO BLVD

8336 MATANZAS RD

BONITA SPRINGS

FL 34134

Fort Myers

33912

16-46-25-07-00111.0620

SAN CARLOS PARK #7 UNREC.
BLK 111 DB 315 PG 152
LOTS 62 + 63
***** SITE *****

(89)

***** OWNER *****
GARDINER GARY +

10238 BOCA CIR

8344 MATANZAS RD

NAPLES

FL 34109

Fort Myers

33912

16-46-25-07-00111.0640

SAN CARLOS PARK #7 UNREC.
BLK.111 DB 315 PG 152
LOTS 64 + 65
***** SITE *****

(90)

***** OWNER *****
SUMMERS JOAN S

1822 MAPLE AV

8352 MATANZAS RD

FT MYERS

FL 33901

Fort Myers

33912

16-46-25-07-00111.0660

SAN CARLOS PARK #7 UNREC.
BLK 111 DB 315 PG 152
LOTS 66 + 67
***** SITE *****

(91)

***** OWNER *****
ROU JEFFERY D

19020 MIAMI BLVD

8360

MATANZAS RD

FT MYERS

FL 33912

Fort Myers

33912

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SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 68 + 69
 ***** SITE *****

***** OWNER *****
 (92) SUMMERS J S

1822 MAPLE AV 8368 MATANZAS RD
 FT MYERS FL 33901 Fort Myers 33912

16-46-25-07-00111.0700

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 70 + 71
 ***** SITE *****

***** OWNER *****
 (93) WALKER LARRY J + DIANA J

8376 MATANZAS RD 8376 MATANZAS RD
 FORT MYERS FL 33912 Fort Myers 33912

16-46-25-07-00111.0720

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 72 + 73
 ***** SITE *****

***** OWNER *****
 (94) MCCORMACK STEVEN W + TAMI L

8384 MATANZAS RD 8384 MATANZAS RD
 FT MYERS FL 33919 Fort Myers 33912

16-46-25-07-00111.0740

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 74 + 75
 ***** SITE *****

***** OWNER *****
 (95) TOWNSEND TIMOTHY

8392 MATANZAS RD 8392 MATANZAS RD
 FT MYERS FL 33912 Fort Myers 33912

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SAN CARLOS PARK #7 UNREC.
BLK 111 DB 315 PG 152
LOTS 76 + 77
***** SITE *****

96 ***** OWNER *****
CAIN LEONARD K + CLARA

8133 ANHINGA 8400 MATANZAS RD
FT MYERS FL 33912 Fort Myers
33912

16-46-25-07-00111.0780

SAN CARLOS PARK #7 UNREC.
BLK 111 DB 315 PG 152
LOTS 78 + 79
***** SITE *****

97 ***** OWNER *****
LUCKEY ROBERT F + CHARMAYNE S

23367 ELDORADO BLVD 8408 MATANZAS RD
BONITA SPRINGS FL 34134 Fort Myers
33912

16-46-25-07-00111.0800

SAN CARLOS PARK #7 UNREC.
BLK 111 DB 315 PG 152
LOTS 80 + 81
***** SITE *****

98 ***** OWNER *****
FOSTER DAVID A + JOY L

17401 FUCHSIA RD 8416 MATANZAS RD
FORT MYERS FL 33912 Fort Myers
33912

16-46-25-07-00111.0820

SAN CARLOS PARK #7 UNREC.
BLK 111 DB 315 PG 152
LOTS 82 + 83
***** SITE *****

99 ***** OWNER *****
PUGH TIMOTHY E +

1438 SE 22ND ST 8424 MATANZAS RD
CAPE CORAL FL 33990 Fort Myers
33912

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 16-46-25-07-00111.0840

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 84 + 85
 ***** SITE *****

***** OWNER *****
 LEWIS KARLA E

8432 MATANZAS RD #34

8432 MATANZAS RD

FORT MYERS

FL 33912

Fort Myers

33912

 16-46-25-07-00111.0860

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 86 + 87
 ***** SITE *****

***** OWNER *****
 BATULA FRANCIS C + JEAN M

715 BOUND BROOK AVE

8440 MATANZAS RD

MANVILLE

NJ 08835

Fort Myers

33912

 16-46-25-07-00111.0880

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 88 + 89
 ***** SITE *****

***** OWNER *****
 SEC OF VETERAN AFFAIRS

27831 SO TAMIAMI TR

8448 MATANZAS RD

BONITA SPRINGS

FL 34134

Fort Myers

33912

 16-46-25-07-00111.0900

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 90 + 91
 ***** SITE *****

***** OWNER *****
 YOUNG JOEL A

8456-8 MANTANZAS RD

8456 MATANZAS RD

FT MYERS

FL 33912

Fort Myers

33912

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 16-46-25-07-00111.0920

SAN CARLOS PARK #7 UNREC.
 BLK 111 DB 315 PG 152
 LOTS 92 + 93
 ***** SITE *****

***** OWNER *****
 MCGUIRE ROBERT J +

8462/64 MATANZAS RD

8462/64 MATANZAS RD

FORT MYERS

FL 33912

Fort Myers

33912

 20-46-25-00-00012.027B

PAR IN MULTI SECS 20 + 21
 FR SE COR SEC 20 N733FT T
 O P O B DESC OR2593 PG306
 ***** SITE *****

***** OWNER *****
 SKINNER KAREN A TRUSTEE

P O BOX 880

19910 S TAMIAMI TRL

FT MYERS

FL 33902

Estero

33928

 21-46-25-00-00001.2000

PARL IN SEC 21 AS DESC IN
 OR 1322 PG 262 LESS 1.30
 0 + VINTAGE GOLF CC
 ***** SITE *****

***** OWNER *****
 CONSULTORA GREYTER S A ETAL
 C/O PREUSS REALTY CO
 25 SE 2ND AVE STE 710

19950 S TAMIAMI TRL

MIAMI

FL 33131

Estero

33928

 21-46-25-00-00001.3000

PARL IN N E 1/4 AS DESC I
 N OR 1334 PG 1134

***** OWNER *****
 HERMES INVESTMENT CO INC

***** SITE *****

% WILLIAM KEYES

0

ACCESS UNDETERMINED

P O DRAWER 790

FORT MYERS

FL 33902

Fort Myers

33908

SUBJECT

***** VARIANCE REPORT *****

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 21-46-25-00-00001.4000

PAR IN SW 1/4 DES IN OR 2
 053 PG 0608

(107) ***** OWNER ***** ***** SITE *****
 LEE THIC JOCK + PING LEE
 4805 SHERRY LN RT 5 19976 S TAMiami TRL
 FT MYERS FL 33908 Fort Myers 33912

21-46-25-01-00000.0010

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 1

(108) ***** OWNER ***** ***** SITE *****
 KRAFT GERALD C + EVELYN B
 19307 VINTAGE TRACE CIR 19307 VINTAGE TRACE CIR
 FORT MYERS FL 33912 Fort Myers 33912

21-46-25-01-00000.0020

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 2

(109) ***** OWNER ***** ***** SITE *****
 MASHIONE JOSEPH F + CATHERINE
 19299 VINTAGE TRACE CIR 19299 VINTAGE TRACE CIR
 FT MYERS FL 33912 Fort Myers 33912

21-46-25-01-00000.0030

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 3

(110) ***** OWNER ***** ***** SITE *****
 CATTRELL ROBERT L + JANET G
 19291 VINTAGE TRACE CIR 19291 VINTAGE TRACE CIR
 FT MYERS FL 33912 Fort Myers 33912

 *** VARIANCE REPORT ***

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 PARCELS AFFECTED : 376

 21-46-25-01-00000.0040

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 4

***** OWNER *****
 (111) GORHAM JEFFREY + MARCIA

***** SITE *****

19283 VINTAGE TRACE CIR

19283 VINTAGE TRACE CIR

FT MYERS

FL 33912

Fort Myers

33912

 21-46-25-01-00000.0050

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 5

***** OWNER *****
 (112) DEANGELIS GEORGE P

***** SITE *****

305 DEPOT ST

19275 VINTAGE TRACE CIR

SOUTH EASTON

MA 02375

Fort Myers

33912

 21-46-25-01-00000.0060

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 6

***** OWNER *****
 (113) GOODMAN DAVID L

***** SITE *****

19267 VINTAGE TRACE CIR

19267 VINTAGE TRACE CIR

FORT MYERS

FL 33912

Fort Myers

33912

 21-46-25-01-00000.0070

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 7

***** OWNER *****
 (114) EDGAR WALLACE E + SANDRA K

***** SITE *****

6508 TURTLE WALK

19259 VINTAGE TRACE CIR

CLARKSTON

MI 48346

Fort Myers

33912

 *** VARIANCE REPORT ***

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 *** Kenneth M. Wilkinson ***

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 21-46-25-01-00000.0080

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 8

***** OWNER *****
 DOYLE WAYNE G +

***** SITE *****

19251 VINTAGE TRACE CIR

19251 VINTAGE TRACE CIR

FORT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-00000.0090

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 9

***** OWNER *****
 ATKINS JAMES H JR

***** SITE *****

19243 VINTAGE TRACE CIR

19243 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-00000.0100

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 10

***** OWNER *****
 ILLUM JAMES M +

***** SITE *****

19227 VINTAGE TRACE CIR

19227 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-00000.0110

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 11

***** OWNER *****
 SAYLOR JAMES E + FRANCES K

***** SITE *****

19219 VINTAGE TRACE CIR

19219 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 *** VARIANCE REPORT ***

 *** Prepared By ***
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 21-46-25-01-00000.0120

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 44 LOT 12

***** OWNER *****
 (119) CARROLL BEVERLY J

***** SITE *****

19211 VINTAGE TRACE CIR

19211 VINTAGE TRACE CIR

FT MYERS

FL 33912

Fort Myers

33912

 21-46-25-01-00000.0590

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 59

***** OWNER *****
 (120) FELDMAN ROBERT E TR +

***** SITE *****

19667 VINTAGE TRACE DIR

19667 VINTAGE TRACE CIR

FT MYERS

FL 33912

Fort Myers

33912

 21-46-25-01-00000.0600

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 60

***** OWNER *****
 (121) THOMPSON HASKEL L + KAREN E

***** SITE *****

19657 VINTAGE TRACE CIR

19657 VINTAGE TRACE CIR

FT MYERS

FL 33912

Fort Myers

33912

 21-46-25-01-00000.0610

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 61

***** OWNER *****
 (122) SMITH CHRISTOPHER + GAYE S

***** SITE *****

19649 VINTAGE TRACE CIR

19649 VINTAGE TRACE CIR

FT MYERS

FL 33912

Fort Myers

33912

 *** VARIANCE REPORT ***

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 *** Kenneth M. Wilkinson ***

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 21-46-25-01-00000.0620

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 62

***** OWNER *****
 FIGG WILLIAM H + PHYLLIS A

***** SITE *****

19641 VINTAGE TRACE CIR

19641 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-00000.0630

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 63

***** OWNER *****
 MCLAREN STEWART R + DOROTHY E

***** SITE *****

24 POINTE PARK PL

19633 VINTAGE TRACE CIR

GROSSE POINTE PARK MI 48230

Fort Myers

33912

 21-46-25-01-00000.0640

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 64

***** OWNER *****
 LEE E GAYLORD + JOAN

***** SITE *****

19625 VINTAGE TRACE CIR

19625 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-00000.0650

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 65

***** OWNER *****
 RIECK MARY E

***** SITE *****

19607 VINTAGE TRACE CR

19607 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 *** VARIANCE REPORT ***

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 21-46-25-01-00000.0660

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 66

***** OWNER *****
 (127) BERON MARTIN T + GLAYDS L

***** SITE *****

PO BOX 630

19599 VINTAGE TRACE CIR

BLAIRSTOWN

NJ 07825

Fort Myers

33912

 21-46-25-01-00000.0670

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 67

***** OWNER *****
 (128) HICKMAN LARRY S + FLORENCE H

***** SITE *****

19591 VINTAGE TRACE CIR

19591 VINTAGE TRACE CIR

FT MYERS

FL 33912

Fort Myers

33912

 21-46-25-01-00000.0680

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 68

***** OWNER *****
 (129) VANDENBERG JOHANNES + GUDULA

***** SITE *****

LUERMANNSTRASSE 7

19583 VINTAGE TRACE CIR

D49076 OSNABRUECK
 GERMANY

Fort Myers

33912

 21-46-25-01-00000.0690

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 69

***** OWNER *****
 (130) BALCH PHYLLIS

***** SITE *****

19575 VINTAGE TRACE CIR

19575 VINTAGE TRACE CIR

FT MYERS

FL 33912

Fort Myers

33912

 *** VARIANCE REPORT ***

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DATE OF REPORT : 30AUG00
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 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 21-46-25-01-00000.0700

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 48 LOT 70

***** OWNER *****
 (131) ROSS FRANCES

***** SITE *****

19567 VINTAGE TRACE CIR

19567 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-00000.0710

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 49 LOT 71

***** OWNER *****
 (132) CRAMPTON GLORIA E TR

***** SITE *****

19559 VINTAGE TRACE CIR

19559 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-00000.0720

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 49 LOT 72

***** OWNER *****
 (133) STARCK RICHARD + ARLINE CO-TR

***** SITE *****

19551 VINTAGE TRACE CIR

19551 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-00000.0730

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 49 LOT 73

***** OWNER *****
 (134) LEE NANCY M

***** SITE *****

19543 VINTAGE TRACE CIR

19543 VINTAGE TRACE CIR

FORT MYERS FL 33912

Fort Myers

33912

***** VARIANCE REPORT *****

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 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
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 VARIANCE DISTANCE : 500 (ft)
 PARCELS AFFECTED : 376

 21-46-25-01-00000.0740

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 49 LOT 74

***** OWNER *****
 SPIERING RALPH JURGEN L/E

***** SITE *****

19535 VINTAGE TRACE CIR

19535 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-0000A.0000

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PGS 44 THRU 48 T
 RACTS A + B

***** OWNER *****
 PHH ASSET MANAGEMENT
 C/O MR JOSEPH HEFFERNAN
 VINES SALES CENTER
 8001 VINTAGE PKWY
 FORT MYERS FL 33912

***** SITE *****

0 RESERVED

Fort Myers

33912

 21-46-25-01-0000C.0000

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PGS 44 -50 TRS C
 H I+J GOLF COURSE + CLUB
 ***** SITE *****

***** OWNER *****
 VINES COUNTRY CLUB INC

19501 VINTAGE TRACE CIR

19501 VINTAGE TRACE CIR

FT MYERS FL 33912

Fort Myers

33912

 21-46-25-01-0000E.0000

VINTAGE GOLF + COUNTRY CL
 UB PB 37 PG 43 TRACT E LE
 S OR2566/3825

***** OWNER *****
 KINSEY JAMES E JR TR

***** SITE *****

P O BOX 1662

0 RESERVED

FT MYERS FL 33902

Fort Myers

33912

21-46-25-01-0000E.0010

***** OWNER *****
HITHERSAY STEVEN E TR
C/O MARK ALEXANDER REALTY
6360-4 PRESEDENTIAL CT

FT MYERS

FL 33919

Fort Myers

33912

21-46-25-02-00000.0250

LOST CREEK VILLAGE AT THE
VINTAGE PB 38 PG 20 LOT
25 BLDG 7 UNIT A-1

***** OWNER *****
BAKER HAMPTON L

***** SITE *****

1400 CAROLINE

19660 LOST CREEK DR

CLINTON

IA 52732

Fort Myers

33912

21-46-25-02-00000.0260

LOST CREEK VILLAGE AT THE
VINTAGE PB 38 PG 20 LOT
26 BLDG 7 UNIT B

***** OWNER *****
HENKE NOLAN

***** SITE *****

19662 LOST CREEK DR

19662 LOST CREEK DR

FT MYERS

FL 33912

Fort Myers

33912

21-46-25-02-00000.0270

LOST CREEK VILLAGE AT THE
VINTAGE PB 38 PG 20 LOT
27 BLDG 7 UNIT C-1

***** OWNER *****
JOSEPH MICHAEL S

***** SITE *****

19664 LOST CREEK

19664 LOST CREEK DR

FT MYERS

FL 33912

Fort Myers

33912

***** VARIANCE REPORT *****

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

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 VARIANCE DISTANCE : 500(ft)
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 21-46-25-02-00000.0280

LOST CREEK VILLAGE AT THE
 VINTAGE PB 38 PG 20 LOT
 28 BLDG 7 UNIT A-1
 ***** SITE *****

***** OWNER *****
 PEGORARO ROBERT + CYNTHIA

5440 WINDING CREEK DR 19666 LOST CREEK DR
 ROCKFORD IL 61114 Fort Myers 33912

21-46-25-02-00000.0290

LOST CREEK VILLAGE AT THE
 VINTAGE PB 38 PG 20 LOT
 29 BLDG 8 UNIT A-2
 ***** SITE *****

***** OWNER *****
 LAZAROFF JANET I TR

3024 WARWICK RD 19665 LOST CREEK DR
 JACKSON MI 49203 Fort Myers 33912

21-46-25-02-00000.0300

LOST CREEK VILLAGE AT THE
 VINTAGE PB 38 PG 20 LOT
 30 BLDG 8 UNIT B-2
 ***** SITE *****

***** OWNER *****
 VOCAIRE ANTHONY M + JOAN M

4590 SILVER CREEK 19663 LOST CREEK DR
 BRECKSVILLE OH 44141 Fort Myers 33912

21-46-25-02-00000.0310

LOST CREEK VILLAGE AT THE
 VINTAGE PB 38 PG 20 LOT
 31 BLDG 8 UNIT B-2
 ***** SITE *****

***** OWNER *****
 BECK MORTIMER

19661 LOST CREEK DR 19661 LOST CREEK DR
 FT MYERS FL 33912 Fort Myers 33912

***** ..*****~*****
 *** VARIANCE REPORT ***

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 21-46-25-02-00000.0320

LOST CREEK VILLAGE AT THE
 VINTAGE PB 38 PG 20 LOT
 32 BLDG 8 UNIT A-1
 ***** SITE *****

***** OWNER *****
 (147) GORHAM JEFFREY J

19283 VINTAGE TRACE CIR 19659 LOST CREEK DR
 FORT MYERS FL 33912 Fort Myers 33912

21-46-25-04-00000.0260

FAIRWAY BEND VILLAGE AT T
 HE VINES PB 48PG 9 LOT 26

***** OWNER *****
 (148) KANE JOHN J + JOANNE R

158 MAIN ENTRANCE DR 8595 FAIRWAY BEND DR
 PITTSBURGH PA 15228 Fort Myers 33912

21-46-25-04-00000.0270

FAIRWAY BEND VILLAGE AT T
 HE VINES PB 48PG 9 LOT 27

***** OWNER *****
 (149) BRUMMETT HERMAN L TR

8601 FAIRWAY BEND DR 8601 FAIRWAY BEND DR
 FT MYERS FL 33912 Fort Myers 33912

21-46-25-04-00000.0280

FAIRWAY BEND VILLAGE AT T
 HE VINES PB 48PG 9 LOT 28

***** OWNER *****
 (150) GAGNIER CHALRES E + DOLORES E

2934 TROON CT 8603 FAIRWAY BEND DR
 ROCKFORD IL 61114 Fort Myers 33912

 *** VARIANCE REPORT ***

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 21-46-25-04-00000.0290

FAIRWAY BEND VILLAGE AT T
 HE VINES PB 48PG 9 LOT 29

***** OWNER *****
 (151) EDER THOMAS A + MARSHA G

***** SITE *****

121 SURREY LN

8609 FAIRWAY BEND DR

LAKE FOREST IL 60045

Fort Myers

33912

 21-46-25-06-00000.0480

PALMBRIDGE VILLAGE AT THE
 VINES PB 54/48-51 LOT 4
 8 + W 1/2 LOT 49 + LOT 47

***** OWNER *****
 (152) FENLON JOHN + BARBARA

***** SITE *****

19693 VINTAGE TRACE CIR

19693 VINTAGE TRACE CIR

FORT MYERS FL 33912

Fort Myers

33912

 21-46-25-06-00000.0500

PALMBRIDGE VILLAGE AT THE
 VINES PB 54/48-51 LOTS
 50+51+ ELY 25FT LT49

***** OWNER *****
 (153) STROSNIDER C DEAN TR

***** SITE *****

110 MERVIS DR

19685 VINTAGE TRACE CIR

BEAVER FALLS PA 15010

Fort Myers

33912

 22-46-25-00-00002.0000

SW 1/4 LESS RD R/W DESC O
 N OR 2183/3481 (KORESHAN)

***** OWNER *****
 (154) BERNET JAMES A

***** SITE *****

6100 ESTERO BLVD

9101 KORESHAN BLVD

P O BOX 2579

FT MYERS BCH FL 33931

Fort Myers

33912

*****\ .*****
*** VARIANCE REPORT ***

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PARCELS AFFECTED : 376

22-46-25-01-00242.0390

SAN CARLOS PK U-19 UNREC
BLK 242 OR 371 PG 473 L
OTS 39 + 40
***** SITE *****

***** OWNER *****
(155) ZULIANI MARIAN B

242 DEL RAY AVE 19005 MIAMI BLVD
FT MYERS FL 33905 Fort Myers 33912

22-46-25-01-00242.0410

SAN CARLOS PK U-19 UNREC
BLK 242 OR 371 PG 473 LOT
S 41 + 42
***** SITE *****

***** OWNER *****
(156) DORMAN ROBERT M

19013 MIAMI BLVD 19013 MIAMI BLVD
FORT MYERS FL 33912 Fort Myers 33912

22-46-25-01-00242.0430

SAN CARLOS PK U 19 UNREC
BLK 242 OR 371 PG 473 L
OTS 43 + 44
***** SITE *****

***** OWNER *****
(157) FISHER DOUGLAS J + TANIA L

19020 SEBRING RD 19020 SEBRING RD
FT MYERS FL 33912 Fort Myers 33912

22-46-25-01-00242.0450

SAN CARLOS PK U-19 UNREC
BLK 242 OR 371 PG 473 L
OTS 45 + 46
***** SITE *****

***** OWNER *****
(158) BECERRA JESUS

19012 SEBRING RD 19012 SEBRING RD
FORT MYERS FL 33912 Fort Myers 33912

 *** VARIANCE REPORT ***

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 22-46-25-01-00242.0470

SAN CARLOS PK UT 19 UNREC
 BLK 242 OR 371 PG 473 LO
 TS 47 + 48

***** OWNER *****
 (159) BECKER CYNTHIA A

***** SITE *****

19000 SEBRING RD

19000 SEBRING RD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00243.0230

SAN CARLOS PK UT 19 UNREC
 BLK 243 OR 371 PG 473 LO
 TS 23 + 24

***** OWNER *****
 (160) CARVILLE MICHAEL E + JILL A

***** SITE *****

19049 BARTOW BLVD

19049 BARTOW BLVD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00243.0250

SAN CARLOS PK UT 19 UNREC
 BLK 243 OR 371 PG 47
 3 LOTS 25 + 26

***** OWNER *****
 (161) CARVILLE MICHAEL + JILL

***** SITE *****

19049 BARTOW BLVD

19057 BARTOW BLVD

FORT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00243.0270

SAN CARLOS PK UNIT 19 UNR
 EC BLK 243 OR 371 PG473 L
 OTS 27 + 28

***** OWNER *****
 (162) FARNEY J RENEE

***** SITE *****

10222 SEMINOLE ISLAND DR

19065 BARTOW BLVD

LARGO

FL 33773

Fort Myers

33912

***** VARIANCE REPORT *****

 *** Prepared By ***
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 *** Kenneth M. Wilkinson ***

Page 42 of 95

DATE OF REPORT : 30AUG00
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 VARIANCE DISTANCE : 500(ft)
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 22-46-25-01-00243.0290

SAN CARLOS PARK UNIT 19 U
 NREC BLK 243 OR 371 PG473
 LOTS 29 + 30

***** OWNER *****
 (163) GEHM WILLIAM E + BARBARA A

***** SITE *****

19035 MIAMI BLVD

19035 MIAMI BLVD

FORT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00244.0070

SAN CARLOS PK.U.19 UNREC.
 BLK.244 OR 371 PG 473
 LOTS 7 + 8

***** OWNER *****
 (164) WALSH HAL

***** SITE *****

15081 N MALLARD LN

19000 MIAMI BLVD

FT MYERS

FL 33913

Fort Myers

33912

 22-46-25-01-00244.0090

SAN CARLOS PARK UNIT 19 B
 LK 244 OR 371 PG 473 LOTS
 9 + 10

***** OWNER *****
 (165) WEBER ROY E + JUDY M

***** SITE *****

12831 CHARTWELL DR

19008 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00244.0110

SAN CARLOS PARK U 19 UNREC
 BLK 244 OR 371 PG 473
 LOTS 11 + 12

***** OWNER *****
 (166) SMITH ALAN B + NIKKI A

***** SITE *****

7600 EAGLES FLIGHT LN

19016 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

*** VARIANCE REPORT ***

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
SUBJECT PROPERTY : 21-46-25-00-00001.0000
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 376

22-46-25-01-00244.0130

SAN CARLOS PARK U 19 UNREC
BLK 244 OR 371 PG 473
LOTS 13 + 14
***** SITE *****

***** OWNER *****
RUBIN BRITA 1/2 INT +

15985 BRIARCLIFF LN

19024 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00244.0150

SAN CARLOS PARK UNIT 19 B
LK 244 OR 391 PG 473 LOTS
15 + 16
***** SITE *****

***** OWNER *****
CONKLIN THELMA M

19032A MIAMI

19032 MIAMI BLVD

FORT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00244.0170

SAN CARLOS PK UT 19 BLK 2
44 OR 371 PG 473 LOTS 17
+ 18
***** SITE *****

***** OWNER *****
PRIME JAMES G ETAL

P O BOX 977

19040 MIAMI BLVD

ESTERO

FL 33928

Fort Myers

33912

22-46-25-01-00244.0190

SAN CARLOS PARK UNIT 19 B
LK 244 OR 371 PG 473 LOTS
19 + 20
***** SITE *****

***** OWNER *****
GOSS RICK

19048 MIAMI BLVD #50

19048 MIAMI BLVD

FORT MYERS

FL 33912

Fort Myers

33912

*****. *****
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PARCELS AFFECTED : 376

22-46-25-01-00244.0210

SAN CARLOS PARK UNIT 19 B
LK 244 OR 371 PG 473 LOTS
21 THRU 22

***** OWNER *****
REED DALE TR

***** SITE *****

4920 SHAKER RD

19056 MIAMI BLVD

FRANKLIN

OH 45005

Fort Myers

33912

22-46-25-01-00244.0230

SAN CARLOS PK UT 19 BLK 2
44 OR 371 PG 473 LOTS 23
+ 24

***** OWNER *****
FLACK DEBBIE L +

***** SITE *****

5117 SW 17TH PL #210

19064 MIAMI BLVD

CAPE CORAL

FL 33914

Fort Myers

33912

22-46-25-01-00244.0250

SAN CARLOS PK UT 19 BLK 2
44 OR 371 PG 473 LOTS 25
+ 26

***** OWNER *****
COTRONE DANIEL D

***** SITE *****

22613 FOUNTAIN LAKES BLVD

19072 MIAMI BLVD

ESTERO

FL 33928

Fort Myers

33912

22-46-25-01-00244.0270

SAN CARLOS PARK UNIT 19 B
LK 244 OR 371 PG 473 LOTS
27 + 28

***** OWNER *****
WEBER ROY E + JUDITH M

***** SITE *****

12831 CHARTWELL DR

19080 MIAMI BLVD

FORT MYERS

FL 33912

Fort Myers

33912

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 22-46-25-01-00244.0290

SAN CARLOS PARK UNIT 19 B
 LK 244 OR 371 PG 473 LOTS
 29 + 30

***** OWNER *****
 (175) COHEN JEAN TR

***** SITE *****

PO BOX 654

19088 MIAMI BLVD

BONITA SPRINGS

FL 34133

Fort Myers

33912

 22-46-25-01-00244.0310

SAN CARLOS PARK UNIT 19 B
 LK 244 OR 371 PG 473 LOTS
 31 + 32

***** OWNER *****
 (176) SOPHER SCOTT

***** SITE *****

19096/100 MIAMI BLVD

19096/100 MIAMI BLVD

FORT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00244.0330

SAN CARLOS PK UT 19 UNREC
 BLK 244 OR 371 PG 474 LO
 TS 33 + 34

***** OWNER *****
 (177) MANEE DION P

***** SITE *****

19104 MIAMI BLVD #06

19104 MIAMI BLVD

FORT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00244.0350

SAN CARLOS PK U 19 UNREC
 BLK 244 OR 371 PG 474 L
 OTS 35 + 36

***** OWNER *****
 (178) STRATMAN RANDAL J

***** SITE *****

19112/14 MIAMI BLVD

19112/114 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

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VARIANCE DISTANCE : 500(ft)
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22-46-25-01-00244.0370

SAN CARLOS PK U 19 UNREC
BLK 244 OR 371 PG 474 L
OTS 37 + 38

***** OWNER *****
179 HUD C/O SOUTHEAST ALLIANCE

***** SITE *****

SUITE 1000
3280 POINTE PKWY
NORCROSS

GA 30092

19120/124 MIAMI BLVD

Fort Myers

33912

22-46-25-01-00244.0390

SAN CARLOS PK UT 19 UNREC
BLK 244 OR 371 PG 474 LO
TS 39 + 40

***** OWNER *****
180 GEIDNER BRIAN M + MICHELE

***** SITE *****

3555 TOMLINSON ST

19128/132 MIAMI BLVD

BONITA SPRINGS

FL 34134

Fort Myers

33912

22-46-25-01-00244.0410

SAN CARLOS PK U 19 UNREC
BLK 244 OR 371 PG 474 LOT
S 41 + 42

***** OWNER *****
181 BURKHARDT PATRICE C

***** SITE *****

19136 MIAMI BLVD

19136/140 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00244.0430

SAN CARLOS PK U 19 UNREC
BLK 244 OR 371 PG 474 LOT
S 43 + 44

***** OWNER *****
182 DUNN KENNETH D +

***** SITE *****

9210 CRYSTAL VIEW CT

19144/148 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

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 22-46-25-01-00244.0450

SAN CARLOS PK UNIT 19 BLK
 244 OR 371 PG 474 LOTS 4
 5 + 46

***** OWNER *****
 (183) MILLER-AHLGRIM BARBARA

***** SITE *****

19156 MIAMI BLVD

19152/156 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00244.0470

SAN CARLOS PK U 19 UNREC
 BLK 244 OR 371 PG 474 LOT
 S 47 + 48

***** OWNER *****
 (184) HOLLANDER ROBERT

***** SITE *****

606 GLEASON PKWY

19160/162 MIAMI BLVD

CAPE CORAL

FL 33914

Fort Myers

33912

 22-46-25-01-00244.0490

SAN CARLOS PK UT 19 UNREC
 BLK 244 OR 371 PG 470 LO
 TS 49 + 50

***** OWNER *****
 (185) MAURIS JEROMY R + CHRISTINA S

***** SITE *****

7257 LOBEILA RD

19168/172 MIAMI BLVD

FORT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00244.0510

SAN CARLOS PK U 19 UNREC
 BLK 244 OR 371 PG 474 LOT
 S 51 + 52

***** OWNER *****
 (186) HARRIS MURRE

***** SITE *****

5920 SW 32ND ST

19176/180 MIAMI BLVD

MIAMI

FL 33155

Fort Myers

33912

*****. *****
 *** VARIANCE REPORT ***

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 22-46-25-01-00244.0530

SAN CARLOS PARK U 19 UNREC
 BLK 244 OR 371 PG 474
 LOTS 53 + 54

***** OWNER *****

***** SITE *****

(187)

WEBER ROY E

12831 CHARTWELL DR

19184/188 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00244.0550

SAN CARLOS PK U 19 UNREC
 BLK 244 OR 371 PG 474 L
 OTS 55 + 56

***** OWNER *****

***** SITE *****

(188)

SPATES ROBERT F + DOLORES I

5 BAYVIEW BLVD

19192/196 MIAMI BLVD

FT MYERS BEACH

FL 33931

Fort Myers

33912

 22-46-25-01-00244.0570

SAN CARLOS PARK U 19 UNREC
 BLK 244 OR 371 PG 474
 LOTS 57 + 58

***** OWNER *****

***** SITE *****

(189)

SPATES STEVEN +

5 BAYVIEW BLVD

19200/204 MIAMI BLVD

FT MYERS BEACH

FL 33931

Fort Myers

33912

 22-46-25-01-00244.0590

SAN CARLOS PK U 19 UNREC
 BLK 244 OR 371 PG 474 L
 OTS 59 + 60

***** OWNER *****

***** SITE *****

(190)

TUCKER JULIA

297 ALBATROSS

19208/212 MIAMI BLVD

FT MYERS BEACH

FL 33931

Fort Myers

33912

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22-46-25-01-00244.0610

SAN CARLOS PK U 19 UNREC
BLK 244 OR 371 PG 474 L
OTS 61 + 62

***** OWNER *****
SCHOENDORF JOHN D II + LYNN M

***** SITE *****

P O BOX 0236

19216/220 MIAMI BLVD

CAPTIVA ISLAND

FL 33924

Fort Myers

33912

22-46-25-01-00244.0630

SAN CARLOS PK U 19 UNREC
BLK 244 OR 371 PG 474 LOT
S 63 + 64

***** OWNER *****
VALDEZ T L + MILDRED L

***** SITE *****

753 E F ST

19224 228MIAMI BLVD

ONTARIO

CA 91764

Fort Myers

33912

22-46-25-01-00244.0650

SAN CARLOS PK U 19 UNREC
BLK 244 OR 371 PG 474 LOS
65 + 66

***** OWNER *****
VALDEZ T L + MILDRED L

***** SITE *****

753 E F ST

19232 236MIAMI BLVD

ONTARIO

CA 91764

Fort Myers

33912

22-46-25-01-00245.0170

SAN CARLOS PK UT 19 UNREC
BLK 245 OR 371 PG 474 LO
TS 17 + 18

***** OWNER *****
SCHMIDT JOHN

***** SITE *****

20551 TANGLEWOOD LN

9042/44 TANGELO BLVD

ESTERO

FL 33928

Fort Myers

33912

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22-46-25-01-00245.0190

SAN CARLOS PK UT 19 UNREC
BLK 245 OR 371 PG 474 LO
TS 19 + 20

***** OWNER *****
(195) KIDD WARREN JR +

***** SITE *****

3251 SHELL MOUND BLVD

9036/40 TANGELO BLVD

FT MYERS BEACH FL 33931

Fort Myers

33912

22-46-25-01-00245.0210

SAN CARLOS PK UT 19 UNREC
BLK 245 OR 371 PG 474 LO
TS 21 + 22

***** OWNER *****
(196) GONZALEZ OMAR G +

***** SITE *****

9028 TANGELO BLVD

9024/28 TANGELO BLVD

FT MYERS FL 33912

Fort Myers

33912

22-46-25-01-00245.0230

SAN CARLOS PK UT 19 UNREC
BLK 245 OR 371 PG 474 LO
TS 23 + 24

***** OWNER *****
(197) NEFF GARY L + NANCY K

***** SITE *****

114 BEBLO LN

9016/20 TANGELO BLVD

BUTLER PA 16002

Fort Myers

33912

22-46-25-01-00245.024A

SAN CARLOS PK.U.19 UNREC.
BLK.245 OR 371 PG 474 LOT
24 A LES N105FT OF W145F
***** SITE *****

***** OWNER *****
(198) WARNER JIMMY R + KRISTEN

19426 MIAMI BLVD

9000 TANGELO BLVD

FT MYERS FL 33912

Fort Myers

33912

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 22-46-25-01-00245.024B

SAN CARLOS PK UT 19 UNREC
 BLK 245 OR 371/474 LOT 24
 A N 105 FT OF W 145 FT
 ***** SITE *****

***** OWNER *****
 WARNER JIMMY R + KRISTEN

19246 MIAMI BLVD

19246 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00246.0010

SAN CARLOS PK.U.19 UNREC.
 BLK.246 OR 371 PG 474
 LOTS 1 + 2
 ***** SITE *****

***** OWNER *****
 SIDLER JACK D III ETAL

120 BURLEY RIDGE RD

9016 KING RD W

MANSFIELD

PA 16933

Fort Myers

33912

 22-46-25-01-00246.0030

SAN CARLOS PK U 19 UNREC
 BLK 246 OR 371 PG 474 L
 OTS 3 + 4
 ***** SITE *****

***** OWNER *****
 SAMSON RICHARD + KATHLEEN

9024 KING RD W

9024 KING RD W

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00246.0050

SAN CARLOS PARK UNIT 19 B
 LK 246 OR 371 PG 474 LO
 TS 5 + 6
 ***** SITE *****

***** OWNER *****
 MONROE DANIEL G

P O BOX 961

9032 KING RD W

ESTERO

FL 33928

Fort Myers

33912

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 22-46-25-01-00246.0070

SAN CARLOS PARK UNIT 19 B
 LK 246 OR 371 PG 474 LO
 TS 7 + 8

***** OWNER *****
 (203) DONOVAN ADELE G

***** SITE *****

9040 KING RD W SE

9040 KING RD W

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00246.0420

SAN CARLOS PARK UNIT 19 B
 LK 246 OR 371 PG 474 LO
 TS 42 + 43

***** OWNER *****
 (204) HOGAN MICHAEL R

***** SITE *****

9041 TANGELO BLVD

9041 TANGELO BLVD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00246.0440

SAN CARLOS PARK UNIT 19 B
 LK 246 OR 371 PG 474 LO
 TS 44 + 45

***** OWNER *****
 (205) PEDLEY CHARLES A + DONNA R

***** SITE *****

9033 TANGELO BLVD

9033 TANGELO BLVD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00246.0460

SAN CARLOS PK UT 19 BLK 2
 46 OR 371 PG 474 LOT 46 T
 HRU 48

***** OWNER *****
 (206) CANTOS MARK

***** SITE *****

19235 MIAMI BLVD

19235 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

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22-46-25-01-00247.0010

SAN CARLOS PK.U.19 UNREC.
BLK.247 OR 371 PG 474
LOTS 1 + 2

***** OWNER *****
RUSHLOW LINDA S

***** SITE *****

9016 TEMPLE RD W

9016 TEMPLE RD W

FORT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00247.0030

SAN CARLOS PK U 19 UNREC
BLK 247 OR 371 PG 474 LOT
S 3 + 4

***** OWNER *****
MCGRATH JOHN P

***** SITE *****

350 HORIZON DR

9024 TEMPLE RD W

N FT MYERS

FL 33903

Fort Myers

33912

22-46-25-01-00247.0050

SAN CARLOS PK UT 19 UNREC
BLK 247 OR 371 PG 474 LO
TS 5 + 6

***** OWNER *****
WYNN GRACE

***** SITE *****

9032 TEMPLE RD W

9032 TEMPLE RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00247.0070

SAN CARLOS PK U 19 UNREC
BLK 247 OR 371 PG 474 L
OTS 7 + 8

***** OWNER *****
SHORT LARRY D + VELMA M

***** SITE *****

RR 3 BOX 652

9040 TEMPLE RD W

POPLAR BLUFF

MO 63901

Fort Myers

33912

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22-46-25-01-00247.0460

SAN CARLOS PK U 19 UNREC
BLK 247 OR 371 PG 474 L
OTS 46 + 47

***** OWNER *****
WARRINGTON INEZ +

***** SITE *****

9045 KING ROAD W

9045 KING RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00247.0480

SAN CARLOS PK U 19 UNREC
BLK 247 OR 371 PG 474 L
OTS 48 + 49

***** OWNER *****
SMITH EDWARD

***** SITE *****

9037 KING ROAD W

9037 KING RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00247.0500

SAN CARLOS PK UN 19 UNREC
BLK 247 OR 371 PG 474
LOTS 50 + 51

***** OWNER *****
LOVECCHIO SCOTT E + TAMMY L

***** SITE *****

9025 KINGS RD W

9025 KING RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00247.0520

SAN CARLOS PK UT 19 UNREC
BLK 247 OR 371 PG 474 LO
TS 52 + 53

***** OWNER *****
SIES DAVID L + KIMBERLY J

***** SITE *****

9017 KING RD

9017 KING RD W

FT MYERS

FL 33912

Fort Myers

33912

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22-46-25-01-00248.0010

SAN CARLOS PK.U.19 UNREC.
BLK 248 OR 371 PG 474 LO
TS 1 THRU 3

***** OWNER *****
MCDONOUGH JAMES R + LORRAINE

***** SITE *****

19165 MIAMI BLVD SE

19165 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00248.0040

SAN CARLOS PK U 19 UNREC
BLK 248 OR 371 PG 474 LOT
S 4 + 5

***** OWNER *****
HORNICK FRED EUGENE +

***** SITE *****

RT 38 9028 PINEAPPLE ROAD SE

9028 PINEAPPLE RD

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00248.0060

SAN CARLOS PK UNIT 19 BLK
248 OR 371 PG 474 LOTS
6 + 7

***** OWNER *****
BOWER SHERI L

***** SITE *****

9036 PINEAPPLE RD SE

9036 PINEAPPLE RD

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00248.0480

SAN CARLOS PK.U.19 UNREC.
BLK.248 OR 371 PG 474
LOTS 48 + 49

***** OWNER *****
ANDERSON FRANCES E

***** SITE *****

9049 TEMPLE RD W

9049 TEMPLE RD W

FT MYERS

FL 33912

Fort Myers

33912

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22-46-25-01-00248.0500

SAN CARLOS PK UT 19 BLK 2
48 OR 371 PG 474 LOTS 50
+ 51

***** OWNER *****
219 SNYDER KURT

***** SITE *****

9041 TEMPLE RD

9041 TEMPLE RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00248.0520

SAN CARLOS PK UT 19 BLK 2
48 OR 371 PG 474 LOTS 52
THRU 54

***** OWNER *****
220 SIMMONS BRIAN M + LEON

***** SITE *****

9033 TEMPLE RD

9033 TEMPLE RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00248.0550

SAN CARLOS PK UT 19 UNREC
BLK 248 OR 371 PG 474 LO
TS 55 + 56

***** OWNER *****
221 CALLAWAY MICHAEL W + DEBRA K

***** SITE *****

9021 TEMPLE RD W

9021 TEMPLE RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00249.0010

SAN CARLOS PK U 19 UNREC
BLK 249 OR 371 PG 474 L
OTS 1 + 2

***** OWNER *****
222 ELLIOTT C L SR + PAULINE M

***** SITE *****

RT 38 19145 MIAMI BLVD SE

19145 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

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22-46-25-01-00249.0030

SAN CARLOS PK U 19 UNREC
BLK 249 OR 371 PG 474 LOT
S 3 + 4

***** OWNER *****
223 HUBACH MARILYN U

***** SITE *****

9024 HAMLIN RD

9024 HAMLIN RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00249.0050

SAN CARLOS PK U 19 UNREC
BLK 249 OR 371 PG 474 LOT
S 5 + 6

***** OWNER *****
224 MCINTOSH CALVIN L + WILMA L

***** SITE *****

9032 HAMLIN ROAD W SE

9032 HAMLIN RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00249.0070

SAN CARLOS PK U 19 UNREC
BLK 249 OR 371 PG 474 LOT
S 7 + 8

***** OWNER *****
225 MOORE CAROL A

***** SITE *****

9040 HAMLIN RD W

9040 HAMLIN RD W

FORT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00249.0490

SAN CARLOS PK U 19 UNREC
BLK 249 OR 371 PG 474 L
OTS 49 + 50

***** OWNER *****
226 SHERZER INGRID L

***** SITE *****

9041 PINEAPPLE RD

9041 PINEAPPLE RD

FT MYERS

FL 33912

Fort Myers

33912

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 22-46-25-01-00249.0510

SAN CARLOS PK U 19 UNREC
 BLK 249 OR 371 PG 474 L
 OTS 51 + 52
 ***** SITE *****

(227)

***** OWNER *****
 FLORES JUAN M

9033 PINEAPPLE RD 9033 PINEAPPLE RD
 FT MYERS FL 33912 Fort Myers 33912

 22-46-25-01-00249.0530

SAN CARLOS PK U 19 UNREC
 BLK 249 OR 371 PG 474 LOT
 S 53 + 54
 ***** SITE *****

(228)

***** OWNER *****
 RACE D G + CATHY E

RT 38 9025 PINEAPPLE RD
 9025 PINEAPPLE RD
 FORT MYERS FL 33912 Fort Myers 33912

 22-46-25-01-00249.0550

SAN CARLOS PK U 19 UNREC
 BLK 249 OR 371 PG 474 LOT
 S 55 + 56
 ***** SITE *****

(229)

***** OWNER *****
 LUCKEY ROBERT F + CHARMAYNE S

23367 ELDORADO BLVD 9017 PINEAPPLE RD
 BONITA SPRINGS FL 34134 Fort Myers 33912

 22-46-25-01-00250.0010

SAN CARLOS PK.U.19 UNREC.
 BLK.250 OR 371 PG 474
 LOTS 1 + 2
 ***** SITE *****

(230)

***** OWNER *****
 SMITH CURTIS P + CINDY L

9016 POMELO RD W 9016 POMELO RD W
 FT MYERS FL 33912 Fort Myers 33912

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 22-46-25-01-00250.0030

SAN CARLOS PK UT 19 UNREC
 BLK 250 OR 371 PG 474 LO
 TS 3 + 4

***** OWNER *****
 SMITH CHARLES E + TINA M

***** SITE *****

640 EVANS RD

9024 POMELO RD W

PIGEON FORGE TN 37863

Fort Myers

33912

 22-46-25-01-00250.0050

SAN CARLOS PK UT 19 UNREC
 BLK 250 OR 371 PG 474 LO
 TS 5 + 6

***** OWNER *****
 JONAS KENNETH S

***** SITE *****

9032 W POMELO RD

9032 POMELO RD W

FT MYERS FL 33912

Fort Myers

33912

 22-46-25-01-00250.0070

SAN CARLOS PK UT 19 UNREC
 BLK 250 OR 371 PG 474 LO
 TS 7 + 8

***** OWNER *****
 DAVIS ALAN G + GAIL J

***** SITE *****

9040 POMELO RD W

9040 POMELO RD W

FT MYERS FL 33912

Fort Myers

33912

 22-46-25-01-00250.0460

SAN CARLOS PK U 19 UNREC
 BLK 250 OR 371 PG 474 LOT
 S 46 + 47

***** OWNER *****
 FREY ELIZABETH L

***** SITE *****

P O BOX 463

9041 HAMLIN RD W

ESTERO FL 33928

Fort Myers

33912

*** VARIANCE REPORT ***

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

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VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 376

22-46-25-01-00250.0480

SAN CARLOS PK U 19 UNREC
BLK 250 OR 371 PG 474 LOT
S 48 + 49
***** SITE *****

***** OWNER *****
235 RICHARDSON JAMES R

9033 HAMLIN RD W

9033 HAMLIN RD W

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00250.0500

SAN CARLOS PK.U.19 UNREC.
BLK 250 OR 371 PG 474 LO
TS 50 + 51
***** SITE *****

***** OWNER *****
236 RODERICK CATHY A +

9025 HAMLIN RD W

9025 HAMLIN RD W

FORT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00250.0520

SAN CARLOS PK.U.19 UNREC.
BLK.250 OR 371 PG 474
LOTS 52 + 53
***** SITE *****

***** OWNER *****
237 RANKIN PAUL A

19125 MIAMI BLVD

19125 MIAMI BLVD

FT MYERS

FL 33912

Fort Myers

33912

22-46-25-01-00251.0010

SAN CARLOS PK.U.19 UNREC.
BLK.251 OR 371 PG 473
LOTS 1 THRU 4
***** SITE *****

***** OWNER *****
238 WASILESKI CASIMIR H

RR 5 BOX 25F

9016 SHADDOCK RD W

LATROBE

PA 15650

Fort Myers

33912

 *** VARIANCE REPORT ***

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 22-46-25-01-00251.0050

SAN CARLOS PK UNIT 19 BLK
 251 OR 371 PG 473 LOTS 5
 THRU 7

***** OWNER *****
 (239) HOLZINGER BARBARA

***** SITE *****

9036 SHADDOCK RD W

9036 SHADDOCK RD W

FORT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00251.0400

SAN CARLOS PK U 19 UNREC
 BLK 251 OR 371 PG 473 LOT
 S 40 + 41

***** OWNER *****
 (240) POLICE JOHN + SUSAN M

***** SITE *****

9045 POMELO RD W

9045 POMELO RD W

FORT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00251.0420

SAN CARLOS PK U 19 UNREC
 BLK 251 OR 371 PG 473 LOT
 S 42 + 43

***** OWNER *****
 (241) CINTRON PABLO IV

***** SITE *****

207 GATESIDE ST

9033 POMELO RD W

LEHIGH ACRES

FL 33936

Fort Myers

33912

 22-46-25-01-00251.0440

SAN CARLOS PK UT 19 BLK 2
 51 OR 371 PG 473 LOTS 44
 + 45

***** OWNER *****
 (242) MCDONNELL RODNEY C

***** SITE *****

5529 10TH AV

9025 POMELO RD W

FT MYERS

FL 33907

Fort Myers

33912

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 22-46-25-01-00251.0460

SAN CARLOS PK UT 19 UNREC
 BLK 251 OR 371 PG 473 LO
 TS 46 + 47
 ***** SITE *****

***** OWNER *****
 (243) MCGINNIS THOMAS A + KATHLEEN

9017 POMELO RD W

9017 POMELO RD W

FORT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00252.0010

SAN CARLOS PK U 19 UNREC
 BLK 252 OR 371 PG 473 L
 OTS 1 THRU 4
 ***** SITE *****

***** OWNER *****
 (244) WOODHOUSE KAHLEEN K

5747 WINKLER RD

9052 MURCOTT DR W

FT MYERS

FL 33919

Fort Myers

33912

 22-46-25-01-00252.0250

SAN CARLOS PK U 19 UNREC
 BLK 252 OR 371 PG 473 L
 OTS 25 + 26
 ***** SITE *****

***** OWNER *****
 (245) GREEN CRAIG D + SANDRA L

9049 W SHADDOCK RD

9049 SHADDOCK RD W

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00253.0010

SAN CARLOS PK.U.19 UNREC.
 BLK.253 OR 371 PG 473
 LOTS 1 THRU 3
 ***** SITE *****

***** OWNER *****
 (246) COHEN DONALD B TR

PO BOX 654

19051 MIAMI BLVD

BONITA SPRINGS

FL 34133

Fort Myers

33912

***** VARIANCE REPORT *****

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 22-46-25-01-00253.0040

SAN CARLOS PK UNIT 19 UNR
 BLK 253 OR 371 PG 473
 LOTS 4 + 5

***** OWNER *****
 (247) AMMANNITO L + CARMEN

***** SITE *****

15380 ORCHID ST

19063 MIAMI BLVD

FONTANA

CA 92335

Fort Myers

33912

 22-46-25-01-00253.0060

SAN CARLOS PK U-19 UNREC
 BLK 253 OR 371 PG 473 LOT
 S 6 + 7

***** OWNER *****
 (248) PECHIN EMILY J

***** SITE *****

25 ROCKLEDGE AVE APT 708

19071 MIAMI BLVD

WHITE PLAINS

NY 10601

Fort Myers

33912

 22-46-25-01-00253.0080

SAN CARLOS PK UT 19 UNREC
 BLK 253 OR 371 PG 473 LO
 TS 8 + 9

***** OWNER *****
 (249) SUNKEL CHRISTOPHER S + LACEY R

***** SITE *****

9017 MURCOTTE DR

9017 MURCOTT DR W

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00253.0100

SAN CARLOS PK UNIT 19 UNRE
 BLK 253 OR 371 PG 473 L
 OTS 10 THRU 12

***** OWNER *****
 (250) RUDY DONALD C + IVY M

***** SITE *****

9041 MURCOTT DR W SE RT 38

9025 MURCOTT DR W

FT MYERS

FL 33912

Fort Myers

33912

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 22-46-25-01-00253.0130

SAN CARLOS PK UNIT 19 UNRE
 BLK 253 OR 371 PG 473 L
 OTS 13 THRU 15
 ***** SITE *****

***** OWNER *****
 (251) RUDY DONALD C + IVY M

9041 MURCOTT DR W SE RTE 38

9041 MURCOTT DR W

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00255.0110

SAN CARLOS PARK UNIT 19 B
 LK 255 OR 371 PG 473 LOTS
 11 + 12
 ***** SITE *****

***** OWNER *****
 (252) NEGRON NANCY

19001 SEBRING RD SE

19001 SEBRING RD

FT MYERS

FL 33912

Fort Myers

33912

 22-46-25-01-00255.0130

SAN CARLOS PARK UNIT 19 B
 LK 255 OR 371 PG 473 LOTS
 13 + 14
 ***** SITE *****

***** OWNER *****
 (253) EMERY DANIEL B

19009 SEBRING RD

19009 SEBRING RD

FT MYERS

FL 33912

Fort Myers

33912

 27-46-25-00-00001.0000

PAR IN NW 1/4 DESC OR 126
 0/1481 LESS ROAD R/W

***** OWNER *****
 (254) WILLIAMSBURG POTTERY FACTORY

RT 60 WEST

9141 BROADWAY E

LIGHTFOOT

VA 23090

Estero

33928

 *** VARIANCE REPORT ***

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 28-46-25-00-00001.0000

PARL IN NW 1/4 AS DESC IN
 OR 1524/532 LESS OR 1420/
 423 + LESS OR 2012/135
 ***** SITE *****

***** OWNER *****
 (255) MANN LYNN

1028 HWY BY-PASS

needs access confirm

SENECA SC 29678 Estero 33928

 28-46-25-00-00001.0030

PR DESC OR 359/117 + PT B
 K D SCHULTES TAM + OR 196
 7/2844 LESS RD R/W
 ***** SITE *****

***** OWNER *****
 HERMES INVESTMENT CO INC

% WILLIAM KEYES
 P O DRAWER 790
 FORT MYERS

needs access confirm

FL 33902 Estero 33928

 28-46-25-00-00001.0040

R/W IN N W 1/4 AS DESC I
 N OR 1190 PG 1677

***** OWNER *****
 (256) DRIFTWOOD GARDEN CENTER

***** SITE *****

5051 TAMIAMI TRL N

20161 S TAMIAMI TRL

NAPLES FL 34103 Estero

33928

 28-46-25-00-00001.004A

PARC IN SEC 28 TWP 46 R 25
 DESC IN OR 1238 PG 1902

***** OWNER *****
 (257) BEASLEY GEORGE G
 C/O BEASLEY BROADCASTING
 3033 RIVIERA DR STE 200

***** SITE *****

20125 S TAMIAMI TRL

NAPLES FL 34103 Estero

33928

SUBJECT

***** VARIANCE REPORT *****

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 28-46-25-00-00001.004B

PARIN E1/2 OF NW1/4 AS DE
 SC OR1431/769 LES R/W OR
 2183/3499+OR2793 PG2350
 ***** SITE *****

***** OWNER *****
 LEWISTOWN PROPERTIES LP

8540 BLUE RIDGE BLVD

needs access confirm

KANSAS CITY MO 64138 Estero

33928

 28-46-25-00-00001.004C

PARL LYING IN NW1/4 SEC28
 NWLY OF Q-96 BLVD
 DESC OR 2793 P
 ***** SITE *****

***** OWNER *****
 DRIFTWOOD GARDEN CENTER OF

5051 TAMIAMI TRL N

needs access confirm

NAPLES FL 34103 Estero

33928

 28-46-25-00-00001.0090

PARL IN NW 1/4 NELY OF U
 S 41 AS DESC OR 2012/135

***** OWNER *****
 SIMPSON HARRY D JR

45 WOODFORD AVE

0 ACCESS UNDETERMINED

OWENSBORO KY 42301 Estero

33928

 28-46-25-00-00006.0000

PARL IN E 1/2 OF NE 1/4 S
 EC 28 46 25 DESC OR 1260
 PG 1431 LESS RD R/W
 ***** SITE *****

***** OWNER *****
 WILLIAMSBURG POTTERY FACTORY

RT 60 WEST

0 ACCESS UNDETERMINED

LIGHTFOOT VA 23090 Estero

33928

***** VARIANCE REPORT *****

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

Page 67 of 95

DATE OF REPORT : 30AUG00
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 VARIANCE DISTANCE : 500(ft)
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 28-46-25-01-00001.0020

SCHULTES TAMiami PARK PB5
 PG33 LOT F+PT OF LTS C E
 G H+K L + M
 ***** SITE *****

***** OWNER *****
 (262) BAIRD DWIGHT S JR TR

6309 CORPORATE CT STE 100 needs access confirm

FORT MYERS FL 33919 ESTERO 33928

 28-46-25-01-00001.0030

PARL LOC IN THE NW 1/4
 OF THE NW 1/4 AS DES
 C IN OR 2809/198
 ***** SITE *****

***** OWNER *****
 (263) BAIRD DWIGHT S JR TR

6309 CORPORATE CT STE 100 needs access confirm

FORT MYERS FL 33919 Fort Myers 33928

 28-46-25-02-00001.0010

TRAILSIDE SUBD. BLK 1
 PB 8 PG 22 LOTS 1 THRU 7
 + 18 THRU 21
 ***** SITE *****

***** OWNER *****
 (264) TURCOTTE GARY +

PO BOX 304 20070 TRAILSIDE DR

ESTERO FL 33928 Estero 33928

 28-46-25-06-0000G.0530

CYPRESS BEND RV RESORT PH
 2 OR 1545 PG 0330 CONDO
 UNIT G-53
 ***** SITE *****

***** OWNER *****
 (265) CARBAUGH RICHARD D + IDA M

8712 PEPPERWOOD DR 8712 PEPPERWOOD DR

ESTERO FL 33928 Estero 33928

***** VARIANCE REPORT *****

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*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

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28-46-25-06-0000G.0540

CYPRESS BEND RV RESORT PH
2 OR 1545 PG 0330 CONDO
UNIT G-54

***** OWNER *****
(266) GALLAGHER JAMES G + MARJORIE A

***** SITE *****

86 FROTHINGHAM ST

8716 PEPPERWOOD DR

LOWELL

MA 01852

Estero

33928

28-46-25-07-0000H.0010

CYPRESS BEND RV RESORT UN
IT III BLK H PB 39 PG 18
LOT 1

***** OWNER *****
(267) TEMPLETON PAUL E + CAROL A

***** SITE *****

12103 SAGWAW DR

20153 PLUM TREE LN

CONNEAUT LAKE

PA 16316

Estero

33928

28-46-25-07-0000H.0020

CYPRESS BEND R V RESORT U
NIT III BLK H PB 39 PG 18
LOT 2

***** OWNER *****
(268) BUCHANAN CLYDE E + DOLORES

***** SITE *****

20145 PLUM TREE LN

20145 PLUM TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-07-0000H.0030

CYPRESS BEND RV RESORT UN
IT III BLK H PB 39 PG 18
LOT 3

***** OWNER *****
(269) HOULAHAN BRIAN F + LORRAINE C

***** SITE *****

4 PERKINS BLVD

20141 PLUM TREE LN

PERTH
CANADA

ON K7H 3L6

Estero

33928

*****. ***** *****
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28-46-25-07-0000H.0040

CYPRESS BEND RV RESORT UN
IT III BLK H PB 39 PG 18
LOT 4

***** OWNER *****
MILLWARD MICHAEL H + JEAN E

***** SITE *****

529 WEST 2540 NORTH

20137 PLUM TREE LN

LEHI

UT 84043

Estero

33928

28-46-25-07-0000H.0050

CYPRESS BEND R V RESORT U
NIT III BLK H PB 39 PG 18
LOT 5

***** OWNER *****
BERNOCCO WILLIAM + SONIA

***** SITE *****

3555 PARKER ST

20133 PLUM TREE LN

DEARBORN

MI 48124

Estero

33928

28-46-25-07-0000H.0060

CYPRESS BEND R V RESORT U
NIT III BLK H PB 39 PG 18
LOT 6

***** OWNER *****
GERBER DONNA M

***** SITE *****

20129 PLUM TREE LANE

20129 PLUM TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-07-0000H.0070

CYPRESS BEND R V RESORT U
NIT III BLK H PB 39 PG 18
LOT 7

***** OWNER *****
JACKSON JOHN H + BERYL R

***** SITE *****

404 MASSACHUSETTS AVE

20125 PLUM TREE LN

WEST SPRINGFIELD

MA 01089

Estero

33928

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 28-46-25-07-0000H.0080

CYPRESS BEND R V RESORT U
 NIT III BLK H PB 39 PG 18
 LOT 8

***** OWNER *****
 GRAVES EARLE A + BARBARA J

***** SITE *****

20121 PLUM TREE LN

20121 PLUM TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-07-0000H.0090

CYPRESS BEND R V RESORT U
 NIT III BLK H PB 39 PG 18
 LOT 9

***** OWNER *****
 BENNETT REID L + MARY ELLEN

***** SITE *****

3260 ORANGEVILLE RD

20117 PLUM TREE LN

SHARPSVILLE

PA 16150

Estero

33928

 28-46-25-07-0000I.0030

CYPRESS BEND R V RESORT U
 NIT III BLK I PB 39 PG 18
 LOT 3

***** OWNER *****
 RIDDLE ROBERT S + GLENNA K

***** SITE *****

674 GRANT ST LOT 46

20152 PLUM TREE LN

FRANKLIN

PA 16323

Estero

33928

 28-46-25-07-0000I.0040

CYPRESS BEND R V RESORT U
 NIT III BLK I PB 39 PG 18
 LOT 4

***** OWNER *****
 CALLAHAN CHARLES H + MILDRED

***** SITE *****

20148 PLUM TREE LN

20148 PLUM TREE LN

ESTERO

FL 33928

Estero

33928

***** .*****
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CYPRESS BEND R V RESORT U
 NIT III BLK I PB 39 PG 18
 LOT 5

***** OWNER *****
 VARKONDA GEORGE +

***** SITE *****

83 STONE RIDGE BLVD

20144 PLUM TREE LN

HERMITAGE

PA 16148

Estero

33928

 28-46-25-07-0000I.0060

CYPRESS BEND R V RESORT U
 NIT III BLK I PB 39 PG 18
 LOT 6

***** OWNER *****
 HAYES SHERMAN L + HELEN M

***** SITE *****

20140 PLUM TREE LN

20140 PLUM TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-07-0000I.0070

CYPRESS BEND RV RESORT UN
 IT III BLK I PB 39 PG 18
 LOT 7

***** OWNER *****
 FISCHER JAMES G + BETTY J

***** SITE *****

20136 PLUM TREE LN

20136 PLUM TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-07-0000I.0080

CYPRESS BEND R V RESORT U
 NIT III BLK I PB 39 PG 18
 LOT 8

***** OWNER *****
 HOFFMANN JAMES M + ROSALIND J

***** SITE *****

4907 THREADNEEDLE RD

20132

PLUM TREE LN

WILMINGTON

DE 19807

Estero

33928

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CYPRESS BEND R V RESORT U
 NIT III BLK I PB 39 PG 18
 LOT 9

***** OWNER *****
 (282) HOFFMANN JAMES M + ROSALIND J

***** SITE *****

4907 THREADNEEDLE RD

20128 PLUM TREE LN

WILMINGTON

DE 19807

Estero

33928

 28-46-25-07-0000I.0100

CYPRESS BEND R V RESORT U
 NIT III BLK I PB 39 PG 18
 LOT 10

***** OWNER *****
 (283) WELLS CHARLES + ANNA K

***** SITE *****

20124 PLUM TREE LN

20124 PLUM TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-07-0000I.0110

CYPRESS BEND R V RESORT U
 NIT III BLK I PB 39 PG 18
 LOT 11

***** OWNER *****
 (284) MINER BURTON G + LEANORE R TR

***** SITE *****

20120 PLUM TREE LN

20120 PLUM TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-07-000J0.0010

CYPRESS BEND R V RESORT U
 NIT III BLK J PB 39 PG 18
 LOT 1

***** OWNER *****
 (285) LACHIOMA EDWARD R + ELIZABETH

***** SITE *****

20000 ORANGE TREE LN

20000 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

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28-46-25-07-000J0.0020

CYPRESS BEND R V RESORT U
NIT III BLK J PB 39 PG 18
LOT 2

***** OWNER *****
DOESCHER J FRED + VIRGINIA C

***** SITE *****

20004 ORANGE TREE LN

20004 ORANGE TREE LN

ESTERO FL 33928

Estero

33928

28-46-25-07-000J0.0030

CYPRESS BEND R V RESORT U
NIT III BLK J PB 39 PG 18
LOT 3

***** OWNER *****
LEPSCH WILLIAM E TR

***** SITE *****

20008 ORANGE TREE LN

20008 ORANGE TREE LN

ESTERO FL 33928

Estero

33928

28-46-25-07-000J0.0040

CYPRESS BEND R V RESORT U
NIT III BLK J PB 39 PG 18
LOT 4

***** OWNER *****
WAGNER ROBERT R TR EST

***** SITE *****

20012 ORANGE TREE LN

20012 ORANGE TREE LN

ESTERO FL 33928

Estero

33928

28-46-25-07-000J0.0050

CYPRESS BEND R V RESORT U
NIT III BLK J PB 39 PG 18
LOT 5

***** OWNER *****
KING DAVID J + MAXINE E

***** SITE *****

20016 ORANGE TREE LN

20016 ORANGE TREE LN

ESTERO FL 33928

Estero

33928

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CYPRESS BEND R V RESORT U
 NIT III BLK J PB 39 PG 18
 LOT 6

***** OWNER *****
 (290) LABRIE THEODORE J + FRANCES

***** SITE *****

20020 ORANGE TREE LN

20020 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-07-000J0.0070

CYPRESS BEND R V RESORT U
 NIT III BLK J PB 39 PG 18
 LOT 7

***** OWNER *****
 (291) PILL ARTHUR H +

***** SITE *****

RR #1

20024 ORANGE TREE LN

MORPETH
 CANADA

ON N0P 1X0

Estero

33928

 28-46-25-07-000J0.0080

CYPRESS BEND R V RESORT U
 NIT III BLK J PB 39 PG 18
 LOT 8

***** OWNER *****
 (292) BARR DAVID + GRACE +

***** SITE *****

RR 4

20028 ORANGE TREE LN

SHELBURNE
 CANADA

ON L0N 1S8

Estero

33928

 28-46-25-07-000J0.0090

CYPRESS BEND R V RESORT U
 NIT III BLK J PB 39 PG 18
 LOT 9

***** OWNER *****
 (293) GERMANN JOHN ANTHONY TR

***** SITE *****

20032 ORANGE TREE LN

20032 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 28-46-25-07-000J0.0100

CYPRESS BEND R V RESORT U
 NIT III BLK J PB 39 PG 18
 LOT 10

***** OWNER *****
 (294) GERMANN JEAN M TR

***** SITE *****

20032 ORANGE TREE LN

20036 ORANGE TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-08-0000I.0120

CYPRESS BEND RV RESORT U-
 4 BLK I PB 44 PG 54 LOT 1
 2

***** OWNER *****
 (295) FULLER ROY F + ARLINE A

***** SITE *****

20121 CHERRY TREE LN

20121 CHERRY TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-08-0000I.0130

CYPRESS BEND RV RESORT U-
 4 BLK I PB 44 PG 54 LOT 1
 3

***** OWNER *****
 (296) LESTER CURTIS + DONNA F

***** SITE *****

20125 CHERRY TREE LN

20125 CHERRY TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-08-0000I.0140

CYPRESS BEND RV RESORT U-
 4 BLK I PB 44 PG 54 LOT 1
 4

***** OWNER *****
 (297) HOFFMANN JAMES M + ROSALIND J

***** SITE *****

4907 THREADNEEDLE RD

20129 CHERRY TREE LN

WILMINGTON DE 19807

Estero

33928

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 28-46-25-08-0000I.0150

CYPRESS BEND RV RESORT U-
 4 BLK I PB 44 PG 54 LOT 1
 5

***** OWNER *****
 (298) FREELAND WILLIAM G + GLADYS S

***** SITE *****

2191 COLLEY RD

20133 CHERRY TREE LN

GRAY COURT

SC 29645

Estero

33928

 28-46-25-08-0000I.0160

CYPRESS BEND RV RESORT U-
 4 BLK I PB 44 PG 54 LOT 1
 6

***** OWNER *****
 (299) MORTON HAROLD F + EDITH L

***** SITE *****

18 SHIPYARD RD

20137 CHERRY TREE LN

SOUTH BRISTOL

ME 0456893

Estero

33928

 28-46-25-08-0000I.0170

CYPRESS BEND RV RESORT U-
 4 BLK I PB 44 PG 54 LOT 1
 7

***** OWNER *****
 (300) BAHNER OWEN C + LOIS L

***** SITE *****

812 CARMAN DR

20141 CHERRY TREE LN

WYOMISSING

PA 19610

Estero

33928

 28-46-25-08-0000I.0180

CYPRESS BEND RV RESORT U-
 4 BLK I PB 44 PG 54 LOT 1
 8

***** OWNER *****
 (301) ELLIOTT PAUL M

***** SITE *****

20145 CHERRY TREE LN

20145 CHERRY TREE LN

ESTERO

FL 33928

Estero

33928

*****. ***** *****
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28-46-25-08-0000I.0190

CYPRESS BEND RV RESORT U-
4 BLK I PB 44 PG 54 LOT 1
9

***** OWNER *****
302 HOSKINS THOMAS R + DORIS J

***** SITE *****

20149 CHERRY TREE LN

20149 CHERRY TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-08-000J0.0110

CYPRESS BEND RV RESORT U-
4 BLK J PB 44 PG 54 LOT 1
1

***** OWNER *****
303 LOCKE BERNARD G + IRMA J

***** SITE *****

20040 ORANGE TREE LN

20040 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-08-000J0.0120

CYPRESS BEND RV RESORT U-
4 BLK J PB 44 PG 54 LOT 1
2

***** OWNER *****
304 BEILSTEIN CLAIR + JUDITH A

***** SITE *****

20044 ORANGE TREE LN

20044 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-08-000J0.0130

CYPRESS BEND RV RESORT U-
4 BLK J PB 44 PG 54 LOT 1
3

***** OWNER *****
305 CHASE JACK D +

***** SITE *****

PO BOX 343

20048

ORANGE TREE LN

KAWKAWLIN

MI 48631

Estero

33928

*****. *****\ *****
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 28-46-25-08-000J0.0140

CYPRESS BEND RV RESORT U-
 4 BLK J PB 44 PG 54 LOT 1
 4

***** OWNER *****
 (306) ROESCH VICTOR C + BETTY

***** SITE *****

42 EAST LAKE RD

20052 ORANGE TREE LN

FENTON

MO 63026

Estero

33928

 28-46-25-08-000J0.0150

CYPRESS BEND RV RESORT U-
 4 BLK J PB 44 PG 54 LOT 1
 5

***** OWNER *****
 (307) BROOKS ALTON J + DONNA E

***** SITE *****

P O BOX 207

20056 ORANGE TREE LN

JEFFERSON

ME 0434802

Estero

33928

 28-46-25-08-000J0.0160

CYPRESS BEND RV RESORT U-
 4 BLK J PB 44 PG 54 LOT 1
 6

***** OWNER *****
 (308) PIERCE JOHN G + KAREL ANN

***** SITE *****

674 MORAND ST

20060 ORANGE TREE LN

WINDSOR
 CANADA

ON N9G 1H9

Estero

33928

 28-46-25-08-000J0.0170

CYPRESS BEND RV RESORT U-
 4 BLK J PB 44 PG 54 LOT 1
 7

***** OWNER *****
 (309) POND JOHN + PEGGY

***** SITE *****

1017 GREEN VALLEY DR

20064 ORANGE TREE LN

ASHLAND CITY

TN 37015

Estero

33928

***** VARIANCE REPORT *****

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 28-46-25-08-000K0.0070

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 7

(310)

***** OWNER *****
 OLIVER WILLARD C + SYLVIA E

***** SITE *****

20152 CHERRY TREE LN

20152 CHERRY TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-08-000K0.0080

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 8

(311)

***** OWNER *****
 SANDERS F L JR + IVA DALE

***** SITE *****

158 BROOKVIEW CIR

20148 CHERRY TREE LN

GOODLETTSVILLE TN 37072

Estero

33928

 28-46-25-08-000K0.0090

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 9

(312)

***** OWNER *****
 PACYNA ALEX P + IRENE V

***** SITE *****

20144 CHERRY TREE LN

20144 CHERRY TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-08-000K0.0100

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 0

(313)

***** OWNER *****
 MASON KENNETH H + CAROLYN S

***** SITE *****

924 GENERAL GEORGE PATTON RD

20140 CHERRY TREE LN

NASHVILLE TN 37221

Estero

33928

***** .*****
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 28-46-25-08-000K0.0110

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 1

***** OWNER *****
 JACKSON LOUIS G + MARTHA

***** SITE *****

20136 CHERRY TREE LN

20136 CHERRY TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-08-000K0.0120

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 2

***** OWNER *****
 GREEN HARRY E + ANITA L

***** SITE *****

77 CHURCHILL ST

20132 CHERRY TREE LN

WISCASSET

ME 04578

Estero

33928

 28-46-25-08-000K0.0130

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 3

***** OWNER *****
 VANVELKINBURGH CHARLES W+RUTH

***** SITE *****

4536 GRASSO AVE

20128 CHERRY TREE LN

ST LOUIS

MO 63123

Estero

33928

 28-46-25-08-000K0.0140

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 4

***** OWNER *****
 KING MAXINE E

***** SITE *****

20016 ORANGE TREE LN

20124 CHERRY TREE LN

ESTERO

FL 33928

Estero

33928

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 28-46-25-08-000K0.0150

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 5

(318) ***** OWNER *****
 BEAM DANIEL R + DOROTHY J

***** SITE *****

20225 LIMETREE LANE

20125 LIME TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-08-000K0.0160

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 6

(319) ***** OWNER *****
 BOURGEOIS VICTOR G + BARBARA

***** SITE *****

25 LINDA LN

20129 LIME TREE LN

WATERFORD NY 12188

Estero

33928

 28-46-25-08-000K0.0170

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 7

(320) ***** OWNER *****
 ACETO JAMES D + BETTY

***** SITE *****

70 SUNNYVIEW DR

20133 LIME TREE LN

VERNON ROCKVILLE CT 06066

Estero

33928

 28-46-25-08-000K0.0180

CYPRESS BEND RV RESORT U-
 4 BLK K PB 44 PG 54 LOT 1
 8

(321) ***** OWNER *****
 SENSENEY JAMES E + ELIZABETH M

***** SITE *****

117 EASTLAND DR

20137 LIME TREE LN

CHARLES TOWN WV 25414

Estero

33928

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 28-46-25-09-000J0.0180

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 18

***** OWNER *****
 (326) RICHARDSON WILLIAM J + DOLORES

***** SITE *****

1503 SNDPIPER LN

20068 ORANGE TREE LN

CHAMPAIGN

IL 61821

Estero

33928

 28-46-25-09-000J0.0190

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 19

***** OWNER *****
 (327) RIEBE OLIVER P + CAROLMAE F

***** SITE *****

20072 ORANGETREE LN

20072 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-09-000J0.0200

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 20

***** OWNER *****
 (328) HUFFMAN MERLE S +CHARLENE S TR

***** SITE *****

1043 HEATHWOOD DR

20076 ORANGE TREE LN

ENGLEWOOD

OH 45322

Estero

33928

 28-46-25-09-000J0.0210

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 21

***** OWNER *****
 (329) IGNE ELPIDIO G + NELLIE G

***** SITE *****

518 S SAMUEL ST

20080 ORANGE TREE LN

CHARLES TOWN

WV 25414

Estero

33928

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 28-46-25-09-000J0.0220

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 22

***** OWNER *****
 (330) GREEN WILLIAM + DORIS

***** SITE *****

3798 PHILNOLL DR

20084 ORANGE TREE LN

CINCINNATI

OH 45247

Estero

33928

 28-46-25-09-000J0.0230

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 23

***** OWNER *****
 (331) COMBS JOHN W + JACQUELINE G +

***** SITE *****

14 BLUE SPRUCE DR

20086 ORANGE TREE LN

COVENTRY

RI 02816

Estero

33928

 28-46-25-09-000J0.0240

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 24

***** OWNER *****
 (332) JOHNSTON RAYMOND L + EDITH FAY

***** SITE *****

20108 ORANGE TREE LN

20108 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-09-000J0.0250

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 25

***** OWNER *****
 (333) JOHNSON RICHARD E SR

***** SITE *****

20116 ORANGE TREE LN

20116 ORANGE TREE LN

ESTERI

FL 33928

Estero

33928

 *** VARIANCE REPORT ***

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 28-46-25-09-000J0.0260

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 26

***** OWNER *****
 (334) PUFFENBARGER RONALD F +

***** SITE *****

20128 ORANGE TREE LN

20128 ORANGE TREE LN

Estero FL 33928

Estero

33928

 28-46-25-09-000J0.0270

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 27

***** OWNER *****
 (335) WALL LEO + NELLIE FRANCES

***** SITE *****

PO BOX 1204

20132 ORANGE TREE LN

SEAGRAVE ON LOC 1G0
 CANADA

Estero

33928

 28-46-25-09-000J0.0280

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 28

***** OWNER *****
 (336) ROCKE WAYNE + DOLORES M

***** SITE *****

20136 ORANGE TREE LN

20136 ORANGE TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-09-000J0.0290

CYPRESS BEND R V RESORT U
 -5 BLK J PB 48 PG 40 LOT
 29

***** OWNER *****
 (337) BISHOP MARTIN M + DOREEN M

***** SITE *****

20140 ORANGE TREE LN

20140 ORANGE TREE LN

ESTERO FL 33928

Estero

33928

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28-46-25-09-000J0.0300

CYPRESS BEND R V RESORT U
-5 BLK J PB 48 PG 40 LOT
30

***** OWNER *****
(338) MICHAEL C RICHARD + BETTY J

***** SITE *****

20144 ORANGE TREE LN

20144 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-09-000J0.0310

CYPRESS BEND R V RESORT U
-5 BLK J PB 48 PG 40 LOT
31

***** OWNER *****
(339) KANE PAUL L + GRACE M

***** SITE *****

512 N BEECH ST

20148 ORANGE TREE LN

EBENSBURG

PA 15931

Estero

33928

28-46-25-09-000J0.0320

CYPRESS BEND R V RESORT U
-5 BLK J PB 48 PG 40 LOT
32

***** OWNER *****
(340) CASE HELEN M +

***** SITE *****

20184 ORANGE TREE LN

20152 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-09-000J0.0330

CYPRESS BEND R V RESORT U
-5 BLK J PB 48 PG 40 LOT
33

***** OWNER *****
(341) ESPEY ROBERT J + MURIEL A

***** SITE *****

606 SAND CREEK RD

20156 ORANGE TREE LN

ALBANY

NY 12205

Estero

33928

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 28-46-25-09-000L0.0110

CYPRESS BEND R V RESORT U
 -5 BLK L PB 48 PG 40 LOT
 11

***** OWNER *****
 (342) NEIL JAMES + ROSEMARY

***** SITE *****

20152 LIME TREE LN

20152 LIME TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-09-000L0.0120

CYPRESS BEND R V RESORT U
 -5 BLK L PB 48 PG 40 LOT
 12

***** OWNER *****
 (343) LINK ADAM B + MARGARET M

***** SITE *****

20148 LIME TREE LN

20148 LIME TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-09-000L0.0130

CYPRESS BEND R V RESORT U
 -5 BLK L PB 48 PG 40 LOT
 13

***** OWNER *****
 (344) LITTON WILLIAM H + JANET P

***** SITE *****

20144 LIME TREE LN

20144 LIME TREE LN

ESTERO FL 33928

Estero

33928

 28-46-25-09-000L0.0140

CYPRESS BEND R V RESORT U
 -5 BLK L PB 48 PG 40 LOT
 14

***** OWNER *****
 (345) COLLIER LUTHER F + MARGRETTE

***** SITE *****

20140 LIMETREE LN

20140 LIME TREE LN

ESTERO FL 33928

Estero

33928

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 28-46-25-09-000L0.0150

CYPRESS BEND R V RESORT U
 -5 BLK L PB 48 PG 40 LOT
 15

***** OWNER *****
 (346) RHODES PAUL D + DEBORAH K

***** SITE *****

20136 LIME TREE LN

20136 LIME TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-09-000L0.0160

CYPRESS BEND R V RESORT U
 -5 BLK L PB 48 PG 40 LOT
 16

***** OWNER *****
 (347) CARTER DAVID E + RUTH

***** SITE *****

20132 LIME TREE LN

20132 LIME TREE LN

ESRERO

FL 33928

Estero

33928

 28-46-25-09-000L0.0170

CYPRESS BEND R V RESORT U
 -5 BLK L PB 48 PG 40 LOT
 17

***** OWNER *****
 (348) GOBEIL CLAUDE J + HUGUETTE I

***** SITE *****

20128 LIME TREE LN LOT 17

20128 LIME TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-09-000L0.0180

CYPRESS BEND R V RESORT U
 -5 BLK L PB 48 PG 40 LOT
 18

***** OWNER *****
 (349) ROSSI STEVEN D + DOROTHY J

***** SITE *****

1284 ROUTE 9P

20124 LIME TREE LN

SARATOGA SPRINGS

NY 12866

Estero

33928

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CYPRESS BEND R V RESORT U
-5 BLK L PB 48 PG 40 LOT
19

(350) ***** OWNER *****
DUROCHER GORDON B + PHYLLIS E

***** SITE *****

20129 APPLETREE LN

20129 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-09-000L0.0200

CYPRESS BEND R V RESORT U
-5 BLK L PB 48 PG 40 LOT
20

(351) ***** OWNER *****
WOOD W J + LOUISE

***** SITE *****

8702 SAWYER BROWN RD
UNIT 01
NASHVILLE

TN 37221

20133 APPLE TREE LN
Estero

33928

28-46-25-09-000L0.0210

CYPRESS BEND R V RESORT U
-5 BLK L PB 48 PG 40 LOT
21

(352) ***** OWNER *****
YADEN DONNIE R + SHIRLEY J

***** SITE *****

20137 APPLE TREE LN

20137 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-09-000L0.0220

CYPRESS BEND R V RESORT U
-5 BLK L PB 48 PG 40 LOT
22

(353) ***** OWNER *****
PROCELL PHILLIP + DOROTHY E

***** SITE *****

20141 APPLE TREE LN

20141 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

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CYPRESS BEND R V RESORT U
-5 BLK L PB 48 PG 40 LOT
23

***** OWNER *****
PATTERSON WAYNE + FAYE

***** SITE *****

631 SPRING CREEK RD

20145 APPLE TREE LN

WAVERLY

TN 37185

Estero

33928

28-46-25-09-000L0.0240

CYPRESS BEND R V RESORT U
-5 BLK L PB 48 PG 40 LOT
24

***** OWNER *****
GROEBER EUGENE F + DOROTHY L

***** SITE *****

20149 APPLE TREE LN

20149 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-09-000L0.0250

CYPRESS BEND R V RESORT U
-5 BLK L PB 48 PG 40 LOT
25

***** OWNER *****
NELSON JUDITH E

***** SITE *****

20153 APPLE TREE LN

20153 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-09-000L0.0260

CYPRESS BEND R V RESORT U
-5 BLK L PB 48 PG 40 LOT
26

***** OWNER *****
LIPKER PETE + CHARLOTTE A

***** SITE *****

20157 APPLE TREE LN

20157 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

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 28-46-25-09-000M0.0140

CYPRESS BEND R V RESORT U
 -5 BLK M PB 48 PG 40 LOT
 14

***** OWNER *****
 (358) COLLETTO ANTHONY + MARY L H/W

***** SITE *****

17 BARTHA AVE

20156 APPLE TREE LN

EDISON

NJ 08817

Estero

33928

 28-46-25-09-000M0.0150

CYPRESS BEND R V RESORT U
 -5 BLK M PB 48 PG 40 LOT
 15

***** OWNER *****
 (359) FAIR WILLIAM B + CAROLYN A

***** SITE *****

20152 APPLE TREE LN

20152 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-09-000M0.0160

CYPRESS BEND R V RESORT U
 -5 BLK M PB 48 PG 40 LOT
 16

***** OWNER *****
 (360) VANVELKINBURGH C W + RUTH J

***** SITE *****

4536 GRASSO AV

20148 APPLE TREE LN

ST LOUIS

MO 63123

Estero

33928

 28-46-25-09-000M0.0170

CYPRESS BEND R V RESORT U
 -5 BLK M PB 48 PG 40 LOT
 17

***** OWNER *****
 (361) WESTENHOEFER WILLIAM

***** SITE *****

853 COLD SPRING RD CONDO #1

20144 APPLE TREE LN

ALLENTOWN

PA 18103

Estero

33928

*** VARIANCE REPORT ***

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
SUBJECT PROPERTY : 21-46-25-00-00001.0000
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 376

28-46-25-09-000M0.0180

CYPRESS BEND R V RESORT U
-5 BLK M PB 48 PG 40 LOT
18

***** OWNER *****
BOYLE WILLIAM C + ESTHER J

***** SITE *****

11901 SAGINAW

20140 APPLE TREE LN

CONNEAUT

PA 16316

Estero

33928

28-46-25-09-000M0.0190

CYPRESS BEND R V RESORT U
-5 BLK M PB 48 PG 40 LOT
19

***** OWNER *****
WASSIS FRANK J + CAROL J

***** SITE *****

37 KELLER AV

20136 APPLE TREE LN

WAUKEGAN

IL 60085

Estero

33928

28-46-25-09-000M0.0200

CYPRESS BEND R V RESORT U
-5 BLK M PB 48 PG 40 LOT
20

***** OWNER *****
WORLEY WILLIAM R + GLADYS M

***** SITE *****

20132 APPLE TREE LN

20132 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

28-46-25-09-000M0.0210

CYPRESS BEND R V RESORT U
-5 BLK M PB 48 PG 40 LOT
21

***** OWNER *****
PENNINGTON NOEL R + SHIRLEY A

***** SITE *****

20128 APPLE TREE LN

20128 APPLE TREE LN

ESTERO

FL 33928

Estero

33928

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 28-46-25-09-000M0.0220

CYPRESS BEND R V RESORT U
 -5 BLK M PB 48 PG 40 LOT
 22

***** OWNER *****
 (366) URQUHART MELVIN F + RITA E

***** SITE *****

P O BOX 251

20133 ORANGE TREE LN

MILLSBORO

PA 15348

Estero

33928

 28-46-25-09-000M0.0230

CYPRESS BEND R V RESORT U
 -5 BLK M PB 48 PG 40 LOT
 23

***** OWNER *****
 (367) KIMMET LEO C + RUTH ANN TR

***** SITE *****

20 SOUTH MEACHAN RD

20137 ORANGE TREE LN

PORT CLINTON

OH 43452

Estero

33928

 28-46-25-09-000M0.0240

CYPRESS BEND R V RESORT U
 -5 BLK M PB 48 PG 40 LOT
 24

***** OWNER *****
 (368) LANGLEY ANNETTE L

***** SITE *****

20141 ORANGE TREE LN

20141 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

 28-46-25-09-000M0.0250

CYPRESS BEND R V RESORT U
 -5 BLK M PB 48 PG 40 LOT
 25

***** OWNER *****
 (369) FULTON ROBERT C JR + JUDITH A

***** SITE *****

20145 ORANGE TREE LN

20145 ORANGE TREE LN

ESTERO

FL 33928

Estero

33928

***** VARIANCE REPORT *****

*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***

Page 94 of 95

DATE OF REPORT : 30AUG00
SUBJECT PROPERTY : 21-46-25-00-00001.0000
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 376

28-46-25-09-000M0.0260

CYPRESS BEND R V RESORT U
-5 BLK M PB 48 PG 40 LOT
26

***** OWNER *****
(370) MILLER ROBERT C + HELEN K

***** SITE *****

437 SOUTHWICK DR

20149 ORANGE TREE LN

FAYETTEVILLE NC 28303

Estero

33928

28-46-25-09-000M0.0270

CYPRESS BEND R V RESORT U
-5 BLK M PB 48 PG 40 LOT
27

***** OWNER *****
(371) DAVIS JAMES H + CORNELLA

***** SITE *****

130 EE BUTLER PKWY

20153 ORANGE TREE LN

GAINESVILLE GA 30501

Estero

33928

28-46-25-09-000M0.0280

CYPRESS BEND R V RESORT U
-5 BLK M PB 48 PG 40 LOT
28

***** OWNER *****
(372) SCHULZ EARL D + ALICE

***** SITE *****

PO BOX 311

20157 ORANGE TREE LN

HUSTISFORD WI 53034

Estero

33928

28-46-25-09-000M0.0290

CYPRESS BEND R V RESORT U
-5 BLK M PB 48 PG 40 LOT
29

***** OWNER *****
(373) CHATFIELD RICHARD K + ROSETTA

***** SITE *****

40 TRESS RD

20161 ORANGE TREE LN

PROSPECT CT 06712

Estero

33928

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 30AUG00
 SUBJECT PROPERTY : 21-46-25-00-00001.0000
 VARIANCE DISTANCE : 500(ft)
 PARCELS AFFECTED : 376

 *** END OF REPORT ***

GIS Tracking Sheet

Case No.: DCI 2000-00032

Intake Date: JUNE 1, 2000

Project Name: ESTERO GOLF RESORT RPD/CPD

STRAP Number(s):

Planner Name: DESELEM

Ext. 8336

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: ~~10/5/00~~ 11/28/00

INTAKE: DCI 00032

LEGAL SUFFICIENT

☒ YES

☒ NO

Initials: gm

If not, give brief explanation:

Errors in legal and sketch
4/7/00 Need canals and any other easements located on map

MAP UPDATE following FINAL ACTION

Date:

☐ Hearing Examiner Decision

☐

Board of County Commissioner's Resolution

☐ Administrative Approval

☐

Blue Sheet

Zoning Notes:

MAP UPDATED

☐ YES

☐ NO

Initials:

If not, give brief explanation:

ANNIS, MITCHELL, COCKEY, EDWARDS & ROEHN, P.A.
Suite 300
8889 Pelican Bay Boulevard
Naples, Florida 34108
Telephone: 941-597-7088
Fax: 941-597-6984

TELECOPIER COVER LETTER

DATE: November 21, 2000

TO: Mr. Jerry Murphy-Lee County Government

FAX #: 479-8313

FROM: Don E. Whinnery

TOTAL PAGES SENT: 6

RE: Keystone purchase from Hermes

CLIENT/MATTER #: 6139.023

DESCRIPTION OF DOCUMENT: My letter to you dated Nov. 21, 2000 with enclosure as stated.

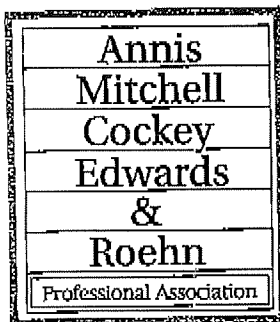
COMMENTS:

Original Documents ☐ Will ☒ Will Not follow by mail.

If there are any problems during transmission, please call (941) 597-7088 and ask for the telecopy operator.

OUR TELECOPY NUMBER IS (941) 597-6984

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, collect, and return the original message to us at the above address via the US Postal Service. We will reimburse you for postage. Thank you.



Pelican Bay Financial Center
Suite 300
8889 Pelican Bay Boulevard
Naples, Florida 34108
Telephone: (941) 597-7088
Facsimile: (941) 597-6984

dwhin@annislaw.com

November 21, 2000

VIA FACSIMILE

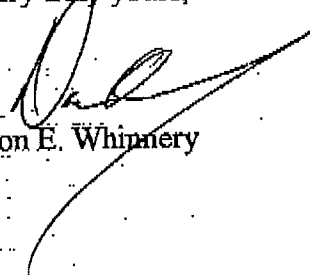
Mr. Jerry Murphy
Lee County Government

Re: Keystone purchase from Hermes
Our File No: 6139.023

Dear Jerry:

As we discussed, I am enclosing a copy of Attorney William Keyes title commitment for what is referred to as Parcel A on the boundary survey by Coastal Engineering dated January 28, 2000. This title commitment only covers property north of Koreshan Boulevard, east of Tamiami Trail and south easterly of Vintage Golf and Country Club plat. As you can see from Schedule B-II, the only easement shown is to Tropical Resorts Investment Corporation recorded in O.R. Book 1586, Page 2350. There was a drainage easement along the east line of the property which has been released and is no longer in effect. After you have review the enclosed, please give me a call if you have any questions.

Very truly yours,



Don E. Whinnery

DEW/cbs

Enclosures

cc: Dana L. Worley-Coastal Engineering (via facsimile)

Attorneys' Title Insurance Fund, Inc.
COMMITMENT FORM
Schedule A

Commitment No.:
CF-214106

Effective Date:
November 1, 1999 @ 11:00 PM

Agent's File Reference:
10587-12

The coverages provided by the Closing Protection Letter printed on the inside cover of this commitment are extended to the proposed insured(s) identified below.

1. Policy or Policies to be issued: Proposed Amount of Insurance:

OWNER'S: ALTA Owner's Policy (10/17/92). (If other, specify.) \$11,000,000.00

Proposed Insured: Keystone Custom Homes, Inc., a Florida corporation

MORTGAGEE: ALTA Loan Policy (10/17/92). (If other, specify.) \$

Proposed Insured:
2. The estate or interest in the land described or referred to in this commitment is a fee simple (if other, specify same) and title thereto is at the effective date hereof vested in:

Hermes Investment Co., Inc., a Delaware corporation
3. The land referred to in this commitment is described as follows:

See Attached

Issuing Agent:

Stewart & Keyes
1534 Hendry Street #201
Post Office Drawer 790
Fort Myers, Florida 33902

Agent No.: 10600


Agent's Signature
William A. Keyes, Jr.
Attorney at Law

EXHIBIT "A"
LEGAL DESCRIPTION - PARCEL A

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SECTION 21, N 00°48'45" W, A DISTANCE OF 94.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAM BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3481 - 3482) TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°48'45" W, ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 2555.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE N 00°53'22" W, A DISTANCE OF 2648.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE N 89°29'23" W, ALONG THE NORTH LINE OF SECTION 21, A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB AS RECORD IN PLAT BOOK 37, PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°53'13" E, ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE OF 1317.73 FEET; THENCE S 44°54'53" W, A DISTANCE OF 4738.55 FEET (PASSING THRU THE EASTERLY RIGHT-OF-WAY AT 2370.31 FEET AND THE WESTERLY RIGHT-OF-WAY AT 2503.48 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY) TO THE EASTERLY RIGHT-OF-WAY LINE (100.00 FEET FROM CENTERLINE) OF U.S. 41 (TAMIAMI TRAIL); THENCE S 37°45'31" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.52 FEET; THENCE S 37°10'00" E, A DISTANCE OF 955.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 91°18'55", A CHORD DISTANCE OF 71.50 FEET AND A CHORD BEARING OF S 82°48'27" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.88 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAM BOULEVARD; THENCE N 51°33'05" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 281.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1292.82 FEET, A DELTA ANGLE OF 15°53'11", A CHORD DISTANCE OF 357.31 FEET AND A CHORD BEARING OF N 59°29'40" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 358.48 FEET TO A POINT OF TANGENCY; THENCE S 86°11'52" E, A DISTANCE OF 2478.17 FEET (PASSING THRU THE WESTERLY RIGHT-OF-WAY AT 1188.17 FEET AND THE EASTERLY RIGHT-OF-WAY AT 1327.84 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT OF WAY) TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11,425.00 FEET, A DELTA ANGLE OF 02°46'21", A CHORD DISTANCE OF 552.79 FEET AND A CHORD BEARING OF S 87°35'02" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 552.84 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY.

PARCEL CONTAINS 314.6 ACRES, MORE OR LESS.

Attorneys' Title Insurance Fund, Inc.
COMMITMENT FORM
Schedule B-I

Commitment No.:
CF-214106

Agent's File Reference:
10587-12

I. The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - A. Warranty Deed from Hermes Investment Co., Inc., a Delaware corporation, to Keystone Custom Homes, Inc., a Florida corporation.
 - B. Satisfactory evidence must be furnished establishing that Keystone Custom Homes, Inc. is a corporation duly organized, validly existing, and in good standing under the laws of Florida. If there is no governmental agency in charge of corporate records from which a certificate of good standing can be obtained, then an attorney or notary public in the state or country of origin, who has examined the appropriate corporate records, can provide the certificate.
 - C. Satisfactory proof that Rimbley, S.A. a Panamanian Corporation was dissolved and that Cecilio Castillero, Leroy Watson and Roy C. Durling, as Trustees of Rimbley, S.A., a dissolved corporation, and were the proper persons to make the conveyance of the dissolved Panama Corporation real property.
 - D. Satisfaction of the mortgage from Hermes Investment Co., Inc. to Busey Bank, an Illinois Banking Corporation dated July 30, 1999, and recorded in O.R. Book 3151, Page 1162, and Mortgage Modification dated November 29, 1999, and recorded in O.R. Book 3192, Page 1416, Public Records of Lee County, Florida.
 - E. Termination (or release as to the subject property) of the Financing Statement recorded August 2, 1999, in O.R. Book 3151, Page 1175, Public Records of Lee County, Florida.
 - F. Satisfaction or assumption of Koreshan Boulevard MSBU as assessed against Parcel 28-46-25-00-00001.0030.

Attorneys' Title Insurance Fund, Inc.
COMMITMENT FORM
Schedule B-II

Commitment No.:
CF-214106

Agent's File Reference:
10587-12

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of The Underwriter:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any owner and mortgagee policies issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof unless an affidavit of possession and a satisfactory current survey are submitted, an inspection of the premises is made, it is determined the current year's taxes or special assessments have been paid, and it is determined there is nothing of record which would give rise to construction liens which could take priority over the interest(s) insured hereunder (where the liens would otherwise take priority, submission of waivers is necessary).
3. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. The lien of all taxes for the year 2000 and thereafter, which are not yet due and payable.
5. Taxes and assessments for the year 1999 under Folio Number 21-46-25-00-00001.0000; 21-46-25-00-00001.3000 and 28-46-25-00-00001.0030.
6. Subject to Koreshan Boulevard MSBU, assessed against Parcel #28-46-25-00-00001.0030.
7. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida.
8. Oil, gas, mineral, or other reservations as set forth in deed by Collier Corporation recorded in Deed Book 204, Page 329, Public Records of Lee County, Florida (without right of entry). No determination has been made as to the current record owner for the interest excepted herein.
9. Resolution No. 87-7-15 creating the Koreshan Boulevard MSBU recorded in OR Book 1933, Page 624, Public Records of Lee County, Florida.
10. Municipal assessment liens for public improvements, notice of which is contained in Resolution No. 92-11-13 recorded in OR Book 2345, Page 1774. The amount of the assessment or levy, if any, has not been determined.
11. Mortgage to Busey Bank, an Illinois Banking Corporation, mortgagee(s), recorded under OR Book 3151, Page 1162, Public Records of Lee County, Florida.
12. UCC Financing Statement between Hermes Investment Co., Inc. and Busey Bank as recorded in OR Book 3151, Page 1175, Public Records of Lee County, Florida.
13. Easement in favor of Carl E. Anderson, Vice President, Tropical Resorts Investment Corporation, contained in instrument recorded in OR Book 1586, Page 2350, Public Records of Lee County.
14. Federal liens, if any, filed with the Office of the Secretary of State, pursuant to Sec. 713.901, et seq., F.S. which became effective January 1, 1993, and which designated that office as the place for filing Federal liens against tangible and intangible personal property of partnerships, corporations, trusts, and decedents' estates. For insuring purposes, personal property includes, but is not limited to, mortgages, leaseholds, mortgages of leaseholds, interests in cooperative associations, vendees' interests, and options.

COASTAL ENGINEERING CONSULTANTS, INC

17595 S. Tamiami Trail, Suite 102
Fort Myers, FL 33908
(941) 590-9900 · FAX (941) 590-9909

LETTER OF TRANSMITTAL

Company: Lee County Zoning
Address: 1500 Monroe

Date: 10/31/00
CEC #: 99.509
Attn: Jerry Murphy
Re: Estero Golf Resort
DCI2000-30032

We are transmitting herewith: Via Hand Delivery

QTY	DESCRIPTION
10	Copies of the Revised Legal Description of Parcel "A-1", Estero Golf Resort CPD

COMMENTS: For your use.

CC:

SIGNED: Dana L Worley P.S.M.

Dana L. Worley



COASTAL
ENGINEERING
CONSULTANTS
INC

A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Environmental Assessment

Website: www.coastalengineering.com



EXHIBIT
LEGAL DESCRIPTION
PARCEL "A-1"
ESTERO GOLF RESORT CPD

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SECTION 21, N 00°46'45"W, A DISTANCE OF 94.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3461-3462); THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF KORESHAN BOULEVARD 552.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 11425.00 FEET, A CENTRAL ANGLE OF 02°46'21", A CHORD DISTANCE OF 552.79 FEET, AND A CHORD BEARING OF N 87°35'01" W TO A POINT OF TANGENCY; THENCE N 86°11'52" W, FOR A DISTANCE OF 1310.00 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE N 86°11'52" W A DISTANCE OF 1166.17 FEET TO A POINT OF CURVATURE; THENCE 540.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 26°22'09" A CHORD DISTANCE OF 536.01 FEET, AND A CHORD BEARING OF S 80°36'51" W TO A POINT OF REVERSE CURVATURE, THENCE CONTINUE 358.46' ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 1292.82 FEET, A CENTRAL ANGLE OF 15°53'11", A CHORD DISTANCE OF 357.31 FEET, AND A CHORD BEARING OF S 59°29'40" W, TO A POINT OF TANGENCY; THENCE S 51°33' 05" W FOR A DISTANCE OF 261.89 FEET TO A POINT OF CURVATURE; THENCE CONTINUE 79.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH; HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°17'11", A CHORD DISTANCE OF 71.50 FEET, AND A CHORD BEARING OF N 82°48'27" W, TO A POINT OF TANGENCY; THENCE CONTINUE N 37°10'00" W A DISTANCE OF 955.60 FEET, THENCE CONTINUE N 37°45'31" W A DISTANCE OF 17.52 FEET; THENCE N 44°54'53" E FOR A DISTANCE OF 2235.13 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD (AS RECORDED IN DEED BOOK 68, PAGE 78); THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD S 32°34'52" E FOR A DISTANCE OF 2388.69 FEET TO **POINT OF BEGINNING**.

PARCEL CONTAINS 74.2 ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

Dana L. Worley
DANA L. WORLEY

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 5651

NOT VALID WITHOUT THE SIGNATURE AND

THE ORIGINAL RAISED SEAL OF A FLORIDA

LICENSED SURVEYOR AND MAPPER

CEC FILE NO. 99509

DATE SIGNED. *10-31-00*

DCI 2000-00032



COASTAL
ENGINEERING
CONSULTANTS
INC

A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Environmental Assessment

Website: www.coastalengineering.com

RECEIVED
OCT 31 2000

PERMIT COUNTER

EXHIBIT
LEGAL DESCRIPTION
PARCEL "A-1"
ESTERO GOLF RESORT CPD

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

Dana L. Worley
DANA L. WORLEY

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 5651

NOT VALID WITHOUT THE SIGNATURE AND

THE ORIGINAL RAISED SEAL OF A FLORIDA

LICENSED SURVEYOR AND MAPPER

CEC FILE NO. 99509

DATE SIGNED: 10-31-00

DCI 2000-00032



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EXHIBIT
LEGAL DESCRIPTION
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Mortgage Broker Services
Environmental Assessment

FACSIMILE MESSAGE COVER PAGE

DATE: 11/16/00
TO: JERRY MURPHY
FAX#: 479-8341
FROM: DANA WORLEY
RE: _____
PROJECT#: _____

REMARKS: _____

We are transmitting 30 pages(s), including this cover page. If you do not receive all pages or have difficulty reading this document, please call us immediately. (941) 590-9900.

FAX OPERATOR 16 ORIGINAL TO BE MAILED _____
THIS OFFICE FACSIMILE NUMBER (941) 590-9909

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49.509

ANNIS. MITCHELL. COCKEY. EDWARDS & ROEHN. P.A.

ATTORNEYS AT LAW

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8899 PELICAN BAY BOULEVARD
NAPLES, FLORIDA 34108
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FACSIMILE: (941) 597-5984

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12900 UNIVERSITY DRIVE
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FT. MYERS, FLORIDA 33907
TELEPHONE: (941) 489-1776
FACSIMILE: (941) 489-2444

201 SOUTH MONROE STREET
SUITE 200
TALLAHASSEE, FLORIDA 32301
TELEPHONE: (850) 224-7668
FACSIMILE: (850) 224-7290

PLEASE REPLY TO:
NAPLES
DWhin@annislaw.com

AVAILABLE FOR CONSULTATION
KARDEL & PARTNER
KURFÜRSTENDAMM 207-208
D-10719 BERLIN, GERMANY
011-49-30-885-771-0
FAX: 011-49-30-885-771245

November 19, 1999

Dana Whorley
Coastal Engineering
17595 Tamiami Trail South, Suite 102
Ft. Myers, FL 33908

Re: Hermes Investment Co., Inc. sale to Keystone Custom Homes, Inc.
Our File No: 6139.023

Dear Dana:

Enclosed is a copy of a title policy issued in August of this year for the property that Keystone is purchasing from Hermes. Schedule B of the policy shows various easements and other matters affecting the property. Also enclosed are copies of some of the documents shown as exceptions on Schedule B.

I hope these will assist you in preparing your survey map. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Don E. Whinnery

DEW/cbs
Enclosure(s)

ANNIS. MITCHELL. COCKEY. EDWARDS & ROEHN. P.A.

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FT. MYERS, FLORIDA 33907
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FACSIMILE: (941) 489-2444

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D-10719 BERLIN, GERMANY
0311-49-30-886-7711-0
FAX: 011-49-30-886-771245

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Enclosure(s)

7.00
45

1525903

REC 1586 PG 2350

EASEMENT DEDICATION

I

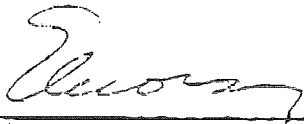
we, the undersigned, do hereby grant a 10' wide Utility easement to Carl Anderson*, along the east and south side of our property, for the purpose of clearing trees and installing a water line to serve property development south of our property.

*Carl E. Anderson, Vice President, Tropical Resorts Investment Corporation.

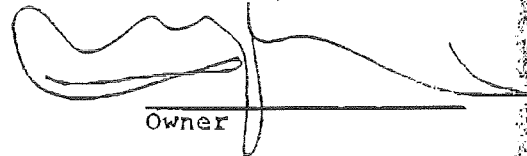
This easement is granted on the condition that the water line is of enough capacity to serve owners' property and that owner will be allowed to use the existing line at any time.

Easement description as follows on Sec. 21, T46S, R25E
10' w. x 37' l. easement at SE corner of NE $\frac{1}{4}$, namely
E 37' of S 10 $\frac{1}{2}$. Plus the W 10' of the E 37' of the SE $\frac{1}{4}$.
Plus the N 10' of the S 37' of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$. Plus
the E 269' of the N 10' of the S 37' of SW $\frac{1}{4}$ of the SE $\frac{1}{4}$.
Plus the W 10' of the E 232.5' of the S 37' of SW $\frac{1}{4}$ of SE $\frac{1}{4}$.
All in SE $\frac{1}{4}$ of Sec. 21, T46S - R25E.

RIMBLEY, S.A.


Witness

Dec-29-1981
Date


Owner

n/a
Witness

n/a
Date

n/a
Owner

Notarized and sealed

Date

Documentary Tax Pd. \$ 45
Intangible Tax Pd.

SAL CERACI, CLERK, LEE COUNTY

By: 

RECORD VERIFIED - SAL CERACI, CLERK
BY: C. FORTINO, D.C.

ENDORSEMENT
Attorneys' Title Insurance Fund, Inc.
Orlando, Florida

Endorsement No. 2 to Policy No.: MP-2174203

Name of Original Insured: Busey Bank, an Illinois banking corporation, its successors and/or assigns as their interests may appear

Original Effective Date: August 2, 1999 at 08:40 AM

Original Amount of Insurance: \$3,015,000.00

Agent's File Reference: 10587-9

The policy is hereby amended as follows:

Policy is changed to reflect the following:

Numbers 2 through 6 pertain to Parcel A only.

Items 8 through 11 pertain to Parcel B only.

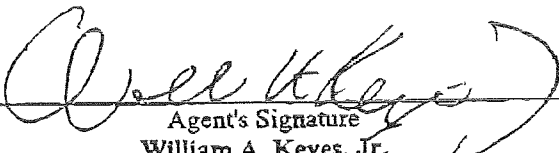
(Continue text of endorsement on separate continuation sheet if necessary.)

but in all other respects remains unchanged.

Stewart & Keyes
Name of Agent

August 2, 1999
Date

10600
Agent No.


Agent's Signature
William A. Keyes, Jr.
Attorney at Law

Attorneys' Title Insurance Fund, Inc.
Charles J. Kovaleski
President

Attorneys' Title Insurance Fund, Inc.
MORTGAGEE POLICY
Schedule A

Policy No.:
MP-2174203

Agent's File Reference:
10587-9

Effective Date:
August 2, 1999 08:40 AM

Amount of Insurance: \$3,015,000.00

1. Name of Insured: Busey Bank, an Illinois banking corporation, its successors and/or assigns as their interests may appear
2. The estate or interest in the land described in this Schedule and which is encumbered by the insured mortgage is a fee simple (if other, specify same) and is at the effective date hereof vested in:

Hermes Investment Co., Inc., a Delaware corporation

3. The land referred to in this policy is described as follows:

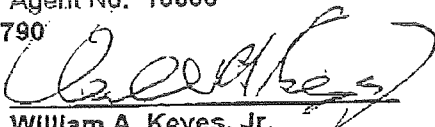
See Attached Exhibit A

4. The mortgage, herein referred to as the insured mortgage, and the assignments thereof, if any, are described as follows:

Mortgage in the sum of \$3,015,000.00 from Hermes Investment Co., Inc., a Delaware corporation to Busey Bank, an Illinois Banking Corporation dated 7/9/99 and recorded 8/2/99 in Official Records Book 3151, Page 1162 as Document No. 4685707 of the Public Records of Lee County, Florida.

ISSUED BY:
Stewart & Keyes
1534 Hendry Street #201, Post Office Drawer 790
Fort Myers, Florida 33902

Agent No. 10600


William A. Keyes, Jr.
Attorney at Law

Attorneys' Title Insurance Fund, Inc.
MORTGAGEE POLICY
Schedule B

Policy No.:
MP-2174203

Agent's File Reference:
10587-9

This policy does not insure against loss or damage by reason of the following:

1. The lien of all taxes for the year 1999 and thereafter, which are not yet due and payable.
2. Reservations of a 25 foot right-of-way on the section and half-section lines contained in two deeds from The Peninsular Realty Company to Caloosahatchee Bay Development Company, which deeds are dated October 4, 1916, and recorded January 24, 1917, in Deed Book 49 at Pages 214 and 217, respectively.
3. A 30 foot drainage ditch easement to the Iona Drainage District which easement is dated July 10, 1923, and recorded november 28, 1925, in Deed Book 91 at Page 306, public records of Lee County, Florida.
4. A reservation of a 25 foot right-of-way along the section and half-section lines as well as a timber reservation, contained in a deed from Peninsular Realty Company to Will C. Pool, which deed is dated January 1, 1921, and recorded July 13, 1923, in Deed Book 66 at Page 139, public records of Lee County, Florida.
5. That certain unrecorded Agricultural Permit, by and between Hermes Investment Co., Inc., a Delaware corporation, and Douglas Biggar, dated January 1, 1996.

NOTE: The permit may be terminated by the owner by giving 90 days written notice prior to the end of any crop harvest.

6. Any and all unrecorded contract for the sale and purchase of the property described in Schedule A-3 herein above, or ay part or parts of said property, and the rights and interests of any and all parties under such contracts.

NOTE: The only unrecorded contract on the subject property is the contract between Hermes Investment Co., Inc. and Halvorsen Real Estate Corporation dated May 7, 1999.

Numbers 5 through 10 pertain to Parcel A only.

7. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida as to Parcels A and B.

8. Oil, Gas, and Mineral rights as set forth in deed recorded in Deed Book 204, Page 329, Public Records of Lee County, Florida (without right of entry). No determination has been made as to the current record owner of the interest excepted herein.

9. Resolution creating the Koreschan Boulevard MSBU assessment recorded in OR Book 1933, Page 624 and OR Book 2345, page 1774, Public Records of Lee County, Florida.

Attorneys' Title Insurance Fund, Inc.
MORTGAGEE POLICY
Schedule B

Policy No.:

MP-2174203

Agent's File Reference:

10587-9

10. A portion of said property is included in Schulte's Tamiami Park, according to the map or plat thereof filed and recorded in the office of the Clerk of the Circuit Court, Lee County, Florida, in Plat Book 5, page 33.

NOTE: Vacation as shown in Resolution recorded in OR Book 248, page 124, Public Records of Lee County, Florida. The Resolution vacates all alleys shown on the plat. There are no other easements or dedications shown on this portion of the Plat.

11. Easement contained in instrument recorded in OR Book 1586, Page 2350, Public Records of Lee County, Florida

Items 12 through 15 pertain to Parcel B only.

EXHIBIT "A" LEGAL DESCRIPTION
PARCEL A

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 OF THE NW 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 OF THE SW 1/4), LESS STATE ROAD 869, AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF THE SW 1/4) LYING NORTH OF THE ABANDONED SEABOARD RAILROAD RIGHT-OF-WAY, LESS STATE ROAD 869, TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF THE NW 1/4) AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 OF THE SW 1/4) LYING WEST OF THE WINKLER ROAD EXTENSION, LESS STATE ROAD 869, ALL IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCELS:

ROAD RIGHT-OF-WAY TAKING

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1381 AT PAGE 244, AND FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 34, SAID POINT LYING 1.75 FEET NORTH OF THE CENTERLINE OF GLADIOLUS DRIVE (C.R. 865 - 100.00 FEET WIDE); THENCE S 01°02'13" E ALONG THE WEST LINE OF SAID FRACTION FOR 51.75 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GLADIOLUS DRIVE (100.00 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°02'13" E ALONG SAID WEST LINE FOR 15.00 FEET; THENCE N 89°00'04" E PARALLEL WITH AND 15.00 FEET SOUTH OF SAID RIGHT-OF-WAY LINE FOR 1389.49 FEET; THENCE S 47°34'13" E FOR 43.08 FEET TO AN INTERSECTION WITH A LINE 5.00 FEET WEST AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF WINKLER ROAD (100.00 FEET WIDE); THENCE S 00°59'34" E ALONG SAID PARALLEL LINE FOR 556.23 FEET; THENCE N 89°00'26" E FOR 5.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE N 00°59'34" W ALONG SAID RIGHT-OF-WAY LINE FOR 600.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GLADIOLUS DRIVE; THENCE S 89°00'04" W ALONG SAID SOUTHERLY LINE FOR 90.64 FEET; THENCE N 00°59'56" W ALONG SAID RIGHT-OF-WAY LINE FOR 10.00 FEET; THENCE S 89°00'04" W ALONG SAID RIGHT-OF-WAY LINE FOR 35.00 FEET; THENCE S 00°59'56" E ALONG SAID RIGHT-OF-WAY LINE 10.00 FEET; THENCE S 89°00'04" W ALONG SAID RIGHT-OF-WAY LINE FOR 1300.16 FEET TO THE POINT OF BEGINNING.

AND

LEE COUNTY TAKING PARCEL

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1381 AT PAGE 244, AND FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 34, SAID POINT LYING 1.75 FEET NORTH OF THE CENTERLINE OF GLADIOLUS DRIVE (C.R. 865 - 100.00 FEET WIDE); THENCE S 01°02'13" E ALONG THE WEST LINE OF SAID FRACTION FOR 51.75 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GLADIOLUS DRIVE (100.00 FEET WIDE); THENCE CONTINUE S 01°02'13" E ALONG SAID WEST LINE FOR 15.00 FEET; THENCE N 89°00'04" E FOR 30.00 FEET TO THE EAST LINE OF FORMER IONA DRAINAGE DISTRICT (I.D.D.) CANAL B-1; THENCE S 01°02'13" E ALONG SAID EAST LINE FOR 210.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 01°02'13" E ALONG SAID EAST LINE FOR 510.00 FEET; THENCE N 89°00'04" E FOR 130.00 FEET; THENCE N 01°02'13" W FOR 510.00 FEET; THENCE S 89°00'04" W FOR 130.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - EXHIBIT A
PARCEL B

LEGAL DESCRIPTION - PARCEL A

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SECTION 21, N 00°46'45" W, A DISTANCE OF 94.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAM BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3461 - 3462) TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°46'45" W, ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 2555.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE N 00°53'22" W, A DISTANCE OF 2646.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE N 89°29'23" W, ALONG THE NORTH LINE OF SECTION 21, A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB AS RECORD IN PLAT BOOK 37, PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°53'13" E, ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE OF 1317.73 FEET; THENCE S 44°54'53" W, A DISTANCE OF 4738.55 FEET (PASSING THRU THE EASTERLY RIGHT-OF-WAY AT 2370.31 FEET AND THE WESTERLY RIGHT-OF-WAY AT 2503.48 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY) TO THE EASTERLY RIGHT-OF-WAY LINE (100.00 FEET FROM CENTERLINE) OF U.S. 41 (MIAMI TRAIL); THENCE S 37°45'31" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.52 FEET; THENCE S 37°10'00" E, A DISTANCE OF 955.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 91°16'53", A CHORD DISTANCE OF 71.50 FEET AND A CHORD BEARING OF S 82°48'27" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.86 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAM BOULEVARD; THENCE N 51°33'05" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 261.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1292.82 FEET, A DELTA ANGLE OF 15°53'11", A CHORD DISTANCE OF 357.31 FEET AND A CHORD BEARING OF N 59°29'40" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 358.46 FEET TO A POINT OF TANGENCY; THENCE S 86°11'52" E, A DISTANCE OF 2476.17 FEET (PASSING THRU THE WESTERLY RIGHT-OF-WAY AT 1166.17 FEET AND THE EASTERLY RIGHT-OF-WAY AT 1327.64 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT OF WAY) TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11,425.00 FEET, A DELTA ANGLE OF 02°46'21", A CHORD DISTANCE OF 552.79 FEET AND A CHORD BEARING OF S 87°35'02" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 552.84 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION - PARCEL B

A TRACT OR PARCEL OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH LINE OF SECTION 21, N 89°13'25" W, A DISTANCE OF 1301.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KORESHAM BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3461 - 3462) AND THE POINT OF BEGINNING; THENCE N 86°11'52" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1736.87 FEET (PASSING THRU THE EASTERLY RIGHT-OF-WAY AT 298.71 FEET AND THE WESTERLY RIGHT-OF-WAY AT 460.18 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY) TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 26°21'52", A CHORD DISTANCE OF 467.50 FEET AND A CHORD BEARING OF S 80°37'12" W; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 471.65 FEET TO A POINT OF IMPOUND CURVATURE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 907.18 FEET, A DELTA ANGLE OF 01°19'44" W, A CHORD DISTANCE OF 21.04 FEET AND A CHORD BEARING OF S 66°46'24" W; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.04 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 21; THENCE S 89°10'43" E, ALONG SAID SOUTH LINE OF SECTION 21, A DISTANCE OF 874.25 FEET TO THE SOUTHERLY QUARTER CORNER OF SAID SECTION 21; THENCE S 89°13'25" E, A DISTANCE OF 1339.59 FEET (PASSING THRU THE WESTERLY RIGHT-OF-WAY AT 896.05 FEET AND THE EASTERLY RIGHT-OF-WAY AT 1051.68 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY) TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION - PARCEL C

A TRACT OR PARCEL OF LAND IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 89°10'43" W, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1036.96 FEET; THENCE S 33°57'54" W, A DISTANCE OF 244.47 FEET TO THE POINT OF BEGINNING. SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KORESHAW BOULEVARD; THENCE S 51°33'05" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 194.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 92°46'15", A CHORD DISTANCE OF 72.40 FEET AND A CHORD BEARING OF S 05°09'58" W; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.96 FEET TO A POINT OF COMPOUND CURVATURE (SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL) 100.00 FEET FROM CENTERLINE) BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2732.79 FEET, A DELTA ANGLE OF 00°31'03", A CHORD DISTANCE OF 24.68 FEET AND A CHORD BEARING OF S 41°28'41" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.68 FEET; THENCE N 33°57'54" E, A DISTANCE OF 255.05 FEET TO THE POINT OF BEGINNING.

FLORIDA ENDORSEMENT FORM 9 (3/27/92) (RESTRICTIONS, EASEMENTS, MINERALS)
Attorneys' Title Insurance Fund, Inc.
Orlando, Florida

Endorsement No. 1 to Policy No. MP-2174203

The Company insures the owner of the indebtedness secured by the insured mortgage against loss or damage sustained by reason of:

1. Any incorrectness in the assurance that, at Date of Policy:
 - (a) There are no covenants, conditions or restrictions under which the lien of the mortgage referred to in Schedule A can be divested, subordinated or extinguished, or its validity, priority or enforceability impaired.
 - (b) Unless expressly excepted in Schedule B:
 - (1) There are no present violations on the land of any enforceable covenants, conditions or restrictions, nor do any existing improvements on the land violate building setback lines shown on a plat of subdivision recorded or filed in the public records.
 - (2) Any instrument referred to in Schedule B as containing covenants, conditions or restrictions on the land does not, in addition, (i) establish an easement on the land; (ii) provide a lien for liquidated damages; (iii) provide for a private charge or assessment; (iv) provide for an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant.
 - (3) There is no encroachment of existing improvements located on the land onto adjoining land, nor any encroachment onto the land of existing improvements located on adjoining land.
 - (4) There is no encroachment of existing improvements located on the land onto that portion of the land subject to any easement excepted in Schedule B.
 - (5) There are no notices of violations of covenants, conditions and restrictions relating to environmental protection recorded in the public records.
2. Any future violation on the land of an existing covenant, condition or restriction occurring prior to the acquisition of title to the estate or interest in the land, provided the violation results in:
 - (a) invalidity, loss of priority or enforceability of the lien of the insured mortgage; or
 - (b) loss of title to the estate or interest in the land if the insured shall acquire title in satisfaction of the indebtedness secured by the insured mortgage.
3. Damage to existing improvements (excluding lawns, shrubbery or trees):
 - (a) which are located on or encroach upon that portion of the land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved; or
 - (b) which results from the future exercise of any right to use the surface of the land for the extraction or development of minerals excepted from the description of the land or excepted in Schedule B.
4. Any final court order or judgment requiring the removal from any land adjoining the land of any encroachment excepted in Schedule B.
5. Any final court order or judgment denying the right to maintain any existing improvement on the land because of any violation of covenants, conditions or restrictions or building setback lines shown on a plat of subdivision recorded or filed in the public records.

Wherever in this endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or limitations, contained in an instrument creating a lease.

As used in paragraph 1(b)(1) and 5, the words "covenants, conditions or restrictions" shall not be deemed to refer to or include any covenants, conditions or restrictions relating to environmental protection.

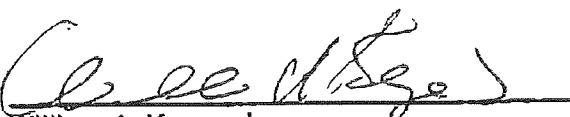
This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the Effective Date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Stewart & Keyes
Name of Agent

August 25, 1999
Date

10600
Agent No.

Attorneys' Title Insurance Fund, Inc.
By: Charles J. Kovaleski
President


William A. Keyes, Jr.
Attorney at Law

Closing File No. 10587-9

Also beginning at the Southeast corner of the Northwest onequarter (NW $\frac{1}{4}$) of the Southeast onequarter (SE $\frac{1}{4}$) of Section Twentythree (23) of Township Fortyfive (45) north of Range Twentyfour (24) East; thence West fiftyfour (54) feet; thence north to a point fifty feet north and fifty (50) feet west to the Northeast corner of the Northwest onequarter (NW $\frac{1}{4}$) of the Northwest onequarter (NE $\frac{1}{4}$) of said Section Twentythree (23); thence East fifty (50) feet; thence South to beginning. Containing 1.63 Acres.

Filed and duly recorded this 18th
28th day of November, A. D., 1925
Clerk Circuit Court.

No. 43201

THIS INSTRUMENT, Made this the 10th day of July A. D. 1923 between Iona Fruit & Trucking Company, a Corporation of the County of Lee State of Florida, party of the first part, and Iona Drainage District, a Drainage Corporation organized and existing under and by virtue of the laws of the State of Florida, of the County of Lee, State of Florida, party of the second part:

Whereas the said party of the first part is the owner in fee of the lands hereinafter described and in the report of the Commissioners of Iona Drainage District heretofore filed with and reported to the Judge of the Circuit of the 12th Judicial Circuit of the State of Florida, it was shown that the lands hereinafter described were needed for rights of way, holding basins or other works, or for materials to be used in constructing the works and carrying out the amended plan of reclamation, and the said party of the first part has accepted the assessment of damages awarded to it by its failure to give the Board of Supervisors notice as required by law that it demanded an assessment of its damages by a jury; and,

Whereas such report of the Commissioners of Iona Drainage District was approved and confirmed by a decree of the Circuit Court of the 12th Judicial Circuit of the State of Florida, in and for Lee County, which report did fix the compensation and damages to be paid to the party of the first part for the lands hereinafter described, which compensation and damage is the sum of money hereinafter mentioned.

Now This Indenture, "Itenseth: That the said party of the first part, for and in consideration of the sum of One thousand Two Hundred Ninetyeight & 85/100 Dollars, lawful money of the United States of America, to it in hand paid by the party of the second part, at or before the executing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, and to its successors or assigns forever, the right, benefit, privilege, easement, license and use of the property hereinafter described, for right-of way, holding basins or other works, or that may be needed for materials in constructing the works and carrying out the amended plan of reclamation, or for any other and further purposes that may be deemed useful and necessary by the party of the second part as is now or hereafter to be allowed by the laws of the State of Florida, all of the following property situate, lying

and being in the County of Lee, State of Florida, and described as follows, to-wit:

The lands described in schedule "A" hereto attached and made a part of this deed, such schedule being identified by the marginal initials of the President and Secretary of the Corporation executing this deed. Such schedule being a part and parcel of this deed in the same manner and form as if the same were written at length in the body of this deed.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part for the purposes aforesaid, and to its successors and assigns forever, provided, however, and this conveyance is made upon the express condition subsequent that upon the abandonment of the aforesaid property for all of the uses for which the same is hereby granted, that all the rights, title and interests hereby granted and conveyed shall immediately revert to the party of the first part, its successors and assigns forever.

In witness whereof, the said party of the first part has caused these presents to be executed in its corporate name by its President, and attested and the seal thereof affixed by its Secretary, each thereto duly authorized, the day and year first above written.

(CORPORATE SEAL)

IONA FRUIT & CRACKING COMPANY

By George W. Dunham
President.

Attent John D. Lynn
Secretary.

Signed, sealed and delivered

In the presence of us:

J. H. Blending

W. H. Cullinham

STATE OF FLORIDA

SS

COUNTY OF LEE

I Do Hereby Certify, that on this the 10th day of July, A. D., 1923 before me, the undersigned authority, personally appeared George W. Dunham and John D. Lynn, President and Secretary, respectively, of Iona Fruit & Cracking Company a corporation, to me well known as the persons described in and who executed the foregoing and annexed instrument for and on behalf of the said corporation, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that the said instrument is the free act and deed of said corporation. And they further acknowledged and declared that they know the corporate seal of said corporation, and that the corporate seal affixed to said instrument is in fact the corporate seal of said corporation, and that the same was affixed to said instrument with due and legal authority.

In witness whereof, I have hereunto set my hand and official seal the date last aforesaid.

(N. P. Seal)

John D. Lynn
Notary Public

My Commission expires July 14th, 1924

Exhibit "A"

Beginning at a point fifty (50) feet north of the Southeast corner of the Southwest onequarter (SW $\frac{1}{4}$) of the Northeast onequarter (NE $\frac{1}{4}$) of Section Thirteen (13) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence West thirty (30) feet; thence North to the Northern boundary of the Southwest onequarter (SW $\frac{1}{4}$) of the Northeast onequarter (NE $\frac{1}{4}$) of said Section Thirteen (13); thence East thirty (30) feet; thence South to beginning. Containing 0.88 Acres.

Also beginning at the Southeast corner of the Southwest onequarter (SW $\frac{1}{4}$) of the Northeast onequarter (NE $\frac{1}{4}$) of Section Thirteen (13) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence North fifty (50) feet; thence West to the Western boundary of the Northeast onequarter (NE $\frac{1}{4}$) of said Section Thirteen (13); thence South fifty (50) feet; thence East to beginning. Containing 1.54 Acres.

Also beginning at the Southwest corner of the Southwest onequarter (SW $\frac{1}{4}$) of the Northwest onequarter (NW $\frac{1}{4}$) of Section Thirteen (13) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence North fifty (50) feet; thence East to the Eastern boundary of the Northwest onequarter (NW $\frac{1}{4}$) of said Section Thirteen (13); thence South fifty (50) feet; thence West to beginning. Containing 1.54 Acres.

Also beginning at a point fifty (50) feet north of the Southwest corner of the Southwest onequarter (SW $\frac{1}{4}$) of the Northwest onequarter (NW $\frac{1}{4}$) of Section Thirteen (13) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence East fifty (50) feet; thence North to the Northern boundary of the Southwest onequarter (SW $\frac{1}{4}$) of the Northwest onequarter (NW $\frac{1}{4}$) of said Section Thirteen (13); thence West fifty (50) feet; thence South to beginning. Containing 1.47 Acres.

Also beginning at the Northwest corner of the Northeast onequarter (NE $\frac{1}{4}$) of the Southwest onequarter (SW $\frac{1}{4}$) of Section Thirteen (13) of Township Fortyfive (45) South of Range (24) East; thence South thirty (30) feet; thence East to the Eastern boundary of the Northwest onequarter (NW $\frac{1}{4}$) of the Southwest onequarter (SW $\frac{1}{4}$) of said Section Thirteen (13); thence North thirty (30) feet; thence West to beginning. Containing 1.86 Acres.

Also beginning at a point thirty (30) feet South of the Northwest corner of the Northeast onequarter (NE $\frac{1}{4}$) of the Southwest onequarter (SW $\frac{1}{4}$) of Section Thirteen (13) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence East fifty (50) feet; thence South to the Northern boundary of the Northeast onequarter (NE $\frac{1}{4}$) of the Southwest onequarter (SW $\frac{1}{4}$) of said Section Thirteen (13); thence West fifty (50) feet; thence North to beginning. Containing 1.47 Acres.

Also beginning at a point thirty (30) feet South of the Northeast corner of the Northwest onequarter (NW $\frac{1}{4}$) of the Southwest onequarter (SW $\frac{1}{4}$) of Section Thirteen (13) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence West thirty (30) feet; thence South to the Southern boundary of the Northwest onequarter (NW $\frac{1}{4}$) of the Southwest onequarter (SW $\frac{1}{4}$) of said Section Thirteen (13); thence East thirty (30) feet; thence North to beginning. Containing 0.89 Acres.

GND
JDL

Also beginning at a point fifty-six (56) feet East of the Northwest corner of the Northeast onequarter (NE $\frac{1}{4}$) of Section Twentytwo (22) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence South thirty (30) feet; thence East to the Eastern boundary of said Section Twentytwo (22); thence North thirty (30) feet; thence West to

beginning. Containing 1.80 acres.

Also beginning at the southwest corner of the northeast one-quarter ($NE\frac{1}{4}$) of Section Twenty-two (22) of Township Forty-five (45) South of Range Twenty-four (24) East; thence East fifty-two and one-half (52.5) feet; thence North to a point fifty-six (56) feet East of the northeast corner of the North east one-quarter ($NE\frac{1}{4}$) of said Section Twenty-two (22); thence West fifty-six (56) feet; thence South to beginning. Containing 2.30 acres.

Also beginning a point fifty-two and one-half (52.5) feet East of the Southwest corner of the Northeast one-quarter ($NE\frac{1}{4}$) of Section Twenty-two (22) of Township Forty-five (45) South of Range twenty-four (24) East; thence North fifty (50) feet; thence East to the Eastern boundary of the Southwest one-quarter ($SW\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of said Section Twenty-two (22); thence South fifty (50) feet; thence West to beginning. Containing 1.46 Acres.

Also beginning at the Northeast corner of the Northwest one-quarter ($NW\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of Section Twenty-three (23) of Township Forty-five (45) South of Range Twenty-four (24) East; thence West thirty (30) feet; thence South to the Southern boundary of said Section Twenty-three (23); thence East thirty (30) feet; thence North to beginning. Containing 1.82 Acres.

Also beginning at the Northwest corner of the Southeast one-quarter ($SE\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of Section Twenty-three (23) of Township Forty-five (45) South of Range Twenty-four (24) East; thence East fifty (50) feet; thence South to the Southern boundary of said Section Twenty-three (23); thence West fifty (50) feet; thence North to beginning. Containing 1.52 Acres.

Also beginning at the Northeast corner of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section Twenty-three of Township Forty-five (45) South of Range Twenty-four (24) East; thence West thirty-two (32) feet; thence South to a point thirty-two (32) feet West of the Southeast corner of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of said Section Twenty-three (23); thence East thirty-two (32) feet; thence North to beginning. Containing 0.95 acres.

Also beginning at the Southeast corner of the Northeast one-quarter ($NE\frac{1}{4}$) of Section Twenty-four (24) of Township Forty-five (45) South of Range Twenty-four (24) East; thence West ninety-nine (99) feet; thence North to a point ninety-three (93) feet West of the Northeast corner of said Section Twenty-four (24); thence East ninety-three (93) feet; thence South to beginning. Containing 5.82 Acres.

Also beginning at the Southwest corner of the Southeast one-quarter ($SE\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of Section Twenty-four (24) of Township Forty-five (45) South of Range Twenty-four (24) East; thence North fifty (50) feet; thence West thirty (30) feet; thence North to the Northern boundary of the Southwest one-quarter ($SW\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of said Section Twenty-four (24); thence East eighty (80) feet; thence South to the Southern boundary of the Northeast one-quarter ($NE\frac{1}{4}$) of said Section Twenty-four (24); thence West fifty (50) feet to beginning. Containing 2.40 Acres.

CWD
JDL

Also beginning at the Southeast corner of the Southwest one-quarter ($SW\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of Section Twenty-four (24) of Township Forty-five (45) South of

Range twentyfour (24) East; thence North fifty (50) feet; thence West to the western boundary of the Northeast onequarter (NE $\frac{1}{4}$) of said Section Twentyfour (24); thence South fifty (50) feet; thence West to beginning. Containing 1.82 Acres.

Also beginning at the Northwest corner of the Northeast onequarter (NE $\frac{1}{4}$) of the South east onequarter (SE $\frac{1}{4}$) of Section Twentyfour (24) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence East thirty (30) feet; thence South thirty (30) feet; thence West to the western boundary of the Northeast onequarter (NE $\frac{1}{4}$) of the South east onequarter (SE $\frac{1}{4}$) of said Section Twentyfour (24); thence North thirty (30) feet; thence East to beginning. Containing 1.80 Acres.

Also beginning at the Southwest corner of the Southeast onequarter (SE $\frac{1}{4}$) of the Southwest onequarter (SW $\frac{1}{4}$) of Section Twentyfour (24) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence North fifty (50) feet; thence East to the Eastern boundary of the Southwest onequarter (SW $\frac{1}{4}$) of the Southeast onequarter (SE $\frac{1}{4}$) of said Section Twentyfour (24); thence South fifty (50) feet; thence West to beginning. Containing 3.04 Acres.

Also beginning at the Northeast corner of the Southeast onequarter (SE $\frac{1}{4}$) of Section Twentyfour (24) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence West ninety-nine (99) feet; thence Southerly to a point one Hundred and Four (104) feet West of the Southeast corner of said Section Twentyfour (24); thence East One Hundred and Four (104) feet; thence North to beginning. Containing 6.10 Acres.

Also beginning at the Northeast corner of Section Twentyfive (25) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence East One Hundred and Four (104) feet; thence South to a point One Hundred Ten (110) feet; West of the Southeast corner of the Northeast onequarter of said Section Twentyfive (25); thence East One Hundred Ten (110) feet; thence North to beginning. Containing 6.50 Acres.

Also beginning at the Northwest corner of the Northeast onequarter (NE $\frac{1}{4}$) of the Northwest onequarter (NW $\frac{1}{4}$) of Section Twentyfive (25) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence South thirty (30) feet; thence East to the Eastern boundary of the Northwest onequarter (NW $\frac{1}{4}$) of the Northeast onequarter (NE $\frac{1}{4}$) of said Section Twentyfive (25); thence thirty (30) feet; thence West to beginning. Containing 1.82 Acres.

Also beginning at the Southwest corner of the Southeast onequarter (SE $\frac{1}{4}$) of the Northwest onequarter (NW $\frac{1}{4}$) of Section Twentyfive (25) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence North fifty (50) feet; thence East to the Eastern boundary of the Southwest onequarter (SW $\frac{1}{4}$) of the Northeast onequarter of said Section Twentyfive (25); thence South eighty (80) feet; thence West to the Western boundary of the Northeast onequarter (NE $\frac{1}{4}$) of the Southwest onequarter (SW $\frac{1}{4}$) of said Section twentyfive (25); thence North thirty (30) feet to beginning. Containing 4.88 Acres.

Also beginning at the Southwest corner of the Southeast onequarter of the Southwest onequarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Twentyfive (25) of Township Fortyfive (45) South of Range Twentyfour East; thence North fifty (50) feet; thence East to the Eastern boundary of the Southwest onequarter (SW $\frac{1}{4}$) of the Southeast onequarter (SE $\frac{1}{4}$) of said Section Twentyfive (25); thence South fifty (50) feet; thence West to beginning. Containing 3.08 Acres.

CWD
JDL

Also beginning at the Northeast corner of the Southeast onequarter (SE $\frac{1}{4}$) of Section Twentyfive (25) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence East One Hundred ten (110) feet; thence South to a point One Hundred Fourteen (114) feet West of

the southeast corner of said section twentyfive (25); thence east one hundred fourteen (114) feet; thence north to beginning. Containing 5.79 acres.

Also beginning at the Southeast corner of the Southwest one-quarter of the Northwest one-quarter ($SW\frac{1}{4}$ of $NW\frac{1}{4}$) of Section Twentyix (26) of Township fortyfive (45) South of Range Twentyfour (24) East; thence West thirty (30) feet; thence north to the Northern boundary of said section twentyix (26); thence East thirty (30) feet; thence South to beginning. Containing 1.82 acres.

Also a certain strip of land eighty (80) feet wide extending forty (40) feet on each side of the following described center-line.- Beginning at a point of the Southern boundary of Section Twentyix (26) of Township fortyfive (45) South of Range Twentyfour (24) East, Seven hundred ninety (790) feet East of the Northwest corner of said Section Twentyix (26); thence northeasterly to the Northeast corner of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of said Section Twentyix (26). Also beginning at the southeast corner of the Northeast one-quarter of the Southwest one-quarter ($NE\frac{1}{4}$ of $SW\frac{1}{4}$) of Section Twentyix (26) of Township fortyfive (45) South of Range Twentyfour (24) East; thence West thirty (30) feet; thence north to the Northern boundary of the Southwest one-quarter ($SW\frac{1}{4}$) of said Section Twentyix (26); thence East eighty (80) feet; thence South to the Southern boundary of the Northeast one-quarter ($NE\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of said Section Twentyix (26); thence West fifty (50) feet to beginning. Containing 8.77 acres.

Also a certain strip of land lying along the following described centerline:- Beginning at a point seven hundred ninety (790) feet East of the Southwest corner of Section Twentyix (26) of Township fortyfive (45) South of Range Twentyfour (24) East; thence northeasterly to the Northeast corner of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of said Section Twentyix (26); said strip being One hundred fourteen (114) feet wide at the Southern end and one hundred six (106) feet wide at the Northerly end. Containing 3.67 acres.

Also beginning at the Southwest corner of Section Twentyix (26) of Township fortyfive (45) South of Range Twentyfour (24) East; thence North thirty (30) feet; thence East Seven hundred thirtythree (733) feet; thence South thirty (30) feet; thence West to beginning. Containing 0.50 acres.

Also a certain strip of land lying along the following described center line:- Beginning at the Southeast corner of the Northeast one-quarter ($NE\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section Twentyseven (27) of Township fortyfive (45) South of Range Twentyfour (24) East; thence Northwesterly to the Northwest corner of the Southeast one-quarter ($SE\frac{1}{4}$) of said Section Twentyseven (27); said strip being one hundred six (106) feet wide at the westerly end and ninetyeight (98) feet wide at the easterly end. Containing 7.03 acres.

Also beginning at the Southwest corner of the Southwest one-quarter ($SW\frac{1}{4}$) of Section Twentyseven (27) of Township fortyfive (45) South of Range Twentyfour (24) East; thence North thirty (30) feet; thence East to the Eastern boundary of said Section Twentyseven (27); thence South thirty (30) feet; thence West to beginning containing 1.84 acres.

CWD
JDL

Also beginning Six hundred nine (609) feet South of the Northwest corner of the Northeast one-quarter (NE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section Twentyseven (27) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence East fifty (50) feet; thence North to the Northern boundary of the Southeast one-quarter (SE $\frac{1}{4}$) of said Section Twentyseven (27); thence West eight (80) feet; thence South Six hundred nine (609) feet; thence West Thirty (30) feet to beginning. Containing 1.12 Acres.

Also beginning Three hundred seventy-one and Three tenths (371.3) feet East of the Southwest corner of the Southwest one-quarter (SW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section Twentynine (29) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence North fifty (50) feet; thence East Three hundred seventy-one and Three tenths (371.3) feet; thence South fifty (50) feet; thence West to beginning. Containing 0.43 Acres.

Also a certain strip of land One hundred Seventeen and Fourtenths (117.4) feet wide on the Southerly end and One hundred Twentyseven (127) feet wide on the Northerly end lying along the following described centerline: Beginning Four hundred thirty (430) feet West of the Southeast corner of the Southwest one-quarter (SW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section Twentynine (29) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence northwesterly to a point nine hundred Seventy (970) feet West of the Northeast corner of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of said Section Twentynine (29). Containing 7.47 Acres.

Also beginning Eight hundred Twentyone and Three tenths (821.3) feet East of the Southwest corner of the Southeast one-quarter (SE $\frac{1}{4}$) of Section Twentynine (29) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence North Thirty (30) feet; thence West Eight hundred Twentyone and Three tenths (821.3) feet; thence South thirty (30) feet; thence East to beginning. Containing 0.57 Acres.

Also beginning Nine hundred Six and Five-tenths (906.5) feet East of the Northeast corner of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section Twentynine (29) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence South Fifty (50) feet; thence East Nine hundred Six and Five-tenths (906.5) feet; thence North fifty (50) feet; thence West to beginning. Containing 1.04 Acres.

Also beginning at the Southeast corner of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section Thirtythree (33) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence North fifty (50) feet; thence West fifty (50) feet; thence South to the Southern boundary of said Section Thirtythree (33); thence East fifty feet; thence North to beginning. Containing 4.62 Acres.

Also beginning at the Northeast corner of the Northwest one-quarter of Section Thirtythree (33) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence South Thirty (30) feet; thence West to the Western boundary of said Section Thirtythree (33); thence North Thirty (30) feet; thence East to beginning. Containing 1.82 Acres.

Also beginning at the Southeast corner of the Northwest one-quarter of Section Thirtythree (33) of Township Fortyfive (45) South of Range Twentyfour (24) East; thence North Fifty (50) feet; thence West to the Western boundary of said Section Thirtythree (33); thence South Eighty (80) feet; thence East to the Eastern boundary of the Southwest one-quarter (SW $\frac{1}{4}$) of said Section Thirtythree (33); thence North thirty (30) feet to beginning. Containing 4.86 Acres.

GJD
JLL

Also beginning at the Southeast corner of the South east one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section Thirtythree (33) of Township fortyfive (45) South of Range Twentyfour (24) East; thence North Fifty (50) feet; thence West to the Western boundary of said Section Thirtythree (33); thence South Fifty (50) feet; thence East to beginning. Containing 4.59 acres.

Also beginning at the Northwest corner of the Northeast one-quarter (NE $\frac{1}{4}$) of Section Thirtyfour (34) of Township fortyfive (45) South of Range Twentyfour (24) East; thence South Fifty (50) feet; thence East to the Eastern boundary of said Section Thirtyfour (34); thence North Fifty (50) feet; thence West to beginning. Containing 3.66 acres.

Also beginning at the Southwest corner of the Northeast one-quarter (NE $\frac{1}{4}$) of Section Thirtyfour (34) of Township fortyfive (45) South of Range Twentyfour (24) East; thence North Fifty (50) feet; thence East to the Eastern boundary of said Section Thirtyfour (34); thence South Eighty (80) feet; thence West to the Western boundary of the Southeast one-quarter (SE $\frac{1}{4}$) of said Section Thirtyfour (34); thence North Thirty (30) feet to beginning. Containing 4.86 acres.

Also beginning Fifty (50) feet North of the Southwest corner of Section Thirtyfour (34) of Township fortyfive (45) South of Range Twentyfour (24) East; thence East Thirty (30) feet; thence North to the Northern boundary of the Southwest one-quarter (SW $\frac{1}{4}$) of said Section thirtyfour (34); thence East thirty (30) feet; thence South to beginning. Containing 1.79 acres.

Also beginning at the Southeast corner of the Southwest one-quarter (SW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section Thirtyfour (34) of Township fortyfive (45) South of Range Twentyfour (24) East; thence North Fifty (50) feet; thence East to the Eastern boundary of said Section Thirtyfour (34); thence South Fifty (50) feet; thence East to beginning. Containing 4.58 acres.

Also a certain strip of land One Hundred fourteen (114) feet wide lying along the following described centerline: Beginning Four Hundred (400) feet North of the Southwest corner of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section Thirtyfive (35) of Township fortyfive (45) South of Range Twentyfour (24) East; thence Southeasterly to a point Two Hundred forty (240) feet East of the Southwest corner of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of said Section Thirtyfive (35). Containing 1.18 acres.

Also beginning at the Northeast corner of the North east one-quarter (NE $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section Thirtyfive (35) of Township fortyfive (45) South of Range twentyfour (24) East; thence South Thirty (30) feet; thence West to the Western boundary of said Section Thirtyfive (35); thence North Thirty (30) feet; thence East to beginning. Containing 0.92 Acres.

Also beginning at the Southeast corner of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section Thirty-six (36) of Township fortyfive (45) South of Range Twentyfour (24) East; thence West One Hundred sixteen (116) feet; thence North to a point One Hundred fourteen (114) feet East of the Northeast corner of said Section Thirty-six (36); thence East One Hundred Fourteen (114) feet; thence South to beginning. Containing 3.43 acres.

Affidavit of Publication

State of Florida
County of Lee

Before the undersigned authority, personally appeared

Henry Murphy, who on oath says that he is the

Adv. Mgr. of the Fort Myers News-Press, a daily newspaper published at Fort Myers, in Lee County, Florida;

that the attached copy of advertisement, being a notice of proceedings for closing alleys

in the matter of alley in South Tamiami Park

in the Court, was published in said newspaper in the issues of

Mar, 20, 1964

Affiant further says that the said Fort Myers News-Press is a newspaper published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as second class mail matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the last publication of the attached copy of advertisement; and Affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or reward for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 20th day of March, A D 19 64

Notary Public
My commission Expires July 2, 1966

NOTICE OF PROCEEDINGS FOR THE CLOSING OF ALLEYS
TO WHOM IT MAY COME
The City of Fort Myers, Florida, by and through its Mayor, Mayor J. B. ...
has caused this notice to be published in the Fort Myers News-Press, a daily newspaper published at Fort Myers, in Lee County, Florida, for a period of one year next preceding the last publication of the attached copy of advertisement; and Affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or reward for the purpose of securing this advertisement for publication in the said newspaper.

clb/cm

248 125

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA.

WHEREAS, A petition has been addressed to the Board of County Commissioners requesting that alleys and public ways delineated on the recorded plat or map of Schulte South Tamiami Park be vacated, abandoned, discontinued and closed, and that the said Board renounce and disclaim any right of Lee County and the Public in and to said lands delineated on said recorded map or plat as alleys or public ways, and

WHEREAS, A public hearing was held on the 5th day of April A. D. 1964, at 11:00 A.M. pursuant to duly published notice and no objections were presented to the closing of said alleys, and it further appearing that such alleys are not now and will not be of any material use or benefit to anyone.

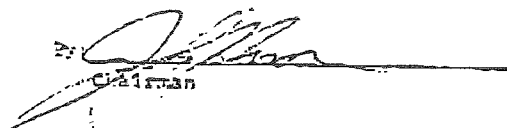
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lee County, Florida, the following alleys delineated on a recorded map or plat and described as follows:

All of that certain alley or way shown upon the plat of Schulte South Tamiami Park, as recorded in Plat Book 5 at page 33 of the Public Records of Lee County, Florida, lying along the Northerly margin of said subdivision and adjoining lots 10, 9 and 11 of Block "D" thereof, and

All of that certain alley or way shown upon the plat of Schulte South Tamiami Park, as recorded in Plat Book 5 at page 33 of the Public Records of Lee County, Florida, lying along the Northerly margin of said subdivision and adjoining lots 1, 2, 3, 11, 12 and 13 of Block "D" thereof.

be, and the same are hereby vacated, abandoned, discontinued and closed, and as the Board of County Commissioners of Lee County, Florida, we do hereby renounce and disclaim any right of Lee County and the Public in and to the said land in and under the said alleys or public ways, as same are delineated on the recorded map or plat of Schulte South Tamiami Park.

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA.


Chairman

Affidavit of Publication

State of Florida
County of Lee

Before the undersigned authority, personally appeared

Dwight Murphy

who on oath says that he is the

Adv. Mgr. of the Fort Myers News-Press, a daily newspaper published at Fort Myers, in Lee County, Florida;

that the attached copy of advertisement, being notice of adoption of resolution

in the matter of closing and vacating alleyway

in the

Court, was published in said newspaper in the issues of

Apr. 10, 17, 1964

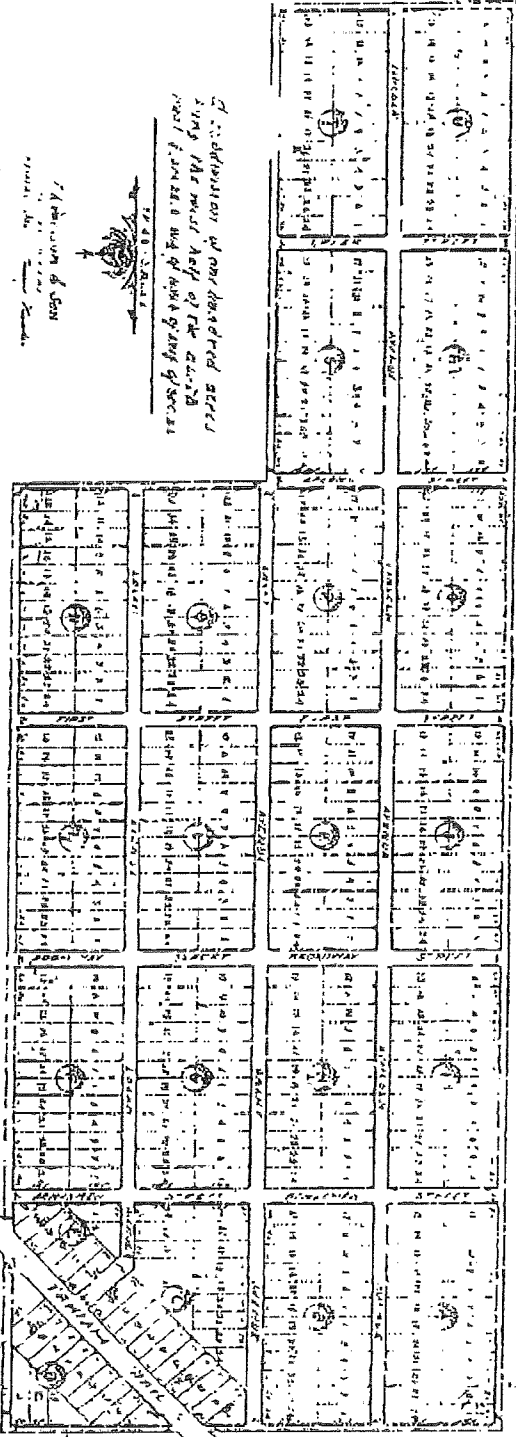
Affiant further says that the said Fort Myers News-Press is a newspaper published at Fort Myers, in said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as second class mail matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the last publication of the attached copy of advertisement, and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Subscribed and sworn to before me this 17th day of April, A D 1964
Notary Public
State of Florida at Lee
My Commission Expires July 2, 1966

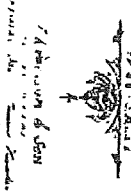
NOTICE OF THE ADOPTION OF A RESOLUTION CLOSING AND VACATING ALLEYWAY
TO ALL WHOM THESE PRESENTS MAY COME, I, the undersigned, Clerk of the County of Lee, Florida, do hereby give notice that the Board of County Commissioners of Lee County, Florida, at its regular meeting held on the 10th day of April, 1964, at 10:00 A.M., in the Board Room of the County Administration Building, Fort Myers, Florida, did adopt and pass the following resolution, to-wit: That the alleyway located between the property of the Lee County Administration Building and the property of the Lee County Administration Building, be and the same be vacated and the same be closed to traffic and the same be dedicated to the use of the Lee County Administration Building.

STATE OF FLORIDA, COUNTY OF LEE
FILED FOR RECORD
This / 17 / day of April, 1964, I, the Clerk of the County of Lee, Florida, do hereby certify that the foregoing is a true and correct copy of the resolution of the Board of County Commissioners of Lee County, Florida, as the same appears in the minutes of the Board of County Commissioners of Lee County, Florida, for the month of April, 1964.
D. T. FARABEE
Clerk Circuit Court
By: [Signature]
Deputy Clerk

ENCLOSURE TAMiami PARK



A dedication of one hundred acres
being the west half of the cross
road is hereby made of record



11/11/11

1525903

REC 1586 2350

EASEMENT DEDICATION

I, the undersigned, do hereby grant a 10' wide Utility easement to Carl Anderson, along the east and south side of our property, for the purpose of clearing trees and installing a water line to serve property development south of our property. *Carl E. Anderson, Vice President, Tropical Resorts Investment Corporation.

This easement is granted on the condition that the water line is of enough capacity to serve owners' property and that owner will be allowed to use the existing line at any time.

Easement Description as follows on Sec. 21, T46S, R25E 10' W. x 37' 1. easement at SE corner of NE $\frac{1}{4}$, namely E 37' of S 10'. Plus the W 10' of the E 37' of the SE $\frac{1}{4}$. Plus the N 10' of the S 37' of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$. Plus the E 269' of the N 10' of the S 37' of SE $\frac{1}{4}$ of the SE $\frac{1}{4}$. Plus the W 10' of the E 232.5' of the S 37' of SE $\frac{1}{4}$ of SE $\frac{1}{4}$. All in SE $\frac{1}{4}$ of Sec. 21, T46S - R25E.

[Signature]
Witness

Dec-29-1971
Date

n/a
Witness

n/a
Date

RIMBLEY, S.A.
[Signature]
Owner
n/a
Owner

Notarized and sealed

Date

Documentary Tax \$ 45
Indefinite Tax \$
SAL. GERRIT, CLERK, JEE COUNTY
in Sal. Gerrit

State of Florida, }
County of Lee. } 33.

I HEREBY CERTIFY, that on this 18th day of October A. D. 1916, before me personally appeared Geo. R. Lynn and John D. Lynn respectively President and Secretary of THE PENINSULAR REALTY COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to Calooshattee Bay Development Company and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at my office in the City of Fort Myers in the County of Lee and State of Florida the day and year last aforesaid.

(R. P. Sual.)

Walter O. Sheppard (seal)

Notary Public. My Notarial commission expires, August 12th 1920.

Filed and duly recorded this the
24th. day of January, A. D. 1917.

J. P. Garner, Clerk Circuit Court,
BY John D. Lynn D. C.

No. 10,979.

THIS INDENTURE, Made this 1th day of October, A. D. 1916, BETWEEN The Peninsular Realty Company, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Lee and State of Florida, party of the first part, and CALOOSHATTEE BAY DEVELOPMENT COMPANY, a corporation existing under the laws of the State of Michigan, of the County of Calhoun, and State of Michigan, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm, unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Lee and State of Florida more particularly described as follows, to-wit:

The East one-half ($\frac{1}{2}$) of the Northeast quarter ($\frac{1}{4}$) of Section 34.

The North one-half ($\frac{1}{2}$) of the Southeast quarter ($\frac{1}{4}$) of Section 34,

The Southwest quarter ($\frac{1}{4}$) of the Southeast quarter ($\frac{1}{4}$) of Sec. 34.

The Southwest quarter ($\frac{1}{4}$) of Section 34,

All of Section 33.

All of the above mentioned lands being situate in Township 46, South, Range 24 East, and comprising in the aggregate one thousand (1,000) acres of land, according to government survey.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever reserving however a strip of ground twenty (20) feet wide along section and half section lines to be used as one-half the right-of-way for public road.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances save and except as herein mentioned, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

(Corporate Seal.)

THE PENINSULAR REALTY COMPANY

Attest: John D. Lynn, Secretary.

By Geo. R. Lynn, President.

Signed, sealed and delivered in our presence:

James Hutton

Walter O. Sheppard

State of Florida, } ss.
County of Lee. }

I HEREBY CERTIFY, that on this 16th day of October A.D. 1916, before me personally appeared Geo. R. Lynn and John D. Lynn respectively President and Secretary of THE PENINSULAR REALTY COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to CALOOSAHATCHEE BAY DEVELOPMENT COMPANY and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at my office in the City of Fort Myers in the County of Lee and State of Florida the day and year last aforesaid.

(R. P. Seal.)

Walter O. Sheppard (Seal)

Notary Public. My Notarial commission expires, August 12th 1920.

Filed and duly recorded this the
24th. day of January, A. D. 1917.

J. F. Garner, Clerk Circuit Court,

By W. M. Harrison D.C.

REALTY COMPANY, a corporation under the laws of the State of Florida, to be known to be the persons described in and who executed the foregoing conveyance to Caloosahatchee Bay Development Company, a corporation, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at my office in the City of Fort Myers in the County of Lee and State of Florida the day and year last aforesaid.

(R. P. Seal.)

R. A. Henderson, Jr.

Notary Public. My Notarial commission expires, February 8, 1919.

Filed and duly recorded this the
24th. day of January, A. D. 1917.

J. F. Garner, Clerk Circuit Court,

By W. L. Garrison D. C.

No. 10,981.

THIS INDENTURE, Made this 4th day of October, A. D. 1916, BETWEEN The Peninsular Realty Company, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Lee and State of Florida, party of the first part, and CALOOSAHATCHEE BAY DEVELOPMENT COMPANY, a corporation existing under the laws of the State of Michigan, of the County of Calhoun, and State of Michigan, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm, unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Lee and State of Florida more particularly described as follows, to-wit:

The South half ($3\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section twenty-eight (28); the Northeast quarter ($NE\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section twenty-eight (28); all of Section twenty-seven (27); the west half of the Northeast quarter ($NE\frac{1}{4}$) of Section thirty-four (34); the East half ($E\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section thirty-four (34); the Southwest quarter ($SW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) and the Northwest quarter ($NW\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section thirty-six (36).

All of the above mentioned lands being situate in Township forty-five (45) South, Range twenty-four (24) East, and comprising in the aggregate one thousand (1,000) acres of land, according to Government survey.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever

DEED BOOK 66

(25 ROAD EASEMENT SEC 34 T45S, R 24E)

by these presents forever defend.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand

and seal the day and year first above written.

Signed, sealed and delivered in presence
Robert B. Leak of us:

E. A. Kunze (SEAL)

Martha E. Leak

State of Florida.

County of Lee.

On this day personally appeared before me E. A. Kunze, to me well known as the person described in, and who executed the foregoing Deed of Conveyance and acknowledged that he executed the same for the purpose therein expressed, whereupon it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal this 9th day of July, A. D. 1923.

Robert B. Leak (SEAL)

Notary Public.

N.P. Seal.

My Com. Ex. June 14th, 1927.

Filed and duly recorded this the

17th day of July, A. D., 1923.

J. F. Garner, Clerk Circuit Court.

By William H. H. D.C.

No. 24240.

THIS INDENTURE, Made this First day of January, A. D. 1921, between THE PENINSULAR REALTY COMPANY, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Lee and State of Florida, party of the first part, and WILL C. POOL of the County of Bosque and State of Texas, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars, and other valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Lee and State of Florida, more particularly described as follows, to-wit:

The Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section Thirty-four (34) Township Forty-five (45) South. Range Twenty-four (24) East of the Tallahassee Meridian, containing Forty (40) acres, more or less, according to the Government survey.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever reserving however a strip of ground twenty-five (25) feet wide along section and half-section lines to be used as one-half the right-of-way for public road, also timber reserved.

And the said party of the first part doth covenant with the said party of the second

LAND USE SUMMARY

Land Uses	Acres	Units/Sq.Ft.
Commercial Tracts	32.00ac*	320,000 sq ft**
Office Tract	1.06ac*	20,000 sq ft
Residential & Club/Rec Tracts	280.54ac*	820 units ***
TOTAL	314.60ac	

* Acreage includes water management, roadways and open space for the use.
 ** The developer retains the option of converting retail acreage to office at a ratio of 4 acres of commercial use : 3 acres of office use.

MASTER CONCEPT PLAN NOTES

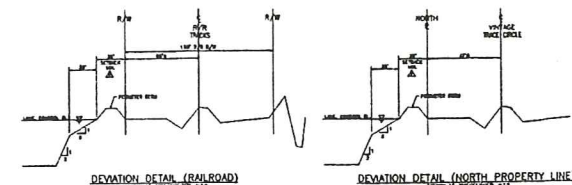
1. WITHDRAWN
2. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
3. Multi-family units may be converted to a maximum of 100 Assisted Living Facility (ALF) units in accordance LDC Section 34-1494.
4. Access to public transit will be provided in accordance with LDC Section 10-42.
5. Private covenants have not been developed for the project.
6. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course rest facilities.
7. There are no structures on site.
8. This property will be developed in one phase.
9. The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.

PARKING

Estero Golf Resort will meet the parking requirements of the LDC.
 Parking will be calculated based on the specific uses developed within this project.

NOTES

1. Permitted Land Uses for Estero Golf Resort are set forth in Attachment 1.
2. Property Development Regulations for Estero Golf Resort are set forth in Attachment 2.
3. Deviations for Estero Golf Resort are set forth in Attachment 3.
4. For Estero Golf Resort Open Space and Indigenous Vegetation Table see Attachment 4.



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Survey and site information provided by:
COASTAL ENGINEERING CONSULTANTS, INC.
 COASTAL & CIVIL ENGINEERS • PLANNERS • SURVEYORS • GEOLOGISTS
 17595 S. TAMAMI TR., STE #102
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FLORIDA LAND PLANNING, INC.
 1550 Matthew Drive, Suite E - Midtown Professional Center
 Fort Myers, Florida 33907
 (941) 278-5222 - Fax (941) 278-4466

ESTERO GOLF RESORT Master Concept Plan

Date: 02/18/2001
 Rev: 03/19/2001
 Rev: 03/29/2001
 Rev: 05/08/2001

SEC 21 TWP 48S RGE 12E



Scale: 1" = 300'

Sheet 1 of 1

RESIDENTIAL PROPERTY DEVELOPMENT REGULATIONS

LAND USES	MINIMUM LOT			MINIMUM SETBACK (ft)							
	AREA (sq ft)	MIN WIDTH (ft)	MIN DEPTH (ft)	SIDE INCL CORNER LOTS (ft)	REAR (ft) LOTS	FRONT (ft) WETLAND OR GOLF COURSE	FRONT BLDG	WATER BODY (ft)	MAX. HEIGHT (ft)	MIN BLDG SEPARATION (ft)	MAX. LOT COVERAGE (%)
Single Family Detached	4,000	50	80' or 100	5	20	10	12	20	35 or 2 stories	10	65
Zero Lot Line, Two Family Attached or Townhouse	2,000	25	80	0 or 7 1/2	20	10	12	20	35 or 2 stories	10	65
Multi-Family	6,000	80	n/a	10	20	10	12	20	55 or 4 stories	1/2 Bldg Height	70
Accessory Structures	n/a	n/a	n/a	5	5	0	12	0	n/a	n/a	n/a

* 80 ft when abutting a golf course or buffer

COMMERCIAL PROPERTY DEVELOPMENT REGULATIONS

Minimum Building Setbacks:
 Street (US41 and Koresan Blvd) 25 feet
 Internal Accessway 20 feet
 Side: 15 feet Rear: 25 feet
 Water Body: 20 feet
 Building Separation 20 feet (if no lot line exists)
 Internal Building Setbacks: Should the subject property be subdivided, a 0' building setback to any internal lot lines will be required.

Maximum Lot Coverage: 55%

Maximum Building Height: Buildings may not exceed 95 feet. However, no building taller than three stories is permitted within 200 feet of any offsite property zoned or used for residential purposes.

Minimum Lot Size: 20,000 square feet

Parking: Parking will meet the requirements of the LDC. Parking will be calculated based upon the developed specific uses within this project.

Required Open Space:

Both the CPD and the RPD will provide the open space required by the LDC. In the CPD, however, a minimum of 10% open space will be provided in all commercial tracts with the remaining open space provided in other tracts. Each local development order application will demonstrate that open space requirements are met.

Required Indigenous Vegetation:

Both the CPD and the RPD will meet the indigenous vegetation percentage required by the LDC, either on-site or off-site.

SAN CARLOS PARK UNIT 7

SAN CARLOS PARK UNIT 18

PERMITTED USES COMMERCIAL PLANNED DEVELOPMENT

The definitions and list of permitted uses within the Groups refer to Lee County Development Code in effect as of the effective date of the zoning resolution.

Administrative Offices
 Agriculture Uses, continuation of existing bona fide use only.
 Animal Clinic
 Assisted Living Facility
 ATM (Automatic Teller Machine)
 Auto Parts Store
 Automobile Service Station
 Automobile Repair and Service, all Groups
 Banks and Financial Establishments, all Groups
 Bar and Cocktail Lounge
 Broadcast Studio, Commercial Radio and Television
 Building Material Sales
 Business Services, all Groups
 Car Wash
 Cemetery Residence
 Cleaning and Maintenance Services
 Clothing Store
 Clubs, Commercial, Fraternal, Membership Organization
 Computer and Data Processing
 Consumption on Premises
 Contractors and Builders, Group I, II and III
 Convenience Food and Beverage Stores
 Cultural Facilities
 Day Care Center, Adult, Child
 Department Store
 Drive-Through Facility for any Permitted Use
 Drug Store, Pharmacy
 Dwelling Units, Townhouse or Multi-Family
 Recreational and other Residential Accessory Uses
 Entrance Gates and Gatehouses
 Essential Services
 Essential Service Facilities, Group I
 Excavation; Water Retention
 Fences, Walls
 Food Stores, Group I and II
 Gasoline Dispensing System, Special
 Gift and Souvenir Shop
 Hardware Store
 Health Care Facilities, Group I, II and III
 Hobby, Toy and Game Shop
 Hotel/Motel
 Hospital
 Hotel, Motel and accessory uses including but are not limited to the following:
 Consumption on premises
 Food and beverage service
 Restaurant(s), Standard Group I, II, III (includes outdoor seating)
 Specialty retail shops
 Personal services, limited to ATM, barbershops or beauty shops, photo agency, health clubs, steam baths, massage and the like.
 Household/Office Furnishings
 Insurance Companies
 Laundry or Dry Cleaning, Group I
 Lawn and Garden Supply Store
 Medical Office
 Mini-Warehouse
 Model Homes, Model Units and Model Display Center
 Night Club
 Non-Store Retailers, all Groups
 Offices, Medical and/or Dental
 Package Store
 Paint, Glass and Wallpaper Store
 Parking Lot
 Accessory
 Temporary (Subject to LDC Section 34-2022)
 Personal Services: Group I, II, III and IV
 Pet Services
 Pet Shop
 Pharmacy
 Physical Fitness Center
 Place of Worship
 Plant Nurseries
 Printing and Publishing
 Real Estate Sales and Rental Office
 Recreational Facilities, Personal and Private (On-site, Off-site)
 Recreational Facilities, Commercial
 Religious Facilities
 Rental and Leasing Establishments, Group I, II and III
 Repair Shops, Group I and II
 Restaurant(s) Fast Food (includes outdoor seating)
 Restaurant(s), Standard Group I, II, III and IV (includes outdoor seating)
 Schools, Commercial
 Self Service Fuel Pumps and Stations
 Shopping Center
 Signs
 Social Services, Group I, II and III
 Specialty Retail Shops, Group I, II, III and IV
 Storage, indoor only
 Studios
 Temporary Sales Center
 Temporary Uses (LDC Section 34-3041), including Construction Office
 Towers, communication, only when necessary to a permitted use
 Used Merchandise Store, Group I and II
 Variety Store
 Vehicle and Equipment Dealers, Group II
 Water Retention
 Wholesale Establishments, all Groups

Any commercial use or professional service which is comparable in nature with the foregoing uses and which the Director of Lee County Department of Community Development determines to be compatible with this proposed development.

* There will be three (3) Consumption On Premises for Standard Restaurants to be located on any of the out-parcels. In addition, a COP will be allowed within the Commercial parcel in association with a Standard Restaurant.

PERMITTED USES RESIDENTIAL PLANNED DEVELOPMENT

The definitions and list of permitted uses within the Groups refer to Lee County Development Code in effect as of the effective date of the zoning resolution.

Administrative Offices
 Agriculture Uses, continuation of existing bona fide use only.
 Assisted Living Facility
 Club, Country, including but not limited to:
 Consumption on Premises
 Food and Beverage Service
 Golf Course Maintenance Facilities
 Health Club and Spa
 Restaurant
 Specialty Retail
 Dwelling Units
 Single Family Residence
 Zero Lot Line
 Two-Family Attached Townhouse
 Multi-Family Residential
 Entrance Gates and Gatehouses
 Essential Services
 Essential Service Facilities, Group I
 Excavation; Water Retention
 Fences, Walls/Home Occupation
 Hospital
 Model Homes, Model Units and Model Display Center
 Parking Lot
 Accessory
 Temporary (Subject to LDC Section 34-2022)
 Real Estate Sales and Rental Office
 Recreational Facilities, Personal and Private, including but not limited to:
 Golf Course, including Driving Range, Practice Greens and out buildings
 Swimming Pools
 Fishing Pools
 Tennis Courts
 Shuffleboard Courts
 Horseshoe Pits
 Baseball/Softball
 In-Line Skating
 Equestrian Facilities
 Signs
 Temporary Sales Center
 Temporary Uses, including Construction Office
 Water Retention

MASTER CONCEPT PLAN NOTES

1. Conceptual parcel areas, internal access points, and dimensions, shown on the Master Concept Plan may be combined, reconfigured or divided. The residential unit mix is preliminary and subject to change due to marketing.
2. and permitting considerations. Residential unit conversions are subject to the following ratios:
 1 single family unit = 1.91 multi-family units
 1 multi-family unit = .52 single family units
3. Multi-family units may be converted to Assisted Living Facility (ALF) units at a ratio of one multi-family unit equals 3 ALF units.
4. Access to public transit will be provided in accordance with LDC Section 10-442.
5. Private covenants have not been developed for the project.
6. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course rest facilities.
7. There are no structures on site.
8. This property will be developed in one phase.

DEVIATIONS

1. Deviation from LDC Section 10-329(e)(1)(a)(2) to permit a 25 foot setback from Koresan Blvd. and US 41, with the condition that a design for the protection of wayward vehicles must be approved by the Development Services Division.
2. Deviation from LDC Section 10-329(e)(1)(a)(3) to permit a 25 foot setback from the railroad and from other adjacent property.
3. Deviation from LDC Section 10-298(d), Table 4(7)(c) which requires that wearing surfaces of local and access streets for category A development to be 1 1/2 inch asphaltic concrete to allow for cement concrete and/or decorative pavers. This deviation may be applied throughout the development.
4. Deviation from LDC Section 10-268(d)(3) to allow sidewalks to be constructed of cement concrete and/or decorative pavers. This deviation may be applied throughout the development.
- 5a. Deviation from LDC Section 34-1954(a)(1) to allow model homes and model home units to be permitted by right in all of the residential tracts.
- 5b. Deviation from LDC Section 34-1954(d)(1) to allow model home approvals to be valid until project buildout.
6. Deviation from LDC Section 34-1954(d)(2) to allow model units within a townhouse or multi-family building to be valid until project buildout.
7. Deviation from LDC Section 34-1954(f) to allow the parking spaces for the model home ancillary sales office uses to be surfaced with gravel.
8. Deviation from LDC Section 10-291(c) to allow the Residential Planned Development to have one means of ingress and egress.
9. Deviation from LDC Section 10-329(a)(3)(a) to allow lot depth to 20 feet. This deviation may be applied to all lots throughout the development.
10. Deviation from LDC Section 10-416(b)(1) to allow the native vegetation requirement to be met off-site.

LAND USE SUMMARY

Residential	600 Units	287.4 acres**
Retail Commercial (GFA)	200,000 sq ft	20.0 acres**
Hotel Rooms	150 Rooms	5.5 acres**
Office (GFA)	15,000 sq ft	1.5 acres**
	Total	314.4 acres

** Acreage includes water management, roadways and open space for the land use

Master Concept Plan ESTERO GOLF RESORT

Prepared for: KEYSTONE CUSTOM HOMES

DCI 2000-00032

Survey and site information provided by:
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Master Concept Plan
ESTERO GOLF RESORT

Date: May 31, 2000



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