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GIS Tracking Sheet

Case No.: DCI 2004-00081

Intake Date: 11-12-04

Project Name: Bonita Fairways RPD/MHPD

STRAP Number(s): 27-47-25-B 3-00002.0000

Planner Name: Bryan Ext. 8363

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: NOV/23/2004 ARCGIS INTAKE: DCI04081

LEGAL SUFFICIENT ☑ YES ☐ NO Initials: LGM

If not, give brief explanation:

MAP UPDATE following FINAL ACTION ☒ CITY OF BONITA SPRINGS

Date: 08APRIL05

☐ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes: DCI2004-00081, BS ORD #05-07, ZB MAR05, AMEND MASTER CONCEPT PLAN TO DESIGNATE .44 ACRES FOR SINGLE FAMILY RESIDENTIAL USE & PROVIDE PROPERTY DEVELOPMENT REGS; CONDS

MAP UPDATED ☐ YES ☐ NO Initials: Aggg

If not, give brief explanation: Note to MHPD: 000691 &

RPD: 000693 & 000692

S:\WRITERS\Murphyge\gistracking.wpd

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 27 AND 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N 00°48'18" W, ALONG THE EAST LINE OF SAID SECTION 27, FOR A DISTANCE OF 30.28 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST TERRY STREET (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE RUN N 83°02'59" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2733.57 FEET TO A POINT ON THE EASTERLY LINE OF A 100.00 FOOT WIDE FLORIDA POWER & LIGHT CO. EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2213 AT PAGES 4695 THROUGH 4697 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°59'55" W, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 1487.23 FEET; THENCE RUN N 88°35'50" E FOR A DISTANCE OF 5.65 FEET TO THE SOUTHWEST CORNER OF IMPERIAL HARBOR UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35 AT PAGES 130 AND 131 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 7 THE FOLLOWING EIGHT COURSES:

1. N 88°35'50" E FOR A DISTANCE OF 570.00 FEET.
2. N 01°25'30" W FOR A DISTANCE OF 481.35 FEET.
3. N 69°36'08" E FOR A DISTANCE OF 154.98 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST.
4. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2404.01 FEET, THROUGH A CENTRAL ANGLE OF 05°28'47", SUBTENDED BY A CHORD OF 229.83 FEET AT A BEARING OF N 66°51'45" E, FOR AN ARC LENGTH OF 229.91 FEET TO THE END OF SAID CURVE.
5. S 28°55'09" E FOR A DISTANCE OF 72.59 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHEAST.
6. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 91°23'23", SUBTENDED BY A CHORD OF 271.94 FEET AT A BEARING OF S 74°37'37" E, FOR AN ARC LENGTH OF 303.06 FEET TO A POINT OF COMPOUND CURVATURE.
7. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2663.99 FEET, THROUGH A CENTRAL ANGLE OF 17°56'23", SUBTENDED BY A CHORD OF 830.72 FEET AT A BEARING OF N 50°42'30" E, FOR AN ARC LENGTH OF 834.12 FEET TO THE END OF SAID CURVE.
8. N 41°42'22" E FOR A DISTANCE OF 466.59 FEET TO THE SOUTHEAST CORNER OF SAID IMPERIAL HARBOR UNIT NO. 7; THENCE ALONG THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 7 THE FOLLOWING FOUR COURSES:

1. N 48°17'38" W FOR A DISTANCE OF 525.00 FEET.
2. S 41°42'22" W FOR A DISTANCE OF 100.00 FEET.
3. N 48°17'38" W FOR A DISTANCE OF 53.61 FEET.
4. N 33°59'47" E FOR A DISTANCE OF 10.09 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL "F" OF IMPERIAL HARBOR UNIT NO. 1, AS RECORDED IN PLAT BOOK 11 AT PAGES 56 AND 57 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 48°16'19" W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "F", FOR A DISTANCE OF 5.88 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "F" THE FOLLOWING FOUR COURSES:

1. N 24°36'01" E FOR A DISTANCE OF 195.93 FEET.
2. N 31°10'51" E FOR A DISTANCE OF 237.63 FEET.
3. N 38°59'41" E FOR A DISTANCE OF 191.18 FEET.
4. N 44°36'01" E FOR A DISTANCE OF 178.39 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL "A" OF SAID IMPERIAL HARBOR UNIT NO. 1; THENCE RUN N 33°59'51" E, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", FOR A DISTANCE OF 50.46 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL "G" OF SAID IMPERIAL HARBOR UNIT NO.1; THENCE RUN N 48°16'19" W, ALONG THE SOUTHERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 10.00 FEET; THENCE RUN N 11°43'41" E, ALONG THE WESTERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 92.38 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "G"; THENCE RUN S 48°16'19" E, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 45.32 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "G" AND A POINT ON THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 1; THENCE RUN N 33°59'47" E, ALONG THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 1, FOR A DISTANCE OF 30.28 FEET TO THE NORTHEASTERLY CORNER OF SAID IMPERIAL HARBOR UNIT NO. 1 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEMINOLE GULF RAILROAD; THENCE RUN S 48°14'59" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2016.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3754.83 FEET, THROUGH A CENTRAL ANGLE OF 06°53'58", SUBTENDED BY A CHORD OF 451.87 FEET AT A BEARING OF S 44°48'49" E, FOR AN ARC LENGTH OF 452.14 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 OF HELFENSTEIN ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 89°07'54" W, ALONG THE SOUTHERLY LINE OF LOTS 6 AND 5 OF SAID HELFENSTEIN ESTATE, FOR A DISTANCE OF 1334.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE RUN S 00°48'18" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2626.58 FEET TO THE **POINT OF BEGINNING**; CONTAINING 184.178 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA AS BEING S 89°07'54" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. THE PROPERTY DESCRIPTION SHOWN HEREON WAS PREPARED FROM A DESCRIPTION CONTAINED IN Q. GRADY MINOR AND ASSOCIATES, P.A. SURVEY DRAWING #C-790-C DATED OCTOBER 7, 1996.

Applicant's Legal Checked by ___ NOV 23, 2004.

RECEIVED NOV 12 2004 PERMIT COUNTER

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 9/3/04

THOMAS J. GARRIS P.S.M. #3741 REGISTERED STATE OF FLORIDA

DCT2004-00081

* THIS IS NOT A SURVEY *

SHEET: 1 OF 3	
DRAWN: F.D.	
JOB CODE: BFC	
SCALE: 1" = 1"	

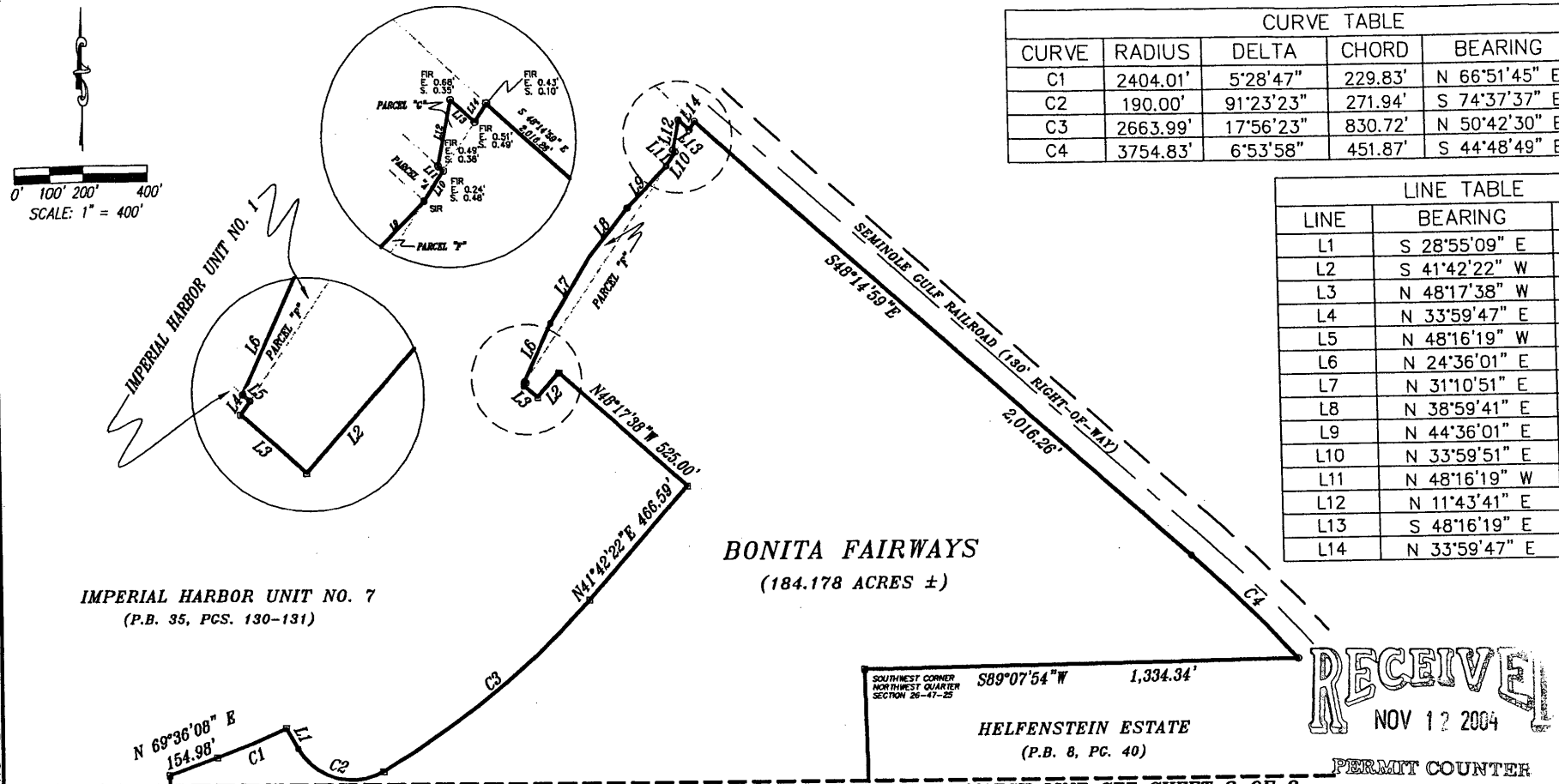
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL TO ACCOMPANY SKETCH

BONITA FAIRWAYS GOLF AND COUNTRY CLUB

SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: SEPTEMBER, 2004 | DRAWING: B-2929



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	2404.01'	5°28'47"	229.83'	N 66°51'45" E	229.91'
C2	190.00'	91°23'23"	271.94'	S 74°37'37" E	303.06'
C3	2663.99'	17°56'23"	830.72'	N 50°42'30" E	834.12'
C4	3754.83'	6°53'58"	451.87'	S 44°48'49" E	452.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 28°55'09" E	72.59'
L2	S 41°42'22" W	100.00'
L3	N 48°17'38" W	53.61'
L4	N 33°59'47" E	10.11'
L5	N 48°16'19" W	5.88'
L6	N 24°36'01" E	195.93'
L7	N 31°10'51" E	237.63'
L8	N 38°59'41" E	191.18'
L9	N 44°36'01" E	178.39'
L10	N 33°59'51" E	50.46'
L11	N 48°16'19" W	10.00'
L12	N 11°43'41" E	92.38'
L13	S 48°16'19" E	45.32'
L14	N 33°59'47" E	30.28'

RECEIVED
NOV 12 2004
PERMIT COUNTER

DCI2004-00081

Applicant's SKETCH ~~Survey~~ Checked
By Nov 23, 2004
(PAGE 1 of 2)

*** THIS IS NOT A SURVEY ***

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.C.P. PERMANENT CONTROL POINT

SHEET: 2 OF 3
DRAWN: F.D.
JOB CODE: BFC
SCALE: 1" = 400'

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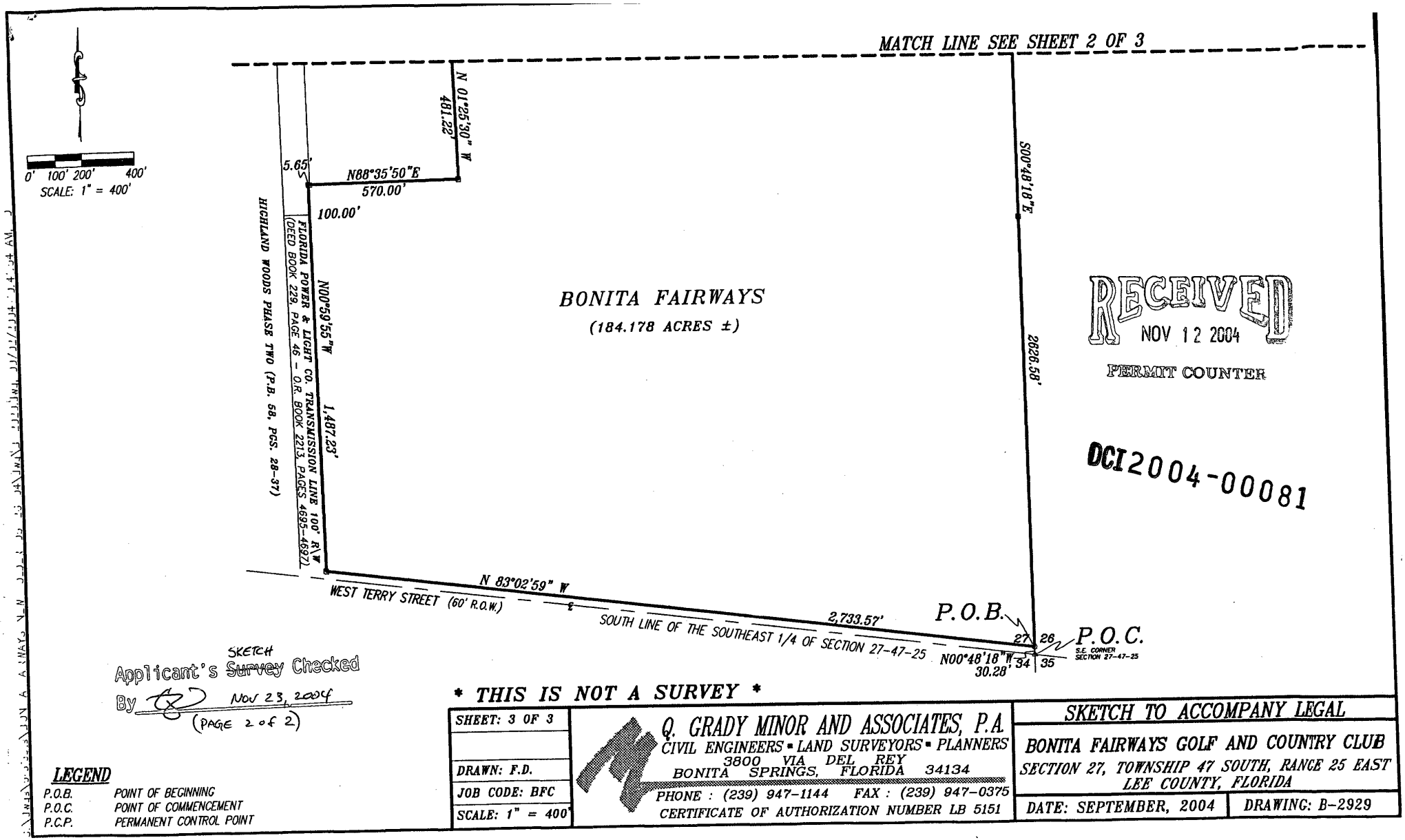
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH TO ACCOMPANY LEGAL

BONITA FAIRWAYS GOLF AND COUNTRY CLUB
SECTION 27, TOWNSHIP 47 SOUTH, RANCE 25 EAST
LEE COUNTY, FLORIDA

DATE: SEPTEMBER, 2004 | DRAWING: B-2929



SKETCH
Applicant's ~~Survey~~ Checked
By Nov 23, 2004
(PAGE 2 of 2)

*** THIS IS NOT A SURVEY ***

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT

SHEET: 3 OF 3	
DRAWN: F.D.	
JOB CODE: BFC	
SCALE: 1" = 400'	

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SKETCH TO ACCOMPANY LEGAL

BONITA FAIRWAYS GOLF AND COUNTRY CLUB

SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: SEPTEMBER, 2004 | DRAWING: B-2929

RPD

A parcel of land lying in Section 27 and the Northwest Quarter (NW¼) of Section 26, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W along the East line of said Section 27 for a distance of 30.28 feet to the POINT OF BEGINNING of the parcel of land herein described, the same being a point on the Northerly right-of-way line of West Terry Street (a 60.00 foot wide right-of-way);
THENCE run N83°02'59"W along the North line of said right-of-way for a distance of 2,733.57 feet to a point on the Easterly line of a 100.00 foot wide Florida Power & Light easement, recorded in Official Records Book 2213 at Pages 4695 through 4697 of the Public Records of Lee County, Florida;
THENCE run N00°59'55"W along said Easterly line for a distance of 1,487.23 feet;
THENCE run N88°35'50"E for a distance of 5.65 feet to the Southwest corner of Imperial Harbor Unit No. 7, according to the plat thereof recorded in Plat Book 35 at Pages 130 through 131 of the Public Records of Lee County, Florida;
THENCE along the Southerly line of said Imperial Harbor Unit No. 7 the following eight courses:
N88°35'50"E for a distance of 570.00 feet;
N01°25'30"W for a distance of 481.35;

N69°36'08"E for a distance of 154.98 feet to the beginning of a tangential circular curve concave to the Northwest;
Northeasterly along the arc of said curve to the left, having a radius of 2,404.01 feet, through a central angle of 05°28'47", subtended by a chord of 229.83 feet at a bearing of N66°51'45"E for an arc length of 229.91 feet to the end of said curve;
S28°55'09"E for a distance of 72.59 feet to the beginning of a tangential circular curve concave to the Northeast;
Southeasterly along the arc of said curve to the left, having a radius of 190.00 feet, through a central angle of 91°23'23", subtended by a chord of 271.94 feet at a bearing of S74°37'37"E, for an arc length of 303.06 feet to a Point of Compound Curvature;
Northeasterly along the arc of said curve to the left, having a radius of 2,663.99 feet, through a central angle of 17°56'23", subtended by a chord of 830.71 feet at a bearing of N50°42'30"E for an arc length of 834.12 feet to the end of said curve;
N41°42'22"E for a distance of 466.60 feet to the Southeast corner of said Imperial Harbor Unit No. 7;
THENCE along the Easterly line of said Imperial Harbor Unit No. 7, the following four courses:
N48°17'38"W for a distance of 525.00 feet;
S41°42'22"W for a distance of 100.00 feet;
N48°17'38"W for a distance of 53.61 feet;
N33°59'47"E for a distance of 10.09 feet to a point on the Southwesterly line of Parcel "F" of Imperial Harbor Unit No. 1, as recorded in Plat Book 11 at Pages 56 through 57 of the Public Records of Lee County, Florida;
THENCE run N48°16'19"W, along the Southwesterly line of said Parcel "F", for a distance of 5.88 feet;
THENCE along the Northwesterly line of said Parcel "F" the following four courses:
N24°36'01"E for a distance of 195.93 feet;
N31°10'51"E for a distance of 237.63 feet;
N38°59'41"E for a distance of 191.18 feet;
N44°36'01"E for a distance of 178.39 feet to the Southwesterly corner of Parcel "A" of said Imperial Harbor Unit No. 1;
THENCE run N33°59'51"E, along the Southeasterly line of said Parcel "A", for a distance of 50.46 feet to the Southerlymost corner of Parcel "G" of said Imperial Harbor Unit No. 1;
THENCE run N48°16'19"W, along the Southerly line of said Parcel "G", for a distance of 10.00 feet;
THENCE run N11°43'41"E, along the Westerly line of said Tract "G", for a distance of 92.38 feet to the Northwesterly corner of said Parcel "G";
THENCE run S48°16'19"E, along the Northeasterly line of said Parcel "G", for a distance of 45.32 feet to the Easterlymost corner of said parcel "G" and a point on the Easterly line of said Imperial Harbor Unit No. 1;

THENCE run N33°59'47"E, along the Easterly line of said Imperial Harbor Unit No. 1, for a distance of 30.28 feet to the Northeasterly corner of said Imperial Harbor Unit No. 1 and a point on the Southerly right-of-way line of the Seminole Gulf Railroad;
THENCE run S48°14'59"E, along the Southerly line of said right-of-way, for a distance of 2,016.26 feet to the beginning of a tangential circular curve concave to the Southwest;
THENCE run Southeasterly along the arc of said curve to the right, having a radius of 3,754.83 feet, through a central angle of 06°53'58", subtended by a chord of 451.87 feet at a bearing of S44°48'49"E, for an arc length of 452.14 feet to the end of said curve;
THENCE run S89°07'54"W, along the Southerly line of Lots 5 and 6 of the Helfenstein Estates, as recorded in Plat Book 8 at Page 40 of the Public Records of Lee County, Florida, for a distance of 1,334.34 feet to the Southwest corner of said Northwest Quarter (NW¼) of Section 26;
THENCE run S00°48'18"E, along the West line of said Section 26, for a distance of 967.43 feet;
THENCE run S89°11'59"W, for a distance of 475.00 feet;
THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the left, having a radius of 30.00 feet, through a central angle of 90°00'00", subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
THENCE run S14°41'59"W for a distance of 164.00 feet;
THENCE run N75°18'01"W for a distance of 100.00 feet;
THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet, through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
THENCE run S05°02'44"E for a distance of 370.34 feet;
THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of a tangential circular curve concave to the Southwest;
THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a

chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of tangential circular curve concave to the North;
THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;
THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;
THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve, to a point on the East line of said Section 27;
THENCE run S00°48'18"E for a distance of 436.63 feet to the POINT OF BEGINNING.
Containing 162.796 acres, more or less.

AND

<u>MHPD</u>
A parcel of land lying in the Southeast Quarter (SE¼) of Section 27, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W, along the East line of said Section 27, for a distance of 466.91 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue N00°48'18"W, along said East line, for a distance of 1,222.52 feet;

THENCE run S89°11'59"W for a distance of 475.00 feet;
THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 30.00 feet, through a central angle of 90°00'00" subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
THENCE run S14°41'59"W for a distance of 164.00 feet;
THENCE run N75°18'01"W for a distance of 100.00 feet;
THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
THENCE run S05°02'44"E for a distance of 370.34 feet;
THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of tangential circular curve concave to the Southwest;
THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of circular curve concave to the North;
THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;

THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;
THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve and the POINT OF BEGINNING.
Containing 21.382 acres, more or less.

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 05-07

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY BONITA FAIRWAYS RPD/MHPD TO AMEND THE MASTER CONCEPT PLAN TO DESIGNATE 0.44 ± ACRES FOR SINGLE-FAMILY RESIDENTIAL USE; AND PROVIDE PROPERTY DEVELOPMENT REGULATIONS, NOT TO EXCEED 35 FEET/TWO STORIES ON LAND LOCATED AT 26771 BONITA FAIRWAYS DRIVE, BONITA SPRINGS, FLORIDA, (STRAP NO. 27-47-25-B3-00002.0000), ON 184.18 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Alagold Communities, Ltd. In reference to Bonita Fairways RPD/MHPD has filed an application to amend the Master Concept Plan to designate 0.44 ± acres, for single-family residential use (3 dwelling units; and provide property development regulations, not to exceed 35 feet/two stories):

WHEREAS, the subject property is located at 26771 Bonita Fairways Drive, Bonita Springs, Florida, and is described more particularly as:

"See Exhibit A"

WHEREAS, a Public Hearing was advertised and heard on February 4, 205 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DCI 2004-00081 who gave full consideration to the evidence available and recommended approval (6-0); and gave full and complete consideration of the record, consisting of the City Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The January 18, 2005 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the amendment to the Master Concept Plan with the following conditions:

1. The development of this project must be consistent with the three page Master Concept Plan entitled "Bonita Fairways: A Country Club Community," stamped received by the permit counter on November 12, 2004, last revised 11/02/04, except as modified by the conditions below. This development must comply with all requirements of the Bonita Springs LDC at time of local Development Order Approval, except as may be

granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The schedule of uses, Resolution Z-96-063A, is hereby amended by adding language to Condition Number 3, Residential Planned Development, of Section A. Conditions. The following uses are permitted:

RESIDENTIAL PLANNED DEVELOPMENT

ADMINISTRATIVE OFFICE
CLUB, COUNTRY AND PRIVATE
CONSUMPTION ON PREMISES (in conjunction with the clubhouse)
RESTAURANTS, Groups I, II, and II (only within the existing clubhouse)
SPECIALTY RETAIL SHOP, Groups I and II (only within the existing club house)
DWELLING UNIT: Single-family, Duplex, Two-Family Attached, Multiple Family, and Townhouse
ESSENTIAL SERVICE FACILITIES, Group I
ENTRANCE GATE AND GATEHOUSE
EXCAVATION, water retention
FENCE AND WALL
GOLF COURSE
GOLF DRIVING RANGE (only in conjunction with a golf course)
MODEL: Home, Unit, Display Center
RESIDENTIAL ACCESSORY USES
SIGNS, in conformance with the Lee County Land Development Code
TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within this planned development)

The Site Development Regulations, Resolution Z-96-063A, are hereby amended by adding language to Condition Number 4.a., of Section A. Conditions, as follows:

Development of the RPD will comply with the following Property Development Regulations:

MINIMUM LOT AREA AND DIMENSIONS:

Use	Lot Area	Lot Width	Lot Depth
Single-family	5,000 square feet	50 feet	100 feet
Two-Family attached	3,200 square feet	40 feet	80 feet
Duplex	6,400 square feet	80 feet	80 feet
Townhouse	2,000 square feet	25 feet	80 feet
Multiple Family	10,000 square feet	100 feet	100 feet

All other uses	10,000 square feet	100 feet	100 feet

MINIMUM SETBACKS: (dimensions in feet)

Use Street	Side Street	Side	Rear	Water Body
Single-family	20	15	5 10	20
Two-Family attached	20	15	0/7 15	25
Duplex	20	15	5 15	25
Townhouse	20	15	- 15	25
Multiple Family	20	15	10 15	25
All other uses	20	15	10 15	25

Minimum Building Separation: 10 feet for Single-family, Two-Family, Duplex and Townhouse

20 feet for Multiple Family and all other land uses

Maximum Building Height:

As depicted on the approved Master Concept Plan, all two (2) story residential areas may be permitted a maximum height of 35 feet, except single-family residential which is limited to a maximum height of 25 feet. These areas are limited to Single-Family, Two-Family, Duplex, and Townhouse dwelling unit types. All four (4) story residential areas may be permitted a maximum height of 48 feet. Only the Multiple Family dwelling unit type may be four (4) stories in height. The Clubhouse may have a maximum building height of 40 feet. Maximum Lot Coverage: 40%

3. Single-family residential dwelling units are limited to a maximum of three (3) dwelling units on Parcel "A" as depicted on the Master Concept Plan.

4. The terms and conditions of Resolution Z-96-063A and Amendments thereto remain in full force and effect except as amended herein.

5. The entire project is limited to one single direct stormwater outfall to the East Terry Street right-of-way, unless as determined by the City Manager or his designee that additional and/or alternate outfalls are necessary.

Deviations

No additional deviations have been requested as part of the zoning action. Deviations approved by Resolution Z-96-063A remain in full force and effect.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, City makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning, as conditioned:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in the Bonita Springs Comprehensive Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

   d) will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Bonita Springs Comprehensive Plan, are, or will be, available and adequate to serve the proposed land use.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 28th day of March, 2005.

AUTHENTICATION:

_____ Mayor

_____ City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Arend	AYE	Nelson	AYE
Edsall	AYE	Piper	ABSENT
Grantt	AYE	Wagner	AYE
Joyce	AYE		

Date filed with City Clerk: 3-29-05

Exhibit "A"

RECEIVED
NOV 1 2 2004
ZONING

RPD

A parcel of land lying in Section 27 and the Northwest Quarter (NW¼) of Section 26, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W along the East line of said Section 27 for a distance of 30.28 feet to the POINT OF BEGINNING of the parcel of land herein described, the same being a point on the Northerly right-of-way line of West Terry Street (a 60.00 foot wide right-of-way);
THENCE run N83°02'59"W along the North line of said right-of-way for a distance of 2,733.57 feet to a point on the Easterly line of a 100.00 foot wide Florida Power & Light easement, recorded in Official Records Book 2213 at Pages 4695 through 4697 of the Public Records of Lee County, Florida;
THENCE run N00°59'55"W along said Easterly line for a distance of 1,487.23 feet;
THENCE run N88°35'50"E for a distance of 5.65 feet to the Southwest corner of Imperial Harbor Unit No. 7, according to the plat thereof recorded in Plat Book 35 at Pages 130 through 131 of the Public Records of Lee County, Florida;
THENCE along the Southerly line of said Imperial Harbor Unit No. 7 the following eight courses:
N88°35'50"E for a distance of 570.00 feet;
N01°25'30"W for a distance of 481.35;

Applicant's Legal Checked
by [illegible] Nov 23, 2004

DCI 2004-00081

1/6

N69°36'08"E for a distance of 154.98 feet to the beginning of a tangential circular curve concave to the Northwest;
Northeasterly along the arc of said curve to the left, having a radius of 2,404.01 feet, through a central angle of 05°28'47", subtended by a chord of 229.83 feet at a bearing of N66°51'45"E for an arc length of 229.91 feet to the end of said curve;
S28°55'09"E for a distance of 72.59 feet to the beginning of a tangential circular curve concave to the Northeast;
Southeasterly along the arc of said curve to the left, having a radius of 190.00 feet, through a central angle of 91°23'23", subtended by a chord of 271.94 feet at a bearing of S74°37'37"E, for an arc length of 303.06 feet to a Point of Compound Curvature;
Northeasterly along the arc of said curve to the left, having a radius of 2,663.99 feet, through a central angle of 17°56'23", subtended by a chord of 830.71 feet at a bearing of N50°42'30"E for an arc length of 834.12 feet to the end of said curve;
N41°42'22"E for a distance of 466.60 feet to the Southeast corner of said Imperial Harbor Unit No. 7;
THENCE along the Easterly line of said Imperial Harbor Unit No. 7, the following four courses:
N48°17'38"W for a distance of 525.00 feet;
S41°42'22"W for a distance of 100.00 feet;
N48°17'38"W for a distance of 53.61 feet;
N33°59'47"E for a distance of 10.09 feet to a point on the Southwesterly line of Parcel "F" of Imperial Harbor Unit No. 1, as recorded in Plat Book 11 at Pages 56 through 57 of the Public Records of Lee County, Florida;
THENCE run N48°16'19"W, along the Southwesterly line of said Parcel "F", for a distance of 5.88 feet;
THENCE along the Northwesterly line of said Parcel "F" the following four courses:
N24°36'01"E for a distance of 195.93 feet;
N31°10'51"E for a distance of 237.63 feet;
N38°59'41"E for a distance of 191.18 feet;
N44°36'01"E for a distance of 178.39 feet to the Southwesterly corner of Parcel "A" of said Imperial Harbor Unit No. 1;
THENCE run N33°59'51"E, along the Southeasterly line of said Parcel "A", for a distance of 50.46 feet to the Southerlymost corner of Parcel "G" of said Imperial Harbor Unit No. 1;
THENCE run N48°16'19"W, along the Southerly line of said Parcel "G", for a distance of 10.00 feet;
THENCE run N11°43'41"E, along the Westerly line of said Tract "G", for a distance of 92.38 feet to the Northwesterly corner of said Parcel "G";
THENCE run S48°16'19"E, along the Northeasterly line of said Parcel "G", for a distance of 45.32 feet to the Easterlymost corner of said parcel "G" and a point on the Easterly line of said Imperial Harbor Unit No. 1;

THENCE run N33°59'47"E, along the Easterly line of said Imperial Harbor Unit No. 1, for a distance of 30.28 feet to the Northeasterly corner of said Imperial Harbor Unit No. 1 and a point on the Southerly right-of-way line of the Seminole Gulf Railroad;
THENCE run S48°14'59"E, along the Southerly line of said right-of-way, for a distance of 2,016.26 feet to the beginning of a tangential circular curve concave to the Southwest;
THENCE run Southeasterly along the arc of said curve to the right, having a radius of 3,754.83 feet, through a central angle of 06°53'58", subtended by a chord of 451.87 feet at a bearing of S44°48'49"E, for an arc length of 452.14 feet to the end of said curve;
THENCE run S89°07'54"W, along the Southerly line of Lots 5 and 6 of the Helfenstein Estates, as recorded in Plat Book 8 at Page 40 of the Public Records of Lee County, Florida, for a distance of 1,334.34 feet to the Southwest corner of said Northwest Quarter (NW¼) of Section 26;
THENCE run S00°48'18"E, along the West line of said Section 26, for a distance of 967.43 feet;
THENCE run S89°11'59"W, for a distance of 475.00 feet;
THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the left, having a radius of 30.00 feet, through a central angle of 90°00'00", subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
THENCE run S14°41'59"W for a distance of 164.00 feet;
THENCE run N75°18'01"W for a distance of 100.00 feet;
THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet, through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
THENCE run S05°02'44"E for a distance of 370.34 feet;
THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of a tangential circular curve concave to the Southwest;
THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a

chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of tangential circular curve concave to the North;
THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;
THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;
THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve, to a point on the East line of said Section 27;
THENCE run S00°48'18"E for a distance of 436.63 feet to the POINT OF BEGINNING.
Containing 162.796 acres, more or less.

AND

<u>MHPD</u>
A parcel of land lying in the Southeast Quarter (SE¼) of Section 27, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W, along the East line of said Section 27, for a distance of 466.91 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue N00°48'18"W, along said East line, for a distance of 1,222.52 feet;

THENCE run S89°11'59"W for a distance of 475.00 feet;
THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 30.00 feet, through a central angle of 90°00'00" subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
THENCE run S14°41'59"W for a distance of 164.00 feet;
THENCE run N75°18'01"W for a distance of 100.00 feet;
THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
THENCE run S05°02'44"E for a distance of 370.34 feet;
THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of tangential circular curve concave to the Southwest;
THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of circular curve concave to the North;
THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;

THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;
THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve and the POINT OF BEGINNING.
Containing 21.382 acres, more or less.

BONITA Fairways

A Country Club Community

A RESIDENTIAL / MOBILE HOME PLANNED DEVELOPMENT
LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
ZONING AMENDMENT

APPLICANT:

ALAGOLD COMMUNITES, LTD.
P.O. DRAWER 2448
BONITA SPRINGS, FLORIDA 34133
(239) 495-2000

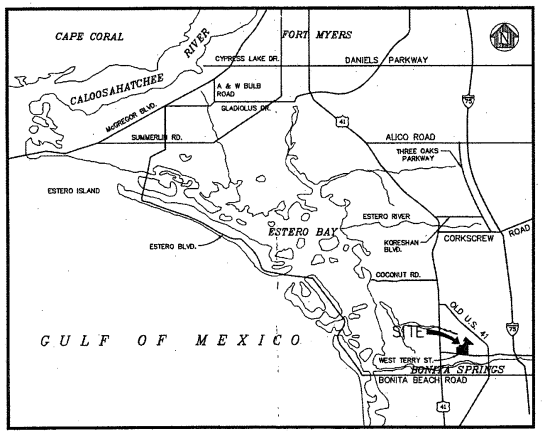
CONSULTANTS

CIVIL ENGINEER
Q. GRADY MINOR & ASSOCIATES, P.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
(239) 947-1144

LAND PLANNER
CORRAL-HOWARD COLLABORATIVE
2801 PONCE DE LEON BLVD., SUITE 200
CORAL GABLES, FLORIDA 33134
(305) 446-1544

GOLF COURSE ARCHITECT
GORDON G. LEWIS
5980 18TH AVENUE N.W.
NAPLES, FLORIDA 34119
(239) 597-4448

ENVIRONMENTAL CONSULTANTS
BOYLAN ENVIRONMENTAL
10231 METRO PARKWAY, SUITE 202
FORT MYERS, FLORIDA 33912 (239)
418-0671



LOCATION MAP

N.T.S.

PRINTED
NOV 10 2004
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS AND SURVEYORS

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWING
2.	MASTER CONCEPT PLAN
3.	SCHEDULE OF USES, DEVIATIONS AND DETAILS

APPROVED
Map H
Site Plan # 05-07 Page 1 of 3
Subject to conditions of Resolution 05-07
Case # DCI2004-00081
CITY OF BONITA SPRINGS

DCI2004-00081

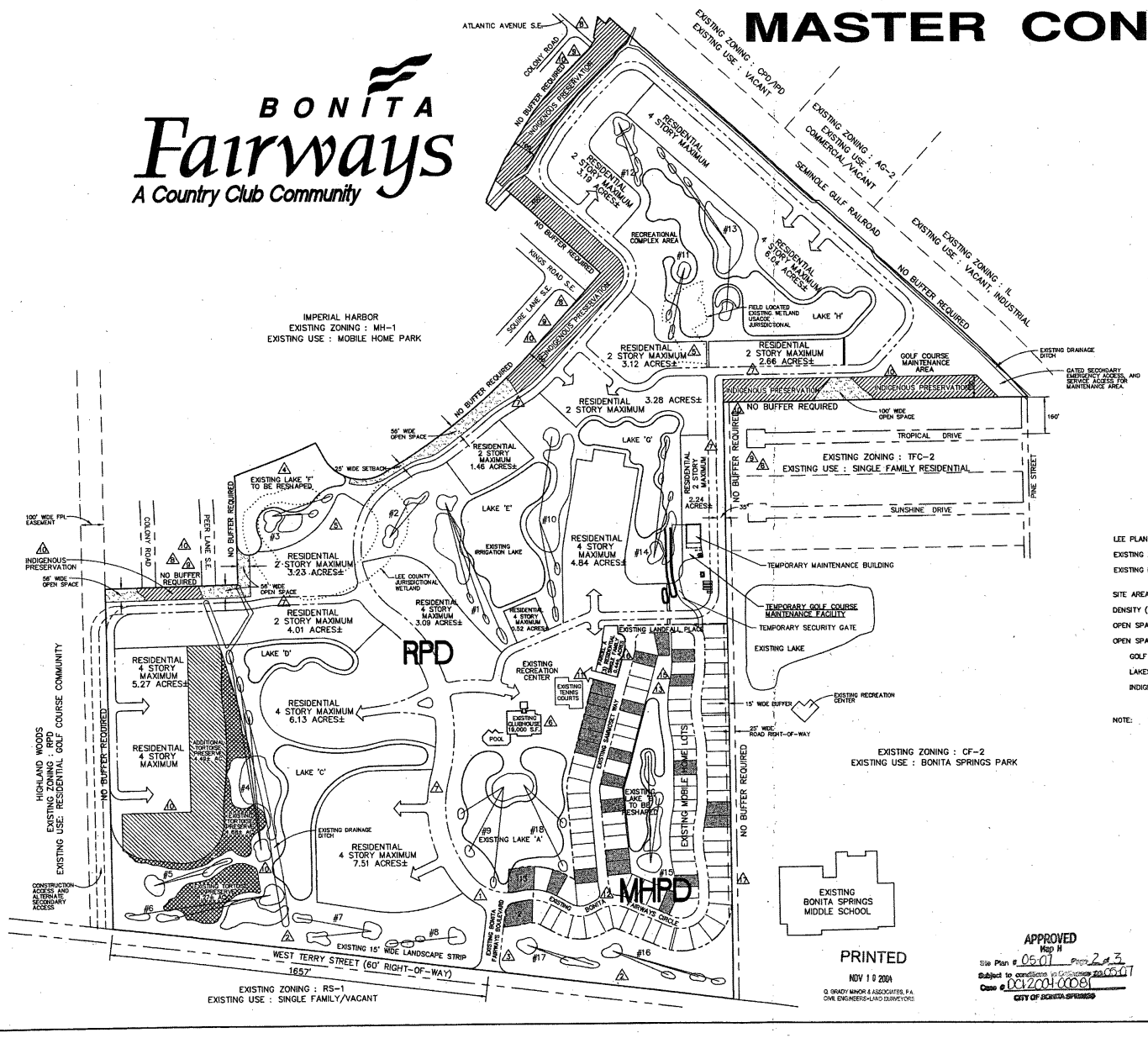
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0275
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0000181
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0000181

RECEIVED
NOV 12 2004
PERMIT COUNTER

DATE: JUNE, 2000
REVISION DATE : 11/02/04
FILE: BFC ZONE AMEND 04
DRAWING NUMBER: 1 OF 3

MASTER CONCEPT PLAN

BONITA Fairways
A Country Club Community



NORTH
0 100' 200' 400'
SCALE: 1" = 200'

SITE PLANNING DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
EXISTING ZONING DESIGNATION:	MHPD, RPD
EXISTING LAND USE:	MOBILE HOME, SINGLE FAMILY, MULTIPLE FAMILY, GOLF COURSE, VACANT
SITE AREA:	184.28 ACRES±
DENSITY (GROSS):	6.0 DWELLING UNITS/ACRE (1105 D.U.)
OPEN SPACE (REQUIRED):	73.71 ACRES± (40%)
OPEN SPACE (PROVIDED):	87.03 ACRES± (47.2%)
GOLF COURSE:	50.07 ACRES±
LAKES (25% OF REQUIRED OPEN SPACE):	18.43 ACRES±
INDIGENOUS:	18.54 ACRES± (INCLUDES 1.25 CREDIT WHERE APPLICABLE)

NOTE: ▒ DENOTES LOTS LIMITED TO A MAXIMUM OF 53% LOT COVERAGE

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375

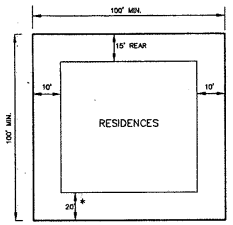
DATE: JUNE, 1996
REVISION DATE : 11/02/04
FILE: BFC MCP ZONE AMEND 04
DRAWING NUMBER: 2 OF 3

RECEIVED
NOV 17 2004
PERMIT COUNTER

EXHIBIT IV-E-1 DCI2004-00081
EXHIBIT IV-F

PRINTED
NOV 10 2004
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

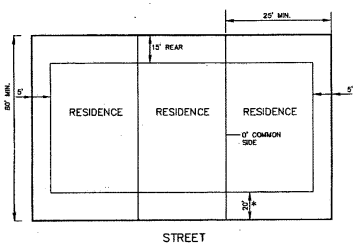
APPROVED
Map H
Site Plan # 05-07 Page 2 of 3
Subject to conditions in Resolution 05-07
Case # DCI2004-00081
CITY OF BONITA SPRINGS



RPD MULTIPLE FAMILY UNIT

N.T.S.

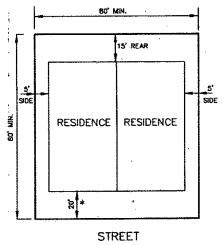
*15' TO SIDE LOADED GARAGES



RPD TOWNHOUSE

N.T.S.

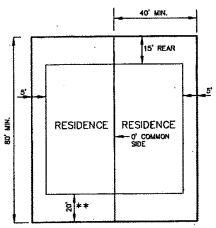
* 15' TO SIDE LOADED GARAGES



RPD DUPLEX

N.T.S.

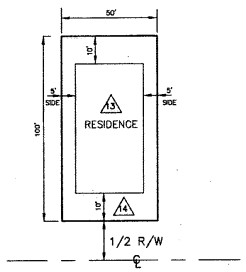
* 15' TO SIDE LOADED GARAGES



RPD TWO FAMILY ATTACHED

N.T.S.

** 15' TO SIDE LOADED GARAGES



MHPD MOBILE HOME OR SINGLE FAMILY

N.T.S.

DEVELOPMENT REGULATIONS

1. TOTAL UNITS MAY NOT EXCEED 1105 DWELLING UNITS WITHIN THIS PLANNED DEVELOPMENT.
2. ALL DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT MUST BE IN ACCORDANCE WITH THE FOLLOWING:

RPD

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ. FT.)	WIDTH	DEPTH
SINGLE FAMILY	5,000	50 FEET	100 FEET
TWO FAMILY ATTACHED	3,200	40 FEET	80 FEET
DUPLEX	6,400	80 FEET	80 FEET
TOWNHOUSE	2,000	25 FEET	80 FEET
MULTIPLE FAMILY AND ALL OTHER USES	10,000	100 FEET	100 FEET

MINIMUM SETBACKS

USE	*FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
SINGLE FAMILY	10'	10'	5'	10'	N/A	10'
TWO FAMILY ATTACHED	20'	15'	0'/5'	15'	25'	10'
DUPLEX	20'	15'	5'	15'	25'	10'
TOWNHOUSE	20'	15'	5'	15'	25'	10'
MULTIFAMILY	20'	15'	10'	15'	25'	20'

* 15' TO SIDE LOADED GARAGES

MAXIMUM HEIGHT

TWO FAMILY ATTACHED	35 FEET, 2 STORY
DUPLEX	35 FEET, 2 STORY
TOWNHOUSE	35 FEET, 2 STORY
MULTIFAMILY	48 FEET, 4 STORY
CLUBHOUSE	40 FEET, 2 STORY

MHPD

MINIMUM LOT AREA AND DIMENSIONS

AREA (SQ. FT.)	WIDTH	DEPTH
5,000	50 FEET	100 FEET

MINIMUM SETBACKS

FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
10 FEET	10 FEET	5 FEET	10 FEET	20 FEET	10 FEET

MAXIMUM HEIGHT

25 FEET, 1 STORY

MAXIMUM LOT COVERAGE

53% FOR THOSE LOTS DEPICTED ON EXHIBIT IV-E-1, IV-F MASTER CONCEPT PLAN

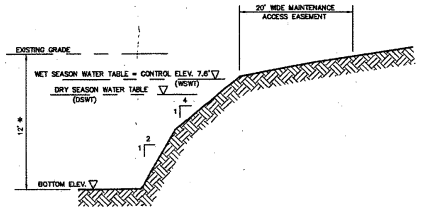
SCHEDULES OF USES

RPD

ADMINISTRATIVE OFFICE
CLUBS: COUNTRY, PRIVATE
CONSUMPTION ON PREMISES
RESTAURANTS, GROUP I, II AND III
SPECIALTY RETAIL SHOPS, GROUPS I AND II
DWELLING UNIT: (NOT TO EXCEED A TOTAL OF 999 D.U.) SINGLE FAMILY (LIMITED TO 3 LOTS ON PARCEL "A"), DUPLEX, TWO FAMILY ATTACHED, MULTIPLE FAMILY, TOWNHOUSE
ESSENTIAL SERVICES FACILITIES, GROUP I
ENTRANCE GATES AND GATE HOUSE
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
GOLF DRIVING RANGE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE

MHPD

DWELLING UNIT: SINGLE FAMILY, MOBILE HOME (NOT TO EXCEED A TOTAL OF 106 D.U.)
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE



TYPICAL LAKE SECTION

N.T.S.

* LAKES A AND E ARE APPROVED FOR 20' DEPTH – SEE RESOLUTION Z89-021.

PRINTED

NOV 10 2004

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS-LAND SURVEYORS

SCHEDULE OF DEVIATIONS

RPD

WITHDRAWN 1. ~~REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.18.C.4.B). TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. [L.D.C. SECTION 10-1]~~

2. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLELING CERTAIN ARTERIAL AND COLLECTOR STREETS [DSO SECTIONS C.3.J (2) AND C.3.D.1, TO REQUIRE NO ACCESS ROAD.[L.D.C. SECTION 10-283 (A)]

WITHDRAWN 3. ~~REQUIREMENT THAT WHEN PRACTICAL, A RESIDENTIAL DEVELOPMENT LARGER THAN 5 ACRES SHALL PROVIDE 2 OR MORE MEANS OF INGRESS OR EGRESS [DSO SECTION C.3.D. (4)] TO ALLOW ONLY ONE ACCESS. [L.D.C. SECTION 10-291 (3)]~~

4. MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A PRIVATE PROPERTY LINE OF 50 FEET (505.C.4), TO 0 (ZERO) FEET. [L.D.C. SECTION 10-329 (E) (1)3.]

WITHDRAWN 5. ~~REQUIREMENT THAT PROPERTIES WHICH EXHIBIT SOILS, HYDROLOGY AND VEGETATION CHARACTERISTIC OF SALTWATER INUNDATION OR FRESHWATER PONDING BE SUBJECT TO CERTAIN ADDITIONAL REGULATIONS AND ORDINANCES [202.11.B.1.B; DSO SECTION C.1.B. (4); AND ORDINANCE 86-31, SECTION 2.03], TO ALLOW DEVELOPMENT OF WETLANDS AND WETLAND SOILS AS PER THE SITE PLAN. [L.D.C. SECTION 14-298 (E)]~~

6. PARKING REQUIREMENT FOR MEMBERSHIP ORGANIZATIONS OF 1 SPACE PER 300 SQUARE FEET AND 6 SPACES PER GOLF HOLE (SECTIONS 202.16.J.4.E. AND H.), TO PROVIDE A TOTAL OF 100 PARKING SPACES FOR THE CLUBHOUSE/SHELTER AND GOLF COURSE. [L.D.C. SECTION 34-2020 (4) D.]

7. REQUIREMENT THAT A TEN-FOOT-WIDE UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF NEW LOCAL ROADS [LDC SECTIONS 10-355 (A) (1) AND 10-715] TO ALLOW A MINIMUM FIVE FOOT WIDE PLANTING AREA TO BE LOCATED BETWEEN THE LOCAL ROAD RIGHT-OF-WAY AND THE TEN-FOOT-WIDE UTILITY EASEMENT.

8. REQUIREMENT THAT STREETS IN A PROPOSED DEVELOPMENT SHALL BE CONNECTED TO THE STREETS IN THE ADJACENT AREA (LDC SECTION 10-294) TO SHALL NOT BE CONNECTED TO STREETS IN THE ADJACENT AREA.

9. REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-295) TO NO STREET STUBS.

10. REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) [LDC SECTION 10-413 (C) (1)] TO PROVIDE 18.53 ACRES ON SITE.

11. REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE RESIDENTIAL PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT [SECTION 34-935 (B) (1) (B)] TO ZERO FEET.

MHPD

12. REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.18.C.4.B). TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. [L.D.C. SECTION 10-1]

WITHDRAWN 13. ~~MINIMUM SETBACKS FROM A MOBILE HOME UNIT FROM A SIDE PROPERTY LINE OF 7 FEET, A REAR PROPERTY LINE OF 15 FEET, AND A BODY OF WATER OF 25 FEET (SECTION3 439.02.D. AND 202.15.D.4) TO 5 FEET FROM A SIDE PROPERTY LINE, 10 FEET FROM A REAR PROPERTY LINE AND 20 FEET FROM FROM A WATER BODY. [L.D.C. SECTIONS 34-736 AND 34-2194 (B)]~~

WITHDRAWN 14. ~~MINIMUM SETBACKS BETWEEN STRUCTURES AND THE CENTERLINE OF A PRIVATE STREET OF 1/2 (ROW) (OR STREET EASEMENT) PLUS 20 FEET (202.18.D.2.A.), TO 1/2 (ROW) PLUS 10 FEET. [L.D.C. SECTION 34-2192 (A)]~~

15. REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) [LDC SECTION 10-413 (C) (1)] TO PROVIDE 18.53 ACRES ON SITE.

16. REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE MOBILE HOME PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT [SECTION 34-935 (B) (1) (B)] TO ZERO FEET.

17. REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-295) TO NO STREET STUBS.

APPROVED
MAD N
Site Plan # 05-17 Page 3 of 3
Subject to conditions in Ordinance 99-05-07
Case # DCI2004-00081
CITY OF BONITA SPRINGS

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0000231
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0000231

RECEIVED
NOV 12 2004
PERMIT COUNTER
DCI2004-00081

DATE: JUNE, 2000
REVISION DATE : 11/02/04
FILE: BFC NOTE ZONE AMEND 04
DRAWING NUMBER: 3 OF 3

EXHIBIT IV-F

City of Bonita Springs
City Council Zoning Hearing
Monday, March 28, 2005
9:00 am
Bonita Springs Utilities' Board Room
11900 East Terry Street
Bonita Springs, Florida 34135
MINUTES

I. CALL TO ORDER.

Mayor Jay Arend called the meeting to order at 9:00 a.m.

II. PLEDGE OF ALLEGIANCE.

Mayor Arend led in the pledge of allegiance.

III. ROLL CALL.

Mayor Arend and all Council Members in attendance, except for Council Member David Piper.

IV. SECOND READING:

A. SEZ2004-00040 North Bay Village

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY NORTH BAY VILLAGE FOR SPECIAL EXCEPTION TO PERMIT A 3,800 SQ FT GROUP II/III RESTAURANT IN A COMMERCIAL PLANNED DEVELOPMENT, ON LAND LOCATED AT 26301 S. TAMIAMI TRAIL, BONITA SPRINGS, FL 34135, (STRAP NO. 28-47-25-B2-00001.3000), ON 23.40 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

9:04:44 AM Assistant City Attorney Kami Corbett read the title block of the Zoning Ordinance into the record, stating that she has reviewed the Affidavit of Publication and has found it to be legally sufficient. The first read of the Ordinance was held March 2, 2005.

9:05:03 AM Chip Block, Zoning Division, furnished a brief overview of the request. He stated that Staff and the Zoning Board have both recommended approval with Conditions, with the Zoning Board revising a few conditions, as reflected in the proposed Zoning Ordinance.

9:06:13 AM Dave McKee, representing the Applicant, furnished a detailed explanation of the request and Applicant's intent.

A lengthy discussion followed on issues relating to traffic, signalization, parking, etc.

9:17:33 AM Council Member Nelson motioned approval of the Zoning Ordinance.

9:25:15 AM Chip Block responded to concerns regarding the interconnection and further discussion followed on ingress/egress.

9:28:03 AM Mike Roeder, representing the Applicant, stated that they are satisfied with Condition 4 and would ask that it remain to allow for a future connection.

9:29:26 AM Attorney Charles Basinait, also representing the Applicant, furnished a clarification on Condition 4.

9:35:53 AM Council Member Robert Wagner seconded; and the motion carried unanimously. Adopted Zoning Ordinance No. 05-04.

B. VAR2004-00060 Steinway Piano Gallery

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A VARIANCE REQUEST BY JZGB, LLC., IN REFERENCE TO STEINWAY PIANO GALLERY FROM LAND DEVELOPMENT CODE SECTION 30-5(12) TO ALLOW A FIGURED-STRUCTURED (SCULPTURE) SIGN ON LAND LOCATED AT 28751 TAMIAMI TRAIL SOUTH, BONITA SPRINGS, FLORIDA, (STRAP NO. 04-48-25-B3-30140.0020), PROVIDING FOR AN EFFECTIVE DATE.

9:36:32 AM Assistant City Attorney Kami Corbett read the title block of the zoning ordinance into the record. She stated that she has reviewed the Affidavit of Publication and has found it to be legally sufficient.

9:36:56 AM Chip Block, Zoning Division, briefly outlined the case, stating that Staff has recommended denial of the Applicant's request. The Zoning Board has recommended approval with conditions.

9:37:40 AM City Manager Gary Price spoke in support of the request.

9:42:23 AM Council Member Edsall expressed a concern with City Staff involvement in zoning cases.

9:46:49 AM Council Member Ben Nelson motioned denial of the request; Council Member Wayne Edsall seconded. The motion carried 5-1 (Council Member Alex Grantt dissenting). Adopted Zoning Resolution No. 05-02.

C. REZ2004-00027 24600 Dolphin St. Project

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY ROBERT L. JOHNSON TO REZONE FROM MH-1 TO RS-1 TO PERMIT THE CONSTRUCTION OF A SINGLE FAMILY HOME; ON LAND LOCATED AT 24600 DOLPHIN STREET, BONITA SPRINGS, FLORIDA, (STRAP NO. 17-47-25-B4-00200.0030), 11,969 SQUARE FEET; PROVIDING FOR AN EFFECTIVE DATE.

9:52:56 AM Assistant City Attorney Kami Corbett read the request into the record, stating that she has found the Affidavit of Publication to be legally sufficient. The first reading of the Zoning Ordinance was held on March 2, 2005.

9:53:19 AM Chip Block, Zoning Division, furnished a brief overview of the request. Both Staff and the Zoning Board have recommended approval of the Applicant's request to permit the construction of a single-family residence on the site.

9:54:08 AM Bob Johnson, the Applicant, addressed Council. He stated that the intent is to remove the trailer on the property and replace it with a residence.

9:55:00 AM Council Member Ben Nelson motioned approval of the Zoning Ordinance; Council Member Wagner seconded; and the motion carried unanimously. Adopted Zoning Ordinance No. 05-05.

D. DCI2004-00026 Vanderbilt Drive Office Bldg.

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY THE OFFICES AT VANDERBILT, LLC. IN REFERENCE TO VANDERBILT DRIVE OFFICE BUILDING TO REZONE FROM COMMERCIAL PLANNED DEVELOPMENT (CPD) TO CPD; ON LAND LOCATED AT 28089, 28107 AND 28125 VANDERBILT DRIVE, BONITA SPRINGS, FLORIDA, (STRAP NOS. 04-48-25-B1-00100.0050, 04-48-25-B1-00100.0060 and 04-48-25-B1-00100.0070), ON 0.74□ ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

9:55:44 AM Assistant City Attorney Kami Corbett read the request into the record, stating that she has found the Affidavit of Publication to be legally sufficient. The first reading of the Zoning Ordinance was held on March 2, 2005.

9:56:04 AM Chip Block, Zoning Division, furnished a brief overview of the request, explaining that this case had been heard twice by the Zoning Board. The concern the first time regarded impacts on surrounding property owners because of the design of the project due to the location of the parking lot and driveway aisles being too close to the single-family homes located to the rear of the site. This resulted in the Zoning Board's delay in taking any action on the case. Subsequently, the Applicant revised the Master Concept Plan to that reflected today, which resulted in Staff support. Both Staff and the Zoning Board have recommended approval with conditions.

9:57:18 AM Sean Weeks, representing the Applicant, furnished a brief overview of the request. The request is to allow a 2-story, 10,000 square foot office building on 3 contiguous lots comprised of approximately three quarters of an acre. He further explained.

10:05:12 AM Council Member Nelson motioned approval of the Zoning Ordinance; Council Member Wagner seconded; and the motion carried unanimously. Adopted Zoning Ordinance No. 05-06.

E. DCI2004-00032 Windsor Road GMB

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY GBM OF NAPLES, LLC/KATHRYN VLAHOVIC IN REFERENCE TO WINDSOR ROAD-GBM FOR REZONE FROM AGRICULTURAL (AG-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD), ON LAND LOCATED AT 28165 WINDSOR ROAD, BONITA SPRINGS, FLORIDA, (STRAP NO. 04-48-25-B2-00024.0000), ON 4.66+ ACRES; PROVIDING FOR AN EFFECTIVE DATE.

10:07:19 AM Assistant City Attorney Kami Corbett read the title block of the Zoning Ordinance into the record. She has reviewed the Affidavit of Publication and found it to be legally sufficient.

10:07:58 AM Chip Block, Zoning Division, stated that both Staff and the Zoning Board have recommended approval of the Applicant's request with conditions.

10:08:33 AM Neale Montgomery, representing the Applicant, furnished a brief overview of the request, explaining that the only issue the Zoning Board had regarded drainage.

10:11:19 AM Council Member Alex Grantt referred to Attachment "C" addressing wetland impacts, and suggested combining three of the lots into two. Dave McKee, representing the Applicant, responded. They are confident that the South Florida Water Management District will approve a dredge and fill permit for the three lots. He further explained.

10:16:37 AM Council Member Ben Nelson requested more information regarding the Zoning Board's discussion of Deviation 3 and Staff's recommendation.

10:17:02 AM Nettie Richardson, Zoning Division, responded. Without Deviation 3 they would lose two lots.

10:18:43 AM Council Member Wagner questioned approval from the Fire Department. Mr. McKee stated that they have received approval, and that there was a letter in the file. He explained that if the District was not to approve the dredge and fill permit, they would end up pulling the cul-de-sac back to the west and leaving that area as jurisdictional wetlands. This is something he did not feel would happen. Also, based on past construction project, the soil condition will not present a problem with respect to them building a solid and viable roadway.

10:27:36 AM James Tucker, resident of Cartwright Court, informed Council of concerns he had regarding drainage and flooding. He referred to two projects to the north that have not worked. He is also here to ask that the houses proposed conform to those already existing in the area. Ms. Montgomery responded to concerns raised by Mr. Tucker.

10:38:02 AM As a result of concerns raised by Council regarding drainage, etc., Ms. Montgomery suggested a condition to require drainage be reviewed by the City's Public Work's Manager.

10:39:39 AM Council Member Wagner stated he could not support the project unless the weir was to be lowered.

10:40:12 AM Council Member Nelson stated he was in support of the project in that he felt it entailed much better uses than those previously allowed. He further indicated the need for buffering between the subject site and the residential area, as well as additional work on drainage. Council discussion followed.

11:04:42 AM Council Member Wagner motioned a continuance of the case to allow the Applicant to obtain a permit from the South Florida Water Management District for purposes of providing Council with additional information regarding drainage and water management systems for the site; Council Member Edsall seconded.

11:05:43 AM Council Member Alex Grantt informed Council of concerns he had regarding units 12, 13 and 14.

The motion carried unanimously. Adopted Zoning Resolution No. 05-03, continuing the case.

11:07:33 AM Council Member John Joyce voiced concerns he had regarding density for the site.

F. DCI2004-00081 Bonita Fairways RPD/MHPD

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY BONITA FAIRWAYS RPD/MHPD TO AMEND THE MASTER CONCEPT PLAN TO DESIGNATE 0.44 ± ACRES FOR SINGLE FAMILY RESIDENTIAL USE; AND PROVIDE PROPERTY DEVELOPMENT REGULATIONS, NOT TO EXCEED 35 FEET/TWO STORIES ON LAND LOCATED AT 26771 BONITA FAIRWAYS DRIVE, BONITA SPRINGS, FLORIDA, (STRAP NO. 27-47-25-B3-00002.0000), ON 184.18 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

11:08:40 AM Assistant City Attorney Kami Corbett read the request into the record. She has found the Affidavit of Publication to be legally sufficient. The first hearing for the Ordinance was held on March 2, 2005.

11:09:07 AM Chip Block, Zoning Division, furnished a brief overview of the request, which is for an amendment to the Master Concept Plan to the original Planned Development, to allow for single family residential uses and private property development regulations on the site. Both Staff and the Zoning Board have recommended approval with conditions.

11:09:42 AM Bob Thinnes, representing the Applicant, stated that the sole purpose of the request is to allow the Applicant to construct three residential single-family structures in the Residential Planned Development portion of the property. He explained that when the property was rezoned in 1996, the use of single-family had not been listed in the Schedule of Uses, thus, this application is the amendment to insert the use of single-family.

Council Member Nelson motioned approval of the Zoning Ordinance; Council Member Edsall seconded.

No public comments were made.

The motion carried unanimously. Adopted Zoning Ordinance No. 05-07.

IV. ADJOURNMENT.

11:11:25 AM There being no further cases to discuss, the meeting adjourned at 11:11 A.M.

Respectfully submitted,

Debra Muchler

Debra Muchler, Recording Secretary

APPROVED:

BONITA SPRINGS CITY COUNCIL:

Date: 5-5-05

AUTHENTICATED:

Jay Arend

Jay Arend, Mayor

Dianne J. Lynn

Dianne J. Lynn, City Clerk

City of Bonita Springs
Board for Land Use Hearings & Adjustments
And Zoning Board of Appeals
Friday, February 4, 2005
Bonita Springs Utilities' Board Room
11900 East Terry Street
Bonita Springs, FL 34135
MINUTES

I. CALL TO ORDER:

9:29:42 AM Chairman Robert Incerpi called the meeting to order at 9:29 A.M.

II. INVOCATION:

Board Member James Brandreth furnished the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Incerpi led in the pledge of allegiance.

IV. ROLL CALL:

9:30:32 AM

Board Members Present:	Board Members not present:
Chairman Robert Incerpi	Frank Howe
Pete Pastore	
Chris Bielski (arrived at 9:33 A.M.)	
Bill Pescosolido	
Wes Norris	
James Brandreth	

V. PUBLIC HEARINGS:

A. 9:00 a.m. CASE NO. VAR2004-00056 - **CONTINUED to March 4, 2005**

CASE NAME: Bay Point

REQUEST: Variance request to allow a 7.5-foot waterbody setback in the Two-Family Conservation (TFC-2) zoning district, where Section 34-695 and 34-2194 of the City of Bonita Springs Land Development Code requires a 25-foot waterbody setback.

	LOCATION:	27694 Bay Point Lane (U.S. 41 west on Bonita Beach Road north on Bay Point Lane).
	STRAP NO.	32-47-25-B4-00059.0080
	SIZE OF PROPERTY:	14,550± Square Feet
	STAFF REPORT:	Direct inquiries to Mr. Josh Philpott, Planner, at 479-8365, at the Lee County Department of Community Development, 1500 Monroe Street, Ft. Myers, Florida.
B.	9:30 a.m.	CASE NO. SEZ2004-00040
	CASE NAME:	North Bay Village
	REQUEST:	Special exception to permit a 3,800 sq ft Group II/III Restaurant in POD 5, North Bay Village (a.k.a. Sandpiper Center CPD), a commercial planned development, per zoning Resolution Z-97-088.
	LOCATION:	The subject property is located at 26301 S. Tamiami Trail, Bonita Springs, FL 34135, in S28-T47S-R25E, Bonita Springs, Florida.
	STRAP NUMBER:	The applicant indicates the STRAP number is 28-47-25-B2-00001.3000.
	SIZE OF PROPERTY:	23.40± Acres
	STAFF REPORT:	Direct inquiries to Mr. Bryan Kelner, Principal Planner, at 239-479-8363, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

9:30:55 AM Assistant City Attorney Kami Corbett introduced the case, read the request into the record and placed all witnesses under oath.

9:32:43 AM Attorney Charles Basinait, representing the Applicant, addressed the request, which he stated involved a relatively new development located south of Limetree, off of U.S. 41, and north of the Imperial River. The request is for a special exception to allow a restaurant in a portion of the site that's currently zoned CS-2 (Special Commercial). He explained that while the CS-2 zoning district allows restaurants, they are only permitted via special exception. The restaurant is First Watch and is 3,800 square feet.

9:33:47 AM Mr. Basinait next addressed revisions they are requesting be made to Staff's recommended Conditions (Applicant's Exhibit 1), which are as follows:

1. Restaurant #3 is limited to a maximum of 3,800 square feet of floor area and 200 square feet of outdoor seating area (with a maximum of 16 seats) as shown on the attached site plan.

2. The hours of operation for Restaurant #3 are from 6:00 a.m. to 2:00 p.m. Monday through Sunday.

3. No consumption on premises is approved as part of this zoning action.

4. In the event that an interconnection between North Bay Village and the project located immediately to the south (DCI2004-00066) is approved by the City of Bonita Springs, such that existing parking spaces must be removed to facilitate that interconnection, then the required number of parking spaces, pursuant to the Land Development Code, must be provided for the North Bay Village Project or a deviation must be sought and approved if less than the required parking spaces are provided.

5. Outdoor entertainment is limited to "background" music piped into the outdoor seating area, provided the volume is kept at or below a normal conversation level.

9:36:42 AM Dave McKee, also representing the Applicant, referred to the site plan to address their plans, which he stated entail a restaurant within an existing building. They will utilize the very eastern portion of the building, adjacent to U.S. 41, for their proposed 3,800 square foot restaurant. They are taking out the retail commercial allowed and replacing it with the restaurant use. The reason is that they are in the CS-2 zoning district within the overall Master Concept Plan (MCP). The pod approach was established in the original resolution approved in 1997, which defined what uses could be placed where within the overall site. Unfortunately, the particular line that defined this pod (Pod 5) involves CS-2 uses and Pod 1 entails CC (Community Commercial) uses and actually split the building. The tenant, First Watch Restaurant, wanted this particular space within the C-2 zoning district, and thus, is required to obtain a special exception.

The request has no impact whatsoever on parking. It is the after 5:00 hour operations that govern the amount of required parking. There are two after five restaurants within this establishment – the Bone Fish Grill, and a yet to be constructed 5,000 square foot restaurant that required the majority of parking. When these two are added, and with the Robb & Stuckey, the heaviest traffic load will be in the evening. The First Watch Restaurant is proposed to operate from 6:00 a.m. to 2:00 p.m. and is closed long before 5:00 p.m. They are also asking for 200 square feet of outdoor seating right outside the restaurant.

9:40:03 AM Mr. Basinait stressed that this did not involve new or additional square footage, but a restaurant to fit within the existing square footage that has already been permitted to be placed on the site. Overall, they have reduced the square footage of the site, with part of the reduction stemming from the removal of the 80,000 square feet and replacing it with the 112 multi family units in the back. Therefore, from a trip generation standpoint, they are lower now than they would have been under the original development plans. They would respectfully request the Zoning Board recommend approval of their request.

9:41:19 AM Bryan Kelner, Development Services Division, stated that the newspaper advertisement did not include the 200 square feet of outdoor area. They did advertise the 3,800-square-foot restaurant.

9:41:56 AM City Attorney Vance stated that the outdoor seating was not advertised. A brief discussion followed with the City Attorney stating that the Zoning Board can make a decision on the outdoor seating area today.

9:45:50 AM Mr. Kelner stated that Staff was in agreement with the 200 foot outdoor seating area. He stated that more than likely this area will entail a few benches for people waiting to be seated. There is also no consumption on premises proposed for this area. Overall, Staff feels this outdoor seating area will have a minimal effect on anything within the development. Additionally, it's also at the end of the building and so there would not be a concern with people walking back and forth to the various stores. Staff is in agreement with the proposed changes to the proposed Group III restaurant. They have also found it to be consistent with the Comprehensive Plan.

Staff's only concern involves the access to the property to the south. A case is scheduled to appear before the Zoning Board March 5, 2005 with regard to the zoning of that property to the south in which they are proposing an interconnection. There are also changes to the MCP as shown today. Of course they'd have to get approval from North Bay Village to get access via easement agreements, etc. Therefore, it's not something that would appear automatically. Condition 4 addresses this.

9:48:48 AM Board Member Pescosolido questioned the number of seats in the outdoor seating area. Mr. Basinait stated that was something that had not yet been determined. It's something they looked at from the standpoint of parking, which is set up based on the square footage as opposed to the number of seats. Mr. Pescosolido asked that a determined maximum number of seats be inserted. Mr. Basinait agreed. He suggested 16.

9:49:55 AM Mr. Pescosolido next addressed Condition 5, regarding the language "normal conversation level," and asked if that could be translated to a measurable decibel level, i.e., 80 decibels. Mr. Kelner responded. The idea is to not make it so restrictive to where they can't have anything. City Attorney Vance referred to the current noise ordinance, suggesting the existing condition remain.

9:55:07 AM Board Member Jim Brandreth addressed parking. He questioned how parking would be affected if First Watch was to leave or change their operation to an after 5:00 p.m. Mr. Basinait stated that was something that could not be done under this approval.

PUBLIC COMMENTS:

9:56:35 AM Ned Dewhirst representing Meridian Asset Development, the contract purchase for the 20 acre parcel to the south. He stated that as mentioned earlier, their case is scheduled to appear before the Zoning Board on March 4, 2005. He next furnished the background of their case, addressing the interconnection as discussed earlier. They are in agreement with Condition 4. regarding the interconnection.

10:01:22 AM Board Member Pete Pastore motioned to uphold Staff's recommendation of approval, with the conditions, as revised; Board Member Chris Bielski seconded; and the motion carried unanimously.

PARTICIPANTS ARE REFLECTED IN EXHIBIT "A"

C.	10:00 a.m.	CASE NO. VAR2004-00060
	CASE NAME:	Steinway Piano Gallery
	REQUEST:	A variance in the Community Commercial (CC) zoning district from the City of Bonita Springs Land Development Code Section 30-5(12) to allow a Figured-structured (sculpture) sign.
	LOCATION:	28751 Tamiami Trail S., Bonita Springs, FL
	STRAP NO.	04-48-25-B3-0140J
	SIZE OF PROPERTY:	1.18± Acres
	STAFF REPORT:	Direct inquiries to Mr. Shawn Lamey, Planner, at 479-8484, at the Lee County Department of Community Development, 1500 Monroe Street, Ft. Myers, Florida.

10:07:14 AM City Attorney Audrey Vance introduced case, read request into the record, and placed all witnesses under oath. She also tendered Shawn Lamey, Zoning Division, as an expert in land use and planning.

10:09:53 AM Mr. Lamey next presented the Staff Report, which he requested be incorporated into the record. He stated that the Applicant is requesting a variance for a figured sculptured statue sign. The subject property will be developed with a piano store on South Tamiami Trail, in Bonita Springs. The proposed sign will be about 300 percent of a life size replica of a young girl playing a baby grand piano, covering an area of 400 square feet. The proposed statue would take the place of a ground mounted sign.

The subject property is zoned CC (Community Commercial) with surrounding properties having similar zoning. All properties nearby are in the General Commercial land use category.

Staff evaluated the proposed variance in context of the Applicant's written narrative proposal and impacts to the surrounding community. Staff, after conducting a complete review and analysis, must ensure the request qualifies for a variance. The Applicant has been unable to demonstrate hardship, as the Applicant has himself created his own hardship. Denial of the request does not unreasonably restrict use of the property. Staff concludes that the Applicant is unable to meet the criteria needed for approval of a variance and recommends denial of the request. Furthermore, the request to install a figured sculpture sign is not allowed under the sign ordinance. He next addressed Staff's Findings and Conclusions (reflected on page 2 of the Staff Report). Staff has prepared conditions should the Zoning Board recommend approval of the request.

10:12:28 AM Greg Billings, the owner of Steinway Piano Gallery, addressed the Zoning Board. They are currently located in Naples, with their new facility currently under construction within the City of Bonita Springs.

He explained that it was never his intent to ask for a figured sculpture sign. Staff explained to him that if he had a flower shop and he wanted a statue of a piano it wouldn't be a sign, and if he had a

piano shop and wanted a sculpture of a flower it wouldn't be a sign. Because, however, he has a piano store and wants a sculpture of a piano, it becomes a sign. Therefore, he is here to request a variance to allow his proposed sculpture. His goal is to construct a sculpture, a work of art, in a public place, with no requests for public funds. He next referred to a model of his proposed sculpture. He also referred to three photographs (Applicant's Exhibit 1) depicting other sculptures by Ken Noyers, who has done several other sculptures for the public, for schools, etc. The idea behind the sculpture was to have a work of art instead of a pole sign, which he considers an eyesore. The only form of signage will be their name via letters on the building – reversed channel neon lit.

PUBLIC COMMENTS:

10:17:42 AM Gary Price, City Manager, addressed the Zoning Board. He stated that he feels Staff is correct in their interpretation, as it is a sign. He also understands that it meets all the requirements, but one – square footage. He stated that he could make the point that because it does not use the typical letters on a sign, that it requires a larger figure to accomplish the same message one would get with a typical monument sign. He hopes it does become precedent setting, as he would like to see other businesses do the same type of thing. He stated that Mr. Billings could place a statute of a fish out front much larger than what he is proposing, and it would not be a violation. He stated that this is something he feels the City may need to look at. Maybe the City needs to look at some way of encouraging people to do something more unique than the typical sign.

10:19:13 AM He stated that as far as it being a traffic impediment, he feels there are all kinds of traffic impediments out there. He stated that while it is unique, it's something he feels needs to involve a larger figure than signs would typically have because it takes more space to depict the same kind of information one would get with the typical letter sign. He is here to urge the Zoning Board to approve Mr. Billings request, or to at least work with Mr. Billings on something that is unique and sends the same message.

10:20:16 AM Board Member Bill Pescosolido questioned whether it would be less distracting if the sculpture were two dimensional and on a sign board. Mr. Price responded. Signs were done to attract attention. The issue is whether this sculpture/sign holds ones eye more than a letter sign, as it's something he did not know.

10:29:03 AM Mr. Billing stated that his sculpture will be 27 feet long at the bottom and 15 feet high at the point. The sculpture is to be located north of the building, in the area approved on the site plan for a pole sign.

10:33:23 AM Board Member Brandreth questioned impacts to the sight line of other businesses in the area. Mr. Billings responded that there would be no impacts to the sight line.

10:33:48 AM Board Member Chris Bielski referred to Mr. Billings reference to a pole sign and asked whether he would be required a monument type sign in this area of the City. Chip Block, Zoning Division, stated that it could be either a pole sign or a monument type sign.

10:34:47 AM Board Member Wes Norris questioned whether any type of lettering would be on the sculpture. Mr. Billings responded no.

10:35:50 AM City Attorney Vance next read into the record Staff's recommended conditions, which are as follows:

1. The variance location is limited to the site plan dated 2/15/02 and prepared by Kepple Engineering, as depicted in Attachment "B" and date stamped received November 19, 2004 by the Permit Counter.

2. The figured statue will be no larger than a 300% life-size replica of a young girl playing a baby grand piano, limited to 400 square feet.

3. The sculptured sign must be in substantial compliance as Attachment "D" regarding appearance and texture.

4. No other freestanding sign may be erected on the property.

5. If the use of the subject property should change, the sign shall be removed.

6. If the permitted figured sign is removed, then this approval becomes null and void. Any subsequent signs must comply with the Land Development Code requirements.

A brief discussion followed on revisions to the conditions.

10:41:51 AM Board Member Chris Bielski stated that although she did like the sculpture, she was disturbed by the "slippery slope" that they appear to be descending on. Although she may be comfortable with her taste as well as the rest of the Board's, she was concerned about what the City would eventually look like. Discussion followed.

10:44:00 AM Mr. Block informed the Board that should the Zoning Board recommend approval of the request, they should reverse the findings and conclusions of staff to ensure a clear record.

10:45:05 AM Board Member Bielski questioned whether the proposed sculpture could become a hazard in a hurricane zone. Mr. Block stated it would be no different than any other sign. Wind load, etc., would be addressed.

10:45:26 AM Board Member Pescosolido motioned to reverse Staff's recommendation of denial and approve the request, with the conditions as revised; Board Member James Brandreth seconded; and the motion carried unanimously.

PARTICIPANTS ARE REFLECTED IN EXHIBIT "A"

D.	10:30 a.m.	CASE NO. REZ2004-00027
	CASE NAME:	24600 Dolphin St. Project
	REQUEST:	Rezone approximately 12,000 square feet from MH-1 to RS-1 in order to permit the construction of a single family home on the subject property.

LOCATION:	24600 Dolphin St. Project, Bonita Springs
STRAP NO.	17-47-25-B4-00200.0030
SIZE OF PROPERTY:	11969± Square Feet
STAFF REPORT:	Direct inquiries to Mr. Shawn Lamey, Senior Planner, at 479-8484, at the Lee County Department of Community Development, 1500 Monroe Street, Ft. Myers, Florida.

10:54:58 AM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath.

10:56:02 AM Shawn Lamey, Development Services Division, began by incorporating the Staff Report into the record. The request is for a rezoning from MH-1 (Mobile Home) to RS-1 (Single Family Residential) for property located on Dolphin Street, in Bonita Springs. The subject property is surrounded by properties having similar zoning (MH-1). Additionally, other properties on the street are developed with single family dwellings (as depicted on Attachment "E" to the Staff Report). Staff has reviewed the request in the context of the Applicant's written narrative, proposal, impacts to the surrounding development pattern and zoning, and City regulations, and have recommended approval. The request is specifically consistent with Policy 1.1.8 of the Comprehensive Plan, which states that residential uses in the Medium Density Multi Family Residential land use category are allowed. Furthermore, the property meets the density of this land use category and conforms to the property development regulations of the RS-1 zoning District. Additionally, Goal 5 outlines the protection of life and property in coastal high hazard areas. This rezoning will allow the Applicant to construct a conventional single family dwelling unit on the site to the standards of the Bonita Springs Land Development Code. He concluded by addressing Staff's "Conclusion" as reflected on page 5 of the Staff Report, stating that Staff has recommended approval of the requested rezoning.

10:58:41 AM Robert Johnson, the Applicant, stated that the intent is to remove a 1985 mobile home and replace it with a CVS home, consistent with the regulations.

10:59:05 AM PUBLIC COMMENTS: No public comments were made.

10:59:12 AM Board Member Wes Norris motioned to uphold Staff's recommendation of approval, Board Member Pete Pastore seconded; and the motion carried unanimously.

PARTICIPANTS ARE REFLECTED IN EXHIBIT "A"

E.	11:00 a.m.	CASE NO. DCI2004-00026
	CASE NAME:	Vanderbilt Drive Office Building
	REQUEST:	Rezone from CPD to CPD to permit 9,061 square feet of commercial floor area with 1,480 square feet for medical office uses, and 7,573 square feet for non-medical office uses. The proposed maximum building height is thirty-five feet comprised of two habitable floors.

LOCATION:	8089, 28107, and 28125 Vanderbilt Drive, Bonita Springs, FL 34134 (Three blocks south of Bonita Beach Road on the east side of Vanderbilt Drive)
STRAP NO.	04-48-25-B1-00100.0050, 04-48-25-B1-00100.0060, and 04-48-25-B1-00100.0070
SIZE OF PROPERTY:	.74± Acres
STAFF REPORT:	Direct inquiries to Mr. Chip Block, Senior Planner, at 479-8371, at the Lee County Department of Community Development, 1500 Monroe Street, Ft. Myers, Florida.

11:00:57 AM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath.

11:02:24 AM Sean Weeks, representing the Applicant, stated that they had a vacated Master Concept Plan (MCP), and that the Commercial Planned Development (CPD) zoning on the site is to remain the same; as it's the MCP that is being presented today.

11:02:53 AM The property consists of 3 contiguous parcels each of which are 80 feet by 135 feet. The MCP was vacated in 2002 as a result of no further action in the development process. The property is located in the General Commercial land use category. The City's Comprehensive Plan allows a maximum height of 75 feet and a maximum floor area ratio of 1.2 (1/3 the allowed floor ratio). The proposal is for a 2-story office building with a footprint of 6,700 square feet – 46 by 145. They are also proposing a height of 35 feet. The proposed uses consist of office, general office, and medical office.

11:04:08 AM Access is to be off Vanderbilt Drive, with parking facilities to be located between the right-of-way of Vanderbilt Road and the front of building that faces west. Setbacks are consistent with the commercial zoning, with a side setback of 20 feet, a rear setback of 25 feet, and a front setback of 63 feet. He next furnished the Board with a colored rendering of the Master Concept Plan (MCP) depicting the building footprint, the landscaped areas, parking, and sidewalks. The orange line represents the 8-foot-high berm/wall (Applicant's Exhibit 1).

11:06:16 AM A Type "A" buffer will be provided on the north and south sides, a Type "B" buffer in the front, and a Type "C" buffer in the rear that is to include a wall/berm. To minimize the elevation view for residents to the east, augmented plantings will be utilized, consisting of 9 palm trees, in clusters of three. He further addressed an aerial of the site to expand on the surrounding uses and proposed buffering. He concluded by addressing resident meetings held.

11:21:25 AM Chip Block, Development Services Division, next presented the Staff Report. He stated that this case involves a rezoning application for property zoned Commercial Planned Development (CPD), but with no land use and no MCP. Therefore, a new CPD zoning with MCP and Schedule of Uses must be adopted.

11:21:57 AM Staff has reviewed the request and as in the previous case that appeared before the Zoning Board in November, Staff again has recommended approval. The Zoning Board had problems with the request in November regarding impacts to the surrounding residential area involving the location of the building, parking, and driveway. The Applicant has revised their plan to place the parking and driveway area closer to the residential area, which reduced the buffer down to a 15-foot-wide buffer. They have also moved the building closer to the residential area, without the parking and driveway area, with a 25-foot-wide buffer. There will also be a wall between the parking area and the residential area. Staff finds this as a significant change in the design of the site and one that provides additional protection to the adjacent residential areas. The Applicant has also proposed additional native palm plantings. The building total square footage has changed from over 9,000 square feet, to a little over 10,000. Staff found no problems with this revision. The building height will remain at 35 feet. Staff has reviewed this case and has found the changes to be consistent with the original Staff review in that it involved an appropriate land use at an appropriate location. There are now extreme limitations on the Schedule of Uses, including limited square footage, additional landscaping, and as such, Staff finds it proper to furnish a recommendation of approval and a finding of consistency with the Comprehensive Plan.

11:25:23 AM Board Member Chris Bielski congratulated Staff and the Applicant for revising their plan which appears to address almost all of the Board's previous concerns. She referred to the deviation regarding access to Vanderbilt Drive and asked if, upon exiting, it was legal to make a left turn at that location because of the median. Mr. Block stated that it's more of a painted line situation rather than a raised median. This project will go to the Collier County Department of Transportation for permitting for a driveway access since Vanderbilt Drive is a controlled access via an agreement between Lee and Collier Counties - Lee County controls Bonita Beach Road and Collier County controls Vanderbilt Drive.

11:29:26 AM Alaina Rey, Lee County Environmental Sciences Division, addressed landscaping and buffering for the project. She stated that the Zoning Board could require trees to be 16 feet tall at time of planting. Additionally, palm trees could be conditioned to be staggered at perhaps 12, 14 and 16 feet in height to provide some variation in height and to make it appear as a fuller buffer. Also, it's important that all trees be native to be fuller.

PUBLIC COMMENTS:

11:31:20 AM Thomas O'brien, stated that he feels the new plan is much more acceptable. The residents are interested in buildings being built along Vanderbilt since they act as a buffer from the street. Concerns of the residents regarding the street have been addressed. They feel the second story will result in additional traffic.

11:42:52 AM Board Member Pescosolido motioned to uphold Staff's recommendation of approval, with the revisions to Conditions 8. and 9. as discussed; Board Member Bielski seconded.

11:43:31 AM City Attorney Vance addressed revisions made to Conditions 8. and 9. The motion was also for approval of Deviations 2 and 3.

The motion carried unanimously.

PARTICIPANTS ARE REFLECTED IN EXHIBIT "A"

C. 11:30 a.m. CASE NUMBER: DCI2004-00032

CASE NAME: Windsor Road. GMB

REQUEST: A rezone from Agricultural (AG-2) to Residential Planned Development (RPD) to allow the development of 19 single family units on 4.8 acres.

LOCATION: The subject property is located at 28165 Windsor Road, Bonita Springs (US 41 (South) to Bonita Beach Road (West) to Windsor Road (South), in S04-T48S-R25E, Bonita Springs, Florida.

STRAP NUMBER: The applicant indicates the STRAP number is 04-48-25-B2-00024.0000.

SIZE OF PROPERTY: 4.8± Acres

STAFF REPORT: Direct inquiries to Mrs. Nettie Richardson, Principal Planner, at 239-479-8786, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

11:50:53 AM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath.

11:53:18 AM Attorney Neale Montgomery, representing the Applicant, called Nettie Richardson as her first witness.

11:53:29 AM Mrs. Richardson, in response to Ms. Montgomery, addressed the surrounding land uses. She agreed that the CG (General Commercial) zoning district and the shopping center are fairly intensive commercial uses. She stated that the previous property owner did pursue zoning for an athletic facility and an office complex and then changed it over to multi family residential. They also did a Comprehensive Plan land use request at the same time to increase density. The Local Planning Agency approved the change, but City Council denied it. Therefore, the project was dropped and the property sold. The new applicant is here with a request to develop the site with 18 single-family homes.

11:57:15 AM She met with the Applicant to address concerns of Staff regarding drainage easements and the small lot sizes and revised the site plan and included conditions. Staff now believes the small lot sizes are appropriate, with a reduction in the number of lots from 19 to 18. The February 2, 2005 memorandum from herself to the Bonita Springs Zoning Board (copy in Clerk's file), addresses these additional changes and conditions. It also references the revised Master Concept Plan (MCP). Staff now supports the project with the exception of Deviation 3, which addresses Lots 9 and 10 which are located at the end of the cul-de-sac, which don't line up the way they should – radial to curve cul-de-sac road. With respect to Deviation 3, Staff has recommended that they eliminate lots 9 and 10 and just have the cul-de-sac. The reason for this is because the owners will have to drag their garbage cans to the end of their driveway. Therefore, Staff has recommended denial of Deviation 3. Ms. Montgomery stated that Staff did include Condition 16 to address this in the event the Zoning Board didn't agree. Mrs. Richardson stated that was

correct. Condition 16 of her February 2, 2005 memorandum, states that Lots 9 and 10 must transport their trash receptacles to the end of the cul-de-sac. It further reads that all lot owners within the subdivision must be put on notice that this is the location for trash pick up for these lots. Overall, if the Board decides to approve Lots 9 and 10 and Deviation 3, Condition 16 would apply. If they choose not to approve Deviation 3, then Condition 16 would not apply.

12:01:48 PM Dave McKee, representing the Applicant, stated that they received a letter from the Mark Goodman with the Fire Department who approved the lot layout for Lots 9 and 10 as shown on the MCP. He was involved with the site for about four years, stating that the developer struggled with giving up Lot 19. A year and a half ago they felt the property was ideal for multi family uses, however, when they were turned down by City Council who at that time told them they would more favorably approve a single-family layout within the allowed density. The proposed use is consistent with Policy 1.1.6 which permits single-family up to 5.8 dwelling units per acre. It also allows for a group home, foster care facilities, or schools. The actual density on the site will be 3.8 units per acre compared to the allowed 5.8, even with Lots 9 and 10.

12:04:10 PM Board Member Chris Bielski asked whether the 20 foot easement would be reduced to 10 feet in front of Lot 11. Mr. McKee responded no. It's basically a 20 foot wide driveway/access easement that's available for Lots 9 and 10, which ends at Lot 11. Mrs. Bielski next referred to the area north of Lots 9 and 10. Mr. McKee stated that the site contains 1 ½ acres of wetlands as defined by the South Florida Water Management District (SFWMD). They have been working on obtaining the SFWMD Permit for the project for about 3 of the 4 years he has worked on this site and have agreed to create a 1-acre preserve in the form of a deeded conservation easement under the District's Permit. With respect to the remaining ½ acre of wetlands, they have reached an agreement to buy mitigation credits at an off site mitigation bank. They hope to have the District permit within the next week. Overall, they have covered everything from a drainage and environmental standpoint with SFWMD.

12:10:16 PM Mrs. Richardson next addressed Staff's recommended Conditions, as revised after discussions with the Applicant to address their concern regarding the drainage easement and lot widths for the site.

12:17:16 PM PUBLIC COMMENTS:

James Tucker, a resident on the corner of Cartwright and Windsor, addressed problems with water in his neighborhood. He doesn't feel it's fair to place that many homes on this small of a parcel. Not fair to existing residents.

Alice Matheson, a resident on the corner of Cartwright and Windsor for less than a year, also expressed concerns with drainage. His biggest concern regards wetlands and buffering.

12:21:48 PM Mr. McKee responded to concerns regarding drainage. He also addressed the issue regarding the berm that was supposed to be placed adjacent to the site by the shopping center. City Attorney Vance explained that the berm wasn't a zoning condition, but rather a SFWMD condition. Discussion ensued.

12:35:05 PM Board Member Brandreth questioned whether Staff felt the project would negatively impact adjacent properties. Mrs. Richardson stated that Staff's review was based on zoning and

compatibility. Drainage was something that would be looked at during development order stage. Development Review Staff did offer their opinions regarding drainage on and off site.

12:39:37 PM Board Member Wes Norris motioned to approve the request, as conditioned, also approving Deviation 3; Board Member Pete Pastore seconded.

12:41:09 PM Board Member Bielski stated for the record that she did not agree with the approval of Deviation 3, which Staff recommended be denied.

12:42:57 PM The motion carried 4-2 (Board Members Bielski and Brandreth dissenting).

PARTICIPANTS ARE REFLECTED IN EXHIBIT "A"

G.	1:00 p.m.	CASE NO. DCI2004-00081
	CASE NAME:	Bonita Fairways RPD/MHPD
	REQUEST:	Amend the master concept plan to designate 0.44± acres (proposed Parcel "A"), for single family residential use (3 dwelling units); add single family to the schedule of uses; and provide property development regulations, not to exceed 35 feet/two stories.
	LOCATION:	26771 Bonita Fairways Drive(on the north side at West Terry Street approximately one mile east of U.S. 41)
	STRAP NO.	27-47-25-B3-00002.0000
	SIZE OF PROPERTY:	184.18+ Acres
	STAFF REPORT:	Direct inquiries to Mr. Bryan Kelner, Senior Planner, at 479-8363, at the Lee County Department of Community Development, 1500 Monroe Street, Ft. Myers, Florida.

1:13:01 PM Assistant City Attorney Kami Corbett introduced the case, read the request into the record, and placed all witnesses under oath.

1:14:16 PM Bob Thinnes, representative for Alagold Communities, LTD, addressed the Zoning Board. He stated that the intent of this application is to reconfirm three lots that were existing when the project was zoned MHPD (Mobile Home Planned Development) in 1989. In 1996 the project was rezoned to MHPD and RPD (Residential Planned Development), and when the RPD zoning was done, the single family under use under the Schedule of Uses was omitted. The purpose of today's case is to reinsert the single family use into the Schedule of Uses. As a consequent of reconfirming these three lots, they also had to add the development regulations for the single family under the RPD, therefore, to avoid a compatibility issue they took the development regulations out of the MHPD and used them for the single family in the RPD.

They are not increasing the density and would have the same setbacks and building height. The project is consistent with the Land Development Code, the Comprehensive Plan, and all other regulations.

1:17:49 PM He referred to Condition 6 and their concern that if, in the future, the South Florida Water Management District (SFWMD) was to require them to revise the drainage for some reason, they would have to come back through the public hearing process, which to him did not make sense. Additionally, it's a State mandated permit, and therefore, he didn't know if this condition can oversee that permit. He would suggest they add: "unless as determined by the City Manager or his designee, that the additional or alternate outfalls are necessary." This would ensure City involvement. They would verify this with Bradley Vance, of Lee County Natural Resources Division, to see if his suggested wording would be appropriate.

1:21:20 PM Bryan Kelner, Development Services Division, stated that the request is for a minor change to the RPD/MPHPD zoning to add the three lots into the northwest corner of the MHPD. The property development regulations are the same as they are for the MHPD portion of the development for compatibility with those units. Access to the golf clubhouse from the MHPD will remain to allow people direct access to the clubhouse without having to drive all the way around to get to it. He next addressed Staff's recommended conditions. With respect to Condition 6, he would agree with what Mr. Thinnes suggested, however, Staff would like to present that to Mr. Vance to review. The Zoning Board could accept the language as suggested by Mr. Thinnes, then if Staff has a concern, they can present it to City Council. Discussion followed.

1:24:37 PM Board Member Chris Bielski suggested that any motion indicate that Condition 6 stays as is, with the inclusion of additional language, or language that's satisfactory to all three parties. The Zoning Board agreed.

1:25:26 PM PUBLIC COMMENTS:

1:25:31 PM Kelly Lawrence, a resident of Tropical Drive, expressed concerns with existing drainage in the area.

1:27:04 PM Cynthia Giedraitis, a resident of Tropical Drive, read into the record a letter written by her husband, who could not attend. He is opposed to having a 2-story/35-foot high structure in his backyard. He also feels that buffering is needed to block the view of these new units.

1:29:21 PM William Saylor, a resident of the area, stated he wanted his name on the record.

1:30:17 PM Eleanor Ryan, a resident of the last house on the right on the cul-de-sac, questioned the location of the proposed building. Mr. Thinnes stated that it was located near the clubhouse, and was not anywhere near her house.

1:31:33 PM Mr. Thinnes concluded by responding to concerns made regarding drainage in relation to the golf maintenance facility and the SFWMD modification. He stated that there's a permit for the entire project. He stated that particular phase will probably have a berm since the water is retained on site and travels down to the pipes to the outfall on Terry Street. Therefore, the water management is designed as such for water not to travel off site. He referred to another area of the site where there was a berm and a drainage ditch, and to another area where he felt there would be a berm. All the lakes are draining into

the existing system. He next referred to the preserve next to the golf maintenance that will consist of all natural vegetation, where they cannot go into to place a berm. There is an access onto Pine Street.

1:33:55 PM Mr. Kelner stated that the height for the residences is limited to 25 feet. The 35 feet reflected in the staff report is the maximum building height, except for single family residences, which are limited to a maximum height of 25 feet.

1:34:40 PM Board Member Wes Norris motioned to uphold Staff's recommendation of approval, as conditioned, and with the revision to Condition 6 (to allow it to remain as written, with the additional language for flexibility at City Council level); Board Member Bill Pescosolido seconded; and the motion carried unanimously.

PARTICIPANTS ARE REFLECTED IN EXHIBIT "A"

H. 2:00 p.m. CASE NO. DCI2004-00057

CONTINUED (FOR APPROXIMATELY 2 MONTHS)

CASE NAME:	Tradewinds
REQUEST:	Rezone a 0.23 acre parcel from Commercial District, C-1 to Residential Planned Development, RPD zoning to permit the development of up to 6 multiple family residential dwelling units with buildings not to exceed a height of 35 feet (3 stories).
LOCATION:	26385 Hickory Blvd., Bonita Springs
STRAP NO.	25-47-24-B2-00010.0000
SIZE OF PROPERTY:	.23± Acres
STAFF REPORT:	Direct inquiries to Mr. Chip Block, AICP, Principal Planner, at 479-8371, at the Lee County Department of Community Development, 1500 Monroe Street, Ft. Myers, Florida.

VI. APPROVAL OF MINUTES: 11/05/04 & 12/03/04

Board Member Chris Bielski motioned approval of both sets of minutes; Board Member Pete Pastore seconded; and the motion carried unanimously.

VII. ADJOURNMENT.

There being no further cases to discuss, the meeting adjourned at 1:37 P.M.

1:38:48 PM Chairman Incerpi motioned approval of appointing Wes Norris as Vice-Chairman to the Zoning Board; Board Member Pete Pastore seconded; and the motion carried unanimously.

Respectfully submitted,

Debra Muchler, Recording Secretary

APPROVED:
ZONING BOARD

Date: 3/4/05

AUTHENTICATED:

Robert Incerpi, Chairman

Dianne J. Lynn, City Clerk

SEZ2004-00040 North Bay Village

APPLICANT(S)/AGENT(S)/OWNER(S):

1. Pelican Bay Development, 26811 South Bay Drive, Bonita Springs, Florida 34135 (Applicant)
2. North Bay Village & CKS Investment Co. LLP, 26811 South Bay Drive, Bonita Springs, Florida 34135 (Owner)
3. David McKee, Consul-Tech Development Services, 24831 Old 41 Road, Bonita Springs, Florida 34135 (Agent)
4. Charles Basinait, Esq., Henderson, Franklin, Starnes & Holt, P.A., P.O. Box 280, Fort Myers, Florida 33902 (Agent)

PARTIES OF RECORD:

1. Ned Dewhirst, 6202 – F Presidential Court, Fort Myers, Florida 33919

INTERESTED PARTIES: None

VAR2004-00060 Steinway Piano Gallery

APPLICANT(S)/AGENT(S)/OWNER(S):

1. JZGB, LLC, 9051 Tamiami Trail North, Naples, Florida 34119 (Applicant/Owner/Agent).

PARTIES OF RECORD:

1. Gary Price, City Manager, City of Bonita Springs, 9220 Bonita Beach Road, Suite 111, Bonita Springs, Florida 34135

INTERESTED PARTIES: None

REZ2004-00027 24600 Dolphin Street Project

APPLICANT(S)/AGENT(S)/OWNER(S):

1. Robert L. Johnson and Judith Johnson, 23494 Olde Meadowbrook Circle, Bonita Springs, Florida 34134 (Applicants/Owners)

PARTIES OF RECORD: None

INTERESTED PARTIES:

1. Bonnie L. Baylor, 24896 Carnoustie Court, Bonita Springs, Florida 34135

DCI2004-00026 Vanderbilt Drive Office Building

APPLICANT(S)/AGENT(S)/OWNER(S):

1. Steve Hunt, The Offices at Vanderbilt LLC, 4061 Bonita Beach Road, Suite 201, Bonita Springs, Florida 34134 (Applciant/Owner).
2. Sean Weeks, SRW Engineering, Inc., 8850 Terrene Court, Suite 103, Bonita Springs, Florida 34135 (Agent).

PARTIES OF RECORD:

1. Thomas J. O'Brien, 28142 Sunset Drive, Bonita Springs, Florida 34134

INTERESTED PARTIES: None

DCI2004-00032 Windsor Road – GBM

APPLICANT(S)/AGENT(S)/OWNER(S):

1. GBM of Naples, LLC / Kathryn Vlahovic, 188 Topanga Drive, Bonita Springs, Florida 34134 (Applicant/Owner).
2. David McKee, P.E., Consul-Tech Development Services, Inc., 24831 Old 41 Road, Bonita Springs, Florida 34135 (Agent).

PARTIES OF RECORD:

1. James Tucker, 3525 Cartwright Court, Bonita Springs, Florida 34134.
2. Alice and Todd Matheson, 3491 Cartwright Court, Bonita Springs, Florida 34134.

INTERESTED PARTIES: None

DCI2004-00081 Bonita Fairways RPD/MHPD

APPLICANT(S)/AGENT(S)/OWNER(S):

1. Alagold Communities, Ltd., P.O. Box 2448, Bonita Springs, Florida 34133 (Applicant/Owner).
2. Bob Thinnes, Q. Grady Minor & Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 (Agent).

PARTIES OF RECORD:

1. Kelly Lawrence, 10096 Tropical Drive, Bonita Springs, Florida 34135.
2. Cynthis Giedraitis 10089 Tropical Drive, Bonita Springs, Florida 34135.
3. William Saylor 26286 Squire Lane, Bonita Springs, Florida 34135.
4. Eleanor Ryan, 10090 Tropical Drive, Bonita Springs, Florida 34135

INTERESTED PARTIES:

1. Steve Giedraitis, 10089 Tropical Drive, Bonita Springs, Florida 34135

BONITA SPRINGS, FLORIDA

DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING DIVISION

STAFF REPORT

TYPE OF CASE: **PLANNED DEVELOPMENT/DCI**

CASE NUMBER: **DCI2004-00081**

HEARING DATE: **February 4, 2005**

I. APPLICATION SUMMARY:

A. Applicant: Alagold Communities, LTD in ref to Bonita Fairways RPD/MHPD

B. Request: Amend the master concept plan to designate 0.44± acres (proposed Parcel "A"), for single family residential use (3 dwelling units); add single family to the schedule of uses; and provide property development regulations, not to exceed 35 feet/two stories.

C. Location: The subject property is located at 26771 Bonita Fairways Drive(on the north side at West Terry Street approximately one mile east of U.S. 41), in S27-T47S-R25E, Bonita Springs, FL.

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

Existing Zoning & Land Use	Future Land Use Map
Developing residential community	Medium Density Multiple-family Residential and Moderate Density Mixed Use/Planned Development

E. Surrounding Land Use:

	Existing Zoning & Land Use	Future Land Use Map
North:	Mobile home development (Imperial Harbor), zoned MH-1and Seminole Gulf Railroad then vacant land zoned CPD/IPD, Agriculture (AG-2), and Industrial (IL)	Medium Density Multiple-family Residential, General Commercial
East:	Single family residential, zoned residential two-family conversion district (TFC-2) and a school, library, and park, zoned Community Facilities (CF-2)	Public/Semi-Public, Recreation, and Medium Density Single-family/ Duplex Residential

South:	West Terry Street; then, residential single-family, zoned residential (RS-1)	Moderate Density Single-family Residential
West:	Developing Residential community (Highland Woods), zoned residential planned development (RPD)	Moderate Density Mixed Use Planned Development

Size of Property: 184.178± acres

II. RECOMMENDATION:

A. Staff recommends **APPROVAL** of the Applicant's request to amend the master concept plan, Resolution Z-96-063A, to designate 0.44± acres (proposed Parcel "A"), for single family residential use with the following conditions:

Conditions

1. The development of this project must be consistent with the three page Master Concept Plan entitled "Bonita Fairways: A country Club Community," stamped received by the permit counter on November 12, 2004, last revised 11/02/04, except as modified by the conditions below. This development must comply with all requirements of the Bonita Springs LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The Schedule of uses, Resolution Z-96-063A, is hereby amended by adding language to Condition Number 3, Residential Planned Development, of Section A. Conditions, as follows:

   3. The Following uses are permitted:

      RESIDENTIAL PLANNED DEVELOPMENT

      ADMINISTRATIVE OFFICE
      CLUB, COUNTRY AND PRIVATE
      CONSUMPTION ON PREMISES (in conjunction with the clubhouse)
      RESTAURANTS, Groups I, II, and II (only within the existing club house)
      SPECIALTY RETAIL SHOP, Groups I and II (only within the existing club house)
      DWELLING UNIT: **Single-family,** Duplex, Two-Family Attached, Multiple Family, and Townhouse
      ESSENTIAL SERVICE FACILITIES, Group I
      ENTRANCE GATE AND GATEHOUSE
      EXCAVATION, water retention
      FENCE AND WALL
      GOLF COURSE
      GOLF DRIVING RANGE (only in conjunction with a golf course)
      MODEL: Home, Unit, Display Center
      RESIDENTIAL ACCESSORY USES

SIGNS, in conformance with the Lee County Land Development Code
TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within this planned development)

3. The Site Development Regulations, Resolution Z-96-063A, are hereby amended by adding language to Condition Number 4.a., of Section A. Conditions, as follows:

4.a. Development of the **RPD** will comply with the following Property Development Regulations:

MINIMUM LOT AREA AND DIMENSIONS:

Use	Lot Area	Lot Width	Lot Depth
Single-family	**5,000 square feet**	**50 feet**	**100 feet**
Two-Family attached	3,200 square feet	40 feet	80 feet
Duplex	6,400 square feet	80 feet	80 feet
Townhouse	2,000 square feet	25 feet	80 feet
Multiple Family	10,000 square feet	100 feet	100 feet
All other uses	10,000 square feet	100 feet	100 feet

MINIMUM SETBACKS: (dimensions in feet)

Use	Street	Side Street	Side	Rear	Water Body
Single-family	**20**	**15**	**5**	**10**	**20**
Two-Family attached	20	15	0/7	15	25
Duplex	20	15	5	15	25
Townhouse	20	15	-	15	25
Multiple Family	20	15	10	15	25
All other uses	20	15	10	15	25

Minimum Building Separation: 10 feet for **Single-family,** Two-Family, Duplex and Townhouse

20 feet for Multiple Family and all other land uses

Maximum Building Height: As depicted on the approved Master Concept Plan, all Two (2) story residential areas may be permitted a maximum height of 35 feet**, except single-family residential which is limited to a maximum height of 25 feet.** These areas are limited to **Single-Family,** Two-Family, Duplex, and Townhouse dwelling unit types. All four (4) story residential areas may be permitted a maximum height of 48 feet. Only the Multiple Family dwelling unit type may be four stories in height. The Clubhouse may have a maximum building height of 40 feet.

Maximum Lot Coverage: 40%

4. Single-family residential dwelling units are limited to a maximum of three (3) dwelling units on Parcel "A" as depicted on the master concept plan.

5. The terms and conditions of Resolution Z-96-063A and Amendments thereto remain in full force and effect except as amended herein.

6. The entire project is limited to one single direct stormwater outfall to the East Terry Street right-of-way.

B. Deviations

No additional deviations have been requested as part of the zoning action. Deviations approved by Resolution Z-96-063A remain in full force and effect.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning, as conditioned:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in the Bonita Springs Comprehensive Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

   d) will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Bonita Springs Comprehensive Plan, are, or will be, available and adequate to serve the proposed land use.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The subject property was rezoned on February 3, 1997, from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) and Mobile Home Planned Development (MHPD) per Resolution Z-96-063A. Resolution Z-96-063A, permitted a maximum of 1,002 dwelling units in the residential planned development (RPD) portion of the project and the mobile home portion of the project may not exceed 103 conventional single-family and/or mobile home dwelling units.

The applicant's intent of this zoning action is to permit three single-family dwelling units on a 0.44± acre parcel of land designated Parcel "A" on the master concept plan. The 0.44± acre parcel of land is adjacent to the Mobile Home Planned Development (MHPD) portion of the Residential/Mobile home planned development (RPD/MHPD). Since proposed parcel "A" is adjacent to the Mobile Home Planned Development (MHPD), commonly referred to as Carousel Cove, which permits conventional single-family and/or mobile home dwelling units, staff has amended the property development regulations to provide for property development regulations for the single-family residential uses that are the same as those previously approved in Resolution Z-96-063A, for the Mobile Home Planned Development (MHPD) zoning district.

The overall project was approved for 1,105 dwelling units and the applicant is not requesting to increase the number of dwelling units as a result of the addition of the three single-family dwelling units. The three single-family dwelling units will be calculated as part of the 1,002 dwelling units previously approved for the residential planned development (RPD) portion of the overall project. The mobile home planned development (MHPD) portion of the project will remain at 103 dwelling units.

The applicant has requested no new deviations as part of this zoning action. Deviations approved by Resolution Z-96-063A remain in full force and effect.

The Department of Natural Resources have recommended a condition for approval. The Department of Natural Resources recommended a condition that the entire project be limited to one single direct stormwater outfall to the East Terry Street right-of-way. Staff has provided a condition to address Department of Natural Resources concerns.

Master Concept Plan

The master concept plan is a three page document entitled, "Bonita Fairways: A Country Club Community," The majority of the land area of the site is in the residential planned development (RPD) portion of the overall project. The mobile home planned development (MHPD) is shown in the southeastern corner of the overall site. The 0.44± acre parcel (proposed Parcel "A") subject to this zoning action is located adjacent to the most northwesterly portion of the mobile home planned development zoning district and the area designated as existing recreational center on the master concept plan.

Bonita Springs Comprehensive Plan Considerations

The subject property is within the Moderate Density Mixed Use/Planned Development and Medium Density Multiple-Family Residential land use categories of the City of Bonita Springs Comprehensive Plan.

The Moderate Density Mixed Use/Planned Development land use category, in the residential planned development portion of the overall project, permits a full range of residential uses; residential amenities such as private golf courses and other recreational facilities. Residential density is limited to a maximum of six (6) dwelling units per gross upland acre and one unit per 20 gross acres of wetland, except as otherwise provided for under Policy 1.1.2 relating to transfer of density from freshwater wetlands.

The mobile home planned development portion of the overall development is within the Medium Density Multiple-Family Residential category of the City of Bonita Springs Comprehensive Plan. The Medium Density Multiple-Family Residential land use category permits residential housing types to include conventional and modular constructed single-family and duplex structures, cluster housing, zero lot line, townhouses, multiple-family, and mobile homes or recreational vehicles in existing mobile home or recreational vehicle parks. Residential density is limited to a maximum of six (6) welling units per acre with a maximum of ten (10) dwelling units per acre if affordable housing is provided.

The project has an overall density of 5.99 dwelling units per acre. At the time of the initial rezoning, Resolution Z-96-063A, the subject property was in Lee County and within the Urban Community land use category of the Lee Plan, which also permitted a maximum density of six (6) dwelling units per acre. The subject property was found consistent with the Lee Plan and remains consistent under the City of Bonita Springs Comprehensive Plan for the Moderate Density Mixed Use/Planned Development land use category and Medium Density Multiple-Family Residential land use category.

Neighborhood Compatibility

The subject property was found compatible with the surrounding neighborhood at the time of the initial rezoning to residential and mobile home planned development (RPD/MHPD). Staff finds that the addition of three single family dwelling units will not alter this previous determination. Also, given the limitations imposed in the property development regulations table for single family residential uses, the three single family dwelling units, proposed for Parcel "A", will be compatible with the adjacent land residential uses within the development.

Environmental Issues

The Division of Environmental Sciences has reviewed the application for the Bonita Springs Planned Development. The Division of Environmental Sciences staff does not object to the request to add single-family to the schedule of uses, provided all previously approved environmental sciences conditions remain in effect (See Attachment D). Staff has provided a condition that all terms and conditions, including deviations, of Resolution Z-96-063A and Amendments thereto remain in full force and effect.

Transportation

The applicant has provided a traffic impact statement. Staff finds that there are no additional traffic impacts resulting from the creation of three additional residential lots (See Attachments B and G).

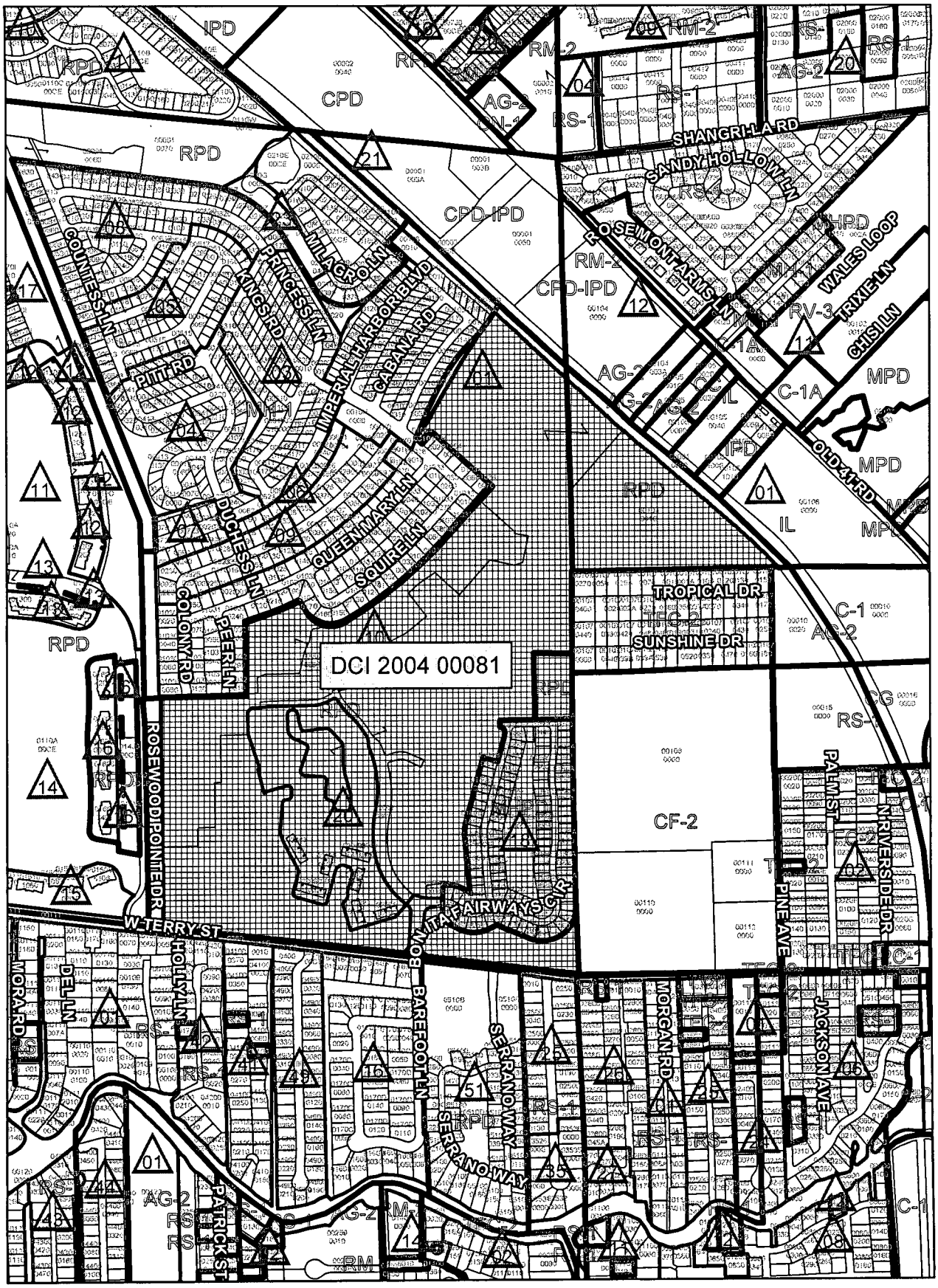
IV. ATTACHMENTS:

A. Map of surrounding zoning
B. Comments from Development Services, dated 12/20/2004
C. Comments from Natural Resources, dated December 14, 2004
D. Comments from Environmental Sciences, dated December 14, 2004
E. Comments from the School District of Lee County, dated December 7, 2004
F. Applicant's narrative
G. Applicant's Traffic Impact Statement
H. Zoning Resolution Z-96-063A
I. Amended three page Master Concept Plan, stamped received by the permit counter on November 12, 2004

cc: Applicant
City Attorney
DCI Zoning file
DCI Planner file

ZONING INTAKE MAP

1/10/2005



Attachment A

1,000 500 0 1,000 Feet

Bryan Kelner - Re: Bonita Fairways RPD/MHPD - DCI2004-00081

From: Robert Rentz
To: Kelner, Bryan
Date: 12/20/2004 9:45 AM
Subject: Re: Bonita Fairways RPD/MHPD - DCI2004-00081

Bryan - Since the purpose of this zoning amendment is apparently just to reinstate three previously approved single-family units, there will be no additional traffic impacts. So I don't have any substantive traffic comments.

Robert G. Rentz, P.E.
Development Review Engineer
DCD-Development Services
E-mail: RENTZRG@leegov.com
Telephone: (239) 479-8587 X12
Fax: (239) 479-8313

>>> Bryan Kelner 12/19/04 10:05AM >>>
Your substantive comments were due on December 17, 2004 for the above noted project.

ATTACHMENT B

MEMORANDUM
DEPARTMENT OF PUBLIC WORKS
NATURAL RESOURCES DIVISION

TO: Bryan Kelner
Development Services Division

FROM: Bradley S. Vance

RE: **BONITA FAIRWAYS RPD/MHPD (DCI2004-00081)**

DATE: December 14, 2004

Below is our condition for the above project:

NR-1:

"The entire project is limited to one single direct stormwater outfall to the East Terry Street right of way."

If you have any questions, please let me know.

ATTACHMENT C

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **December 14, 2004**

To: **Brian Kelner, Principal Planner**
From: **Alaina Ray, Environmental Planner** AR
Phone: (239) 479-8323
E-mail: aray@leegov.com

Project: **Bonita Fairways RPD/MHPD**
Case: **DCI2004-00081**
STRAP: **27-47-25-B3-00002.0000**

The Division of Environmental Sciences (ES) has reviewed the application for the Bonita Fairways Planned Development. ES staff does not have any objections to the request to add Single Family to the schedule of uses. All previously approved environmental conditions should remain in effect.

ATTACHMENT D

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

December 7, 2004

Mr. Bryan Kelner
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Bonita Fairways RPD/MHPD, DCI Substantive Review, Case #DCI2004-00081

Dear Mr. Kelner:

Thank you for the opportunity to review the Bonita Fairways, RPD/MHPD for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, at intersection of Barefoot Lane and Fairways Blvd. in the Bonita Planning Area. This letter is in response to your request dated November 30, 2004.

Based on the proposed maximum total of 1062 multi-family residential dwelling units estimating that the proposal could generate up to 116 additional school-aged children, the Lee County School District is. This uses a generation rate of 0.109 students per unit generated. Based on the proposed maximum total of 43 single family residential dwelling units estimating that the proposal could generate up to 16 additional school-aged children, in the South Choice Zone of Lee County for single family units. This uses a generation rate of .352 students per unit generated. This would create the need for approximately 6 new classrooms in the system, as well as additional staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Bonita Fairways developers will be expected to pay the impact fee at the appropriate time.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Tina Silcox, Community Development Planner
Planning Department

Cc: William G. Moore, Jr.
Executive Director, School Support

ATTACHMENT E

EXHIBIT II-E-2

EXHIBIT IV-D

The Bonita Fairways RPD/MHPD is an existing development under construction as approved by Resolution Z-96-063A. The amendment application is requesting that the Schedule of Uses be revised to include an additional use to the RPD, Single Family Residential. The Master Concept Plan is also being revised to depict the general location of the single family phase adjacent to the northwest area of Carousel Cove. Carousel Cove is the MHPD phase of Bonita Fairways that contain both single family and mobile home residences. The amendment also is limiting the single family to three residential units in the identified area.

It is the desire of the owner to restore the original Lots 90, 91 and 92 that were deleted when the project was rezoned from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) by Resolution Z-96-063 and Z-96-063A. The number of dwelling units as previously approved by City of Bonita Springs Zoning Ordinance No. 01-03 will not be increased.

ATTACHMENT F

EXHIBIT III-C

TRAFFIC IMPACT STATEMENT

Bonita Fairways RPD/MHPD Amendment proposes to add the Single Family use to the Schedule of Uses for the RPD. As a result, the number of multiple-family dwelling units will be reduced by three (3) dwelling units to 996 and the addition of three (3) single family dwelling units. The number of dwelling units in the MHPD will not change.

According to the ITE P.M. Peak Hour, the number of trips entering the site will increase from 322 to 323, while the trips existing the site increased from 164 to 165. The change in P.M. Peak Hour trip generation is not significant, and, therefore, the T.I.S. prepared January, 2004, Revised April, 2004, is applicable to this amendment.

DCI2004-00081

ATTACHMENT G

Previously Approved Bonita Fairways RPD/MHPD
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
November 04, 2004

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Single Family Detached Housing	43 Dwelling Units	478	10	30	32	19
Residential Condominium / Townhouse	999 Dwelling Units	4540	55	270	266	131
Mobile Home Park	63 Occupied Dwelling Units	499	7	30	24	14
Total		5517	72	330	322	164

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Proposed Bonita Fairways RPD/MHPD
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
November 04, 2004

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Single Family Detached Housing	46 Dwelling Units	509	10	31	34	20
Residential Condominium / Townhouse	996 Dwelling Units	4529	55	270	265	131
Mobile Home Park	63 Occupied Dwelling Units	499	7	30	24	14
Total		5537	72	331	323	165

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

TRAFFIC IMPACT STATEMENT

FOR

BONITA FAIRWAYS RPD/MHPD
TRACTS C, D, E & GOLF MAINTENANCE AREA

Prepared by:

Q. GRADY MINOR & ASSOCIATES, P.A.

CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS

3800 Via Del Rey
Bonita Springs, Florida 34134

(239) 947-1144

JANUARY 2004
Revised April 2004

TRAFFIC IMPACT STATEMENT
BONITA FAIRWAYS RPD/MHPD

Introduction

Bonita Fairways RPD/MHPD will be a community of 43 single family dwelling units, 63 mobile home dwelling units and up to 999 conventional dwelling units that are planned to be multi-family at project buildout. Of those, 39 single family units, 51 mobile home units and 16 multi-family units are existing. A Development Order application for 68 multi-family units (including the 16 existing units) was previously submitted. The subject application is for an additional 142 multi-family units and a 4,500 square foot golf maintenance building. Access to the golf maintenance area is via Pine Avenue only.

Bonita Fairways is located at the intersection of Barefoot Lane/Bonita Fairways Boulevard and West Terry Street on approximately 184.28 acres in Bonita Springs, Lee County, Florida. A location map is provided on Figure 1. The Master Concept Plan is provided on Figure 2.

Scope

The following items are included in this report:

1. Trip Generation Calculations (year 2005 buildout) for average weekday daily traffic including peak hour volumes.
2. Trip Generation Calculations for existing development and previously submitted D.O.
3. Roadway Link Level of Service analysis within the project's area of influence.
4. Turn Lane analysis.
5. Traffic Signal Warrant analysis.

Conclusions/Discussion

The following conclusions can be drawn for the analyses:

1. All roadway links within the project's area of influence will operate at acceptable level of service at project buildout during the highest peak hour, peak season.
2. Full right and left turn lanes exist at the project entrance. The existing turn lanes are adequate to serve the project at buildout.
3. A traffic signal is not warranted at the project entrance.

Trip Generation

Trip generation rates are estimated using 6th Edition Trip Generation published by the Institute of Transportation Engineers. Land Use Code 210, Single-Family Detached Housing is used for 43 dwelling units, Land Use Code 230, Residential Condominium/Townhouse is used for the multi-family dwelling units, Land Use Code 240, Mobile Home Park is used for 63 Mobile Home dwelling units, and Land Use Code 430, Golf Course is used for the golf maintenance area based on the 8 to 10 employees. Access to the golf maintenance area is via Pine Avenue only and those trips are not included in the turn lane calculations.

The proposed project generates 2412 average annual daily trips and 217 trip ends during the highest peak hour (PM). The existing development generates 1041 average annual daily trips and 91 trip ends during the highest peak hour (PM). The previously submitted project generates 1453 average annual daily trips and 134 trip ends during the highest peak hour (PM). The proposed project will generate net new trips of 959 average annual daily trips and 83 trips ends during the highest peak hour (PM). Please refer to the summary of trip generation calculations on Tables 1, 2 and 3.

Roadway Link Level of Service Analysis

Roadway link level of service analysis was performed for all roadway links within the area of influence. Please refer to Figure 3, Project Directional Distribution & Area of Influence for the distribution of project trips on the surrounding roadway network. Project generated traffic is less than 10% of LOS C volume on all surrounding roadway links.

The 2003 100th highest hour volume for West Terry Street is 674. The growth rate used in the following calculations is 3.9%, based on growth for this link in the 2002 traffic count report (9,400 to 13,300 in 9 years). The LOS standard for this link is LOS E. The level of service analysis for West Terry Street for the year following buildout is as follows:

West Terry Street – Projected Level of Service		
Year	100th Highest Hour Volume	Level of Service
Existing 2004	700	B
2006 Without Project	784*	B
2006 With Project	815	B

* Includes trip generation for Bonita Fairways Tracts A & B, previously submitted.

The link operates at an acceptable level of service for all conditions above.

Turn Lane Analysis

Directional movements to and from the site entrance are estimated to be 65% west of the entrance and 35% east of the entrance. The maximum left turning movements expected is 86 and the maximum right turning movements is 46 (PM peak hour). Please refer to Figures 4 and 5 for turning volumes.

Full right and left turn lanes exist at the project entrance. The right turn lane provides a total length of 350 feet, including taper. The left turn lane provides a total length of 500 feet. Both existing turn lanes are adequate to serve the project.

Traffic Signal Warrant Analysis

The projected background traffic for West Terry Street in 2006 (for an average day, as required by the Manual on Uniform Traffic Control Devices) is 15,499 trips. It is estimated using hourly volumes from Permanent Count Station Number 42 that the average 4-hour volume is approximately 7.3% of daily traffic and the average 8-hour volume is 6.75%. Using these figures, the 4-hour volume on West Terry Street is 1,131 trips and the 8-hour volume is 1,046. Using a 50%/50% entering and exiting split for project traffic, the 4-hour exiting volume is 81 trips and the 8-hour exiting volume is 74 trips.

These volumes are below volumes required to satisfy warrants.

TABLES AND FIGURES

Table 1

Bonita Fairways Existing Units
SUMMARY OF AVERAGE VEHICLE TRIP GENERATION
AVERAGE WEEKDAY DRIVEWAY VOLUMES
1-20-04

LAND USE	SIZE	24 HOUR TWO-WAY VOLUME	AM PK HOUR ENTER	AM PK HOUR EXIT	PM PK HOUR ENTER	PM PK HOUR EXIT
SINGLE FAMILY DWELLINGS	39 DWELLING UNITS	436	9	28	29	17
RESIDENTIAL CONDOMINIUM	16 DWELLING UNITS	137	2	10	9	4
MOBILE HOME PARK	51 OCCUPIED UNITS	468	7	27	20	12
TOTAL		1041	18	65	58	33

Note: A zero rate indicates no rate data available

TRIP GENERATION BY MICROTRANS

Table 2

Previously Submitted D.O. A&B
SUMMARY OF AVERAGE VEHICLE TRIP GENERATION
AVERAGE WEEKDAY DRIVEWAY VOLUMES
1-26-04

LAND USE	SIZE	24 HOUR TWO-WAY VOLUME	AM PK HOUR ENTER	AM PK HOUR EXIT	PM PK HOUR ENTER	PM PK HOUR EXIT
SINGLE FAMILY DWELLINGS	43 DWELLING UNITS	477	10	30	32	18
RESIDENTIAL CONDOMINIUM	68 DWELLING UNITS	469	6	31	30	15
MOBILE HOME PARK	63 OCCUPIED UNITS	507	8	30	24	15
TOTAL		1453	24	91	86	48

Note: A zero rate indicates no rate data available

TRIP GENERATION BY MICROTRANS

Table 3

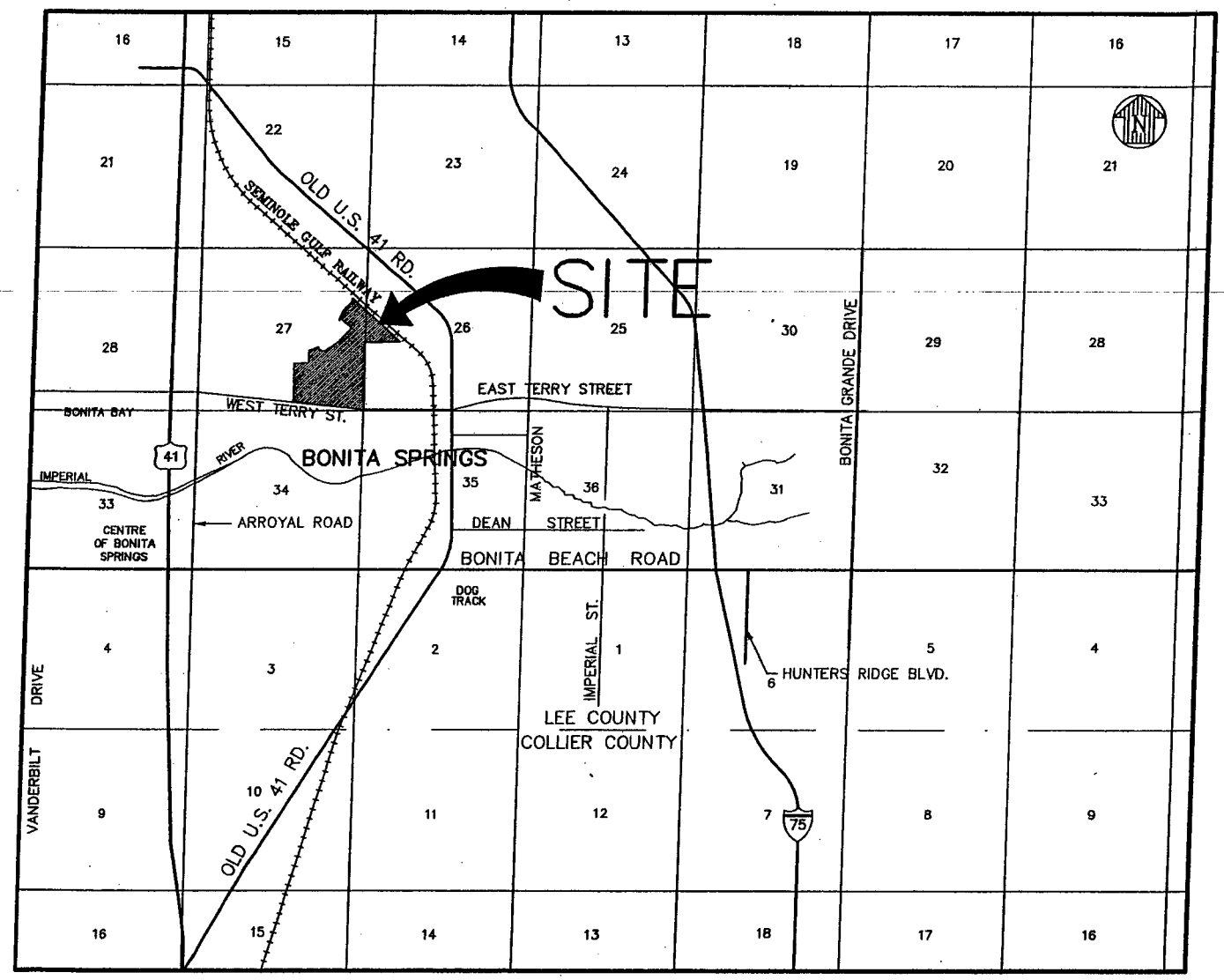
Proposed Project
SUMMARY OF AVERAGE VEHICLE TRIP GENERATION
AVERAGE WEEKDAY DRIVEWAY VOLUMES
1-26-04

LAND USE	SIZE	24 HOUR TWO-WAY VOLUME	AM PK HOUR ENTER	AM PK HOUR EXIT	PM PK HOUR ENTER	PM PK HOUR EXIT
SINGLE FAMILY DWELLINGS	43 DWELLING UNITS	477	10	30	32	18
RESIDENTIAL CONDOMINIUM	210 DWELLING UNITS	1223	16	76	76	37
MOBILE HOME PARK	63 OCCUPIED UNITS	507	8	30	24	15
GOLF COURSE	10 EMPLOYEES	205	7	3	7	8
TOTAL		2412	41	139	139	78

Note: A zero rate indicates no rate data available

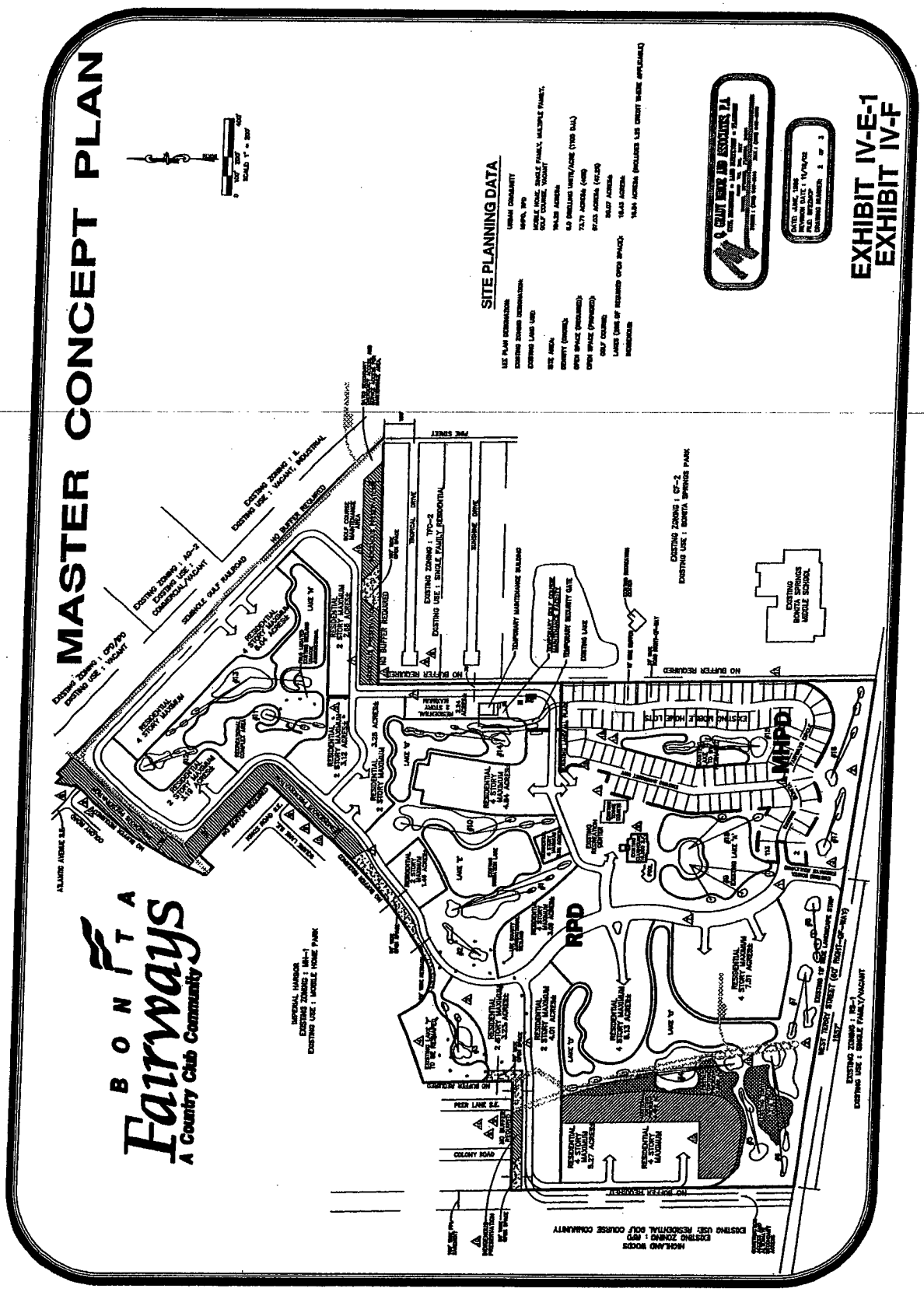
TRIP GENERATION BY MICROTRANS

FIGURE 1



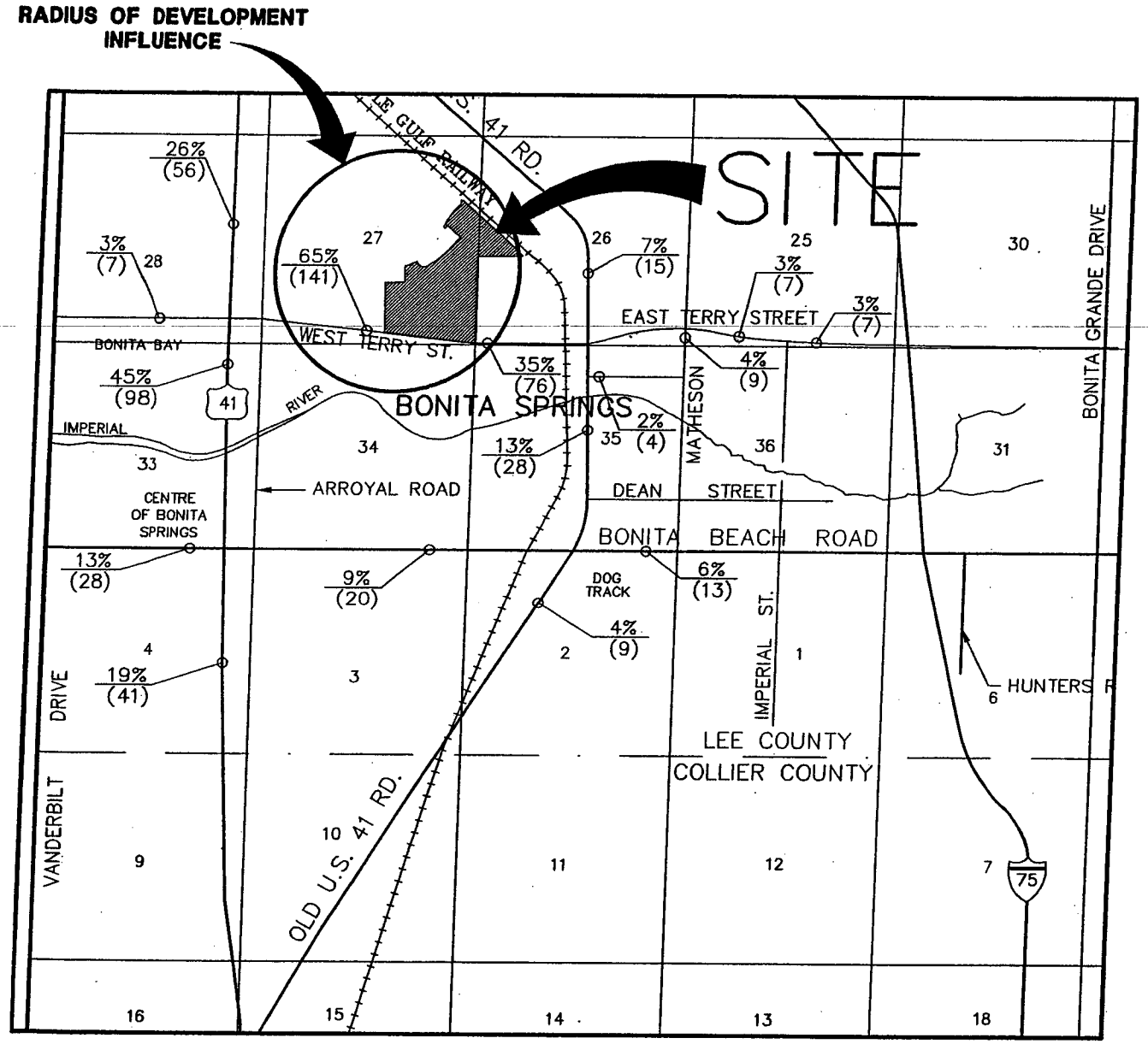
BONITA FAIRWAYS LOCATION MAP

FIGURE 2



BONITA FAIRWAYS
MASTER CONCEPT PLAN

FIGURE 3

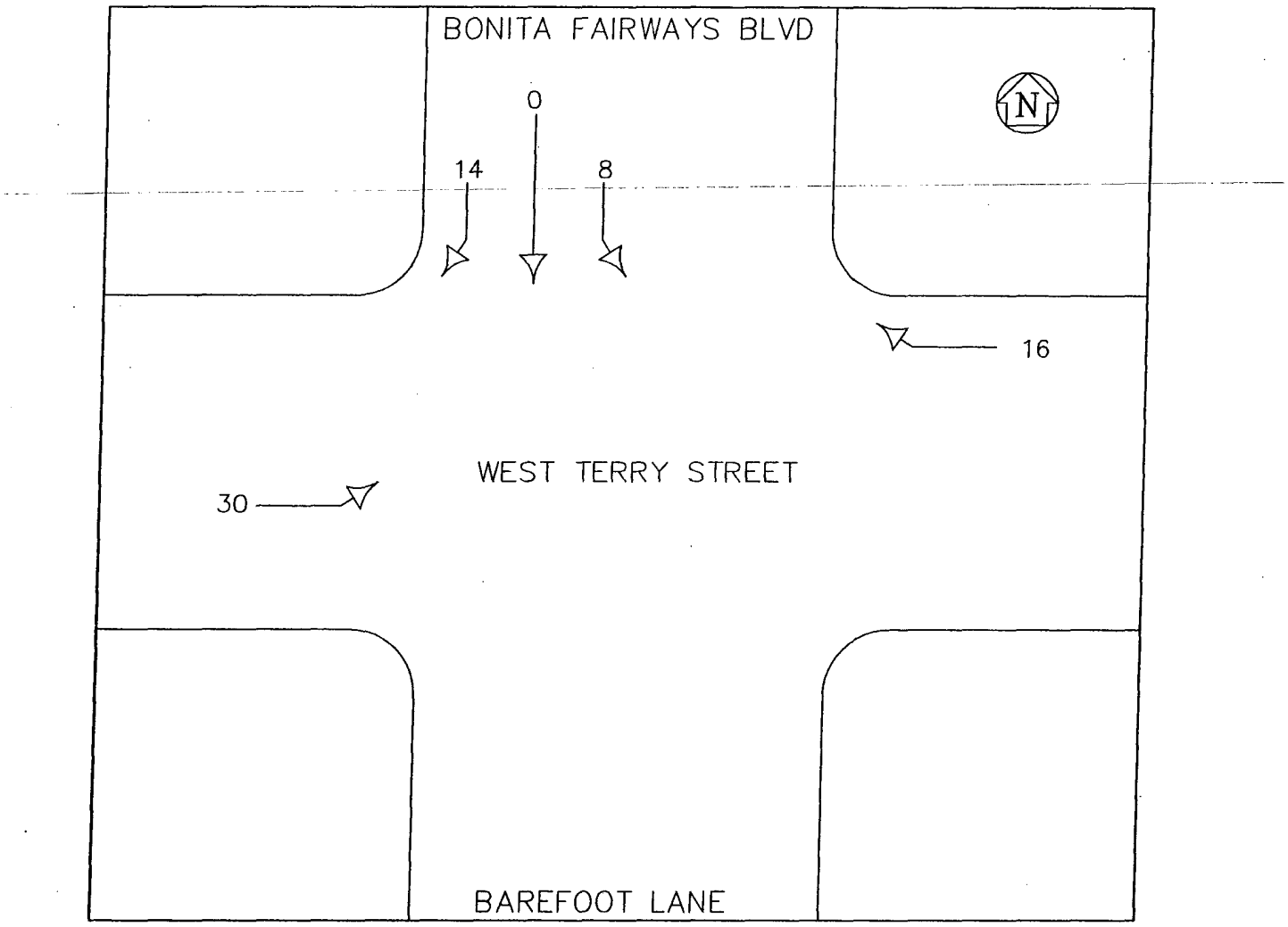


TRIP DISTRIBUTION AND RDI

N.T.S.

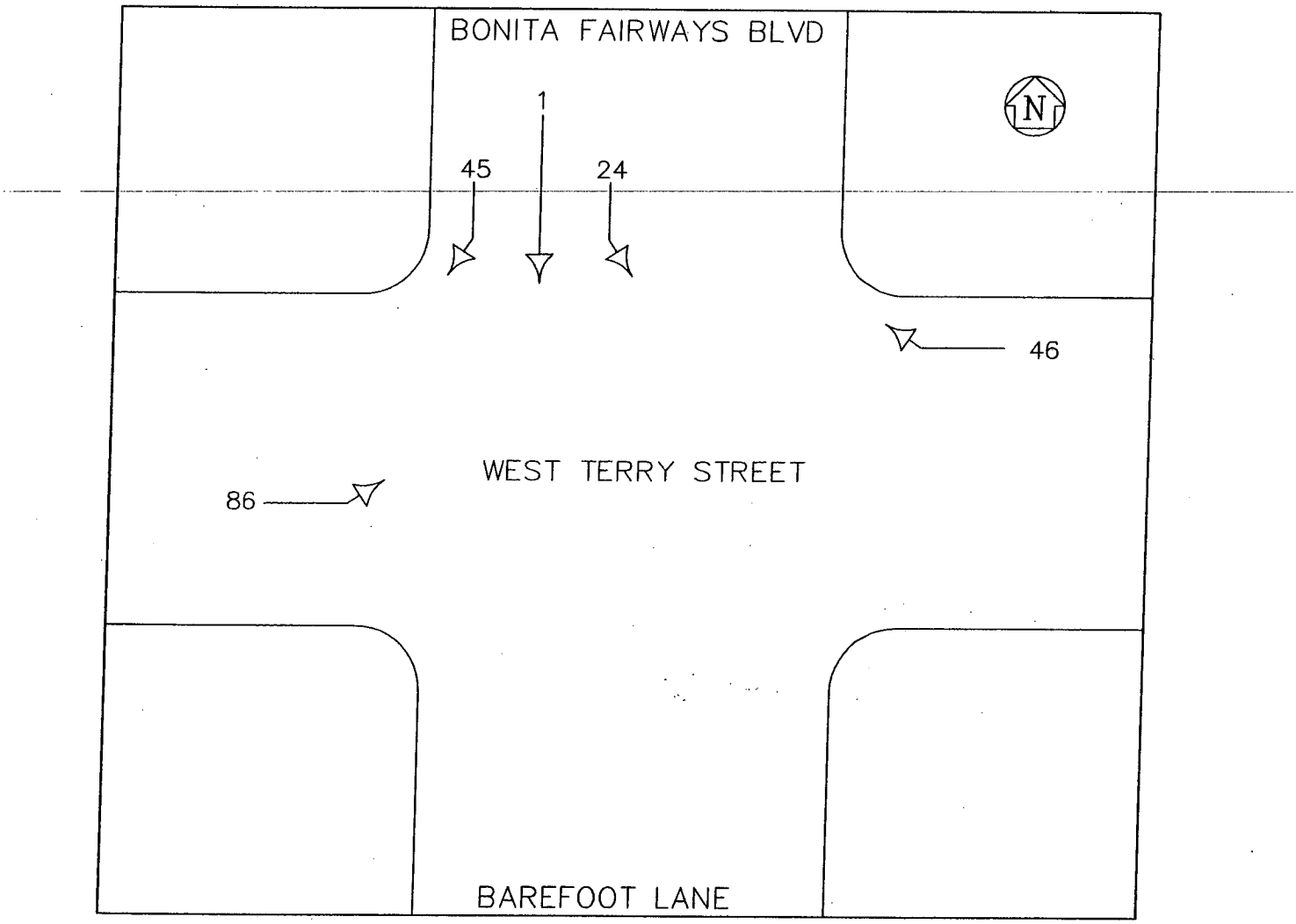
(PEAK HOURS TRIP ENDS)

FIGURE 4



BONITA FAIRWAYS BLVD. & WEST TERRY ST.
PM PEAK HOUR TURNING MOVEMENTS
(THIS PHASE ONLY)

FIGURE 5



BONITA FAIRWAYS BLVD. & WEST TERRY ST.
PM PEAK HOUR TURNING MOVEMENTS
(TOTAL PROJECT)

APPENDIX
SUPPORTING INFORMATION

ROAD LINK VOLUMES

Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2002 100th HIGHEST HOUR		EST 2003 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SUNSHINE BLVD.	IMMOKALEE RD. (S.R. 82)	LEE BLVD. (S.R. 884)	2LN	E	940	A	66	A	118	A	122		260
SUNSHINE BLVD.	LEE BLVD. (S.R. 884)	W. 12TH STREET	2LN	E	940	B	329	C	353	C	353		261
SUNSHINE BLVD.	W. 12TH STREET (S.R. 884)	W. 75TH STREET	2LN	E	940	B	191	B	208	B	208		262
S.W. 23RD STREET	GUNNERY ROAD	SUNSHINE BLVD.	2LU	E	880	C	322	C	323	C	323		263
THREE OAKS PARKWAY	COCONUT RD.	CORKSCREW RD. (C.R. 850)	4LD	E	2,800	A	474	A	744	A	521		264
THREE OAKS PARKWAY	CORKSCREW RD. (C.R. 850)	SAN CARLOS BLVD.	2LN	E	1,170	B	479	C	567	D	809	4 Lane Funded in 02/03	265
THREE OAKS PARKWAY	SAN CARLOS BLVD.	ALICO ROAD	2LN	E	1,170	B	382	B	441	C	547	4 Lane Funded in 02/03	266
TICE STREET	PALM BEACH BLVD. (S.R. 80)	ORTIZ AVE. (S.R. 80B)	2LN	E	880	C	213	C	215	C	215		267
TICE STREET	ORTIZ AVE. (S.R. 80B)	I-75	2LN	E	880	B	112	B	118	C	135		268
TICE STREET	I-75	STALEY ROAD	2LU	E	880	B	112	B	115	C	168		269
TREE LINE AVE.	JETPORT LOOP ROAD	DANIELS PKWY.	2LU	E	880	B	108	B	108	B	108		270
VANDERBILT BLVD.	COLLIER CO. LINE	BONITA BEACH RD.	2LN	E	990	C	340	C	340	C	363		271
WEST TERRY STREET	U.S. 41	OLD 41 (C.R. 887)	2LN	E	880	B	619	B	674	C	870		272
WHISKEY CREEK DRIVE	McGREGOR BLVD. (C.R. 867)	TREDEGAR DRIVE	2LN	E	880	C	327	C	327	C	367		273
WHISKEY CREEK DRIVE	TREDEGAR DRIVE	COLLEGE PARKWAY	2LN	E	880	C	169	C	170	C	170		274
WILLIAMS AVE.	U.S. 41	RIVER RANCH ROAD	2LN	E	880	E	553	E	556	E	599		275

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	NOTE	PERM. ASSIGNT STATION
US 41 (SR 45)	N OF CYPRESS LAKE DR	426	G	48200	39700	46200	45600	47200	43600	43600	50600	47700	55400		9
	N OF BRANTLEY RD	9	B	47900	57000	53300	54200	51400	49000	49500	52800	54400	55700		
	N OF SOUTH RD	422	B	55800	48200	50100	53500	47500	46800	51200	42700	53700	50900		9
	N OF BOY SCOUT DR	430	B	59700	50200	53900	57100	40700	38400	40900	39600	39900	42000		9
	N OF N AIRPORT RD	427	B	55800	43600	42800	44500		37000	42000	44200	43800	43900		9
	N OF COLONIAL BLVD	432	B	53500	43800	49100	49200	40600	42800	46800	48600	44600	51000		9
	N OF WINKLER AVE	429	B	53200	45100	44700	45800	38900	40000	41300	41900	43700	45300		9
	N OF HANSON ST	428	B	45800	38400	43500	43500	39700	38800	39700	40700	45700	43900		9
	N OF NORTH KEY DR	1	C	50600	51600	50000	48300	47800	40600	38500	39700	41700	43500		
	N OF HANCOCK BR. PWY	421	C	34300	28900	31100	30700	30100	27000	28000	28500	29500	29700		1
	N OF PONDELLA RD	431	C	24700	24200	24000	21800	21700	22400	21900	21000	23800	25000		1
	N OF PINE ISLAND RD	419	C	20400	19400	20000	16800	17000	18000	19700	20000	22500	22900		1
	N OF LITTLETON RD	425	C	19200	18600	19100	15500	15400	16000	15500	15600	17100	17400		1
	S OF CHARLOTTE CO.	449	I	12100	15600	14100	11800	11700	11500	13100	12800	14600	14800		1
VANDERBILT RD	S OF BONITA BEACH RD	491	H					5400	6600	7200	8500	N/A	7300		23
VETERANS PKWY	W OF SURFSIDE BLVD	528											6100	1	50
	E OF CHIQUITA BLVD	523	C								9100	12000	15900		50
	E OF SKYLINE BLVD	522	C								15900	19200	23400		50
	E OF SANTA BARBARA BLVD	50	C					13100	22600	26800	31400	33800	40300		
	E OF COUNTRY CLUB BLVD	513	C						27800	34500	36800	38700	44800		50
	AT TOLL PLAZA	101	C						26900	32000	37500	37700	41800		
WEST TERRY ST	E OF US 41	440	H	9400	8600	7600	8600	9500	9200	10400	10800	11100	13300		42
WHISKEY CREEK DR	N OF COLLEGE PKWY	441	B	11300	10200	7000	7200	6900	6500	7500	6400	6500	6600		35
	E OF McGREGOR BLVD	442	B	4300	3600	3400	3200	3000	2900	3600	3200	3100	3400		35
WILLIAMS AVE	N OF LEE BLVD	471	F					5600	5900	7500	7200	7400	8400		22
WILLIAMS RD	E OF US 41	468	H					2100	2600	2700	3100	3500	3700		22

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VANDERBILT DR	COUNTY LINE	BONITA BEACH RD	8	1.0	2LN	20	330	510	670	990	40	630	970	1,260	1,860
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	980	1,600	2,290	2,940	3,270	1,580	2,580	3,690	4,740	5,270
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	0	1,900	2,940	3,070	3,070	0	3,060	4,740	4,960	4,960
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	0	1,900	2,940	3,070	3,070	0	3,060	4,740	4,960	4,960
	SKYLINE BLVD	SR 78	5	3.5	4LD	0	1,240	1,960	2,050	2,050	0	2,000	3,150	3,310	3,310
W TERRY ST	US 41	OLD 41	8	1.8	2LN	410	870	880	880	880	700	1,490	1,520	1,520	1,520
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.5	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	GLADIOLUS DR	BRANDYWINE CIR	4	0.8	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	0	700	880	890	0	0	1,280	1,610	[illegible]
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	280	1,500	1,610	0	0	510	2,730	[illegible]
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	370	760	810	810	0	720	1,490	1,600	1,600
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	370	760	810	810	0	720	1,490	1,600	1,600

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2003 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LN	0	130	420	550	880	0	230	730	970	1,550

PERMANENT COUNT STATION 42
BONITA BEACH RD WEST OF I - 75
2002 AADT = 27400

1. Monthly ADT as a % of Annual ADT

January	109
February	117
March	117
April	110
May	98
June	86
July	87
August	89
September	84
October	97
November	103
December	103

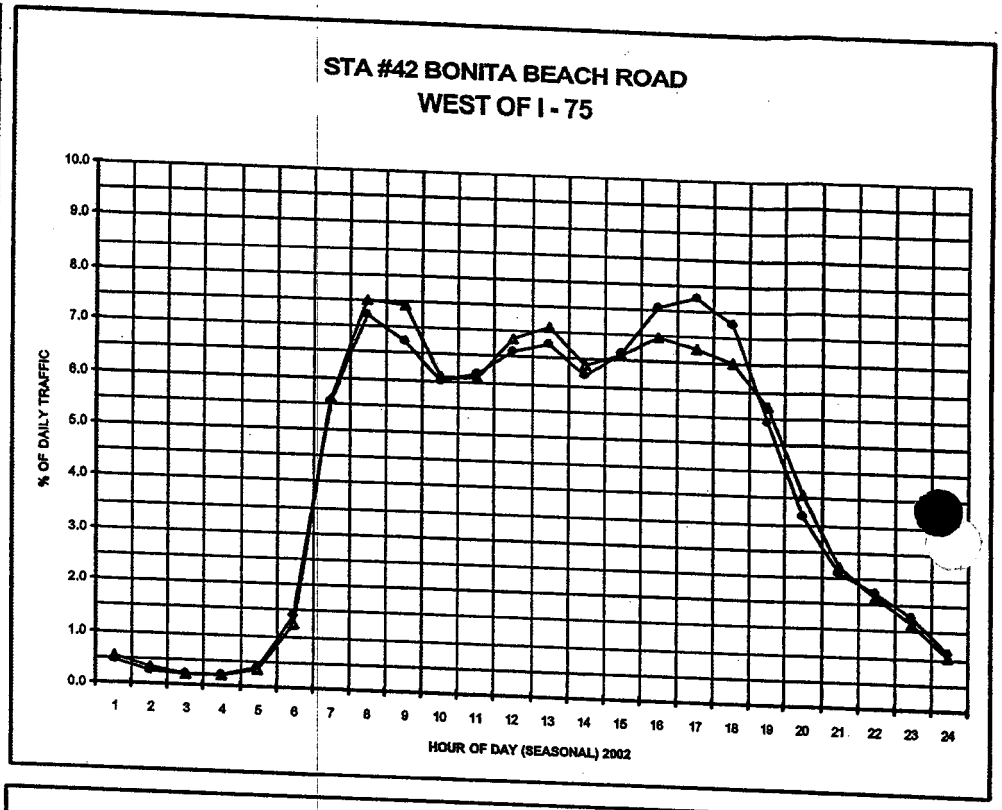
2. Day of Week ADT as % of Annual ADT

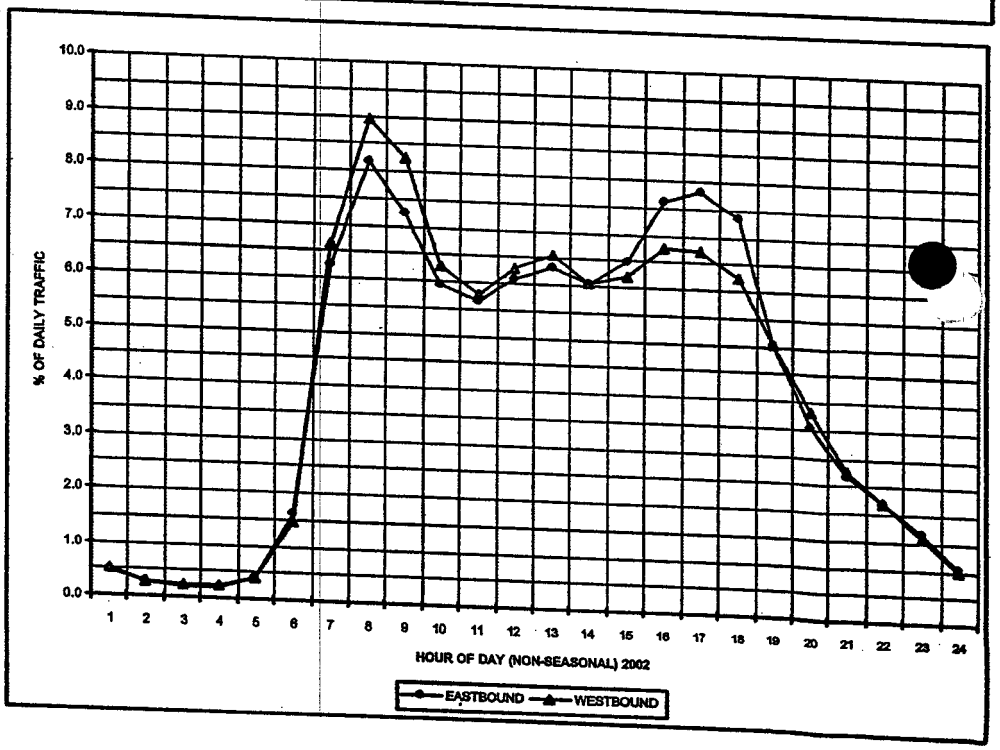
Monday	103
Tuesday	105
Wednesday	109
Thursday	107
Friday	114
Saturday	91
Sunday	71

3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	8	7
(2) directional Split	47 % EB 53 % WB	48 % EB 52 % WB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	7	7
(2) directional Split	54 % EB 46 % WB	54 % EB 46 % WB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS





RESOLUTION NUMBER Z-96-063A

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

(Correcting and Clarifying Resolution Z-96-063)

WHEREAS, Lee County Department of Community Development, Development Services Division has filed for a correction of Condition 4.a. of Resolution Z-95-063; and

WHEREAS, Alagold Communities, Ltd. filed an application for a rezoning from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) and Mobile Home Planned Development (MHPD) , in reference to Bonita Fairways; and

WHEREAS, the subject property is located at 26771 Storybook Lane, Bonita Springs, and is described more particularly as:

LEGAL DESCRIPTION: In Sections 26 and 27, Township 47 South, Range 25 East, Lee County, Florida:

RPD

A parcel of land lying in Section 27 and the Northwest Quarter (NW¼) of Section 26, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W along the East line of said Section 27 for a distance of 30.28 feet to the POINT OF BEGINNING of the parcel of land herein described, the same being a point on the Northerly right-of-way line of West Terry Street (a 60.00 foot wide right-of-way);
THENCE run N83°02'59"W along the North line of said right-of-way for a distance of 2,733.57 feet to a point on the Easterly line of a 100.00 foot wide Florida Power & Light easement, recorded in Official Records Book 2213 at Pages 4695 through 4697 of the Public Records of Lee County, Florida;
THENCE run N00°59'55"W along said Easterly line for a distance of 1,487.23 feet;
THENCE run N88°35'50"E for a distance of 5.65 feet to the Southwest corner of Imperial Harbor Unit No. 7, according to the plat thereof recorded in Plat Book 35 at Pages 130 through 131 of the Public Records of Lee County, Florida;
THENCE along the Southerly line of said Imperial Harbor Unit No. 7 the following eight courses:
N88°35'50"E for a distance of 570.00 feet;
N01°25'30"W for a distance of 481.35;

ATTACHMENT H

N69°36'08"E for a distance of 154.98 feet to the beginning of a tangential circular curve concave to the Northwest;
Northeasterly along the arc of said curve to the left, having a radius of 2,404.01 feet, through a central angle of 05°28'47", subtended by a chord of 229.83 feet at a bearing of N66°51'45"E for an arc length of 229.91 feet to the end of said curve;
S28°55'09"E for a distance of 72.59 feet to the beginning of a tangential circular curve concave to the Northeast;
Southeasterly along the arc of said curve to the left, having a radius of 190.00 feet, through a central angle of 91°23'23", subtended by a chord of 271.94 feet at a bearing of S74°37'37"E, for an arc length of 303.06 feet to a Point of Compound Curvature;
Northeasterly along the arc of said curve to the left, having a radius of 2,663.99 feet, through a central angle of 17°56'23", subtended by a chord of 830.71 feet at a bearing of N50°42'30"E for an arc length of 834.12 feet to the end of said curve;
N41°42'22"E for a distance of 466.60 feet to the Southeast corner of said Imperial Harbor Unit No. 7;
THENCE along the Easterly line of said Imperial Harbor Unit No. 7, the following four courses:
N48°17'38"W for a distance of 525.00 feet;
S41°42'22"W for a distance of 100.00 feet;
N48°17'38"W for a distance of 53.61 feet;
N33°59'47"E for a distance of 10.09 feet to a point on the Southwesterly line of Parcel "F" of Imperial Harbor Unit No. 1, as recorded in Plat Book 11 at Pages 56 through 57 of the Public Records of Lee County, Florida;
THENCE run N48°16'19"W, along the Southwesterly line of said Parcel "F", for a distance of 5.88 feet;
THENCE along the Northwesterly line of said Parcel "F" the following four courses:
N24°36'01"E for a distance of 195.93 feet;
N31°10'51"E for a distance of 237.63 feet;
N38°59'41"E for a distance of 191.18 feet;
N44°36'01"E for a distance of 178.39 feet to the Southwesterly corner of Parcel "A" of said Imperial Harbor Unit No. 1;
THENCE run N33°59'51"E, along the Southeasterly line of said Parcel "A", for a distance of 50.46 feet to the Southerlymost corner of Parcel "G" of said Imperial Harbor Unit No. 1;
THENCE run N48°16'19"W, along the Southerly line of said Parcel "G", for a distance of 10.00 feet;
THENCE run N11°43'41"E, along the Westerly line of said Tract "G", for a distance of 92.38 feet to the Northwesterly corner of said Parcel "G";
THENCE run S48°16'19"E, along the Northeasterly line of said Parcel "G", for a distance of 45.32 feet to the Easterlymost corner of said parcel "G" and a point on the Easterly line of said Imperial Harbor Unit No. 1;

THENCE run N33°59'47"E, along the Easterly line of said Imperial Harbor Unit No. 1, for a distance of 30.28 feet to the Northeasterly corner of said Imperial Harbor Unit No. 1 and a point on the Southerly right-of-way line of the Seminole Gulf Railroad;
THENCE run S48°14'59"E, along the Southerly line of said right-of-way, for a distance of 2,016.26 feet to the beginning of a tangential circular curve concave to the Southwest;
THENCE run Southeasterly along the arc of said curve to the right, having a radius of 3,754.83 feet, through a central angle of 06°53'58", subtended by a chord of 451.87 feet at a bearing of S44°48'49"E, for an arc length of 452.14 feet to the end of said curve;
THENCE run S89°07'54"W, along the Southerly line of Lots 5 and 6 of the Helfenstein Estates, as recorded in Plat Book 8 at Page 40 of the Public Records of Lee County, Florida, for a distance of 1,334.34 feet to the Southwest corner of said Northwest Quarter (NW¼) of Section 26;
THENCE run S00°48'18"E, along the West line of said Section 26, for a distance of 967.43 feet;
THENCE run S89°11'59"W, for a distance of 475.00 feet;
THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the left, having a radius of 30.00 feet, through a central angle of 90°00'00", subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
THENCE run S14°41'59"W for a distance of 164.00 feet;
THENCE run N75°18'01"W for a distance of 100.00 feet;
THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet, through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
THENCE run S05°02'44"E for a distance of 370.34 feet;
THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of a tangential circular curve concave to the Southwest;
THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a

chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of tangential circular curve concave to the North;
THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;
THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;
THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve, to a point on the East line of said Section 27;
THENCE run S00°48'18"E for a distance of 436.63 feet to the POINT OF BEGINNING.
Containing 162.796 acres, more or less.

AND

<u>MHPD</u>
A parcel of land lying in the Southeast Quarter (SE¼) of Section 27, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W, along the East line of said Section 27, for a distance of 466.91 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue N00°48'18"W, along said East line, for a distance of 1,222.52 feet;

THENCE run S89°11'59"W for a distance of 475.00 feet;
THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 30.00 feet, through a central angle of 90°00'00" subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
THENCE run S14°41'59"W for a distance of 164.00 feet;
THENCE run N75°18'01"W for a distance of 100.00 feet;
THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
THENCE run S05°02'44"E for a distance of 370.34 feet;
THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of tangential circular curve concave to the Southwest;
THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of circular curve concave to the North;
THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;

THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;
THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve and the POINT OF BEGINNING.
Containing 21.382 acres, more or less.

WHEREAS, the applicant has indicated the property's current STRAP numbers are 27-47-25-00-00002.0000 and 26-47-25-01-00004.0010; and

WHEREAS, Alagold Communities, Ltd., the owner of the subject parcel, authorized Q. Grady Minor & Associates, P.A. to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on October 15, 1996 before the Lee County Hearing Examiner who gave full consideration of the evidence available; and

WHEREAS, a public hearing was advertised and held on November 18, 1996 before the Lee County Board of County Commissioners who gave full and complete consideration to the recommendations of staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

WHEREAS, a public hearing was advertised and held on February 3, 1997 before the Lee County Board of County Commissioners who gave full and complete consideration to the recommendations of staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board **APPROVES with conditions** the requested rezoning from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) and Mobile Home Planned Development (MHPD) and the correction of Condition 4.a.

SECTION A. CONDITIONS:

The rezoning and Master Concept Plan are subject to the following conditions:

1. The development and use of the subject property is to be in substantial compliance with the approved Master Concept Plan entitled "Master Concept Plan" and identified as Exhibits IV-E-1 and IV-F (File Nos. BF2MCP, BF2ZDEV, and BF2PVMAP stamped received October 14, 1996, Drawing Numbers 2, 3 and 6 of 8) as prepared by Q. Grady Minor and Associates, except as may be modified by the conditions herein.

2. In the RPD, the project may not exceed 1,002 dwelling units. In the MHPD, the project may not exceed 103 conventional single-family and/or mobile home dwelling units.

3. The following uses are permitted:

RESIDENTIAL PLANNED DEVELOPMENT
ADMINISTRATIVE OFFICE
CLUB, COUNTRY AND PRIVATE
CONSUMPTION ON PREMISES (in conjunction with the clubhouse)
RESTAURANTS, Groups I, II, and II (only within the existing club house)
SPECIALTY RETAIL SHOP, Groups I and II (only within the existing club house)
DWELLING UNIT: Duplex, Two-Family Attached, Multiple Family, and Townhouse
ESSENTIAL SERVICE FACILITIES, Group I
ENTRANCE GATE AND GATEHOUSE
EXCAVATION, water retention
FENCE AND WALL
GOLF COURSE
GOLF DRIVING RANGE (only in conjunction with a golf course)
MODEL: Home, Unit, Display Center
RESIDENTIAL ACCESSORY USES
SIGNS, in conformance with the Lee County Land Development Code
TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within this planned development)

MOBILE HOME PLANNED DEVELOPMENT
DWELLING UNITS: Mobile Home and Single-family
ENTRANCE GATE AND GATEHOUSE
EXCAVATION, Water Retention
GOLF COURSE
MODEL: Home, Display Center
RESIDENTIAL ACCESSORY USES
SIGNS, in conformance with the Lee County Land Development Code
TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within this planned development)

4.a. Development of the RPD will comply with the following Property Development Regulations:

MINIMUM LOT AREA AND DIMENSIONS:

Use	Lot Area	Lot Width	Lot Depth
Two-Family attached	3,200 square feet	40 feet	80 feet
Duplex	6,400 square feet	80 feet	80 feet
Townhouse	2,000 square feet	25 feet	80 feet
Multiple Family	10,000 square feet	100 feet	100 feet

All other uses	10,000 square feet	100 feet	100 feet

MINIMUM SETBACKS: (dimensions in feet)

Use	Street	Side Street	Side	Rear	Water Body
Two-Family attached	20	15	0/7	15	25
Duplex	20	15	5	15	25
Townhouse	20	15	-	15	25
Multiple Family	20	15	10	15	25
All other uses	20	15	10	15	25

Minimum Building Separation: 10 feet for Two-Family, Duplex and Townhouse
20 feet for Multiple Family and all other land uses

Maximum Building Height: As depicted on the approved Master Concept Plan, all Two (2) story residential areas may be permitted a maximum height of 35 feet. These areas are limited to Two-Family, Duplex, Townhouse and Multi-Family dwelling unit types. All four (4) story residential areas may be permitted a maximum height of 48 feet. Only the Multiple Family dwelling unit type may be four stories in height. The Clubhouse may have a maximum building height of 40 feet.

Maximum Lot Coverage: 40%

b. Development of the **MHPD** will comply with the following Property Development Regulations:

Minimum lot area and dimensions:
Area: 5,000 square feet
Width: 50 feet
Depth: 100 feet

Minimum Setbacks:
Street: 20 feet
Side Street: 15 feet
Side: 5 feet
Rear: 10 feet
Water Body: 20 feet

Minimum separation between structures: 10 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 25 feet

5. Prior to any local Development Order approval, a gopher tortoise management plan for on-site preservation must be submitted and approved by the Department of Community Development.

6. This zoning approval does not address the mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions may be required at the time of local Development Order.

7. Approval of this rezoning does not give the Developer the undeniable right to receive any local Development Order approval that exceeds the Year 2010 Overlay use allocation, if such allocation exists, for the applicable district.

8. This development is to comply with all of the requirements of the Lee County Land Development Code at the time of local Development Order approval, except as may be granted by deviation as part of this planned development.

9. Indigenous vegetation requirements may be reduced on the Bonita Fairways RPD/MHPD site to a minimum of 18.53 acres. The existing indigenous vegetation must be preserved on-site within those areas indicated on the Master Concept Plan and Exhibit IV-E-2P, dated stamped and printed on October 14, 1996. Any requested change to the on-site preserve acreage (18.53 ac.) or any substantial change in the configuration of the indicated preserve areas will require a public hearing in accordance with the applicable provisions of the Land Development Code.

10. No single-family units developed within the MHPD may be replaced with or converted to a mobile home unit. Any mobile home within the MHPD may be replaced with a single-family dwelling unit, but that single-family unit may not be replaced with or converted back to a mobile home unit.

11. All single-family units developed within the MHPD must be substantially similar in architectural appearance to existing mobile homes in the district. This condition will no longer apply if all lots within the MHPD are developed as, replaced, or converted to single family residences.

12. The developer has agreed to construct a sidewalk facility along the property's frontage on West Terry Street. The sidewalk facility may be located in the road right-of-way or within any easement if approved by the effected utility companies and the Director of Zoning and Development Services. Upon acceptance of the sidewalk facility by the County, the developer will be eligible for road or park impact fee credits in accordance with Chapters 2 and 10 of the Land Development Code.

SECTION B. DEVIATIONS:

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or withdrawn as set forth below:

1. Deviation (1) - WITHDRAWN

2. Deviation (2), requesting relief from LDC Section 10-283(a) to allow elimination of the requirement for an access road paralleling West Terry Street, is hereby **APPROVED.**

3. Deviation (3) - WITHDRAWN

4. Deviation (4), requesting relief from LDC Section 10-329(e)(1)3 to eliminate the required 50-foot setback for an excavation from a private property is hereby **APPROVED** with the following conditions:

   1. This deviation is only effective for "Lake F" as depicted on the approved Master Concept Plan; and

   2. The shoreline is adequately fenced.

5. Deviation (5) - WITHDRAWN

6. Deviation (6), requesting relief from LDC Section 34-2020(4)d to allow a total of 100 parking spaces for the clubhouse and golf course, is hereby **APPROVED.**

7. Deviation (7), requesting relief from LDC Section 10-355(a)(1) and 10-715 to allow a minimum five foot wide planting area to be located between the local road right-of-way and the 10-foot-wide utility easement, is hereby **APPROVED** with the condition that adequate access is provided from the road right-of-way to the public utility easement subject to review and approval by all affected utility companies prior to approval of a local development order.

8. Deviation (8), requesting relief from LDC Section 10-294 to eliminate the requirement that streets in a proposed project shall be connected to the streets in the adjacent area, is hereby **APPROVED.**

9. Deviation (9), requesting relief from LDC Section 10-295 to eliminate the requirement for street stubs to adjoining property, is hereby **APPROVED.**

10. Deviation (10), requesting relief from LDC Section 10-413(c)(1) to allow a reduction in the required on-site provision of indigenous vegetation of 36.86 acres to allow the provision of 18.53± acres of on-site indigenous vegetation, is hereby **APPROVED as provided in Condition 9 above.**

11. Deviation (11), requesting relief from LDC Section 34-935(b)(1)(b) to eliminate the required 15-foot setbacks for buildings, structures, and pavement for an RPD controlled by the applicant adjacent to land that is vacant, is hereby **APPROVED.**

<u>Within the MHPD</u>

12. Deviation (12), requesting relief from LDC Section 10-1 to allow lot widths on curvilinear streets to be measured at the midpoint of the side lot line, is hereby **APPROVED.**

13. Deviation (13) - WITHDRAWN

14. Deviation (14) - WITHDRAWN

15. Deviation (15), requesting relief from LDC Section 10-413(c)(1) to allow a reduction in the required on-site provision of indigenous vegetation of 36.86 acres to allow the provision of 18.53± acres of on-site indigenous vegetation, is hereby **APPROVED as provided in Condition 9 above.**

16. Deviation (16), requesting relief from LDC Section 34-935(b)(1)(b) to eliminate the required 15-foot setbacks for buildings, structures, and pavement for an MHPD controlled by the Applicant adjacent to land that is vacant, is hereby **APPROVED.**

17. Deviation (17), requesting relief from LDC Section 10-295 to eliminate the requirement for street stubs to adjoining property, is hereby **APPROVED.**

SECTION C. Master Concept Plan:

A three page reduced copy of the Master Concept Plan is attached and incorporated into this resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested rezoning:

1. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

d) will not adversely affect environmentally critical areas and natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

8. The deviations granted:

   a) enhance the objectives of the planned development; and

   b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Andrew W. Coy	AYE
John E. Albion	ABSENT

DULY PASSED AND ADOPTED this 3rd day of February, A.D., 1997.

ATTEST:
CHARLIE GREEN, CLERK

BY: Lisa J. Pierce
Deputy Clerk

FILED

FEB 6 1997

CLERK CIRCUIT COURT
BY Lisa J. Pierce D.C.

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

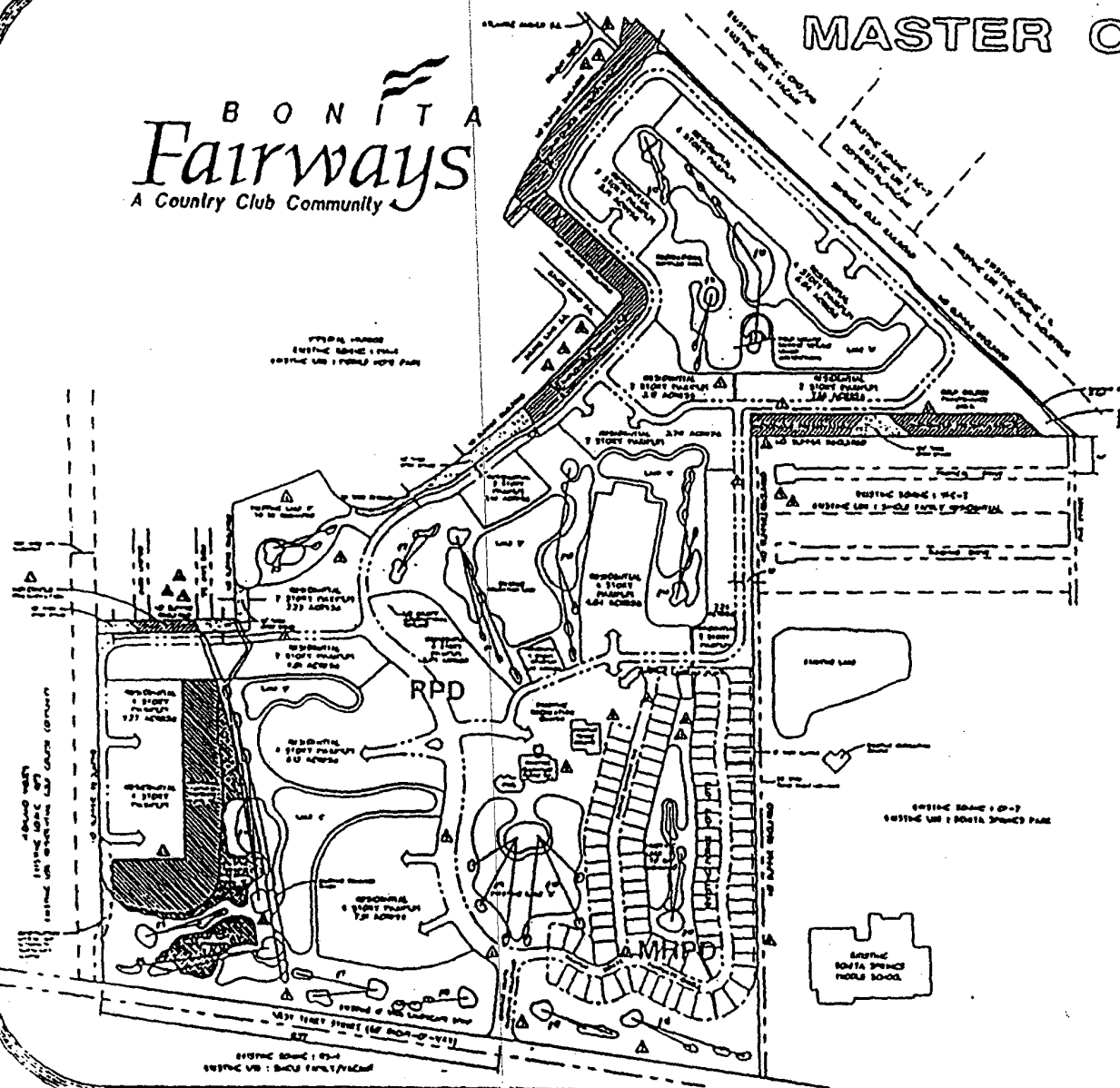
BY: Andy Coy
Chairman

Approved as to form by:

Patrick D. Wats
County Attorney's Office

MASTER CONCEPT PLAN

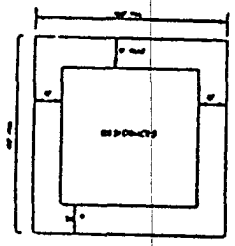
BONITA
Fairways
A Country Club Community



APPROVED
Master Concept Plan
Site Plan # 96-063 Page 1 of 3
Subject to conditions in Resolution Z-96-06
Zoning Case # 96-06-116.032.01

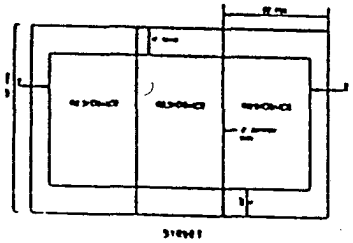
SITE PLANNING DATA

EXHIBIT IV-E-1
EXHIBIT IV-F



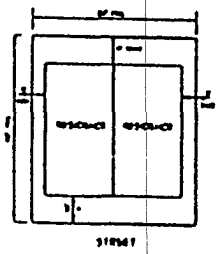
RPD MULTIPLE FAMILY UNIT

* 8' TO SIDE LOADED GARAGES



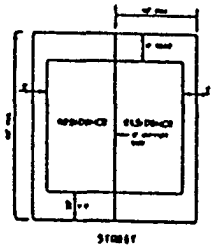
RPD TOWNHOUSE

* 15' TO SIDE LOADED GARAGES



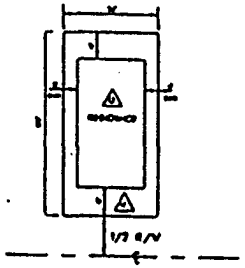
RPD DUPLEX

* 15' TO SIDE LOADED GARAGES



RPD TWO FAMILY ATTACHED

** 15' TO SIDE LOADED GARAGES



RPD MOBILE HOME OR SINGLE FAMILY

DEVELOPMENT REGULATIONS

1. [illegible]

RPD

[illegible]

RMPD

[illegible]

SCHEDULE OF DEVIATIONS

RPD

[illegible]

RMPD

[illegible]

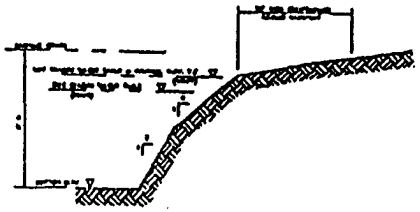
SCHEDULES OF USES

RPD

[illegible]

RMPD

[illegible]



TYPICAL LAKE SECTION

* LAKES A AND B ARE APPROVED FOR 20' DEPTH - SEE RESOLUTION [illegible]

BONITA Fairways

A Country Club Community

G. CRAIG MOOR AND ASSOCIATES, P.A.

EXHIBIT IV-F

APPROVED

Master Concept Plan

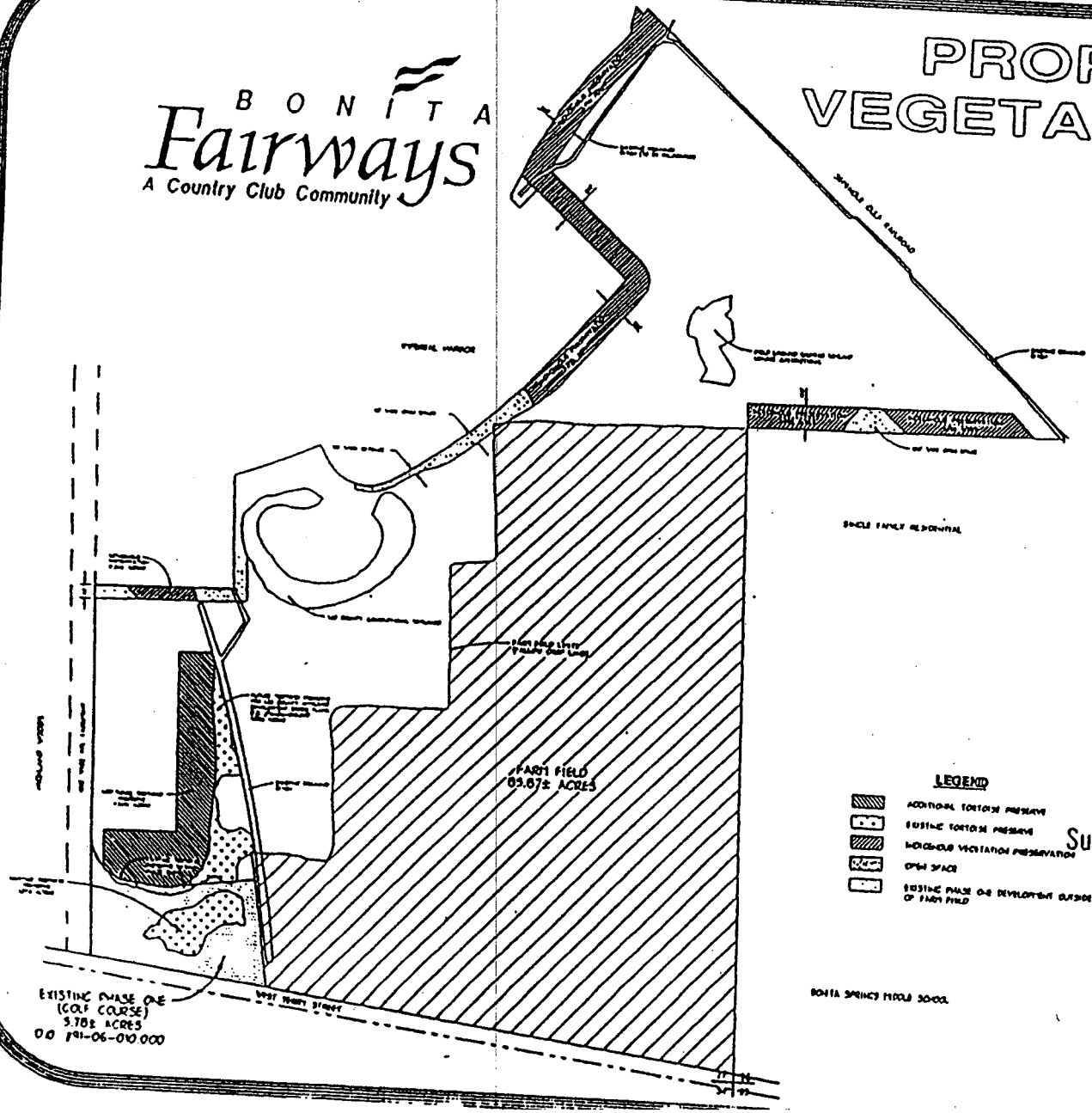
Site Plan # 96-063 Page 2 of 3

Subject to conditions in Resolution Z-96-063

Zoning Case # 96-06-116.03Z 01.01

BONITA
Fairways
A Country Club Community

PROPOSED VEGETATION MAP



INDIGENOUS VEGETATION PRESERVATION CALCULATIONS

ORIGINAL FARM FIELD (	83.87± ACRES
EXISTING PHASE ONE F.D.P. (	5.78± ACRES
TOTAL =	89.65± ACRES
TOTAL SITE	94.34± ACRES
LESS EXISTING F.D.P. & FARM FIELD:	– 89.65± ACRES
TOTAL = 89.65± ACRES X 30% = 26.89± ACRES INDIGENOUS VEGETATION	
EXISTING TORTOISE PRESERVES (2.78 X 1.75) =	3.94± ACRES
NEW TORTOISE PRESERVES (4.56 X 1.75) =	5.63± ACRES
INDIGENOUS VEGETATION PRESERVATION (0.34 + (7.9 X 1.75)) =	14.77± ACRES
TOTAL INDIGENOUS VEGETATION PRESERVATION PROVIDED =	24.34± ACRES

LEGEND

- ADDITIONAL TORTOISE PRESERVE
- EXISTING TORTOISE PRESERVE
- INDIGENOUS VEGETATION PRESERVATION
- OPEN SPACE
- EXISTING PHASE ONE DEVELOPMENT OUTSIDE OF FARM FIELD

APPROVED

Master Concept Plan

Site Plan # 96-063 Page 3 of 3

Subject to conditions in Resolution Z-96-063

Zoning Case #96-06-116.03Z 01.01

R. GRADY MINOR AND ASSOCIATES, P.A.

BONITA Fairways

A Country Club Community

A RESIDENTIAL / MOBILE HOME PLANNED DEVELOPMENT
LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
ZONING AMENDMENT

APPLICANT:

ALAGOLD COMMUNITES, LTD.
P.O. DRAWER 2448
BONITA SPRINGS, FLORIDA 34133
(239) 495-2000

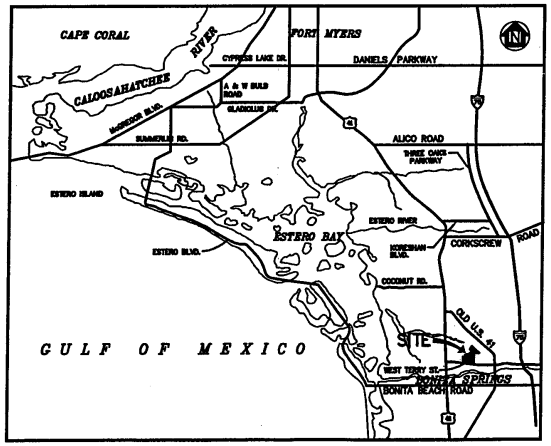
CONSULTANTS

CIVIL ENGINEER
Q. GRADY MINOR & ASSOCIATES, P.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
(239) 947-1144

LAND PLANNER
CORRAL-HOWARD COLLABORATIVE
2801 PONCE DE LEON BLVD., SUITE 200
CORAL GABLES, FLORIDA 33134
(305) 446-1544

GOLF COURSE ARCHITECT
GORDON G. LEWIS
5980 18TH AVENUE N.W.
NAPLES, FLORIDA 34119
(239) 597-4448

ENVIRONMENTAL CONSULTANTS
BOYLAN ENVIRONMENTAL
10231 METRO PARKWAY, SUITE 202
FORT MYERS, FLORIDA 33912 (239)
418-0671



LOCATION MAP

N.T.S.

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWING
2.	MASTER CONCEPT PLAN
3.	SCHEDULE OF USES, DEVIATIONS AND DETAILS

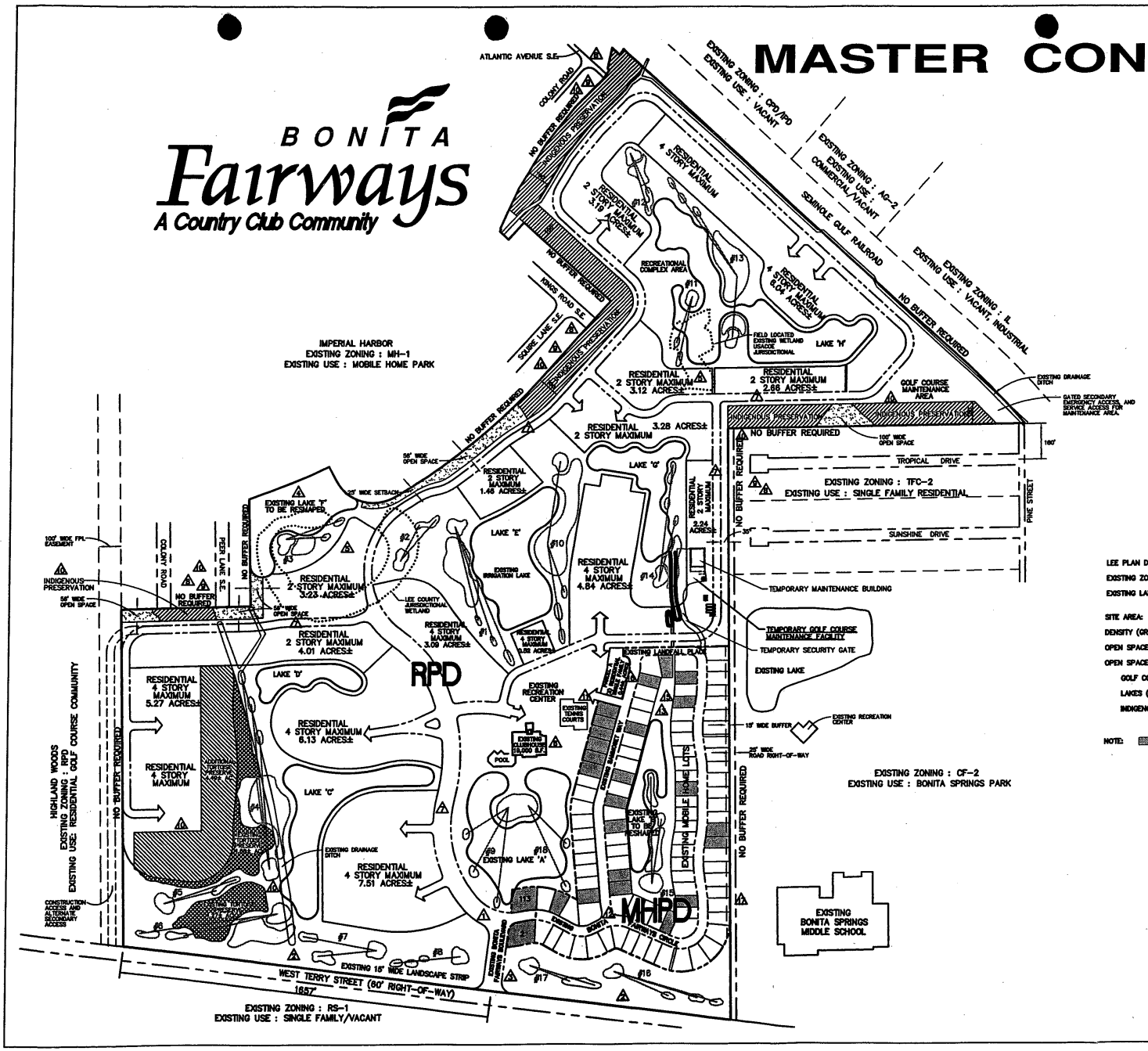
ATTACHMENT I

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0776

DATE: JUNE, 2000
REVISION DATE : 11/02/04
FILE: BFC ZONE AMEND 04
DRAWING NUMBER: 1 OF 3

MASTER CONCEPT PLAN

BONITA
Fairways
A Country Club Community



0 100' 200' 400'
SCALE: 1" = 200'

RECEIVED
NOV 1? 2004
PERMIT COUNTER

DCI2004-00081

SITE PLANNING DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
EXISTING ZONING DESIGNATION:	MHPD, RPD
EXISTING LAND USE:	MOBILE HOME, SINGLE FAMILY, MULTIPLE FAMILY, GOLF COURSE, VACANT
SITE AREA:	164.28 ACRES±
DENSITY (GROSS):	6.0 DWELLING UNITS/ACRE (1105 D.U.)
OPEN SPACE (REQUIRED):	73.71 ACRES± (40%)
OPEN SPACE (PROVIDED):	87.03 ACRES± (47.2%)
GOLF COURSE:	50.07 ACRES±
LAKES (25% OF REQUIRED OPEN SPACE):	18.43 ACRES±
INDIGENOUS:	18.54 ACRES± (INCLUDES 1.25 CREDIT WHERE APPLICABLE)

NOTE: DENOTES LOTS LIMITED TO A MAXIMUM OF 53% LOT COVERAGE

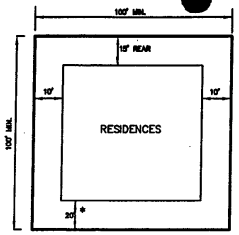
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0870

ATTACHMENT I

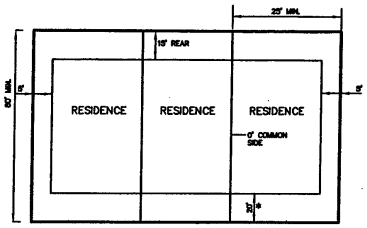
DATE: JUNE, 1996
REVISION DATE : 11/02/04
FILE: BFG MCP ZONE AMEND 04
DRAWING NUMBER: 2 OF 3

EXHIBIT IV-E-1
EXHIBIT IV-F

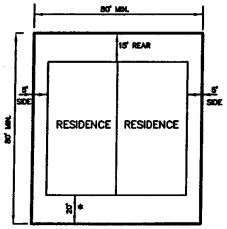
G:\dwgs\BFAIR\ZONING\BFC MCP ZONE AMEND 04.DWG, 11/11/2004 3:25:02 PM



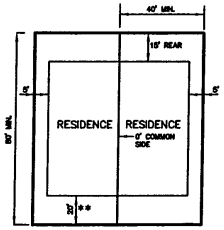
RPD MULTIPLE FAMILY UNIT
N.T.S.
* 15' TO SIDE LOADED GARAGES



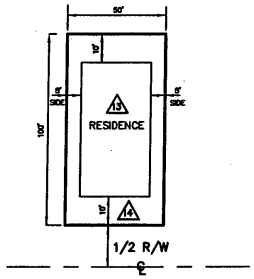
RPD TOWNHOUSE
N.T.S.
* 15' TO SIDE LOADED GARAGES



RPD DUPLEX
N.T.S.
* 15' TO SIDE LOADED GARAGES



RPD TWO FAMILY ATTACHED
N.T.S.
** 15' TO SIDE LOADED GARAGES



MHPD MOBILE HOME OR SINGLE FAMILY
N.T.S.

DEVELOPMENT REGULATIONS

1. TOTAL UNITS MAY NOT EXCEED 1105 DWELLING UNITS WITHIN THIS PLANNED DEVELOPMENT.
2. ALL DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT MUST BE IN ACCORDANCE WITH THE FOLLOWING:

RPD

MINIMUM LOT AREA AND DIMENSIONS USE	AREA (SQ. FT.)	WIDTH	DEPTH
SINGLE FAMILY	5,000	50 FEET	100 FEET
TWO FAMILY ATTACHED	3,200	40 FEET	80 FEET
DUPLEX	6,400	80 FEET	80 FEET
TOWNHOUSE	2,000	25 FEET	80 FEET
MULTIPLE FAMILY AND ALL OTHER USES	10,000	100 FEET	100 FEET

MINIMUM SETBACKS

USE	*FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
SINGLE FAMILY	10'	10'	5'	10'	N/A	10'
TWO FAMILY ATTACHED	20'	15'	0'/5'	15'	25'	10'
DUPLEX	20'	15'	5'	15'	25'	10'
TOWNHOUSE	20'	15'	5'	15'	25'	10'
MULTIFAMILY	20'	15'	10'	15'	25'	20'

* 15' TO SIDE LOADED GARAGES

MAXIMUM HEIGHT

TWO FAMILY ATTACHED	35 FEET, 2 STORY
DUPLEX	35 FEET, 2 STORY
TOWNHOUSE	35 FEET, 2 STORY
MULTIFAMILY	48 FEET, 4 STORY
CLUBHOUSE	40 FEET, 2 STORY

MHPD

MINIMUM LOT AREA AND DIMENSIONS

AREA (SQ. FT.)	WIDTH	DEPTH
5,000	50 FEET	100 FEET

MINIMUM SETBACKS

FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
10 FEET	10 FEET	5 FEET	10 FEET	20 FEET	10 FEET

MAXIMUM HEIGHT
25 FEET, 1 STORY

MAXIMUM LOT COVERAGE
53% FOR THOSE LOTS DEPICTED ON EXHIBIT IV-E-1, IV-F MASTER CONCEPT PLAN

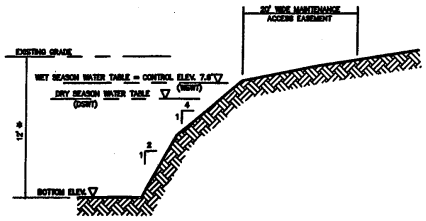
SCHEDULES OF USES

RPD

ADMINISTRATIVE OFFICE
CLUBS: COUNTRY, PRIVATE
CONSUMPTION ON PREMISES
RESTAURANTS, GROUP I, II AND III
SPECIALTY RETAIL SHOPS, GROUPS I AND II
DWELLING UNIT: (NOT TO EXCEED A TOTAL OF 999 D.U.) SINGLE FAMILY (LIMITED TO 3 LOTS ON PARCEL "A"), DUPLEX, TWO FAMILY ATTACHED, MULTIPLE FAMILY, TOWNHOUSE
ESSENTIAL SERVICES FACILITIES, GROUP I
ENTRANCE GATES AND GATE HOUSE
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
GOLF DRIVING RANGE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE

MHPD

DWELLING UNIT: SINGLE FAMILY, MOBILE HOME (NOT TO EXCEED A TOTAL OF 108 D.U.)
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE



TYPICAL LAKE SECTION
N.T.S.
* LAKES A AND E ARE APPROVED FOR 20' DEPTH – SEE RESOLUTION Z89-021.

SCHEDULE OF DEVIATIONS

RPD

WITHDRAWN 1 ~~REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.18.C.4.D) TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. [L.D.C. SECTION 10-1]~~

2 REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLELING CERTAIN ARTERIAL AND COLLECTOR STREETS [DSO SECTIONS C.3.J (2) AND C.3.O.1, TO REQUIRE NO ACCESS ROAD.][L.D.C. SECTION 10-283 (A)]

WITHDRAWN 3 ~~REQUIREMENT THAT WHEN PRACTICAL, A RESIDENTIAL DEVELOPMENT LARGER THAN 5 ACRES SHALL PROVIDE 2 OR MORE MEANS OF ACCESS ON STREETS [DSO SECTION C.1.D.(4)] TO ALLOW ONLY ONE ACCESS. [L.D.C. SECTION 10-291 (3)]~~

4 MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A PRIVATE PROPERTY LINE OF 50 FEET (300.C.4), TO 0 (ZERO) FEET. [L.D.C. SECTION 10-329 (E) (1)3.]

WITHDRAWN 5 ~~REQUIREMENT THAT PROPERTIES WHICH EXHIBIT SOIL, HYDROLOGY AND VEGETATION CHARACTERISTICS OF SALTWATER INUNDATION OR FRESHWATER PONDING BE SUBJECT TO CERTAIN ADDITIONAL REGULATIONS AND ORDINANCES [202.11.B.1.E, DSO SECTION C.1.E.(4), AND ORDINANCE 93-71, SECTION 2.C], TO ALLOW DEVELOPMENT OF WETLANDS AND WETLAND SOILS AS PER THE SITE PLAN. [L.D.C. SECTION 14-290 (G)]~~

6 PARKING REQUIREMENT FOR MEMBERSHIP ORGANIZATIONS OF 1 SPACE PER 300 SQUARE FEET AND 8 SPACES PER GOLF HOLE (SECTIONS 202.18.J.4.E AND H.), TO PROVIDE A TOTAL OF 100 PARKING SPACES FOR THE CLUBHOUSE/SHELTER AND GOLF COURSE. [L.D.C. SECTION 34-2020 (4) D.]

7 REQUIREMENT THAT A TEN-FOOT-WIDE UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF NEW LOCAL ROADS [LDC SECTIONS 10-355 (A) (1) AND 10-715] TO ALLOW A MINIMUM FIVE FOOT WIDE PLANTING AREA TO BE LOCATED BETWEEN THE LOCAL ROAD RIGHT-OF-WAY AND THE TEN-FOOT-WIDE UTILITY EASEMENT.

8 REQUIREMENT THAT STREETS IN A PROPOSED DEVELOPMENT SHALL BE CONNECTED TO THE STREETS IN THE ADJACENT AREA (LDC SECTION 10-294) TO SHALL NOT BE CONNECTED TO STREETS IN THE ADJACENT AREA.

9 REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-295) TO NO STREET STUBS.

10 REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) [LDC SECTION 10-413 (C) (1)] TO PROVIDE 18.53 ACRES ON SITE.

11 REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE RESIDENTIAL PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT [SECTION 34-935 (B) (1) (B)] TO ZERO FEET.

MHPD

12 REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.18.C.4.D), TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. [L.D.C. SECTION 10-1]

WITHDRAWN 13 ~~MINIMUM SETBACKS FROM A MOBILE HOME UNIT FROM A SIDE PROPERTY LINE OF 5 FEET, A REAR PROPERTY LINE OF 15 FEET, AND A BODY OF WATER OF 25 FEET [SECTIONS 400.02.D. AND 202.15.D.4], TO 5 FEET FROM A SIDE PROPERTY LINE, 20 FEET FROM A REAR PROPERTY LINE, AND 20 FEET FROM A WATER BODY. [L.D.C. SECTIONS 34-736 AND 34-2194 (3)]~~

WITHDRAWN 14 ~~MINIMUM SETBACKS BETWEEN STRUCTURES AND THE CENTERLINE OF A PRIVATE STREET OF 1/2 (ROW) (OR STREET EASEMENT) PLUS 20 FEET [202.15.D.2.A.], TO 1/2 (ROW) PLUS 10 FEET. [L.D.C. SECTION 34-2168 (A)]~~

15 REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) [LDC SECTION 10-413 (C) (1)] TO PROVIDE 18.53 ACRES ON SITE.

16 REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE MOBILE HOME PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT [SECTION 34-935 (B) (1) (B)] TO ZERO FEET.

17 REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-295) TO NO STREET STUBS.

ATTACHMENT I

DCI2004-00081

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0693
FLORIDA CERTIFICATE OF AUTHORIZATION #C-000065
FLORIDA CERTIFICATE OF AUTHORIZATION #LB 6660

DATE: JUNE, 2000
REVISION DATE: 11/02/04
FILE: BFC NOTE ZONE AMEND 04
DRAWING NUMBER: 3 OF 3

EXHIBIT IV-F

INSTRUCTIONS
(Section C.1.c., Lee County Administrative Code AC 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Zoning Board of the City of Bonita Springs and maintained through the Bonita Springs City Council Hearing. This sign will be provided by the Zoning Division in the following manner:

a. Signs for case **#DCI2004-00081** must be posted by **January 20, 2005**
b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.
NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

Bob Thinnes
SIGNATURE OF APPLICANT OR AGENT

BOB THINNES
NAME (TYPED OR PRINTED)

3800 VIA DEL REY
ST. OR PO BOX

BONITA SPRINGS, FLORIDA 34134
CITY, STATE & ZIP

#DCI2004-00081/Bonita Fairways RPD/MHPD/2-4-05/JSS

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 19TH day of JANUARY, 2005, by BOB THINNES, personally known to me or who produced _____ as identification and who did/did not take an oath.

Sharon Umpenhour
Signature of Notary Public

SHARON UMPENHOUR
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

Sharon Umpenhour
Commission # DD 076492
Expires Dec. 4, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ■ Land Surveyors ■ Planners

LETTER OF TRANSMITTAL

Date: January 19, 2005

RECEIVED
JAN 19 2005
PERMIT COUNTER

Project: Bonita Fairways; DCI2004-00081

Location: Bonita Springs

TO: Mr.. Bryan Kelner,
Lee County Zoning
P.O. Box 398
Fort Myers, Florida 33902-0398

Items transmitted via: Hand Delivery

We are sending you the following items:

Affidavit of Posting Notice

Remarks: for your use

Signed: Bob Thinnes
Bob Thinnes

cc: Alan Goldman

3800 Via Del Rey
Bonita Springs, Florida 34134
(239) 947-1144 Π Fax (239) 947-0375

RECEIVED
NOV 12 2004
PERMIT COUNTER

APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT

BONITA SPRINGS

Applicant's Name: Alagold Communities, LTD

Project Name: Bonita Fairways RPD/MHPD

STRAP Number(s): 27-47-25-B-3-00002.0000

Application Form: X **Computer Generated*** _____ **County Printed**

* By signing this application, the applicant affirms that the form has not been altered.

****

STAFF USE ONLY

Planning Community Bonita Springs *Case Number:* DCI 2004 - 00081

Current Zoning: RPD *Date of Application:* _____

Land Use Application: Mod des MU/PD *Fee:* $5000.00

Comp. Plan Density Range: 6 D.U. per acre

Date Zoning Board/Planning Agency Public Hearing: _____

Planner in charge: _____

TYPE OF APPLICATION

RECEIVED
NOV 12 2004
PERMIT COUNTER

____ *DRI*	____ *PD - Existing Development*	____ *OPTION 1*
____ *DCI - Major*	____ *PD - Existing Development*	____ *OPTION 2*
____ *DCI - Minor*	✓ *PD- Amendment1*	

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

DCI 2004 00081

PART I

APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name(s) of applicant(s): Alagold Communities, LTD

Mailing Address: Street: P.O. Box 2448

City: Bonita Springs State: FL Zip: 34133

Phone Number: Area Code: 239 Number: 495 Ext: 2000

Fax Number: Area Code: _____ Number: _____

E-mail: _____

B. Relationship of applicant to property:

_X_ *Owner* _____ *Trustee* _____ *Option holder* _____ *Lessee* _____ *Contract Purchaser*
_____ *Other (indicate):* _____

If applicant is NOT the owner or the person authorized by the Covenant of Unified Control, submit a ***Notarized Authorization Form*** *from the owner or his authorized representative. Label as Exhibit I-B.*

** If the application is County-initiated, enter the date the action was initiated by the Board: _____ Attach a copy of the "blue sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "blue sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3".* ***[Sec. 34-202(a)(5)]***

C. Name of owner(s) of property: Alagold Communities, LTD

Mailing Address: Street: P.O. Box 2448

City: Bonita Springs State: FL Zip: 34133

Phone Number: Area Code: 239 Number: 495-2000 Ext: _____

Fax Number: Area Code: _____ Number: _____

D. Date property was acquired by present owner(s): 3/1/91

E. Is the property subject to a sales contract or sales option? _X_ NO _____ YES

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? _____ NO _X_ YES. If yes, please complete and submit Exhibit I-F (attached).

G. Are there any existing deed restrictions or other covenants on this property, which may affect this request? _X_ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: Q. Grady Minor & Associates, P.A.

Address: 3800 Via Del Rey, Bonita Springs, Florida 34134

Contact Person: Bob Thinnes, AICP

Phone: 239-947-1144 Fax: 239-947-0375

E-mail: bthinnes@gradyminor.com

PART II
GENERAL INFORMATION

A. Request:

1. Rezoning from _____ TO:(check all applicable)

_____ RPD - Residential	_____ MPD - Mixed Use
_____ MHPD - Mobile Home	_____ RVPD - Recreational Vehicle
_____ CPD - Commercial	_____ CFPD - Community Facilities
_____ IPD - Industrial	_____ AOPD - Airport Operations

2. Option Chosen: _____ Option 1 **[34-373(a)(6)a]** _____ Option 2 **[34-373(a)(6)b]**

3. Other - Provide specific details. Amendment to Master Concept Plan

B. Legal Description and Boundary Sketch: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

__X__ NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 61G 17-6.006 FAC (labeled Exhibit II-B-2.). **If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.**

_____ YES. Property is identified as:

Subdivision Name: _____

Plat Book: _____ Page:_____ Unit:_____ Block:_____ Lot:_____

Section: _____ Township:_____ Range:_____

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

C. Project Street Address: 26771 Bonita Fairways Drive

D. General Location Of Property (referenced to major streets): On the north side at West Terry Street approximately one mile east of U.S. 41.

E. Lee Plan Information

1. Lee Plan Land Use Classification: (City of Bonita Springs: Moderate Density MU/PD)

2. Are you proposing any Lee Plan amendments, which could affect the subject property? __X__ NO _____ YES. If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-I") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?_____ NO __X__ YES. If yes, specify the minimum elevation required for the first habitable floor). 11.0' NGVD (MSL)

2. Are there any environmentally sensitive lands such as, but not limited to: wetlands (as defined in the Lee Plan); flow-ways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1 (2)] or listed species occupied habitat (see Sec. 10-474 of the Land Development Code) on the subject property? ___X___ NO _____ YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2. attached hereto.

G. Present Use of Property: Is the property vacant?_____ NO ___X___ YES

If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s) will be in compliance with all applicable requirements of the Land Development Code. **[Sec. 34-202(b)(3]**

Briefly describe current use of the property: Temporary trailer for golf pro-shop.

H. Property Dimensions

1. Width (average if irregular parcel): 2,733± Feet
2. Depth (average if irregular parcel): 2,626± Feet
3. Frontage on road or street: 2,733± Feet on West Terry Street (Name of street)
4. Total land area: 184,178 Acres

I. Land Area Calculations

1. Undevelopable Areas:
   a. Freshwater wetland areas 0.00
   b. Other wetland areas 0.00
   c. Submerged land subject to tidal influence: 0.00
   d. Total (a + b + c): 0.00
2. Remaining developable land (H.4 less I.1.d): 184,178± Acres

PART III
PROPOSED DEVELOPMENT

A. Nature of Request

1. Will the development contain living units?_____ NO ___X___ YES. If the answer is yes, please indicate the total number of living units proposed, by type:

109 Single Family	_____ Mobile Homes	_____ Recreational Vehicles
_____ Zero-Lot-Line	_____ Duplex/Two Family	_____ Townhouses
996 Multiple Family	1,105 TOTAL ALL TYPES	

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

   a. PERMITTED total units (from Exhibit III-A-2): 1,105

   b. PROPOSED total units (from A-1. above): 1,105

   c. PROPOSED density (from Exhibit III-A-2): 1,105

3. Will the development contain non-residential areas?___X___ NO _____ YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

   Retail: N/A Total gsf

   Offices: N/A Total gsf

   Medical: N/A gsf Non-medical: N/A gsf

   Hotel/Motel: N/A Total units

   Size of units: N/A (number) 0-425 sq. Ft. N/A (number) 426-725 sq. Ft. N/A (number) 726 or more sq. Ft.

   Industrial: N/A Total gsf

   Under roof: N/A gsf Not under roof: N/A gsf

   Mines, Quarries, or General Excavation:

   Acres to be excavated: N/A

   Other-specify: N/A

   Number of Beds (if applicable): N/A OR: N/A gsf

4. Building Height

   48' Maximum height of buildings (in feet above grade)

   4 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions?___X___ NO _____ YES. If yes, please submit an explanation and label it Exhibit III-A-5.

B. Facilities

1. Fire District: Bonita Springs Fire Control & Rescue District

2. Water Supply

   a. Estimated daily consumption of potable water:

      1. Residential units: 249,750 gpd

      2. Mobile Home units: 15,052 gpd

      3. Rec. Vehicle units: N/A gpd

      4. Commercial: N/A gpd

      5. Industrial: N/A gpd

   b. Source of potable water: Bonita Springs Utilities, Inc.

   c. Do you have a written agreement from the utility company to serve your project? X NO _____YES. If yes, please submit a copy of the agreement.

   d. Source of Non-potable water: N/A

3. Sanitary Sewer Service

   a. Estimated daily production of wastewater:

      1. Residential units: 230,129 gpd

      2. Mobile Home units: 13,585 gpd

      3. Recreational Vehicles: N/A gpd

      4. Commercial: N/A gpd

      5. Industrial: N/A gpd

   b. Is any special effluent anticipated? X NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

   c. Source of sanitary sewer service: Bonita Springs Utilities, Inc.

   d. Do you have a written agreement from the utility company to serve your project? X NO _____YES. If yes, please submit a copy of the agreement.

   e. Will a private on-site disposal facility be used? X NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

   f. Are individual sewage disposal systems proposed? X NO _____ YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement? X NO _____ YES _____ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

PART IV
SUBMITTAL REQUIREMENTS

COPIES REQUIRED					Exhibit #	Item
SUB	DRI	DCI	EXIST	MINOR		
X	13	13	13	13		Completed application **[34-201(b)]**
X	1	1	1	1		Application Fee [34-202(a)(9)]
X	2	2	2	2	I-B-1	**Notarized** Authorization Form (if applicable) [34-201(a)(1)]
--	2	2	2	2	I-B-2	Blue Sheet (If applicable) [34-201(a)(2)]
--	2	2	2	2	I-B-3	List of Property Owners (If applicable) [34-202(a)(5)]
X	2	2	2	2	I-B-4	**Notarized** Covenant & doc. Of Unified Control [34-373(a)(3)]
X	1	1	1	1	I-B-5	Surrounding Property Owners List [34-202(a)(6)]
X	2	2	2	2	I-B-6	Property Owners Map [34-202(a)(7)]
X	1	1	1	1	I-B-7	Mailing Labels for Surrounding Property Owners
X	2	2	2	2	I-F	**Notarized** Disclosure Form (if applicable) [34-201(b)(1)]
--	2	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [34-202(b)(2)
X	13	13	13	13	II-B-1	Legal Description [34-202(a)(1)]
X	13	13	13	13	II-B-2	Certified sketch of description (if applicable) [34-202(a)(2)]
--	2	2	2	2	II-B-3	Plat Book Page (if applicable) [34-202(a)(1)]
X	13	13	13	13	II-D	Area Location Map [34-202(a)(4)]
--	13	13	13	13	II-E-1	Lee Plan Amendment (if applicable) [34-373(a)(5) & 34-491]
X	13	13	13	13	II-E-2	Narrative/how prop. complies with Lee Plan, etc. [34-373(a)(5)]
--	13	13	13	13	II-F-1	Environ. Sensitive Lands map (if app.) [34-373(a)(4)c]
--	4	4	4	4	II-F-2	Environmental Assessment [34-1573]
X	13	13	4	4	II-F-3	Exist. zoning & current land use map/photo [34-373(a)(4)a]
--	13	13	4	4	II-F-4	Soils, vegetation and ground cover maps [34-373(a)(4)b.]
--	13	13	4	4	II-F-5	Topography map (if available) [34-373(a)(4)b.]
--	13	13	-	-	III-A-2	Density Calcs (if applicable) [34-373(a)(6)a.3 & (6)b.3 & (7)a.]
--	13	13	-	-	III-A-5	Aviation Hazard (if applicable) [34-1001 et seq.]
--	13	13	-	-	III-B-3	Sanitary Sewer Facilities(if applicable) [34-442 (1)n]
X	4	4	-	4	III-C	Traffic Imp. Statement (if applicable) [34-373(a)(6)a.11 or b.10]
--	4	4	-	4	III-C	TIS Exemption Form (if applicable) [34-373(a)(6)a.11 or b.10]
--	13	13	4	4	IV-A	Public transit routes map (if applicable) [34-373(a)(4)d.]
X	13	13	4	4	IV-C	Existing easements and r-o-w map. [34-373(a)(4)e.]
X	13	13	13	13	IV-D	Description of proposed development. [34-373(a)(6)]
--	13	13	13	13	IV-E	Master Concept Plan (Option 1) [34-373(a)(6)a.]
--	13	13	13	13	IV-F	Master Concept Plan (Option 2) [34-373(a)(6)b.]
X	1	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
X	13	13	13	13	IV-G	Schedule of Uses [34-373(a)(6)a.3. or b.3 and 34-373(a)(7)]
--	13	13	13	13	IV-H	Schedule of Dev. & Justification [34-373(a)(6)a.9 or b.9 & (7)d]
--	4	4	-	-	IV-I	Surface Water Management Plan [34-373(b)(1)]
--	4	4	-	-	IV-J	Protected Species Management Plan [34-373(b)(2)]
--	13	13	13	13	IV-K	Program for phased development (if applicable) [34-373(b)(3)]
--	13	13	13	13	IV-L	Haz. Mat Emer Plan (if applicable) [34-202(b)(4)]
--	-	-	4	-	IV-M	Mobile Home Park Rezoning Information [34-373(d)]
X	3	3	3	3	IV-N	Aerial [34-373(b)]
--	3	3	3	3	IV-O	Map of Historical & Archaeological Sites [34-373(F)]
--	3	3	3	3	IV-P	Possible Impacts on Historical & Archaeological Sites [34-373(F)]

PART V

AFFIDAVIT

I, Bob Thinnes certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

Bob Thinnes
Signature of Owner or Owner-authorized Agent

11/9/04
Date

Bob Thinnes, AICP; Q. Grady Minor & Associaties, P.A.
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 9TH day of NOVEMBER 2004, by BOB THINNES, who is personally known to me or who has produced _____ as identification.

(SEAL)

Sharon Umpenhour
Commission # DD 076492
Expires Dec. 4, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Signature of notary public

SHARON UMPENHOUR
Printed name of notary public

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PART I - EXPLANATORY NOTES

GENERAL

THE APPLICANT MUST PAY THE APPLICATION FEE SET FORTH IN THE COUNTY EXTERNAL FEES AND CHARGES MANUAL. (ADMINISTRATIVE CODE 3-10 APPENDIX C)

UPON WRITTEN REQUEST, THE DIRECTOR MAY MODIFY THE SUBMITTAL REQUIREMENTS CONTAINED IN THIS SECTION IF THE APPLICANT CLEARLY DEMONSTRATES THAT THE SUBMISSION WILL HAVE NO BEARING ON THE REVIEW AND PROCESSING OF THE APPLICATION. THE REQUEST AND THE DIRECTOR'S WRITTEN RESPONSE MUST ACCOMPANY THE APPLICATION SUBMITTED AND WILL BECOME A PART OF THE PERMANENT FILE.

EXPLANATORY NOTES FOR PART I

A. Applicant's Name: Application may be made by the landowner or the authorized agent. **[Sec. 34-201(a)]** Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

1) It is not required that both husband and wife initiate the application on private real property owned by them.
2) Where the property is subject to a land trust agreement, the trustee may initiate the application.
3) Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
4) Where the fee owner is a partnership, the general partner may initiate the application.
5) Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
6) Where the property is a condominium or time-share condominium, refer to Sec. 34-201(a)(1)b. for rules.
7) Where the property is a subdivision, refer to Sec. 34-201(a)(1)c. for rules.
8) Rezonings initiated by the Board of County Commissioners (BOCC) on property not owned by the County.

B. Relationship of applicant to owner: If the applicant is not the owner of the property or the person authorized to represent the owner through the Covenant of Unified Control, the applicant must submit proof of authority to represent the owner. This may be accomplished with a notarized authorization form from the owner or his authorized representative. Label this submittal as Exhibit I-B-1. **[Sec. 34-202(b)(1)].**

If the owner does not desire to sign the attached Covenant of Unified Control he may submit an alternate document for consideration by the County Attorney's office prior to submitting the application for rezoning. A copy of the County Attorney's approval of the document must be submitted with the application.

If the application is County-initiated by the BOCC, attach a copy of the "blue sheet" whereby the action was authorized. Label the copy as Exhibit I-B-2.

Submit a list of the names of all property owners and their addresses for property included within the requested action. Label as Exhibit I-B-3. **[Sec. 34-202(a)(5)]**

C. Name of owner (s): see F. below

D. Date property was acquired by present owner(s). If the County initiated the rezoning and does not own the property or have it under contract for purchase, enter "Not Applicable".

E. If the request is County-initiated and the County is not purchasing the property, enter "Not Applicable".

F. Disclosure Form: Except for County-Initiated rezonings, a Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country. **[Sec. 34-201(b)(2)]**

G. Existing Deed Restrictions: A copy of the deed restrictions on the subject property, if any, and a statement as to how the deed restrictions may affect the requested action must be submitted.

H. Authorized Agent(s): If the owner or applicant has authorized agent(s) to act on his/her behalf, list the agent(s) name, mailing address and phone number. If County-initiated, enter "Not Applicable". **[Sec. 34-202(b)(1)]**

PART II - EXPLANATORY NOTES

A. Nature of Request:

1. If for rezoning to a Planned Development district, indicate the zoning classification(s) being requested.

2. If not for rezoning provide specific details of the action requested. (eg. Amendment to PD. Etc),

B. Legal Description: **If rezoning to more than one district, a separate legal description must be provided for each classification requested. [34-373(a)(1)]**

If the property is not within a platted subdivision recorded in the official plat books of Lee County, a complete legal description must be attached which is sufficiently detailed and legible so as to be able to locate said property on county maps or aerial photographs. The legal description must include the Section, Township, Range, and parcel number(s). **[34-202(a)]**

If the application includes multiple contiguous parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different zoning requests are made on individual parcels. Label the legal description as Exhibit II-B-1. **[34-202(a)]**

If the request is owner-initiated, a survey or a certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code must be submitted. , unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. **[34-202(a)]**

The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary-survey prepared by a surveyor meeting the minimum technical standards for land surveying in the state, as set out in chapter 61G 17-6, F. A.C. Boundaries must be clearly marked with a heavy line. The boundary line must include the entire area to be developed. If the request is owner-initiated the Federal Emergency Management Agency flood zone and required finished floor elevation must be shown as well as the location of existing structures on the property. **[Sec. 34-202(b)(2)]**

C. Project Street Address: If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (941) - 338-3200.

D. General Location: The general location should reference known major streets so as to indicate to the general public the location of the property. A property location map must be submitted. Label the map as Exhibit II-D. **[34-202(a)(4)]**

E-1. Lee Plan Information: List the current Lee Plan Land Use Classification of the subject parcel(s).

E-2. Lee Plan Information. Submit a copy of any amendment being proposed to the Lee Plan by the applicant, which may affect the subject property as well as the Planning Division's reference number for the amendment. Label the proposed amendment as Exhibit II-E-1. Attach a statement as to how the amendment will affect your property. Label the statement as Exhibit II-E-2. **[Sec. 34-202(a)(8)]**

F.2. If environmentally sensitive areas exist on the site, an environmental assessment must be prepared that examines the existing conditions, addresses the environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources. (See Sec. 34-1573). **(Sec. 34-373)**

H. Property Dimensions: If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street. **[Sec 34-202(b)(9)]**

The total area (in square feet or acres) of the property.

I. Land Area Calculations
1. Undevelopable Areas: Insert the area of land identified as undevelopable by the following terms:

a. Freshwater wetlands

b. Other wetlands

c. Submerged land subject to tidal inundation. The area of land, which is submerged and is subject to tidal inundation.

PART III - EXPLANATORY NOTES

A. 5. Aviation Hazard: If your project is near any commercial or general aviation facility or within any area delineated on the Lee County Port Authority Airspace Notification Map as a notification area, describe any structures (including proposed communication towers), lighting, or other features, which could adversely affect safe flight, and labeled it Exhibit III.A.5. **Refer to Section 34-1001 et seq.**

B. Facilities

1. Fire District: List the Fire District in which the property is located.

2. Water Supply:

a. Estimate the daily consumption of potable water by the proposed project.

For residential projects, use 250 gpd (gallons per day) per unit. If the water treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:

Mobile Homes use 187.5 gpd. per unit.

Recreational Vehicles use 150 gpd. per unit.

For all other types of projects, show calculations and source of consumption rates utilized.

b. If the property lies wholly or partly in the certificated franchised service area of an established water utility, name the utility company.

If a private, on-site, potable water system is proposed, please provide a description of the system.

d Source of non-potable water service: If a separate system is proposed for non-potable (irrigation) water uses, please specify the source.

3. Sanitary Sewer Service.

a. Estimated daily production of wastewater

For residential projects use 200 gpd (gallons per day) per unit. If the sewage treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:

Mobile Homes use 150 gpd per unit.

Recreational Vehicles use 120 gpd per unit

For all other types of projects, show calculations and source of consumption rates utilized.

b. If any special types of effluent can be anticipated, please submit Exhibit III.B.3. (attached)

c. If the property lies wholly or partly in the certificated or franchised service area of an established sanitary sewer district or sewer utility name the utility.

e. If a private, on-site, wastewater treatment and disposal facility is proposed, please submit Exhibit III.B.3 (attached).

PART IV - Explanatory Notes for Exhibits not previously discussed.

Surrounding Property Owners List : A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. **[Sec. 34-202(a)(6)]**

Property Owners Map: A County Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet [five hundred (500) feet if for a COP] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant shall be responsible for the accuracy of the map. **[Sec. 34-202(a)(7)]**

Unified Control Documentation. A notarized document (see Exhibit IV-D) corroborating unified control over the subject parcel. **[Sec. 34-373(a)(3)]**

If the owner does not desire to sign the attached Covenant of Unified Control he may submit an alternate document for consideration by the County Attorney's office prior to submitting the application for rezoning.

Existing Conditions: **[Sec. 34-373(a)(4)]** NOTE: If more than one of the following requirements is shown on the same set of maps or photos, please mark the document with all appropriate exhibition numbers.

Existing zoning and current uses: Show existing zoning and current land uses surrounding the property to a distance of 375 feet.

Soils, vegetation and ground cover : Classified in accordance with USDA/SCS system and the Florida Land Use and Cover Classification System, respectively

Topography: Provide a Lee County Topographical map (if available).

Public Transit: Show the property in relation to existing and proposed public transit routes and bus stops, including what facilities exist at the bus stop.

Environmental Assessment: Areas of encroachment by undesirable exotic (floral) species, the line of mean high water, and jurisdictional boundaries of state and federal agencies, and Coastal Construction Setback Lines. If the site contains unique landforms or biological areas such as creek beds, sand dunes, coastal or interior hammocks, or old growth pine flatwoods, additional information may be required including wildlife and plant inventories and hydrologic details, in order to identify the highest quality biological communities and develop suitable conservation measures. Please contact the Lee County Division of Environmental Sciences at 335-2477 with any questions concerning this environmental assessment.

Master Concept Plan: Refer to Sec. 34-373(a)(6)a.3. or b. 3. AND 34-373(a)(7)a. for information.

Schedule of Uses: **[Sec. 34-373(a)(7)]**

1. A summary of the kinds of uses proposed for the entire site (for projects containing residential uses, this shall include the types of proposed dwelling units);

2. The units (gross square feet for commercial/industrial uses, number of units for residential, motel/ hotel uses , beds for institutional types of uses, etc.) of each kind of use for the entire site;

3. For developments containing uses for which the parking requirements are to be determined by the Director, the number of parking spaces proposed for those uses.

Schedule of deviations: Refer to Sec. 34-373(a)(6)a.9. or b.9. and 34-373(a)(7)d.

Traffic Impact Statement : **[Sec. 34-373(a)(6)a.11 Or b. 10 and 34-373(a)(7)]** Format and degree of detail is set forth in the adopted Lee County Administrative Code.

Surface Water Management Plan: **[Sec. 34-373(b)(1)]** Written statements which describe:

1. the runoff characteristics of the property in its existing state;

2. in general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;

3. the retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;

4. how existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.

5. Describe the requirements for fill materials posed by this development for other than building pads (use, volume, etc.)

6. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. **[34-442(1)f]**

PART IV - EXPLANATIONS (Cont)

Management Plan for Protected Species: **[Sec. 34-373(b)(2)]** Refer to the Sec. 10-474.

Program for phased development: **[Sec. 34-373(b)(3)]** Description of program for phased development (if applicable). A description of the program of phased construction, if the development is to be so constructed.

GENERAL

a. The applicant is responsible for the accuracy and completeness of this application. Any time delays or additional expenses necessitated due to the submittal of inaccurate or incomplete information shall be the responsibility of the applicant.

b. All information submitted with the application or submitted at the public hearing becomes part of the public record and shall be a permanent part of the file.

c. All applications must be submitted in person. Mailed-in applications will not be processed.

d. All attachments and exhibits submitted shall be of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.

e. The Department staff will review this application for compliance with requirements of the Lee County Land Development Code. If any deficiencies are noted, the applicant will be notified.

f. All applicants shall pay an application fee as set forth in the county External Fees and Charges Manual. (Administrative Code 3-10 Appendix C)

EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 27-47-25-B3-00002.0000 **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
N/A	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
N/A	

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
N/A	

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4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
Alagold Communities, LTD	
Alan Goldman, President	100%

DCI 2004 00081

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Alan Goldman
(Applicant)

Alan Goldman, President
(Printed or typed name of applicant)

DCI 2004 00081

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 9th day of November, 2004, by Alan Goldman, who is personally known to me or who has produced _____ as identification.

Marcia M. Vigus
Signature of Notary Public

MARCIA M. VIGUS
MY COMMISSION # DD 196926
EXPIRES: July 26, 2007
Bonded Thru Notary Public Underwriters

(SEAL)

Printed Name of Notary Public

EXHIBIT II-F-2
ENVIRONMENTAL ISSUES

A. **Topography**: Describe the range of surface elevations of the property:

N/A

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

N/A

Continued

C. **Preservation/Conservation of Natural Features**: Describe how the lands listed in B. above will be protected by the completed project:

N/A

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

N/A

EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*
(Complete only if living units are proposed).

A. Gross Residential Acres

1. Total land area: N/A acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): N/A acres
   a. R-O-W providing access to non-residential uses: _____ acres
   b. Non-residential use areas: _____ acres
3. Gross residential acres (Line A.1 less A.2): N/A acres
   a. Uplands areas _____ acres
   b. Freshwater Wetlands areas _____ acres
   c. Other Wetland areas _____ acres

B. Lee Plan Land Use Classification: City of Bonita Springs Moderate Density MU/PD *(If more than one classification, calculations for each classification must be submitted)*

Density Standards (from Lee Plan Table 1) See Note B

1. Maximum standard density for Land Use Classification: 6 units\gross res. acre
2. Maximum total density for Land Use Classification: 9 units\gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

C. Intensive Development, Central Urban, and Urban Community Areas:

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) _____ units
3. Total standard density units (sum of C.1 & C.2) _____ units
4. Max. total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1))] _____ units
5. **Sub-total permitted standard density units:** _____ **Units** (line C.3 or C.4 - whichever is less)

** 6. BONUS UNITS

   a. Low-moderate housing density: _____ units
   b. TDR units: _____ units
   c. **Sub-total (C.6.a plus C.6.b)** _____ units

7. **Total Permitted Units (C.5. plus C.6.c):** _____ **units** ((may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05)).

* Subject to staff review and correction.

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

continued

D. Suburban land use areas

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density freshwater wetlands units (A.3.b. times B.1) _____ units
3. Total standard density units (sum of D.1 & D.2) _____ units
4. Maximum upland density (A.3.a. times 8) _____ units
5. **Total permitted units:** _____ **Units** (line D.3 or D.4 - whichever is less)

E. Outlying Suburban Land Use Areas

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density freshwater wetlands units (A.3.b. times B.1) _____ units
3. Total standard density units (sum of E.1 & E.2) _____ units
4. Maximum upland density (A.3.a. times 4***) _____ units
5. **Total permitted units:** _____ **units** (line E.3 or E.4 - whichever is less)

F. Open Lands

1. Total acres of "Open Land" _____ acres
2. Maximum open land density (F.1 times 0.2****) _____ units
3. **Total permitted units:** _____ **units**

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

*** Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

**** One unit per five acres if the PD process is being used to prevent adverse impacts on environmentally sensitive lands (as defined in Policy 77,1,1,4)

NOTE B: Density approved by Resolution Z-96-063A.

EXHIBIT III-B-3

SANITARY SEWER FACILITIES

A. **Special Effluent**: If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

   N/A

2. Quality of the effluent:

   N/A

3. Expected life of the facility:

   N/A

4. Who will operate and maintain the internal collection and treatment facilities:

   N/A

5. Receiving bodies or other means of effluent disposal:

   N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

   N/A

2. Current water table conditions:

   N/A

3. Proposed rate of application:

   N/A

4. Back-up system capacity:

   N/A

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as STRAP #27-47-25-B3-00002.0000 (street address) and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Q. Grady Minor & Associates, P.A. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by Lee County.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

Alan Goldman
Owner

DCI 2004 00081

Alan Goldman, President; Alagold Communitiies, LTD
Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

Sworn to (or affirmed) and subscribed before me this 9th day of November, 2004
by Alan Goldman who is personally known to me or has produced
_____ as identification.

Marcia M. Vigus
Notary Public

(Name typed, printed or stamped)
(Serial Number, if any)

MARCIA M. VIGUS
MY COMMISSION # DD 196926
EXPIRES: July 26, 2007
Bonded Thru Notary Public Underwriters

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LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as STRAP #27-47-25-B3-00002.0000 and legally described in Exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Q. Grady Minor & Associates, P.A. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys and studies necessary to obtain zoning and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Alan Goldman
Owner

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Alan Goldman, President
Printed Name
Alagold Communities, LTD

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me this 9th day of November 2004, by Alan Goldman, who is personally known to me or who has produced _____ as identification.

Marcia M. Vigus
Notary Public

MARCIA M. VIGUS
MY COMMISSION # DD 196926
EXPIRES: July 26, 2007
Bonded Thru Notary Public Underwriters

(Name typed, printed or stamped)

DCI 2004 00081

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LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 27 AND 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N 00°48'18" W, ALONG THE EAST LINE OF SAID SECTION 27, FOR A DISTANCE OF 30.28 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST TERRY STREET (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE RUN N 83°02'59" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2733.57 FEET TO A POINT ON THE EASTERLY LINE OF A 100.00 FOOT WIDE FLORIDA POWER & LIGHT CO. EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2213 AT PAGES 4695 THROUGH 4697 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°59'55" W, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 1487.23 FEET; THENCE RUN N 88°35'50" E FOR A DISTANCE OF 5.65 FEET TO THE SOUTHWEST CORNER OF IMPERIAL HARBOR UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35 AT PAGES 130 AND 131 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 7 THE FOLLOWING EIGHT COURSES:

1. N 88°35'50" E FOR A DISTANCE OF 570.00 FEET.
2. N 01°25'30" W FOR A DISTANCE OF 481.35 FEET.
3. N 69°36'08" E FOR A DISTANCE OF 154.98 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST.
4. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2404.01 FEET, THROUGH A CENTRAL ANGLE OF 05°28'47", SUBTENDED BY A CHORD OF 229.83 FEET AT A BEARING OF N 66°51'45" E, FOR AN ARC LENGTH OF 229.91 FEET TO THE END OF SAID CURVE.
5. S 28°55'09" E FOR A DISTANCE OF 72.59 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHEAST.
6. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 91°23'23", SUBTENDED BY A CHORD OF 271.94 FEET AT A BEARING OF S 74°37'37" E, FOR AN ARC LENGTH OF 303.06 FEET TO A POINT OF COMPOUND CURVATURE.
7. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2663.99 FEET, THROUGH A CENTRAL ANGLE OF 17°56'23", SUBTENDED BY A CHORD OF 830.72 FEET AT A BEARING OF N 50°42'30" E, FOR AN ARC LENGTH OF 834.12 FEET TO THE END OF SAID CURVE.
8. N 41°42'22" E FOR A DISTANCE OF 466.59 FEET TO THE SOUTHEAST CORNER OF SAID IMPERIAL HARBOR UNIT NO. 7; THENCE ALONG THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 7 THE FOLLOWING FOUR COURSES:

1. N 48°17'38" W FOR A DISTANCE OF 525.00 FEET.
2. S 41°42'22" W FOR A DISTANCE OF 100.00 FEET.
3. N 48°17'38" W FOR A DISTANCE OF 53.61 FEET.
4. N 33°59'47" E FOR A DISTANCE OF 10.09 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL "F" OF IMPERIAL HARBOR UNIT NO. 1 AS RECORDED IN PLAT BOOK 11 AT PAGES 56 AND 57 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 48°16'19" W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "F", FOR A DISTANCE OF 5.88 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "F" THE FOLLOWING FOUR COURSES:

1. N 24°36'01" E FOR A DISTANCE OF 195.93 FEET.
2. N 31°10'51" E FOR A DISTANCE OF 237.63 FEET.
3. N 38°59'41" E FOR A DISTANCE OF 191.18 FEET.
4. N 44°36'01" E FOR A DISTANCE OF 178.39 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL "A" OF SAID IMPERIAL HARBOR UNIT NO. 1; THENCE RUN N 33°59'51" E, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", FOR A DISTANCE OF 50.46 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL "G" OF SAID IMPERIAL HARBOR UNIT NO.1; THENCE RUN N 48°16'19" W, ALONG THE SOUTHERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 10.00 FEET; THENCE RUN N 11°43'41" E, ALONG THE WESTERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 92.38 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "G"; THENCE RUN S 48°16'19" E, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 45.32 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "G" AND A POINT ON THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 1; THENCE RUN N 33°59'47" E, ALONG THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 1, FOR A DISTANCE OF 30.28 FEET TO THE NORTHEASTERLY CORNER OF SAID IMPERIAL HARBOR UNIT NO. 1 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEMINOLE GULF RAILROAD; THENCE RUN S 48°14'59" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2016.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3754.83 FEET, THROUGH A CENTRAL ANGLE OF 06°53'58", SUBTENDED BY A CHORD OF 451.87 FEET AT A BEARING OF S 44°48'49" E, FOR AN ARC LENGTH OF 452.14 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 OF HELFENSTEIN ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 89°07'54" W, ALONG THE SOUTHERLY LINE OF LOTS 6 AND 5 OF SAID HELFENSTEIN ESTATE, FOR A DISTANCE OF 1334.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE RUN S 00°48'18" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2626.58 FEET TO THE **POINT OF BEGINNING**; CONTAINING 184.178 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA AS BEING S 89°07'54" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. THE PROPERTY DESCRIPTION SHOWN HEREON WAS PREPARED FROM A DESCRIPTION CONTAINED IN Q. GRADY [illegible] SURVEY DRAWING #C-790-C DATED OCTOBER 7, 1996.

RECEIVED
NOV 12 2004
PERMIT COUNTER
DCI 2004 00081

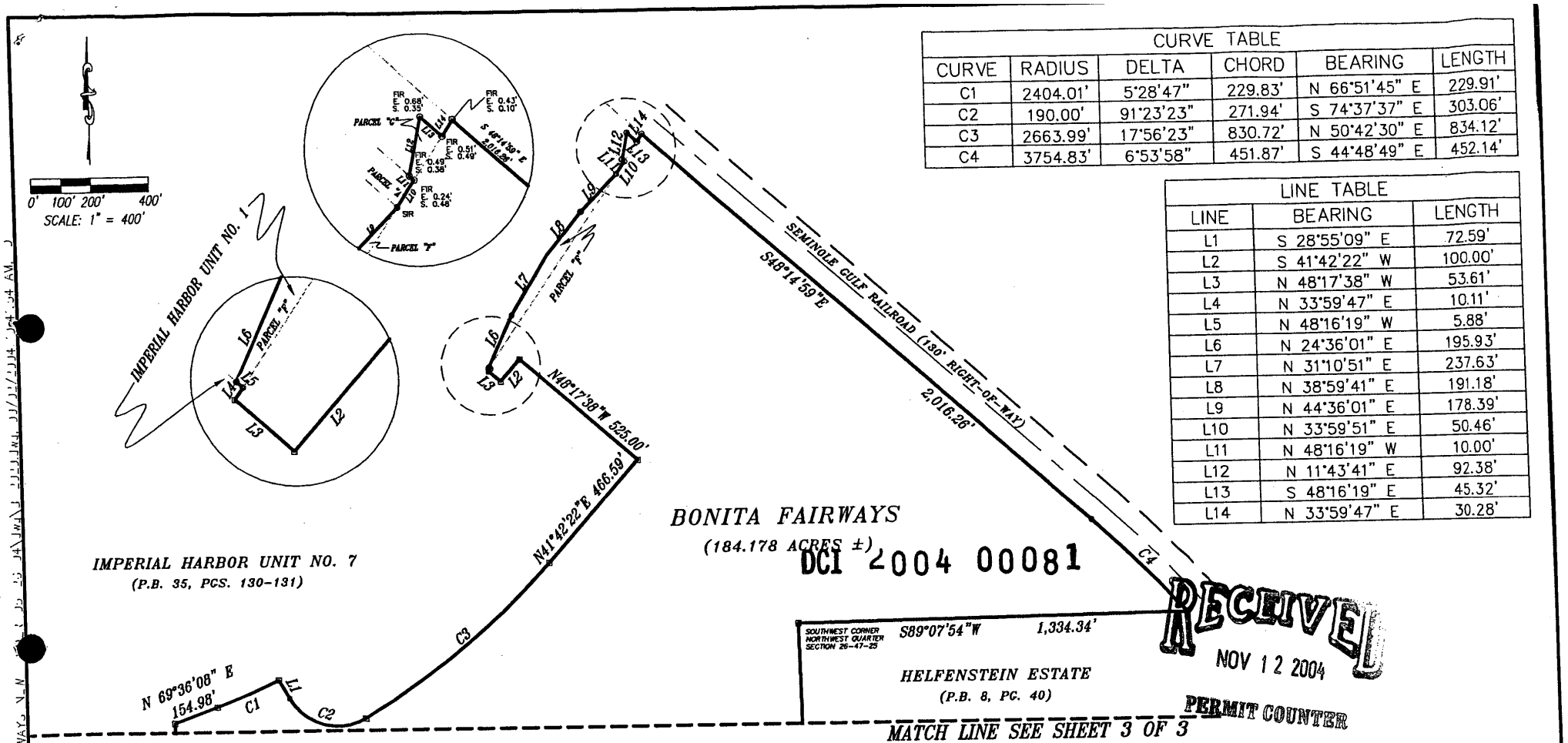
Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 9/3/04

THOMAS J. GARRIS, P.S.M. #3741
STATE OF FLORIDA

* THIS IS NOT A SURVEY *

SHEET: 1 OF 3	Q. GRADY MINOR AND ASSOCIATES, P.A.	LEGAL TO ACCOMPANY SKETCH
DRAWN: F.D.	CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134	BONITA FAIRWAYS GOLF AND COUNTRY CLUB
JOB CODE: BFC	PHONE : (239) 947-1144 FAX : (239) 947-0375	SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA
SCALE: 1" = 1"	CERTIFICATE OF AUTHORIZATION NUMBER LB 5151	DATE: SEPTEMBER, 2004 / DRAWING: B-2929



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	2404.01'	5°28'47"	229.83'	N 66°51'45" E	229.91'
C2	190.00'	91°23'23"	271.94'	S 74°37'37" E	303.06'
C3	2663.99'	17°56'23"	830.72'	N 50°42'30" E	834.12'
C4	3754.83'	6°53'58"	451.87'	S 44°48'49" E	452.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 28°55'09" E	72.59'
L2	S 41°42'22" W	100.00'
L3	N 48°17'38" W	53.61'
L4	N 33°59'47" E	10.11'
L5	N 48°16'19" W	5.88'
L6	N 24°36'01" E	195.93'
L7	N 31°10'51" E	237.63'
L8	N 38°59'41" E	191.18'
L9	N 44°36'01" E	178.39'
L10	N 33°59'51" E	50.46'
L11	N 48°16'19" W	10.00'
L12	N 11°43'41" E	92.38'
L13	S 48°16'19" E	45.32'
L14	N 33°59'47" E	30.28'

DCI 2004 00081

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PERMIT COUNTER

*** THIS IS NOT A SURVEY ***

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT

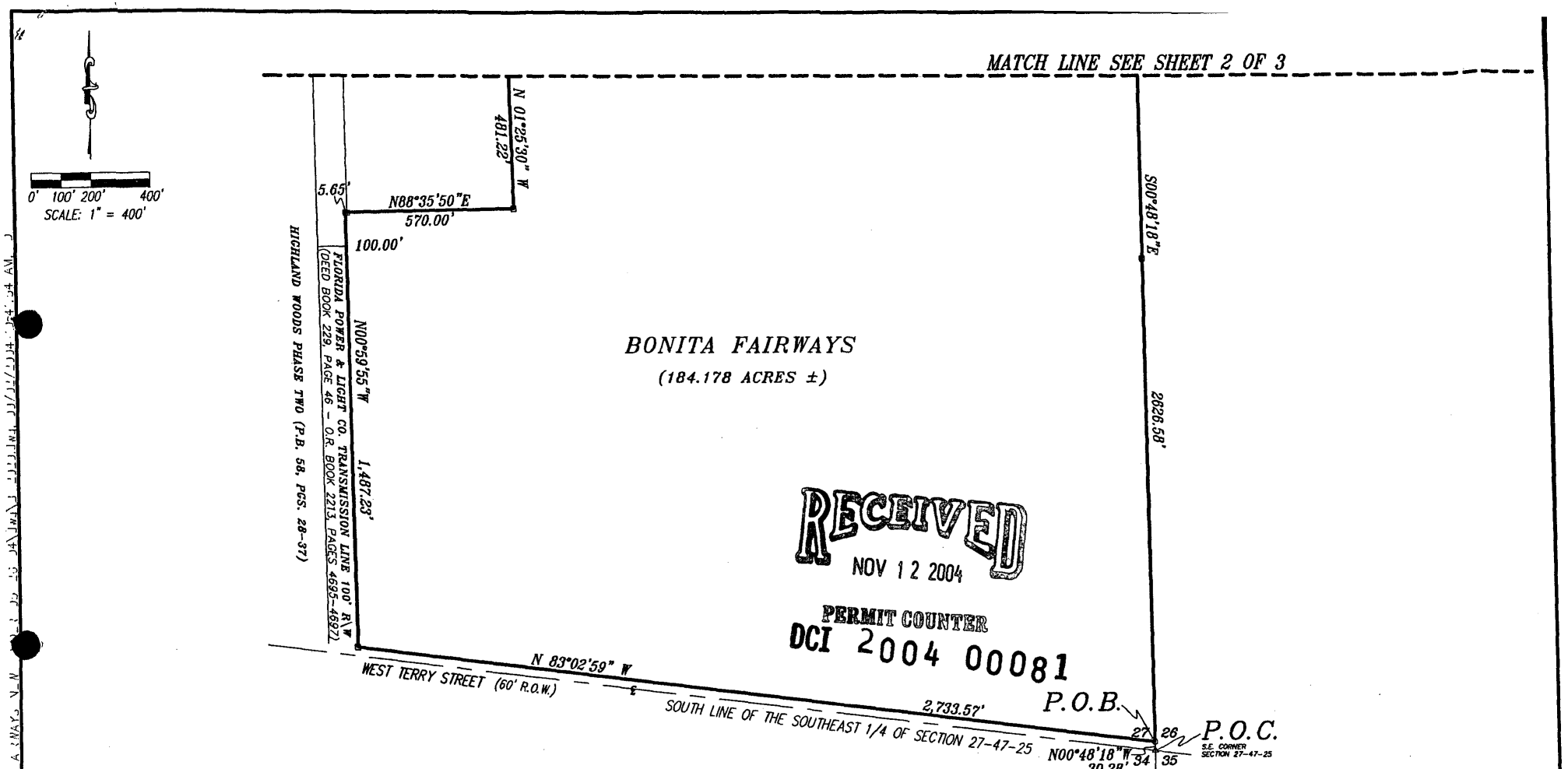
SHEET: 2 OF 3
DRAWN: F.D.
JOB CODE: BFC
SCALE: 1" = 400'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH TO ACCOMPANY LEGAL

BONITA FAIRWAYS GOLF AND COUNTRY CLUB
SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: SEPTEMBER, 2004 | DRAWING: B-2929



RECEIVED
NOV 12 2004
PERMIT COUNTER
DCI 2004 00081

* THIS IS NOT A SURVEY *

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT

SHEET: 3 OF 3	
DRAWN: F.D.	
JOB CODE: BFC	
SCALE: 1" = 400'	

Q. GRADY MINOR AND ASSOCIATES, P.A.
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3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH TO ACCOMPANY LEGAL

BONITA FAIRWAYS GOLF AND COUNTRY CLUB
SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: SEPTEMBER, 2004 | DRAWING: B-2929

EXHIBIT II-E-2

EXHIBIT IV-D

The Bonita Fairways RPD/MHPD is an existing development under construction as approved by Resolution Z-96-063A. The amendment application is requesting that the Schedule of Uses be revised to include an additional use to the RPD, Single Family Residential. The Master Concept Plan is also being revised to depict the general location of the single family phase adjacent to the northwest area of Carousel Cove. Carousel Cove is the MHPD phase of Bonita Fairways that contain both single family and mobile home residences. The amendment also is limiting the single family to three residential units in the identified area.

It is the desire of the owner to restore the original Lots 90, 91 and 92 that were deleted when the project was rezoned from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) by Resolution Z-96-063 and Z-96-063A. The number of dwelling units as previously approved by City of Bonita Springs Zoning Ordinance No. 01-03 will not be increased.

EXHIBIT III-C

TRAFFIC IMPACT STATEMENT

Bonita Fairways RPD/MHPD Amendment proposes to add the Single Family use to the Schedule of Uses for the RPD. As a result, the number of multiple-family dwelling units will be reduced by three (3) dwelling units to 996 and the addition of three (3) single family dwelling units. The number of dwelling units in the MHPD will not change.

According to the ITE P.M. Peak Hour, the number of trips entering the site will increase from 322 to 323, while the trips existing the site increased from 164 to 165. The change in P.M. Peak Hour trip generation is not significant, and, therefore, the T.I.S. prepared January, 2004, Revised April, 2004, is applicable to this amendment.

Previously Approved Bonita Fairways RPD/MHPD
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
November 04, 2004

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Single Family Detached Housing	43 Dwelling Units	478	10	30	32	19
Residential Condominium / Townhouse	999 Dwelling Units	4540	55	270	266	131
Mobile Home Park	63 Occupied Dwelling Units	499	7	30	24	14
Total		5517	72	330	322	164

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Proposed Bonita Fairways RPD/MHPD
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
November 04, 2004

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Single Family Detached Housing	46 Dwelling Units	509	10	31	34	20
Residential Condominium / Townhouse	996 Dwelling Units	4529	55	270	265	131
Mobile Home Park	63 Occupied Dwelling Units	499	7	30	24	14
Total		5537	72	331	323	165

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

TRAFFIC IMPACT STATEMENT

FOR

BONITA FAIRWAYS RPD/MHPD
TRACTS C, D, E & GOLF MAINTENANCE AREA

Prepared by:

Q. GRADY MINOR & ASSOCIATES, P.A.

CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS

3800 Via Del Rey
Bonita Springs, Florida 34134

(239) 947-1144

JANUARY 2004
Revised April 2004

TRAFFIC IMPACT STATEMENT
BONITA FAIRWAYS RPD/MHPD

Introduction

Bonita Fairways RPD/MHPD will be a community of 43 single family dwelling units, 63 mobile home dwelling units and up to 999 conventional dwelling units that are planned to be multi-family at project buildout. Of those, 39 single family units, 51 mobile home units and 16 multi-family units are existing. A Development Order application for 68 multi-family units (including the 16 existing units) was previously submitted. The subject application is for an additional 142 multi-family units and a 4,500 square foot golf maintenance building. Access to the golf maintenance area is via Pine Avenue only.

Bonita Fairways is located at the intersection of Barefoot Lane/Bonita Fairways Boulevard and West Terry Street on approximately 184.28 acres in Bonita Springs, Lee County, Florida. A location map is provided on Figure 1. The Master Concept Plan is provided on Figure 2.

Scope

The following items are included in this report:

1. Trip Generation Calculations (year 2005 buildout) for average weekday daily traffic including peak hour volumes.
2. Trip Generation Calculations for existing development and previously submitted D.O.
3. Roadway Link Level of Service analysis within the project's area of influence.
4. Turn Lane analysis.
5. Traffic Signal Warrant analysis.

Conclusions/Discussion

The following conclusions can be drawn for the analyses:

1. All roadway links within the project's area of influence will operate at acceptable level of service at project buildout during the highest peak hour, peak season.
2. Full right and left turn lanes exist at the project entrance. The existing turn lanes are adequate to serve the project at buildout.
3. A traffic signal is not warranted at the project entrance.

Trip Generation

Trip generation rates are estimated using 6th Edition Trip Generation published by the Institute of Transportation Engineers. Land Use Code 210, Single-Family Detached Housing is used for 43 dwelling units, Land Use Code 230, Residential Condominium/Townhouse is used for the multi-family dwelling units, Land Use Code 240, Mobile Home Park is used for 63 Mobile Home dwelling units, and Land Use Code 430, Golf Course is used for the golf maintenance area based on the 8 to 10 employees. Access to the golf maintenance area is via Pine Avenue only and those trips are not included in the turn lane calculations.

The proposed project generates 2412 average annual daily trips and 217 trip ends during the highest peak hour (PM). The existing development generates 1041 average annual daily trips and 91 trip ends during the highest peak hour (PM). The previously submitted project generates 1453 average annual daily trips and 134 trip ends during the highest peak hour (PM). The proposed project will generate net new trips of 959 average annual daily trips and 83 trips ends during the highest peak hour (PM). Please refer to the summary of trip generation calculations on Tables 1, 2 and 3.

Roadway Link Level of Service Analysis

Roadway link level of service analysis was performed for all roadway links within the area of influence. Please refer to Figure 3, Project Directional Distribution & Area of Influence for the distribution of project trips on the surrounding roadway network. Project generated traffic is less than 10% of LOS C volume on all surrounding roadway links.

The 2003 100th highest hour volume for West Terry Street is 674. The growth rate used in the following calculations is 3.9%, based on growth for this link in the 2002 traffic count report (9,400 to 13,300 in 9 years). The LOS standard for this link is LOS E. The level of service analysis for West Terry Street for the year following buildout is as follows:

West Terry Street – Projected Level of Service		
Year	100th Highest Hour Volume	Level of Service
Existing 2004	700	B
2006 Without Project	784*	B
2006 With Project	815	B

* Includes trip generation for Bonita Fairways Tracts A & B, previously submitted.

The link operates at an acceptable level of service for all conditions above.

Turn Lane Analysis

Directional movements to and from the site entrance are estimated to be 65% west of the entrance and 35% east of the entrance. The maximum left turning movements expected is 86 and the maximum right turning movements is 46 (PM peak hour). Please refer to Figures 4 and 5 for turning volumes.

Full right and left turn lanes exist at the project entrance. The right turn lane provides a total length of 350 feet, including taper. The left turn lane provides a total length of 500 feet. Both existing turn lanes are adequate to serve the project.

Traffic Signal Warrant Analysis

The projected background traffic for West Terry Street in 2006 (for an average day, as required by the Manual on Uniform Traffic Control Devices) is 15,499 trips. It is estimated using hourly volumes from Permanent Count Station Number 42 that the average 4-hour volume is approximately 7.3% of daily traffic and the average 8-hour volume is 6.75%. Using these figures, the 4-hour volume on West Terry Street is 1,131 trips and the 8-hour volume is 1,046. Using a 50%/50% entering and exiting split for project traffic, the 4-hour exiting volume is 81 trips and the 8-hour exiting volume is 74 trips.

These volumes are below volumes required to satisfy warrants.

TABLES AND FIGURES

Table 1

Bonita Fairways Existing Units
SUMMARY OF AVERAGE VEHICLE TRIP GENERATION
AVERAGE WEEKDAY DRIVEWAY VOLUMES
1-20-04

LAND USE	SIZE	24 HOUR TWO-WAY VOLUME	AM PK HOUR ENTER	AM PK HOUR EXIT	PM PK HOUR ENTER	PM PK HOUR EXIT
SINGLE FAMILY DWELLINGS	39 DWELLING UNITS	436	9	28	29	17
RESIDENTIAL CONDOMINIUM	16 DWELLING UNITS	137	2	10	9	4
MOBILE HOME PARK	51 OCCUPIED UNITS	468	7	27	20	12
TOTAL		1041	18	65	58	33

Note: A zero rate indicates no rate data available

TRIP GENERATION BY MICROTRANS

Table 2

Previously Submitted D.O. A&B
SUMMARY OF AVERAGE VEHICLE TRIP GENERATION
AVERAGE WEEKDAY DRIVEWAY VOLUMES
1-26-04

LAND USE	SIZE	24 HOUR TWO-WAY VOLUME	AM PK HOUR ENTER	AM PK HOUR EXIT	PM PK HOUR ENTER	PM PK HOUR EXIT
SINGLE FAMILY DWELLINGS	43 DWELLING UNITS	477	10	30	32	18
RESIDENTIAL CONDOMINIUM	68 DWELLING UNITS	469	6	31	30	15
MOBILE HOME PARK	63 OCCUPIED UNITS	507	8	30	24	15
TOTAL		1453	24	91	86	48

Note: A zero rate indicates no rate data available

TRIP GENERATION BY MICROTRANS

Table 3

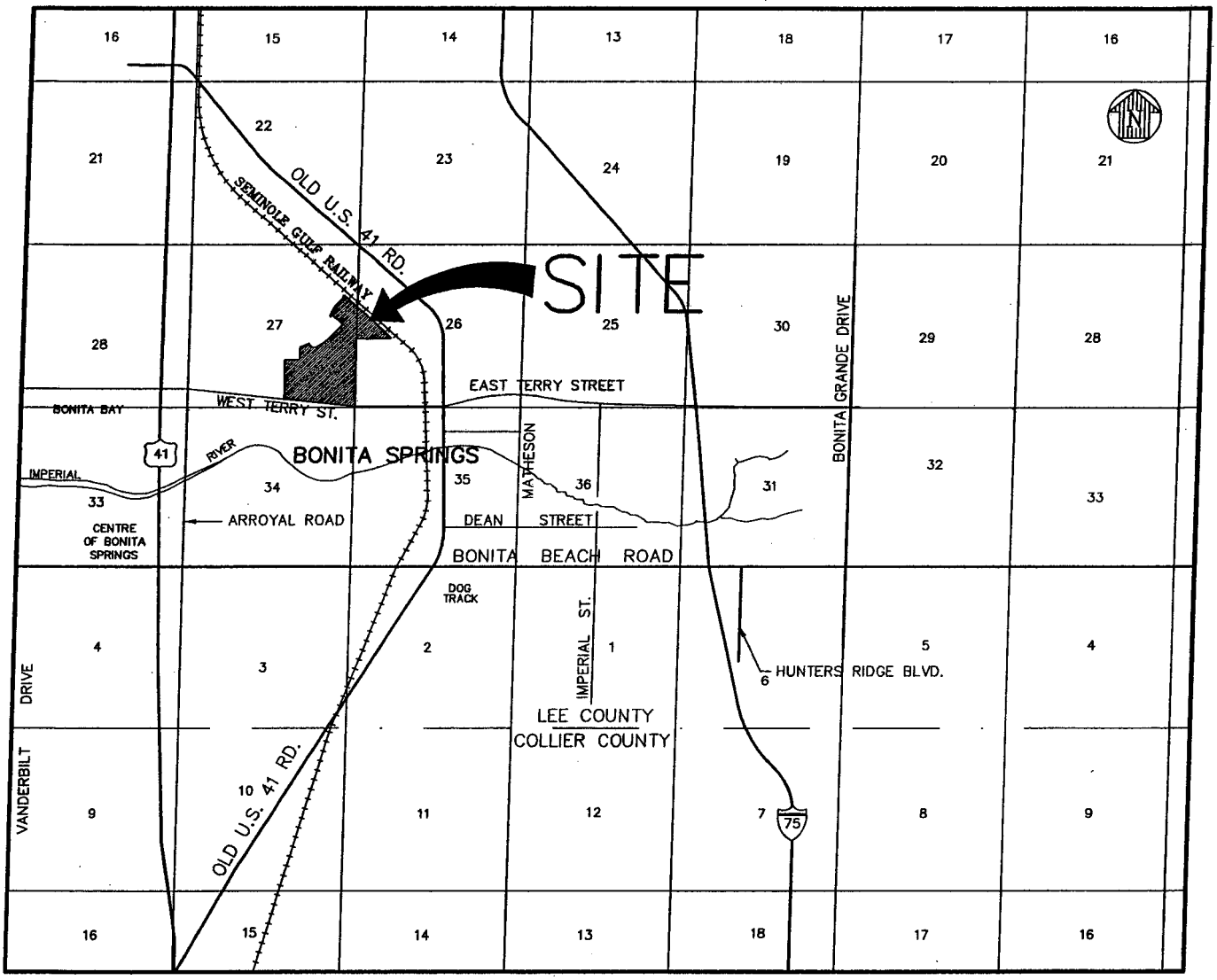
Proposed Project
SUMMARY OF AVERAGE VEHICLE TRIP GENERATION
AVERAGE WEEKDAY DRIVEWAY VOLUMES
1-26-04

LAND USE	SIZE	24 HOUR TWO-WAY VOLUME	AM PK HOUR ENTER	AM PK HOUR EXIT	PM PK HOUR ENTER	PM PK HOUR EXIT
SINGLE FAMILY DWELLINGS	43 DWELLING UNITS	477	10	30	32	18
RESIDENTIAL CONDOMINIUM	210 DWELLING UNITS	1223	16	76	76	37
MOBILE HOME PARK	63 OCCUPIED UNITS	507	8	30	24	15
GOLF COURSE	10 EMPLOYEES	205	7	3	7	8
TOTAL		2412	41	139	139	78

Note: A zero rate indicates no rate data available

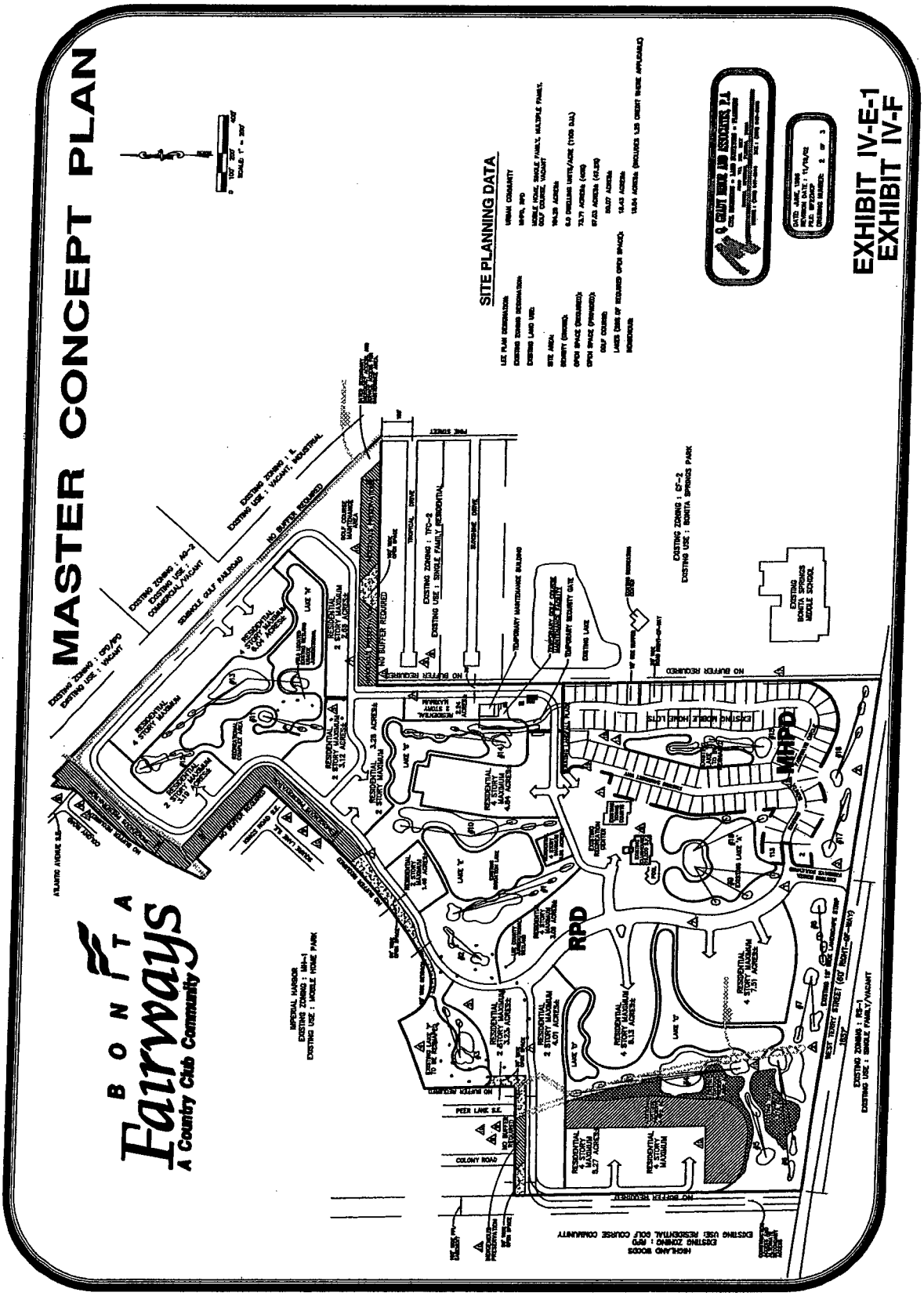
TRIP GENERATION BY MICROTRANS

FIGURE 1



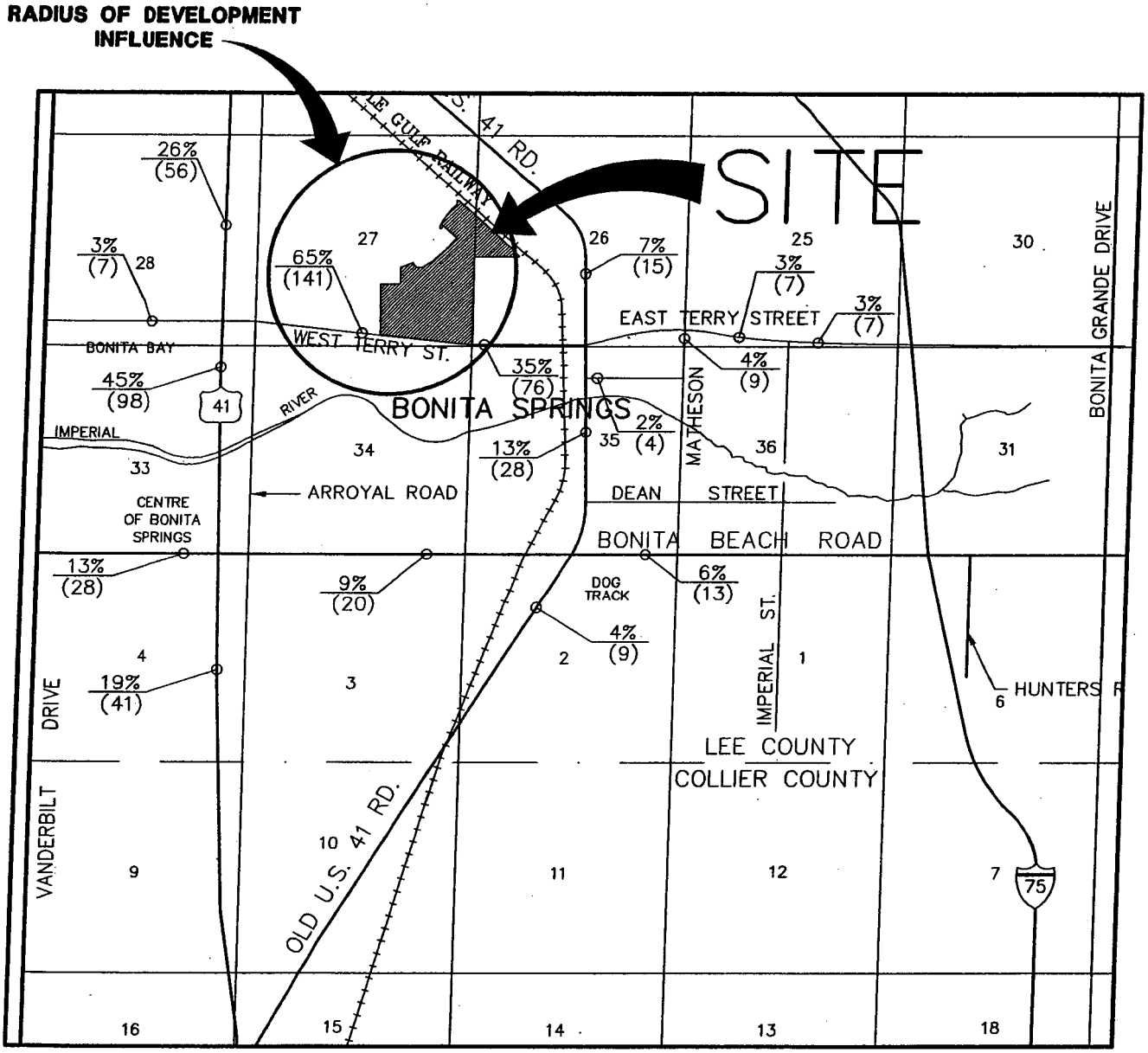
BONITA FAIRWAYS LOCATION MAP

FIGURE 2



BONITA FAIRWAYS
MASTER CONCEPT PLAN

FIGURE 3

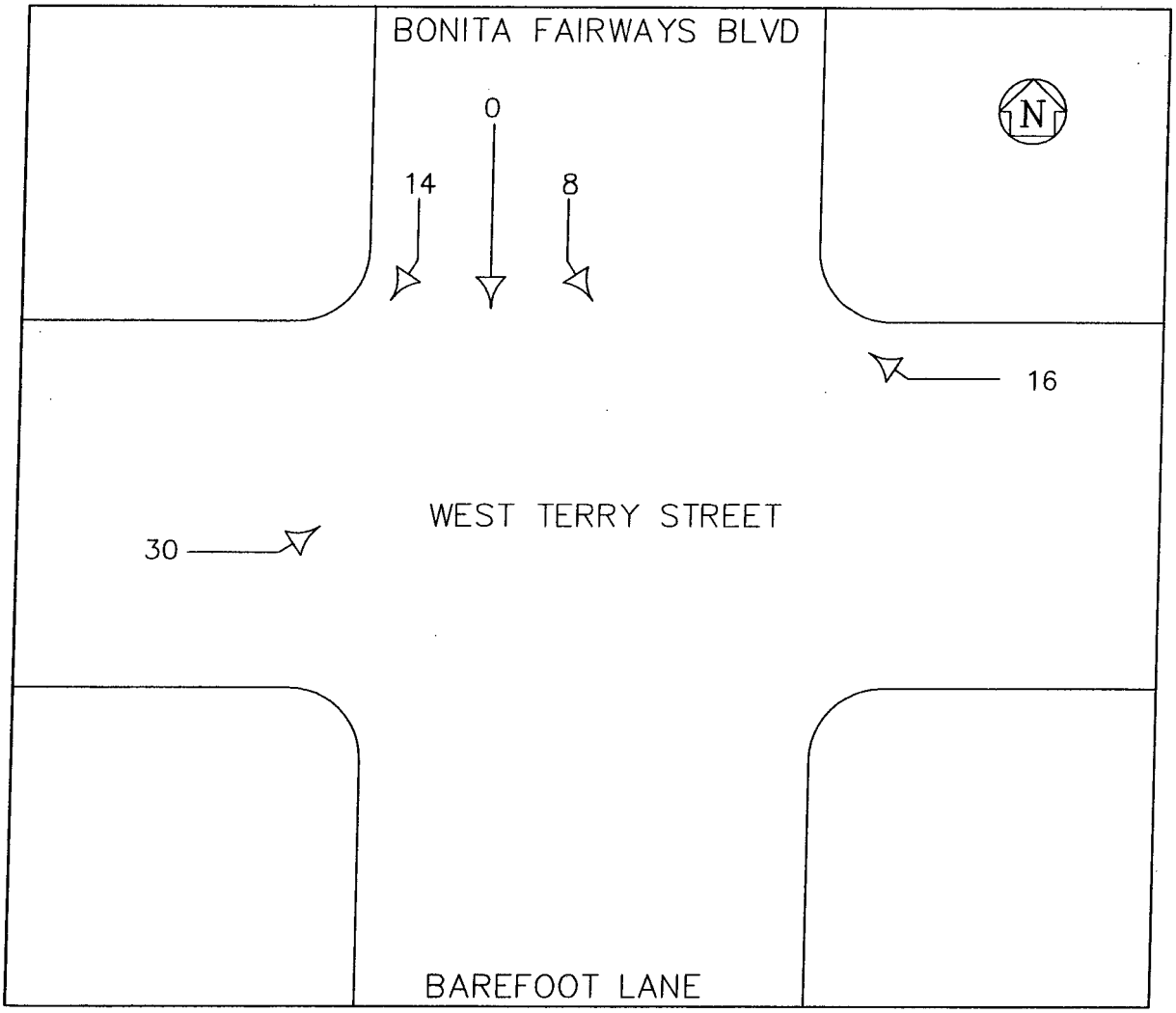


TRIP DISTRIBUTION AND RDI

N.T.S.

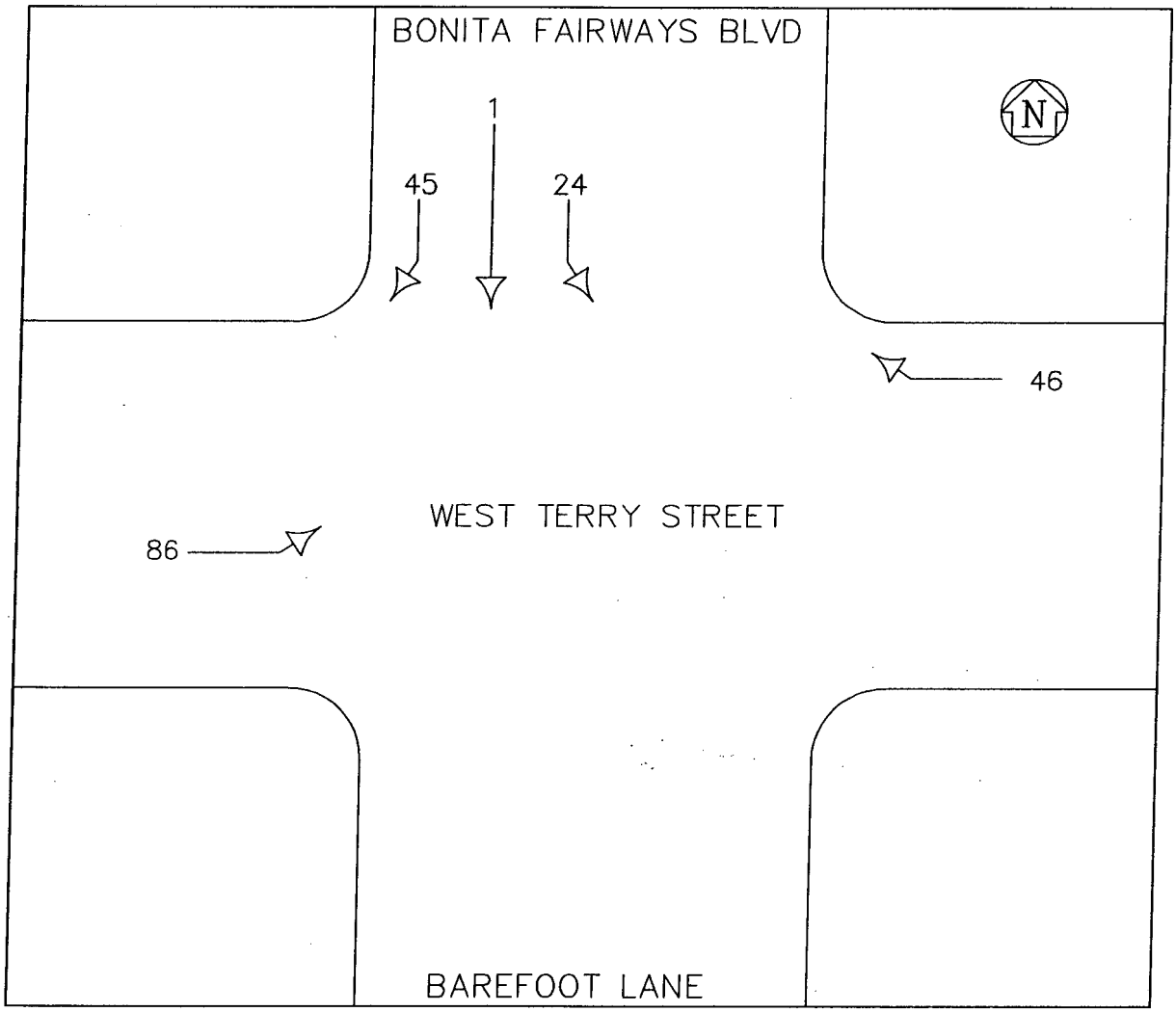
(PEAK HOURS TRIP ENDS)

FIGURE 4



BONITA FAIRWAYS BLVD. & WEST TERRY ST.
PM PEAK HOUR TURNING MOVEMENTS
(THIS PHASE ONLY)

FIGURE 5



BONITA FAIRWAYS BLVD. & WEST TERRY ST.
PM PEAK HOUR TURNING MOVEMENTS
(TOTAL PROJECT)

APPENDIX
SUPPORTING INFORMATION

ROAD LINK VOLUMES

Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2002 100th HIGHEST HOUR		EST 2003 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SUNSHINE BLVD.	IMMOKALEE RD. (S.R. 82)	LEE BLVD. (S.R. 884)	2LN	E	940	A	66	A	118	A	122		260
SUNSHINE BLVD.	LEE BLVD. (S.R. 884)	W. 12TH STREET	2LN	E	940	B	329	C	353	C	353		261
SUNSHINE BLVD.	W. 12TH STREET (S.R. 884)	W. 75TH STREET	2LN	E	940	B	191	B	208	B	208		262
S.W. 23RD STREET	GUNNERY ROAD	SUNSHINE BLVD.	2LU	E	880	C	322	C	323	C	323		263
THREE OAKS PARKWAY	COCONUT RD.	CORKSCREW RD. (C.R. 850)	4LD	E	2,800	A	474	A	744	A	521		264
THREE OAKS PARKWAY	CORKSCREW RD. (C.R. 850)	SAN CARLOS BLVD.	2LN	E	1,170	B	479	C	567	D	809	4 Lane Funded in 02/03	265
THREE OAKS PARKWAY	SAN CARLOS BLVD.	ALICO ROAD	2LN	E	1,170	B	382	B	441	C	547	4 Lane Funded in 02/03	266
TICE STREET	PALM BEACH BLVD. (S.R. 80)	ORTIZ AVE. (S.R. 80B)	2LN	E	880	C	213	C	215	C	215		267
TICE STREET	ORTIZ AVE. (S.R. 80B)	I-75	2LN	E	880	B	112	B	118	C	135		268
TICE STREET	I-75	STALEY ROAD	2LU	E	880	B	112	B	115	C	168		269
TREE LINE AVE.	JETPORT LOOP ROAD	DANIELS PKWY.	2LU	E	880	B	108	B	108	B	108		270
VANDERBILT BLVD.	COLLIER CO. LINE	BONITA BEACH RD.	2LN	E	990	C	340	C	340	C	363		271
WEST TERRY STREET	U.S. 41	OLD 41 (C.R. 887)	2LN	E	880	B	619	B	674	C	870		272
WHISKEY CREEK DRIVE	McGREGOR BLVD. (C.R. 867)	TREDEGAR DRIVE	2LN	E	880	C	327	C	327	C	367		273
WHISKEY CREEK DRIVE	TREDEGAR DRIVE	COLLEGE PARKWAY	2LN	E	880	C	169	C	170	C	170		274
WILLIAMS AVE.	U.S. 41	RIVER RANCH ROAD	2LN	E	880	E	553	E	556	E	599		275

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2002	PERMANENT STATION
US 41 (SR 45)	N OF CYPRESS LAKE DR	426	G	48200	39700	46200	45600	47200	43600	43600	50600	47700	55400		9
	N OF BRANTLEY RD	9	B	47900	57000	53300	54200	51400	49000	49500	52800	54400	55700		
	N OF SOUTH RD	422	B	55800	48200	50100	53500	47500	46800	51200	42700	53700	50900		9
	N OF BOY SCOUT DR	430	B	59700	50200	53900	57100	40700	38400	40900	39600	39900	42000		9
	N OF N AIRPORT RD	427	B	55800	43600	42800	44500		37000	42000	44200	43800	43900		9
	N OF COLONIAL BLVD	432	B	53500	43800	49100	49200	40600	42800	46800	48600	44600	51000		9
	N OF WINKLER AVE	429	B	53200	45100	44700	45800	38900	40000	41300	41900	43700	45300		9
	N OF HANSON ST	428	B	45800	38400	43500	43500	39700	38800	39700	40700	45700	43900		9
	N OF NORTH KEY DR	1	C	50600	51600	50000	48300	47800	40600	38500	39700	41700	43500		
	N OF HANCOCK BR. PWY	421	C	34300	28900	31100	30700	30100	27000	28000	28500	29500	29700		1
	N OF PONDELLA RD	431	C	24700	24200	24000	21800	21700	22400	21900	21000	23800	25000		1
	N OF PINE ISLAND RD	419	C	20400	19400	20000	16800	17000	18000	19700	20000	22500	22900		1
	N OF LITTLETON RD	425	C	19200	18600	19100	15500	15400	16000	15500	15600	17100	17400		1
	S OF CHARLOTTE CO.	449	I	12100	15600	14100	11800	11700	11500	13100	12800	14600	14800		1
VANDERBILT RD	S OF BONITA BEACH RD	491	H					5400	6600	7200	8500	N/A	7300		23
VETERANS PKWY	W OF SURFSIDE BLVD	528											6100	1	50
	E OF CHIQUITA BLVD	523	C								9100	12000	15900		50
	E OF SKYLINE BLVD	522	C								15900	19200	23400		50
	E OF SANTA BARBARA BLVD	50	C					13100	22600	26800	31400	33800	40300		
	E OF COUNTRY CLUB BLVD	513	C						27800	34500	36800	38700	44800		50
	AT TOLL PLAZA	101	C						26900	32000	37500	37700	41800		
WEST TERRY ST	E OF US 41	440	H	9400	8600	7600	8600	9500	9200	10400	10800	11100	13300		42
WHISKEY CREEK DR	N OF COLLEGE PKWY	441	B	11300	10200	7000	7200	6900	6500	7500	6400	6500	6600		35
	E OF McGREGOR BLVD	442	B	4300	3600	3400	3200	3000	2900	3600	3200	3100	3400		35
WILLIAMS AVE	N OF LEE BLVD	471	F					5600	5900	7500	7200	7400	8400		22
WILLIAMS RD	E OF US 41	468	H					2100	2600	2700	3100	3500	3700		22

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VANDERBILT DR	COUNTY LINE	BONITA BEACH RD	8	1.0	2LN	20	330	510	670	990	40	630	970	1,260	1,860
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	980	1,600	2,290	2,940	3,270	1,580	2,580	3,690	4,740	5,270
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	0	1,900	2,940	3,070	3,070	0	3,060	4,740	4,960	4,960
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	0	1,900	2,940	3,070	3,070	0	3,060	4,740	4,960	4,960
	SKYLINE BLVD	SR 78	5	3.5	4LD	0	1,240	1,960	2,050	2,050	0	2,000	3,150	3,310	3,310
W TERRY ST	US 41	OLD 41	8	1.8	2LN	410	870	880	880	880	700	1,490	1,520	1,520	1,520
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.5	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	GLADIOLUS DR	BRANDYWINE CIR	4	0.8	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	280	1,500	1,610	0	0	510	2,730	2,[illegible]
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	370	760	810	810	0	720	1,490	1,600	1,600
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	370	760	810	810	0	720	1,490	1,600	1,600

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2003 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LN	0	130	420	550	880	0	230	730	970	1,550

PERMANENT COUNT STATION 42
BONITA BEACH RD WEST OF I - 75
2002 AADT = 27400

1. Monthly ADT as a % of Annual ADT

January	109
February	117
March	117
April	110
May	98
June	86
July	87
August	89
September	84
October	97
November	103
December	103

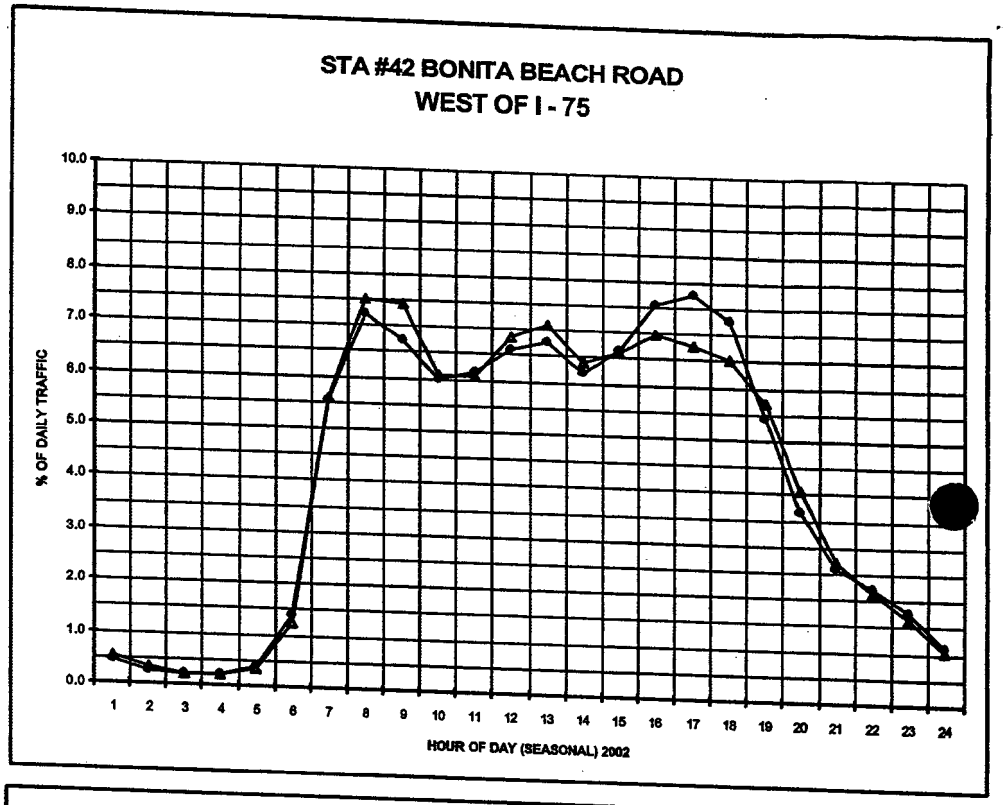
2. Day of Week ADT as % of Annual ADT

Monday	103
Tuesday	105
Wednesday	109
Thursday	107
Friday	114
Saturday	91
Sunday	71

3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	8	7
(2) directional Split	47 % EB 53 % WB	48 % EB 52 % WB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	7	7
(2) directional Split	54 % EB 46 % WB	54 % EB 46 % WB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS



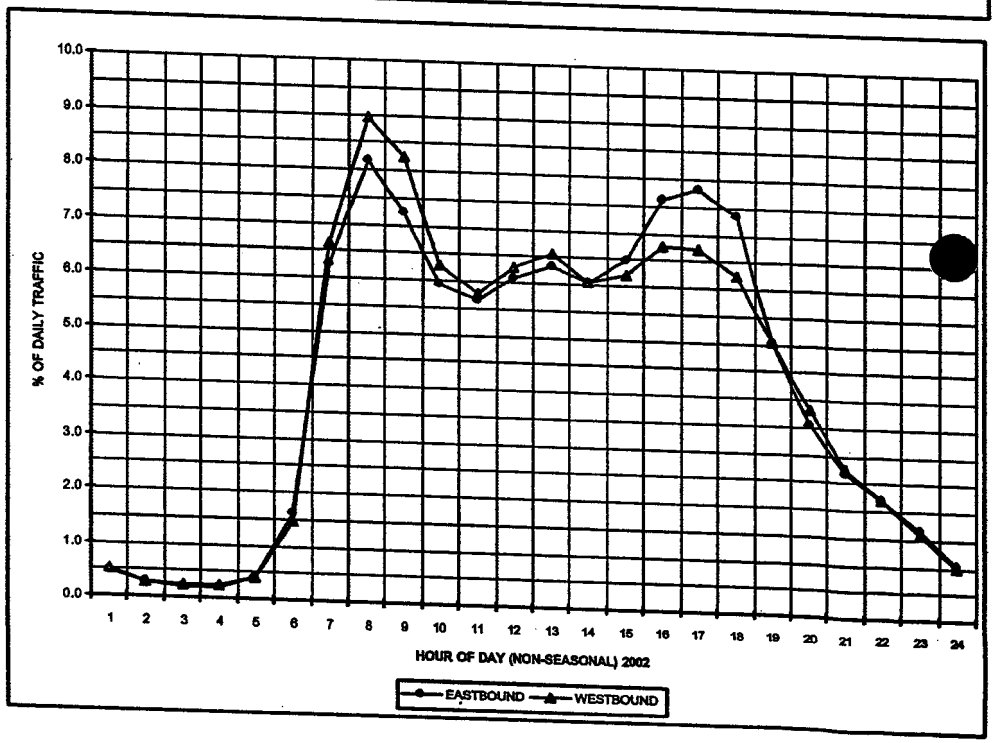


EXHIBIT IV-G

SCHEDULES OF USES
RPD

ADMINISTRATIVE OFFICE
CLUBS: COUNTRY, PRIVATE
CONSUMPTION ON PREMISES
RESTAURANTS, GROUP I, II AND III
SPECIALTY RETAIL SHOPS, GROUPS I AND II
DWELLING UNIT: (NOT TO EXCEED A TOTAL OF 999 D.U.)
SINGLE FAMILY (LIMITED TO 3 LOTS ON PARCEL "A")
DUPLEX
TWO FAMILY ATTACHED
MULTIPLE FAMILY
TOWNHOUSE
ESSENTAIL SERVICES FACILITIES, GROUP I
ENTRANCE GATES AND GATE HOUSE
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
GOLF DRIVING RANGE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE

MHPD

DWELLING UNIT: SINGLE FAMILY MOBILE HOME (NOT TO EXCEED A TOTAL OF 106 D.U.)
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE

EXHIBIT IV-H

SCHEDULE OF DEVIATIONS & JUSTIFICATION

No additional deviations are being requested to those approved by Resolution Z-96-063A.

BONITA Fairways

A Country Club Community

A RESIDENTIAL / MOBILE HOME PLANNED DEVELOPMENT
LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
ZONING AMENDMENT

APPLICANT:

ALAGOLD COMMUNITES, LTD.
P.O. DRAWER 2448
BONITA SPRINGS, FLORIDA 34133
(239) 495-2000

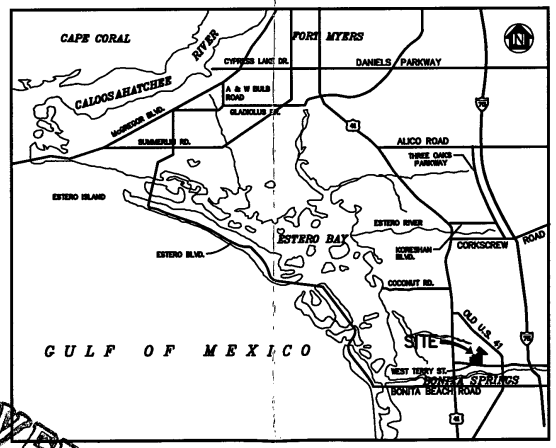
CONSULTANTS

CIVIL ENGINEER
Q. GRADY MINOR & ASSOCIATES, P.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
(239) 947-1144

LAND PLANNER
CORRAL-HOWARD COLLABORATIVE
2801 PONCE DE LEON BLVD., SUITE 200
CORAL GABLES, FLORIDA 33134
(305) 446-1544

GOLF COURSE ARCHITECT
GORDON G. LEWIS
5980 18TH AVENUE N.W.
NAPLES, FLORIDA 34119
(239) 597-4448

ENVIRONMENTAL CONSULTANTS
BOYLAN ENVIRONMENTAL
10231 METRO PARKWAY, SUITE 202
FORT MYERS, FLORIDA 33912 (239)
418-0671



LOCATION MAP

N.T.S.

INDEX OF DRAWINGS

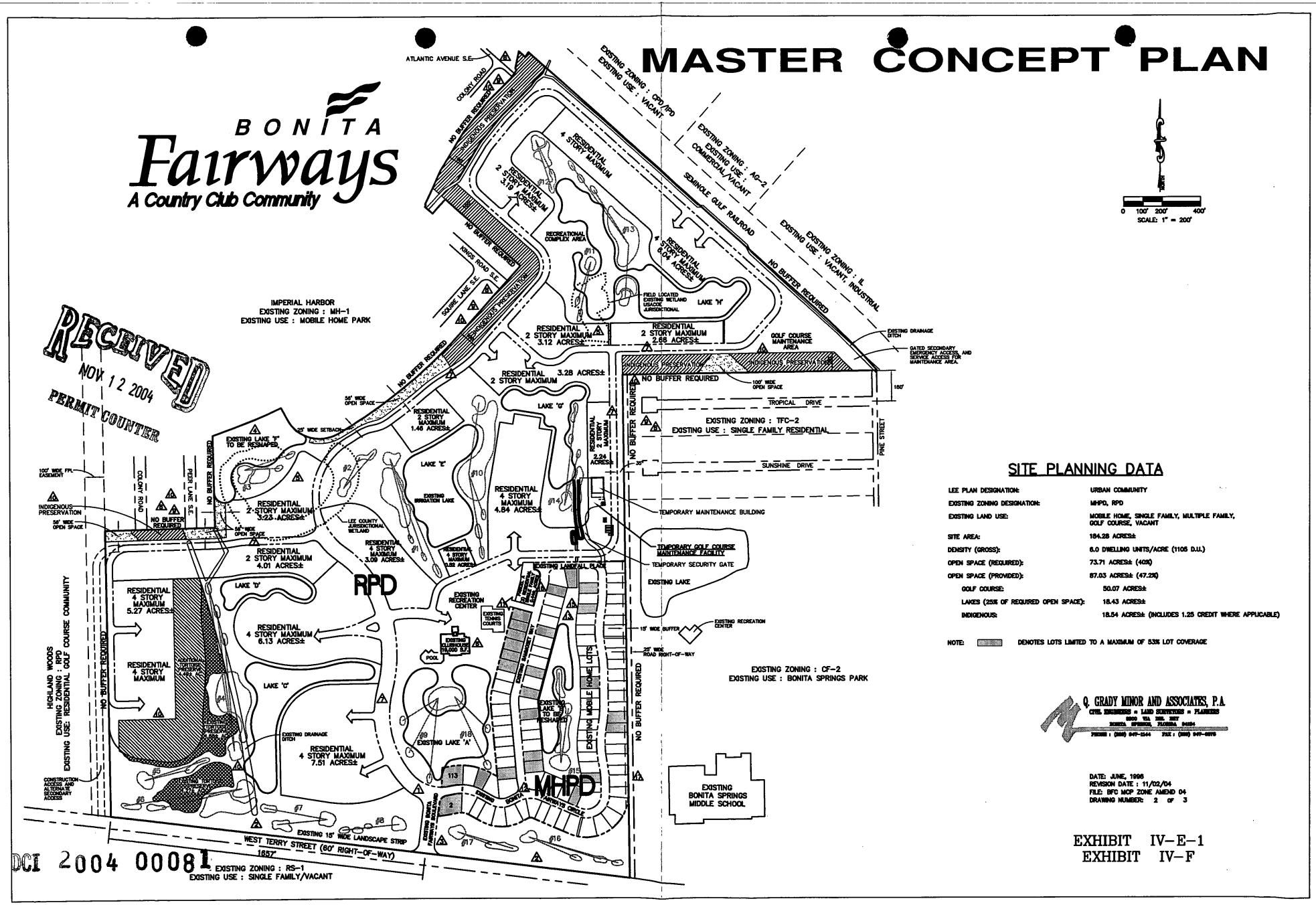
DWG. NO.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWING
2.	MASTER CONCEPT PLAN
3.	SCHEDULE OF USES, DEVIATIONS AND DETAILS

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0370
BUSINESS CERTIFICATE OF AUTHORIZATION IN ENGINEERING
BUSINESS CERTIFICATE OF AUTHORIZATION IN SURVEYING

DATE: JUNE, 2000
REVISION DATE : 11/02/04
FILE: BFC ZONE AMEND 04
DRAWING NUMBER: 1 OF 3

MASTER CONCEPT PLAN

BONITA
Fairways
A Country Club Community



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PERMIT COUNTER

SITE PLANNING DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
EXISTING ZONING DESIGNATION:	MHPD, RPD
EXISTING LAND USE:	MOBILE HOME, SINGLE FAMILY, MULTIPLE FAMILY, GOLF COURSE, VACANT
SITE AREA:	184.28 ACRES±
DENSITY (GROSS):	6.0 DWELLING UNITS/ACRE (1105 D.U.)
OPEN SPACE (REQUIRED):	73.71 ACRES± (40%)
OPEN SPACE (PROVIDED):	87.03 ACRES± (47.2%)
GOLF COURSE:	50.07 ACRES±
LAKES (25% OF REQUIRED OPEN SPACE):	18.43 ACRES±
INDIGENOUS:	18.54 ACRES± (INCLUDES 1.25 CREDIT WHERE APPLICABLE)

NOTE: DENOTES LOTS LIMITED TO A MAXIMUM OF 53% LOT COVERAGE

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0976

DATE: JUNE, 1996
REVISION DATE : 11/02/04
FILE: BFC MCP ZONE AMEND 04
DRAWING NUMBER: 2 OF 3

EXHIBIT IV-E-1
EXHIBIT IV-F

DCI 2004 00081

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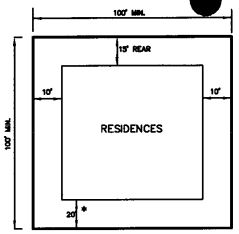
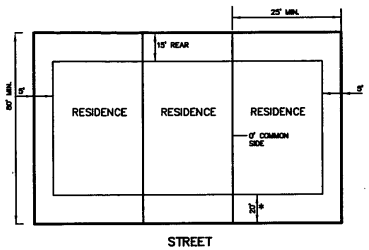
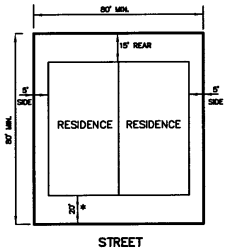


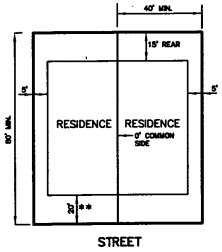
RPD MULTIPLE FAMILY UNIT
N.T.S.
* 15' TO SIDE LOADED GARAGES



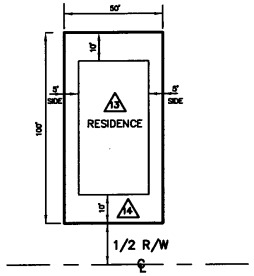
RPD TOWNHOUSE
N.T.S.
* 15' TO SIDE LOADED GARAGES



RPD DUPLEX
N.T.S.
* 15' TO SIDE LOADED GARAGES



RPD TWO FAMILY ATTACHED
N.T.S.
** SIDE LOADED GARAGES



MHPD MOBILE HOME OR SINGLE FAMILY
N.T.S.

DCI 2004 00081

DEVELOPMENT REGULATIONS

1. TOTAL UNITS MAY NOT EXCEED 1105 DWELLING UNITS WITHIN THIS PLANNED DEVELOPMENT.
2. ALL DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT MUST BE IN ACCORDANCE WITH THE FOLLOWING:

RPD

MINIMUM LOT AREA AND DIMENSIONS:

USE	AREA (SQ. FT.)	WIDTH	DEPTH
SINGLE FAMILY	5,000	50 FEET	100 FEET
TWO FAMILY ATTACHED	3,200	40 FEET	80 FEET
DUPLEX	6,400	80 FEET	80 FEET
TOWNHOUSE	2,000	25 FEET	80 FEET
MULTIPLE FAMILY AND ALL OTHER USES	10,000	100 FEET	100 FEET

MINIMUM SETBACKS

USE	*FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
SINGLE FAMILY	10'	10'	5'	10'	N/A	10'
TWO FAMILY ATTACHED	20'	15'	0'/5'	15'	25'	10'
DUPLEX	20'	15'	5'	15'	25'	10'
TOWNHOUSE	20'	15'	5'	15'	25'	10'
MULTIFAMILY	20'	15'	10'	15'	25'	20'

* 15' TO SIDE LOADED GARAGES

MAXIMUM HEIGHT

TWO FAMILY ATTACHED	35 FEET, 2 STORY
DUPLEX	35 FEET, 2 STORY
TOWNHOUSE	35 FEET, 2 STORY
MULTIFAMILY	48 FEET, 4 STORY
CLUBHOUSE	40 FEET, 2 STORY

MHPD

MINIMUM LOT AREA AND DIMENSIONS

AREA (SQ. FT.)	WIDTH	DEPTH
5,000	50 FEET	100 FEET

MINIMUM SETBACKS

FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
10 FEET	10 FEET	5 FEET	10 FEET	20 FEET	10 FEET

MAXIMUM HEIGHT
25 FEET, 1 STORY

MAXIMUM LOT COVERAGE
53% FOR THOSE LOTS DEPICTED ON EXHIBIT IV-E-1, IV-F MASTER CONCEPT PLAN

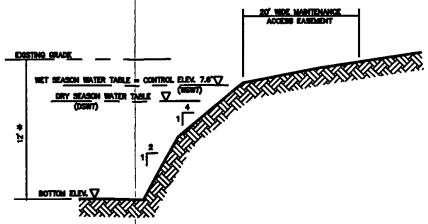
SCHEDULES OF USES

RPD

ADMINISTRATIVE OFFICE
CLUBS: COUNTRY, PRIVATE
CONSUMPTION ON PREMISES
RESTAURANTS, GROUP I, II AND III
SPECIALTY RETAIL SHOPS, GROUPS I AND II
DWELLING UNIT: (NOT TO EXCEED A TOTAL OF 999 D.U.) SINGLE FAMILY (LIMITED TO 3 LOTS ON PARCEL "A"), DUPLEX, TWO FAMILY ATTACHED, MULTIPLE FAMILY, TOWNHOUSE
ESSENTIAL SERVICES FACILITIES, GROUP I
ENTRANCE GATES AND GATE HOUSE
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
GOLF DRIVING RANGE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE

MHPD

DWELLING UNIT: SINGLE FAMILY, MOBILE HOME (NOT TO EXCEED A TOTAL OF 108 D.U.)
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE



TYPICAL LAKE SECTION
N.T.S.
* LAKES A AND E ARE APPROVED FOR 20' DEPTH - SEE RESOLUTION Z89-021.

SCHEDULE OF DEVIATIONS

RPD

WITHDRAWN 1. ~~REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.18.C.4.B) TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. [L.D.C. SECTION 10-1]~~

2. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLELING CERTAIN ARTERIAL AND COLLECTOR STREETS [DSO SECTIONS C.3.J (2) AND C.3.O.1, TO REQUIRE NO ACCESS ROAD.][L.D.C. SECTION 10-283 (A)]

WITHDRAWN 3. ~~REQUIREMENT THAT WHEN PRACTICAL, A RESIDENTIAL DEVELOPMENT LARGER THAN 5 ACRES SHALL PROVIDE 2 OR MORE MEANS OF INGRESS OR EGRESS [DSO SECTION C.2.D. (4)] TO ALLOW ONLY ONE ACCESS. [L.D.C. SECTION 10-291 (3)]~~

4. MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A PRIVATE PROPERTY LINE OF 50 FEET (505.C.4), TO 0 (ZERO) FEET. [L.D.C. SECTION 10-329 (E) (1)3.]

WITHDRAWN 5. ~~REQUIREMENT THAT PROPERTIES WHICH EXHIBIT SOILS, HYDROLOGY AND VEGETATION CHARACTERISTIC OF SALTWATER INUNDATION OR FRESHWATER PONDING BE SUBJECT TO CERTAIN ADDITIONAL REGULATIONS AND ORDINANCES [202.11.D.1.E., DSO SECTION C.1.B. (4), AND ORDINANCE 89-31, SECTION 0.03] TO ALLOW DEVELOPMENT OF WETLANDS AND WETLAND SOILS AS PER THE SITE PLAN. [L.D.C. SECTION 14-290 (B)]~~

6. PARKING REQUIREMENT FOR MEMBERSHIP ORGANIZATIONS OF 1 SPACE PER 300 SQUARE FEET AND 6 SPACES PER GOLF HOLE (SECTIONS 202.18.J.4.E. AND H.), TO PROVIDE A TOTAL OF 100 PARKING SPACES FOR THE CLUBHOUSE/SHELTER AND GOLF COURSE. [L.D.C. SECTION 34-2020 (4) D.]

7. REQUIREMENT THAT A TEN-FOOT-WIDE UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF NEW LOCAL ROADS [LDC SECTIONS 10-355 (A) (1) AND 10-715] TO ALLOW A MINIMUM FIVE FOOT WIDE PLANTING AREA TO BE LOCATED BETWEEN THE LOCAL ROAD RIGHT-OF-WAY AND THE TEN-FOOT-WIDE UTILITY EASEMENT.

8. REQUIREMENT THAT STREETS IN A PROPOSED DEVELOPMENT SHALL BE CONNECTED TO THE STREETS IN THE ADJACENT AREA (LDC SECTION 10-294) TO SHALL NOT BE CONNECTED TO STREETS IN THE ADJACENT AREA.

9. REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-295) TO NO STREET STUBS.

10. REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) [LDC SECTION 10-413 (C) (1)] TO PROVIDE 18.53 ACRES ON SITE.

11. REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE RESIDENTIAL PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT [SECTION 34-935 (B) (1) (B)] TO ZERO FEET.

MHPD

12. REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.18.C.4.B), TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. [L.D.C. SECTION 10-1]

WITHDRAWN 13. ~~MINIMUM SETBACKS FROM A MOBILE HOME UNIT FROM A SIDE PROPERTY LINE OF 7 FEET, A REAR PROPERTY LINE OF 10 FEET, AND A BODY OF WATER OF 20 FEET (SECTIONS 435.D.2. AND 202.18.D.4) TO 5 FEET FROM A SIDE PROPERTY LINE, 10 FEET FROM A REAR PROPERTY LINE AND 20 FEET FROM FROM A WATER BODY. [L.D.C. SECTIONS 34-738 AND 34-2104 (B)]~~

WITHDRAWN 14. ~~MINIMUM SETBACKS BETWEEN STRUCTURES AND THE CENTERLINE OF A PRIVATE STREET OF 1/2 (HOW) (OR STREET EASEMENT) PLUS 20 FEET (202.18.D.2.A.), TO 1/2 (HOW) PLUS 10 FEET [L.D.C. SECTION 34-2102 (A)]~~

15. REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) [LDC SECTION 10-413 (C) (1)] TO PROVIDE 18.53 ACRES ON SITE.

16. REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE MOBILE HOME PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT [SECTION 34-935 (B) (1) (B)] TO ZERO FEET.

17. REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-295) TO NO STREET STUBS.

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0370
REGISTRATION NUMBER OF AUTHORIZATION TO ORGANIZE

DATE: JUNE, 2000
REVISION DATE : 11/02/04
FILE: BFC NOTE ZONE AMEND 04
DRAWING NUMBER: 3 OF 3

EXHIBIT IV-F

RESOLUTION NUMBER Z-96-063A

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

(Correcting and Clarifying Resolution Z-96-063)

WHEREAS, Lee County Department of Community Development, Development Services Division has filed for a correction of Condition 4.a. of Resolution Z-95-063; and

WHEREAS, Alagold Communities, Ltd. filed an application for a rezoning from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) and Mobile Home Planned Development (MHPD) , in reference to Bonita Fairways; and

WHEREAS, the subject property is located at 26771 Storybook Lane, Bonita Springs, and is described more particularly as:

LEGAL DESCRIPTION: In Sections 26 and 27, Township 47 South, Range 25 East, Lee County, Florida:

RPD

A parcel of land lying in Section 27 and the Northwest Quarter (NW¼) of Section 26, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W along the East line of said Section 27 for a distance of 30.28 feet to the POINT OF BEGINNING of the parcel of land herein described, the same being a point on the Northerly right-of-way line of West Terry Street (a 60.00 foot wide right-of-way);
THENCE run N83°02'59"W along the North line of said right-of-way for a distance of 2,733.57 feet to a point on the Easterly line of a 100.00 foot wide Florida Power & Light easement, recorded in Official Records Book 2213 at Pages 4695 through 4697 of the Public Records of Lee County, Florida;
THENCE run N00°59'55"W along said Easterly line for a distance of 1,487.23 feet;
THENCE run N88°35'50"E for a distance of 5.65 feet to the Southwest corner of Imperial Harbor Unit No. 7, according to the plat thereof recorded in Plat Book 35 at Pages 130 through 131 of the Public Records of Lee County, Florida;
THENCE along the Southerly line of said Imperial Harbor Unit No. 7 the following eight courses:
N88°35'50"E for a distance of 570.00 feet;
N01°25'30"W for a distance of 481.35;

N69°36'08"E for a distance of 154.98 feet to the beginning of a tangential circular curve concave to the Northwest;
Northeasterly along the arc of said curve to the left, having a radius of 2,404.01 feet, through a central angle of 05°28'47", subtended by a chord of 229.83 feet at a bearing of N66°51'45"E for an arc length of 229.91 feet to the end of said curve;
S28°55'09"E for a distance of 72.59 feet to the beginning of a tangential circular curve concave to the Northeast;
Southeasterly along the arc of said curve to the left, having a radius of 190.00 feet, through a central angle of 91°23'23", subtended by a chord of 271.94 feet at a bearing of S74°37'37"E, for an arc length of 303.06 feet to a Point of Compound Curvature;
Northeasterly along the arc of said curve to the left, having a radius of 2,663.99 feet, through a central angle of 17°56'23", subtended by a chord of 830.71 feet at a bearing of N50°42'30"E for an arc length of 834.12 feet to the end of said curve;
N41°42'22"E for a distance of 466.60 feet to the Southeast corner of said Imperial Harbor Unit No. 7;
THENCE along the Easterly line of said Imperial Harbor Unit No. 7, the following four courses:
N48°17'38"W for a distance of 525.00 feet;
S41°42'22"W for a distance of 100.00 feet;
N48°17'38"W for a distance of 53.61 feet;
N33°59'47"E for a distance of 10.09 feet to a point on the Southwesterly line of Parcel "F" of Imperial Harbor Unit No. 1, as recorded in Plat Book 11 at Pages 56 through 57 of the Public Records of Lee County, Florida;
THENCE run N48°16'19"W, along the Southwesterly line of said Parcel "F", for a distance of 5.88 feet;
THENCE along the Northwesterly line of said Parcel "F" the following four courses:
N24°36'01"E for a distance of 195.93 feet;
N31°10'51"E for a distance of 237.63 feet;
N38°59'41"E for a distance of 191.18 feet;
N44°36'01"E for a distance of 178.39 feet to the Southwesterly corner of Parcel "A" of said Imperial Harbor Unit No. 1;
THENCE run N33°59'51"E, along the Southeasterly line of said Parcel "A", for a distance of 50.46 feet to the Southerlymost corner of Parcel "G" of said Imperial Harbor Unit No. 1;
THENCE run N48°16'19"W, along the Southerly line of said Parcel "G", for a distance of 10.00 feet;
THENCE run N11°43'41"E, along the Westerly line of said Tract "G", for a distance of 92.38 feet to the Northwesterly corner of said Parcel "G";
THENCE run S48°16'19"E, along the Northeasterly line of said Parcel "G", for a distance of 45.32 feet to the Easterlymost corner of said parcel "G" and a point on the Easterly line of said Imperial Harbor Unit No. 1;

THENCE run N33°59'47"E, along the Easterly line of said Imperial Harbor Unit No. 1, for a distance of 30.28 feet to the Northeasterly corner of said Imperial Harbor Unit No. 1 and a point on the Southerly right-of-way line of the Seminole Gulf Railroad;
THENCE run S48°14'59"E, along the Southerly line of said right-of-way, for a distance of 2,016.26 feet to the beginning of a tangential circular curve concave to the Southwest;
THENCE run Southeasterly along the arc of said curve to the right, having a radius of 3,754.83 feet, through a central angle of 06°53'58", subtended by a chord of 451.87 feet at a bearing of S44°48'49"E, for an arc length of 452.14 feet to the end of said curve;
THENCE run S89°07'54"W, along the Southerly line of Lots 5 and 6 of the Helfenstein Estates, as recorded in Plat Book 8 at Page 40 of the Public Records of Lee County, Florida, for a distance of 1,334.34 feet to the Southwest corner of said Northwest Quarter (NW¼) of Section 26;
THENCE run S00°48'18"E, along the West line of said Section 26, for a distance of 967.43 feet;
THENCE run S89°11'59"W, for a distance of 475.00 feet;
THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the left, having a radius of 30.00 feet, through a central angle of 90°00'00", subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
THENCE run S14°41'59"W for a distance of 164.00 feet;
THENCE run N75°18'01"W for a distance of 100.00 feet;
THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet, through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
THENCE run S05°02'44"E for a distance of 370.34 feet;
THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of a tangential circular curve concave to the Southwest;
THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a

chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of tangential circular curve concave to the North;
THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;
THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;
THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve, to a point on the East line of said Section 27;
THENCE run S00°48'18"E for a distance of 436.63 feet to the POINT OF BEGINNING.
Containing 162.796 acres, more or less.

AND

<u>MHPD</u>
A parcel of land lying in the Southeast Quarter (SE¼) of Section 27, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W, along the East line of said Section 27, for a distance of 466.91 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue N00°48'18"W, along said East line, for a distance of 1,222.52 feet;

THENCE run S89°11'59"W for a distance of 475.00 feet;
THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 30.00 feet, through a central angle of 90°00'00" subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
THENCE run S14°41'59"W for a distance of 164.00 feet;
THENCE run N75°18'01"W for a distance of 100.00 feet;
THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
THENCE run S05°02'44"E for a distance of 370.34 feet;
THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of tangential circular curve concave to the Southwest;
THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of circular curve concave to the North;
THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;

THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;
THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve and the POINT OF BEGINNING.
Containing 21.382 acres, more or less.

WHEREAS, the applicant has indicated the property's current STRAP numbers are 27-47-25-00-00002.0000 and 26-47-25-01-00004.0010; and

WHEREAS, Alagold Communities, Ltd., the owner of the subject parcel, authorized Q. Grady Minor & Associates, P.A. to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on October 15, 1996 before the Lee County Hearing Examiner who gave full consideration of the evidence available; and

WHEREAS, a public hearing was advertised and held on November 18, 1996 before the Lee County Board of County Commissioners who gave full and complete consideration to the recommendations of staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

WHEREAS, a public hearing was advertised and held on February 3, 1997 before the Lee County Board of County Commissioners who gave full and complete consideration to the recommendations of staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board **APPROVES with conditions** the requested rezoning from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) and Mobile Home Planned Development (MHPD) and the correction of Condition 4.a.

SECTION A. CONDITIONS:

The rezoning and Master Concept Plan are subject to the following conditions:

1. The development and use of the subject property is to be in substantial compliance with the approved Master Concept Plan entitled "Master Concept Plan" and identified as Exhibits IV-E-1 and IV-F (File Nos. BF2MCP, BF2ZDEV, and BF2PVMAP stamped received October 14, 1996, Drawing Numbers 2, 3 and 6 of 8) as prepared by Q. Grady Minor and Associates, except as may be modified by the conditions herein.

2. In the RPD, the project may not exceed 1,002 dwelling units. In the MHPD, the project may not exceed 103 conventional single-family and/or mobile home dwelling units.

3. The following uses are permitted:

RESIDENTIAL PLANNED DEVELOPMENT
ADMINISTRATIVE OFFICE
CLUB, COUNTRY AND PRIVATE
CONSUMPTION ON PREMISES (in conjunction with the clubhouse)
RESTAURANTS, Groups I, II, and II (only within the existing club house)
SPECIALTY RETAIL SHOP, Groups I and II (only within the existing club house)
DWELLING UNIT: Duplex, Two-Family Attached, Multiple Family, and Townhouse
ESSENTIAL SERVICE FACILITIES, Group I
ENTRANCE GATE AND GATEHOUSE
EXCAVATION, water retention
FENCE AND WALL
GOLF COURSE
GOLF DRIVING RANGE (only in conjunction with a golf course)
MODEL: Home, Unit, Display Center
RESIDENTIAL ACCESSORY USES
SIGNS, in conformance with the Lee County Land Development Code
TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within this planned development)

MOBILE HOME PLANNED DEVELOPMENT
DWELLING UNITS: Mobile Home and Single-family
ENTRANCE GATE AND GATEHOUSE
EXCAVATION, Water Retention
GOLF COURSE
MODEL: Home, Display Center
RESIDENTIAL ACCESSORY USES
SIGNS, in conformance with the Lee County Land Development Code
TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within this planned development)

4.a. Development of the RPD will comply with the following Property Development Regulations:

MINIMUM LOT AREA AND DIMENSIONS:

Use	Lot Area	Lot Width	Lot Depth
Two-Family attached	3,200 square feet	40 feet	80 feet
Duplex	6,400 square feet	80 feet	80 feet
Townhouse	2,000 square feet	25 feet	80 feet
Multiple Family	10,000 square feet	100 feet	100 feet

All other uses	10,000 square feet	100 feet	100 feet

MINIMUM SETBACKS: (dimensions in feet)

Use	Street	Side Street	Side	Rear	Water Body
Two-Family attached	20	15	0/7	15	25
Duplex	20	15	5	15	25
Townhouse	20	15	-	15	25
Multiple Family	20	15	10	15	25
All other uses	20	15	10	15	25

Minimum Building Separation: 10 feet for Two-Family, Duplex and Townhouse
20 feet for Multiple Family and all other land uses

Maximum Building Height: As depicted on the approved Master Concept Plan, all Two (2) story residential areas may be permitted a maximum height of 35 feet. These areas are limited to Two-Family, Duplex, Townhouse and Multi-Family dwelling unit types. All four (4) story residential areas may be permitted a maximum height of 48 feet. Only the Multiple Family dwelling unit type may be four stories in height. The Clubhouse may have a maximum building height of 40 feet.

Maximum Lot Coverage: 40%

b. Development of the **MHPD** will comply with the following Property Development Regulations:

Minimum lot area and dimensions:
Area: 5,000 square feet
Width: 50 feet
Depth: 100 feet

Minimum Setbacks:
Street: 20 feet
Side Street: 15 feet
Side: 5 feet
Rear: 10 feet
Water Body: 20 feet

Minimum separation between structures: 10 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 25 feet

5. Prior to any local Development Order approval, a gopher tortoise management plan for on-site preservation must be submitted and approved by the Department of Community Development.

6. This zoning approval does not address the mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions may be required at the time of local Development Order.

7. Approval of this rezoning does not give the Developer the undeniable right to receive any local Development Order approval that exceeds the Year 2010 Overlay use allocation, if such allocation exists, for the applicable district.

8. This development is to comply with all of the requirements of the Lee County Land Development Code at the time of local Development Order approval, except as may be granted by deviation as part of this planned development.

9. Indigenous vegetation requirements may be reduced on the Bonita Fairways RPD/MHPD site to a minimum of 18.53 acres. The existing indigenous vegetation must be preserved on-site within those areas indicated on the Master Concept Plan and Exhibit IV-E-2P, dated stamped and printed on October 14, 1996. Any requested change to the on-site preserve acreage (18.53 ac.) or any substantial change in the configuration of the indicated preserve areas will require a public hearing in accordance with the applicable provisions of the Land Development Code.

10. No single-family units developed within the MHPD may be replaced with or converted to a mobile home unit. Any mobile home within the MHPD may be replaced with a single-family dwelling unit, but that single-family unit may not be replaced with or converted back to a mobile home unit.

11. All single-family units developed within the MHPD must be substantially similar in architectural appearance to existing mobile homes in the district. This condition will no longer apply if all lots within the MHPD are developed as, replaced, or converted to single family residences.

12. The developer has agreed to construct a sidewalk facility along the property's frontage on West Terry Street. The sidewalk facility may be located in the road right-of-way or within any easement if approved by the effected utility companies and the Director of Zoning and Development Services. Upon acceptance of the sidewalk facility by the County, the developer will be eligible for road or park impact fee credits in accordance with Chapters 2 and 10 of the Land Development Code.

SECTION B. DEVIATIONS:

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or withdrawn as set forth below:

1. Deviation (1) - WITHDRAWN

2. Deviation (2), requesting relief from LDC Section 10-283(a) to allow elimination of the requirement for an access road paralleling West Terry Street, is hereby **APPROVED.**

3. Deviation (3) - WITHDRAWN

4. Deviation (4), requesting relief from LDC Section 10-329(e)(1)3 to eliminate the required 50-foot setback for an excavation from a private property is hereby **APPROVED** with the following conditions:

   1. This deviation is only effective for "Lake F" as depicted on the approved Master Concept Plan; and

   2. The shoreline is adequately fenced.

5. Deviation (5) - WITHDRAWN

6. Deviation (6), requesting relief from LDC Section 34-2020(4)d to allow a total of 100 parking spaces for the clubhouse and golf course, is hereby **APPROVED.**

7. Deviation (7), requesting relief from LDC Section 10-355(a)(1) and 10-715 to allow a minimum five foot wide planting area to be located between the local road right-of-way and the 10-foot-wide utility easement, is hereby **APPROVED** with the condition that adequate access is provided from the road right-of-way to the public utility easement subject to review and approval by all affected utility companies prior to approval of a local development order.

8. Deviation (8), requesting relief from LDC Section 10-294 to eliminate the requirement that streets in a proposed project shall be connected to the streets in the adjacent area, is hereby **APPROVED.**

9. Deviation (9), requesting relief from LDC Section 10-295 to eliminate the requirement for street stubs to adjoining property, is hereby **APPROVED.**

10. Deviation (10), requesting relief from LDC Section 10-413(c)(1) to allow a reduction in the required on-site provision of indigenous vegetation of 36.86 acres to allow the provision of 18.53± acres of on-site indigenous vegetation, is hereby **APPROVED as provided in Condition 9 above.**

11. Deviation (11), requesting relief from LDC Section 34-935(b)(1)(b) to eliminate the required 15-foot setbacks for buildings, structures, and pavement for an RPD controlled by the applicant adjacent to land that is vacant, is hereby **APPROVED.**

<u>Within the MHPD</u>

12. Deviation (12), requesting relief from LDC Section 10-1 to allow lot widths on curvilinear streets to be measured at the midpoint of the side lot line, is hereby **APPROVED.**

13. Deviation (13) - WITHDRAWN

14. Deviation (14) - WITHDRAWN

15. Deviation (15), requesting relief from LDC Section 10-413(c)(1) to allow a reduction in the required on-site provision of indigenous vegetation of 36.86 acres to allow the provision of 18.53± acres of on-site indigenous vegetation, is hereby **APPROVED as provided in Condition 9 above.**

16. Deviation (16), requesting relief from LDC Section 34-935(b)(1)(b) to eliminate the required 15-foot setbacks for buildings, structures, and pavement for an MHPD controlled by the Applicant adjacent to land that is vacant, is hereby **APPROVED.**

17. Deviation (17), requesting relief from LDC Section 10-295 to eliminate the requirement for street stubs to adjoining property, is hereby **APPROVED.**

SECTION C. Master Concept Plan:

A three page reduced copy of the Master Concept Plan is attached and incorporated into this resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested rezoning:

1. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

d) will not adversely affect environmentally critical areas and natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

8. The deviations granted:

   a) enhance the objectives of the planned development; and

   b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Andrew W. Coy	AYE
John E. Albion	ABSENT

RECEIVED
DCI NOV 12 2004 2004 00081
PERMIT COUNTER

DULY PASSED AND ADOPTED this 3rd day of February, A.D., 1997.

ATTEST:
CHARLIE GREEN, CLERK

BY: Lisa J. Pierce
Deputy Clerk

FILED
FEB 6 1997
CLERK CIRCUIT COURT
BY Lisa J. Pierce D.C.

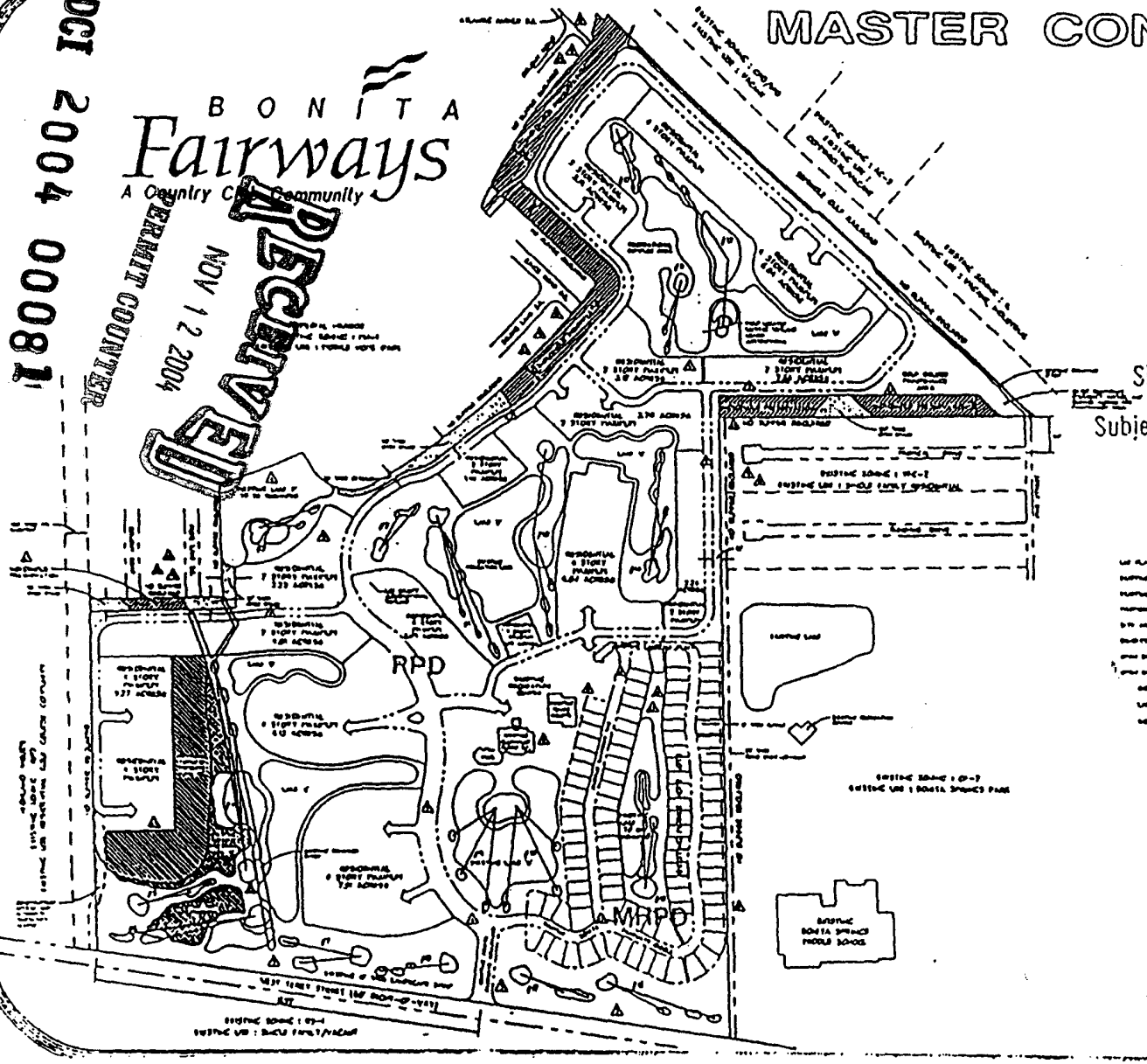
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Andrew W. Coy
Chairman

Approved as to form by:
Patrick D. Wright
County Attorney's Office

MASTER CONCEPT PLAN

BONITA
Fairways
A Country Club Community

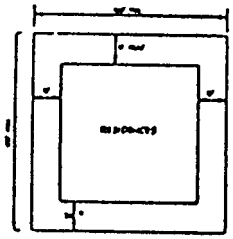


APPROVED
Master Concept Plan
Site Plan # 96-063 Page 1 of 3
Subject to conditions in Resolution Z-96-06
Zoning Case # 96-06-116.032 01

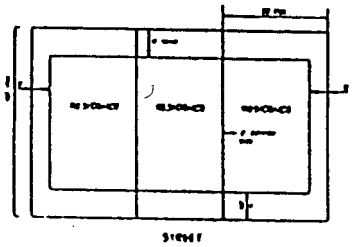
SITE PLANNING DATA

G. CLIDE KOOK AND ASSOCIATES, P.A.

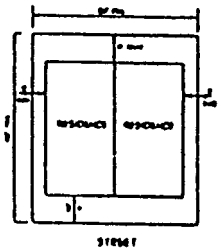
EXHIBIT IV-E-1
EXHIBIT IV-F



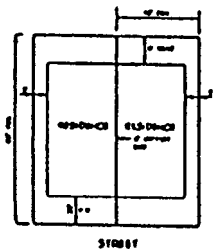
RPD MULTIPLE FAMILY UNIT



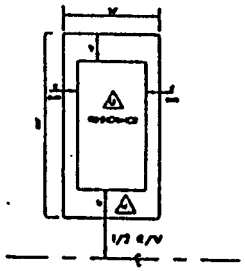
RPD TOWNHOUSE



RPD DUPLEX



RPD TWO FAMILY ATTACHED

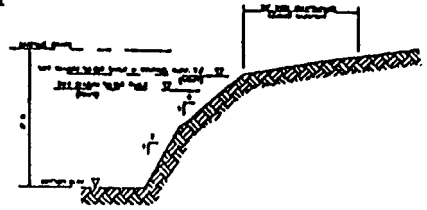


RMPD MOBILE HOME OR SINGLE FAMILY

DEVELOPMENT REGULATIONS

SCHEDULE OF DEVIATIONS

SCHEDULES OF USES



TYPICAL LAKE SECTION

BONITA Fairways
A Country Club Community

C. CLIFF KENOR AND ASSOCIATES, P.A.

EXHIBIT IV-F

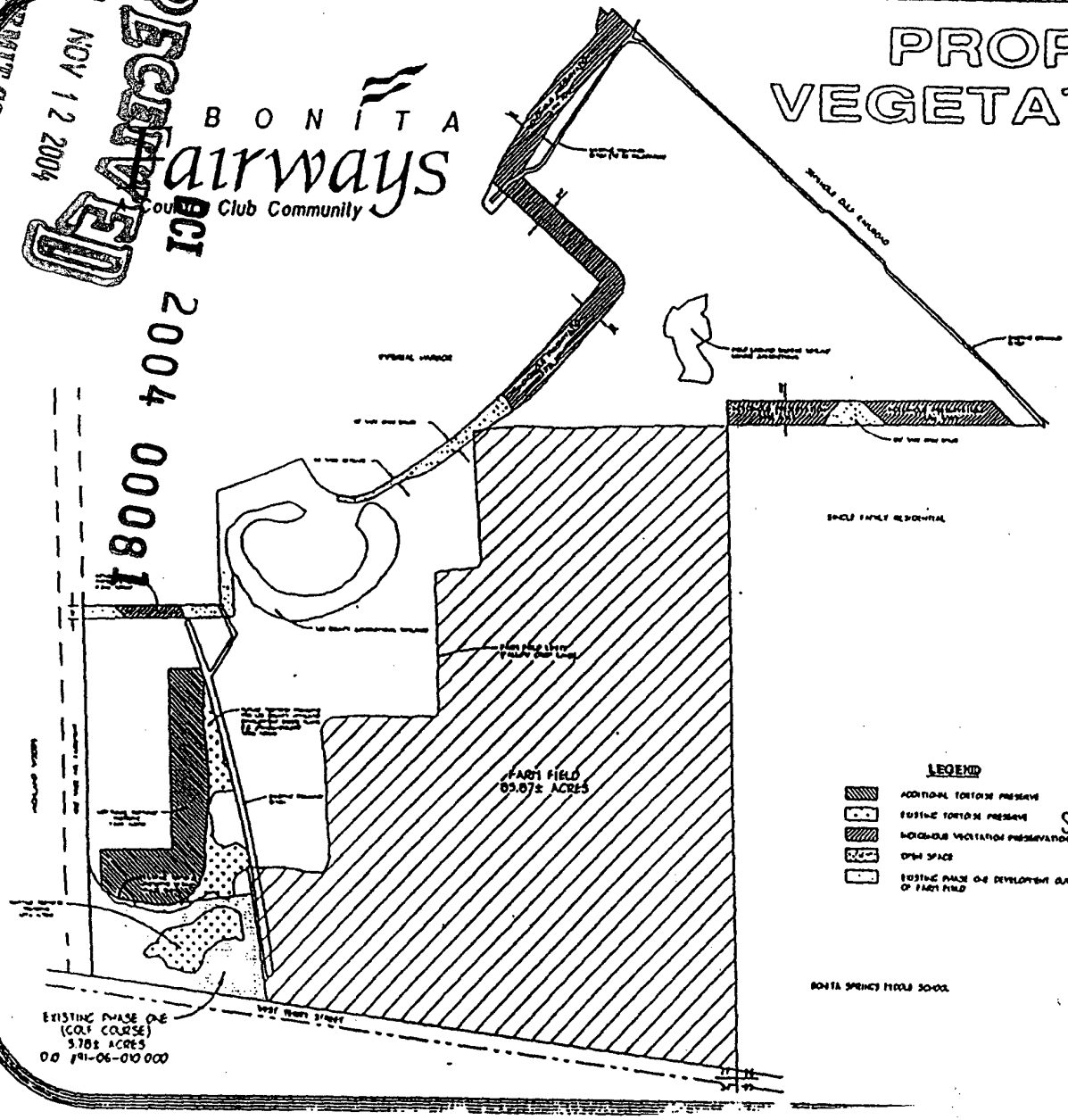
RECEIVED
NOV 12 2004
PERMIT COUNTER

RECEIVED
OCT 2004
00081

APPROVED
Master Concept Plan
Site Plan # 96-063 Page 3 of 3
Subject to conditions in Resolution Z-96-063
Zoning Case # 96-06-116.03Z01.01

PROPOSED VEGETATION MAP

BONITA Fairways
Country Club Community



INDIGENOUS VEGETATION PRESERVATION CALCULATIONS

ORIGINAL FARM FIELD :	95.67± ACRES
EXISTING PHASE ONE F.D.P. :	5.78± ACRES
TOTAL =	101.45± ACRES
TOTAL SITE	84.36± ACRES
LESS EXISTING F.D.P. & FARM FIELD =	101.45± ACRES
TOTAL = 17.43± ACRES @ 20% =	3.48± ACRES INDIGENOUS VEGETATION
EXISTING TORTOISE PRESERVES (2.70 @ 1.75) =	3.94± ACRES
NEW TORTOISE PRESERVES (1.50 @ 1.75) =	2.63± ACRES
INDIGENOUS VEGETATION PRESERVATION (0.34 + (1.0 @ 1.75)) =	1.77± ACRES
TOTAL INDIGENOUS VEGETATION PRESERVATION PROVIDED =	8.34± ACRES

LEGEND

- ADDITIONAL TORTOISE PRESERVE
- EXISTING TORTOISE PRESERVE
- INDIGENOUS VEGETATION PRESERVATION
- OPEN SPACE
- EXISTING PHASE ONE DEVELOPMENT OUTSIDE OF FARM FIELD

APPROVED

Master Concept Plan

Site Plan # 96-063 Page 3 of 3

Subject to conditions in Resolution Z-96-063

Zoning Case #96-06-116.03Z 01.01

Q. GRADY MINOR AND ASSOCIATES, P.A.

To: same file

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **December 14, 2004**

To: **Brian Kelner, Principal Planner**
From: **Alaina Ray, Environmental Planner** AR
Phone: (239) 479-8323
E-mail: aray@leegov.com

Project: **Bonita Fairways RPD/MHPD**
Case: **DCI2004-00081**
STRAP: **27-47-25-B3-00002.0000**

The Division of Environmental Sciences (ES) has reviewed the application for the Bonita Fairways Planned Development. ES staff does not have any objections to the request to add Single Family to the schedule of uses. All previously approved environmental conditions should remain in effect.

To zone file.

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

December 7, 2004

Mr. Bryan Kelner
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Bonita Fairways RPD/MHPD, DCI Substantive Review, Case #DCI2004-00081

Dear Mr. Kelner:

Thank you for the opportunity to review the Bonita Fairways, RPD/MHPD for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, at intersection of Barefoot Lane and Fairways Blvd. in the Bonita Planning Area. This letter is in response to your request dated November 30, 2004.

Based on the proposed maximum total of 1062 multi-family residential dwelling units estimating that the proposal could generate up to 116 additional school-aged children, the Lee County School District is. This uses a generation rate of 0.109 students per unit generated. Based on the proposed maximum total of 43 single family residential dwelling units estimating that the proposal could generate up to 16 additional school-aged children, in the South Choice Zone of Lee County for single family units. This uses a generation rate of .352 students per unit generated. This would create the need for approximately 6 new classrooms in the system, as well as additional staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Bonita Fairways developers will be expected to pay the impact fee at the appropriate time.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Tina Silcox, Community Development Planner
Planning Department

Cc: William G. Moore, Jr.
Executive Director, School Support

To: 30ne file

MEMORANDUM
DEPARTMENT OF PUBLIC WORKS
NATURAL RESOURCES DIVISION

TO: Bryan Kelner
Development Services Division

FROM: Bradley S. Vance

RE: **BONITA FAIRWAYS RPD/MHPD (DCI2004-00081)**

DATE: December 14, 2004

Below is our condition for the above project:

NR-1:

"The entire project is limited to one single direct stormwater outfall to the East Terry Street right of way."

If you have any questions, please let me know.

Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers ■ Land Surveyors ■ Planners

MARK W. MINOR, P.E.
NORMAN J. TREBILCOCK, A.I.C.P., P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
MATTHEW J. HERMANSON, P.E.
MICHAEL T. HERRERA, P.E.

D. WAYNE ARNOLD, A.I.C.P.
ROBERT "BOB" THINNES, A.I.C.P.
THOMAS J. GARRIS, P.S.M.
STEPHEN V. BURGESS, P.S.M.
ALAN V. ROSEMAN
CHRISTOPHER C. HAYES, P.E.
IVY WYLIE, P.E.

November 10, 2004

Mr. Bryan Kelner, Principal Planner
Lee County Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

RECEIVED
NOV 12 2004
PERMIT COUNTER
10:50 AM

RE: Bonita Fairways
STRAP #27-47-25-B3-00002.0000

Dear Mr. Kelner:

Please find enclosed an Application For Public Hearing for Planned Development, Bonita Springs and supporting exhibits. It is the intent of this application to amend the existing RPD to add a new use, Single Family, to the Schedule of Uses and Development Regulations. The Master Concept Plan has been revised to depict the single family development area adjacent to Carousel Cove, the single family/mobile home segment of the Bonita Fairways project. The area is identified on the MCP as "PARCEL "A" SINGLE FAMILY". To ensure compatibility, the Development Regulations for the single family in the RPD are the same as the single family in the Development Regulations of the MHPD. Subsequent to the last zoning action on the subject project, an updated legal description has been prepared for the developer and is submitted as part of this application. The revisions to the legal description are inconsequent.

Respectfully request your office find this request consistent with the City of Bonita Springs LDC and schedule the application for public hearing. If you have any questions or need of any additional information, please do not hesitate to contact our office.

DCI 2004 00081

Very truly yours,

Bob Thinnes

Bob Thinnes, AICP

Enclosure

cc: Alan Goldman

(239) 947-1144 ■ FAX (239) 947-0375 ■ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ■ Bonita Springs, Florida 34134-7569 ■ EB/LB 0005151

Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers ■ Land Surveyors ■ Planners

MARK W. MINOR, P.E.
NORMAN J. TREBILCOCK, A.I.C.P., P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
MATTHEW J. HERMANSON, P.E.
MICHAEL T. HERRERA, P.E.

D. WAYNE ARNOLD, A.I.C.P.
ROBERT "BOB" THINNES, A.I.C.P.
THOMAS J. GARRIS, P.S.M.
STEPHEN V. BURGESS, P.S.M.
ALAN V. ROSEMAN
CHRISTOPHER C. HAYES, P.E.
IVY WYLIE, P.E.

December 7, 2004

DEC 0 9 2004

PERMIT COUNTER

Mr. Bryan Kelner, Principal Planner
Lee County Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Bonita Fairways RPD/MHPD
DCI2004-00081

Dear Mr. Kelner:

Our office is in receipt of your letter dated November 30, 2004 and have reviewed the proposed language for the amendment to the above referenced planned development. The language is consistent with our request.

We would respectfully waive a formal pre-hearing conference to discuss substantive issues as the amendment is minor in nature by generating no negative impacts or creating no incompatibility.

If you have any questions or need of any additional information, please do not hesitate to contact our office.

Very truly yours,

Bob Thinnes

Bob Thinnes, AICP

BT:jw

Enclosure

cc: Alan Goldman

(239) 947-1144 ■ FAX (239) 947-0375 ■ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ■ Bonita Springs, Florida 34134-7569 ■ EB/LB 0005151

CITY OF BONITA SPRINGS

Jay G. Arend
Mayor

Wayne Edsall
District One

Alex Grantt
District Two

Robert Wagner
District Three

John Joyce
District Four

David Piper, Jr.
District Five

Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

Writer's Direct Dial Number: 239-479-8363

November 30, 2004

MR. BOB THINNES
Q. GRADY MINOR & ASSOCIATES
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Re: BONITA FAIRWAYS RPD/MHPD
DCI2004-00081 - PDA Application (PD Amendment)

Dear MR. BOB THINNES :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient subject to conditions and the formal request has been drafted from your application as follows:

> Amend the master concept plan to designate 0.44± acres (proposed Parcel "A"), for single family residential use (3 dwelling units); add single family to the schedule of uses; and provide property development regulations, not to exceed 35 feet/two 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 December 14, 2004 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Bonita Springs Zoning Board of Adjustments and Appeals on February 4, 2005. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

The finding of sufficiency is subject to the following condition(s) and/or comment(s):

Natural Resources Sufficiency Checklist

1) Sufficiency Comments.

The entire project will be limited to one single direct stormwater outfall to the East Terry Street right of way.

2) Miscellaneous Items.

3) Contact. The Natural Resources reviewer may be contacted regarding any questions on the Natural Resources Checklist.

Sincerely,

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
For the City of Bonita Springs

Bryan Kelner
Principal Planner

copy w/o attachments
- Pamela Houck, Division Director
- Audrey Vance, City Attorney
- DS Reviewer - Don Blackburn
- Paul O'Connor, Planning
- Kim Trebatoski, Environmental Sciences
- Roland Ottolini, Natural Resources
- Andy Getch, LCDOT
- Kathy Babcock, Lee County School District
- Jamie Princing, DCD Admin
- DCI Zoning File
- DCI Working File

To zone file

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3916 • (239) 334-1102 • TTD/TTY (239) 335-1512

November 29, 2004

Mr. Bryan Kelner
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Bonita Fairways RPD/MHPD, DCI Substantive Review, Case #DCI2004-00081

Dear Mr. Kelner:

Thank you for the opportunity to review the Bonita Fairways, RPD/MHPD for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, at intersection of Barefoot Lane and Fairways Blvd. in the Bonita Planning Area. This letter is in response to your request dated November 10, 2004.

Based on the proposed maximum total of 1062 multi-family residential dwelling units estimating that the proposal could generate up to 116 additional school-aged children, the Lee County School District is. This uses a generation rate of 0.109 students per unit generated. Based on the proposed maximum total of 43 single family residential dwelling units estimating that the proposal could generate up to 16 additional school-aged children, in the South Choice Zone of Lee County for single family units. This uses a generation rate of .352 students per unit generated. This would create the need for approximately 6 new classrooms in the system, as well as additional staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Bonita Fairways developers will be expected to pay the impact fee at the appropriate time.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Tina Silcox, Community Development Planner
Planning Department

Cc: William G. Moore, Jr.
Executive Director, School Support

MEMORANDUM

From The

Department Of

Community Development

Development Services Division

DCI 2004-00081

Date: February 15, 2005

To: FILE

FROM: Jessica M. Smith
DCD Administration

RE: Notice of Public Hearing - May 2, 2005
Bonita Springs Council Zoning Hearing (1st reading)

I, Jessica Smith, 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: DCI2004-00081

NAME: Bonita Fairways RPD/MHPD

REQUEST: A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY BONITA FAIRWAYS RPD/MHPD TO AMEND THE MASTER CONCEPT PLAN TO DESIGNATE 0.44 ± ACRES FOR SINGLE FAMILY RESIDENTIAL USE; AND PROVIDE PROPERTY DEVELOPMENT REGULATIONS, NOT TO EXCEED 35 FEET/TWO STORIES ON LAND LOCATED AT 26771 BONITA FAIRWAYS DRIVE, BONITA SPRINGS, FLORIDA, (STRAP NO. 27-47-25-B3-00002.0000), ON 184.18 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

No public participation will be heard at the first reading.

The first reading of the zoning ordinance is a reading of the request and the second reading is the hearing.

Notice is hereby given that on March 2, 2005 the City Council of the City of Bonita Springs will hold a public hearing at 5:30 p.m. for a **FIRST READING** of an ordinance on the referenced matter and to review the Zoning Board for Land Use Hearings recommendation. This hearing will be held in the Bonita Springs Utilities Board Room 11900 East Terry Street Bonita Springs, FL 34135.

A **SECOND READING** on this matter is tentatively scheduled for March 28, 2005 at 9:00 a.m. at the same location.

NO FURTHER NOTICES WILL DISTRIBUTED UNLESS THE SECOND READING DATE IS CHANGED.

The law states that, as a participant, you have the right to appear and address the Council on this case. However, the law strictly limits all testimony before the Council 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 Zoning Board for Land Use Hearings and not otherwise disclosed in the record.

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 Gary A. Price, City Manager at 239-390-1000, at least 48 hours prior to the meeting.

Additional copies of the Zoning Board for Land Use Hearing's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Telephone 479-8585 for additional information.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Alagold Communities, Ltd.
P.O. Box 2448
Bonita Springs, Florida 34133 (Applicant/Owner)

Bob Thinnes,
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134 (Agent).

Kelly Lawrence
10096 Tropical Drive
Bonita Springs, Florida 34135.

Cynthis Giedraitis
10089 Tropical Drive
Bonita Springs, Florida 34135

William Saylor
26286 Squire Lane
Bonita Springs, Florida 34135.

Eleanor Ryan
1090 Tropical Drive
Bonita Springs, FL 34135

Steve Giedraitis,
10089 Tropical Drive
Bonita Springs, Florida 34135

DCI2004-00081

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

March 10, 2005

Mr. Bob Thinnes
Q. Grady Minor & Associates
3800 Via Del Rey
Bonita Springs, FL 34134

Re: **Agenda Schedule for Bonita Fairways RPD/MHPD**
Case No. DCI2004-00081

Dear Mr. Bob Thinnes:

Your request has been scheduled before the City Council of the City of Bonita Springs for a **SECOND READING** of an ordinance on the referenced matter. Public comment by participants will be taken during this hearing.

DATE & TIME: March 28, 2005, Meeting commences at 9:00 a.m.

LOCATION: Bonita Springs Utilities Board Room
11900 East Terry Street
Bonita Springs, FL 34135

Be advised all exhibits presented to City Council are required to be retained by the City Clerk for the minutes and records. The City encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy, for reproduction purposes.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Jamie Princing

Jamie Princing
Administrative Assistant

cc: Alagold Communications Ltd.
Mr. Bryan Kelner, Senior Planner
Zoning File

U:\200503\DCI20040.008\1\APPLETTERCOUNCIL 2ND.WPD

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

February 9, 2005

Mr. Bob Thinnes
Q. Grady Minor & Associates
3800 Via Del Rey
Bonita Springs, FL 34134

Re: **Agenda Schedule for Bonita Fairways RPD/MHPD**
Case No. DCI2004-00081

Dear Mr. Thinnes:

Your request has been scheduled before the City Council of the City of Bonita Springs for a **FIRST READING** of an ordinance on the referenced matter. Public comment will not be taken at the First Reading.

DATE & TIME: Wednesday, March 2, 2005, Meeting commences at 5:30 p.m.

LOCATION: Bonita Springs Utilities Board Room
11900 East Terry Street
Bonita Springs, FL 34135

The first reading is a reading of the request and the second reading is the hearing.

A second reading on this matter is tentatively scheduled for March 28, 2005 at 9:00 a.m. at the same location.

Be advised all exhibits presented to City Council are required to be retained by the City Clerk for the minutes and records. The City encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy, for reproduction purposes.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Jessica M. Smith

Jessica M. Smith
Administrative Assistant

cc: Alagold Communications Ltd.
Mr. Bryan Kelner, Senior Planner
Zoning File

U:\200502\DCI20040.008\1\1ST READ APPLICANT LETTER.WPD

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: January 19, 2005

TO: DCI2004-00081 **FROM:** Jessica M Smith
DCD Administration

RE: Notice of Zoning Board for Land Use Hearings of the City of Bonita Springs
February 4, 2005.

I, Jessica M. Smith, Administrative Assistant, Internal Services, Development Services Division, do hereby certify that I have sent 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 OWNERS WITHIN 375 FEET

CASE NUMBER: DCI2004-00081

CASE NAME: BONITA FAIRWAYS RPD/MHPD

REQUEST: Amend the master concept plan to designate 0.44± acres (proposed Parcel "A"), for single family residential use (3 dwelling units); add single family to the schedule of uses; and provide property development regulations, not to exceed 35 feet/two stories.

LOCATION: The subject property is located at 26771 Bonita Fairways Drive(on the north side at West Terry Street approximately one mile east of U.S. 41), in **S**27 (Section)-**T**47 (Township)**S-R**25 (Range)**E**, Lee County, Florida.

SIZE OF PROPERTY: 184.18 Acres ±

STAFF REPORT: Direct inquiries to Bryan Kelner, Principal Planner, at (239) 479-8363, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNERS REPRESENTATIVE: MR. BOB THINNES
Q. GRADY MINOR & ASSOCIATES
239-947-1144

Notice is hereby given that the City of Bonita Springs Zoning Board for Land Use will hold a public hearing at 1:00 p.m. on February 04, 2005, on the above case. The public hearing will be held in the Bonita Springs Utilities Board Room, 11900 East Terry Street, Bonita Springs, FL 34135.

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 City Council.

After the Zoning Board for Land Use has made a written recommendation, the case will be scheduled for a public hearing before the City Council of the City of Bonita Springs who will review the recommendation and make a final decision.

If you do not appear before the Zoning Board for Land Use you will not be allowed to appear before the City Council at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 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 Gary A. Price, City Manager, at 239/390-1000 at least 48 hours prior to the hearing.

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

26-47-25-B1-00001.0000
ATLANTIC COAST LINE RR CO
C/O DEPT OF REVENUE/AD VAL
PO BOX 3000
TALLAHASSEE, FL 32315

26-47-25-B1-00104.0000
POSTAL PROPERTIES INC
1100 FIFTH AV S STE 201
NAPLES, FL 34102

26-47-25-B1-00104.0010
ALAGOLD CORPORATION
9751 W TERRY ST
BONITA SPRINGS, FL 34135

26-47-25-B1-00104.003A
NICOLA JOSEPH B + GERALDINE
PO BOX 750
BONITA SPRINGS, FL 34133

26-47-25-B1-00105.0010
NICOLA J B + GERALDINE
PO BOX 750
BONITA SPRINGS, FL 34133

26-47-25-B1-00105.002A
NICOLA JOSEPH B + GERALDINE
PO BOX 750
BONITA SPRINGS, FL 34133

26-47-25-B1-00105.0040
NEWMAN + NEWMAN
7110 PHILLIPS CREEK CT
FORT MYERS, FL 33908

26-47-25-B1-00105.0090
DAMIAN RAUL
26280 OLD 41 RD
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0000
EGGLESTON JEFFREY M + SHAWNEY
10089 SUNSHINE DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0020
BARON JOSEPH + KATHLEEN
10099 TROPICAL DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.002A
BARON JOSEPH + KATHLEEN
10099 TROPICAL DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0030
RODRIGUEZ MILLIE G + ROLIN
10095 TROPICAL DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.003A
MOSER TIMOTHY S + REWA
10096 SUNSHINE DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0040
RANSFORD JEREMY W + KELLY
9807 CAROLINA ST
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0050
BELIN RAYMOND C
10096 TROPICAL DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0270
RYAN ELEANOR M
10090 TROPICAL DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0290
ALLEN LELAND R + PHYLLIS COTRS
10100 TROPICAL DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.029A
SIMAKIS MELISSA
10104 TROPICAL DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0380
PORTER CAROL L
10100 SUNSHINE DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.039B
FOX DAVID L + MONA J
10103 SUNSHINE DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0400
GIEDRAITIS STEVEN
10089 TROPICAL DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0420
HAMMER CHAS E + CAROLINE A TR
10104 SUNSHINE DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0440
LOWE MICHAEL J
10090 SUNSHINE DR
BONITA SPRINGS, FL 34135

26-47-25-B4-00107.0540
IMAGINE HOME BUILDERS LLC +
GREENACRE ROMAN RD LITTLE
ASTON PARK SUTTON COLDFIELD
WESTMIDLANDS B74 3AS,
UNITED KINGDOM

26-47-25-B4-00108.0000
CITY OF BONITA SPRINGS
P O BOX 367029
BONITA SPRINGS, FL 34136

26-47-25-B4-00110.0000
LEE COUNTY DIST SCHOOL BOARD
2055 CENTRAL AVE
FORT MYERS, FL 33901

27-47-25-B1-00001.2000
PARTNERSHIP IN HOUSING INC
26120 PUEBLO BONITO BLVD
BONITA SPRINGS, FL 34135

27-47-25-B1-00413.0100
BLODGETT ANN M TR
9320 ROYAL CT
BONITA SPRINGS, FL 34135

27-47-25-B1-00413.0110
DUPOISE FRANCIS P + HELEN Y
1469 DOG TEAM RD
NEW HAVEN, VT 05472

27-47-25-B1-01200.00CE
ST ANDREWS VERANDAS 1+2
ASSOCIATION INC
26490 SUNDERLAND DR
BONITA SPRINGS, FL 34135

27-47-25-B2-00001.0050
UNITED STATES POSTAL SERVICE
1735 NORTH BROW RD STE 200
LAWRENCEVILLE, GA 30043

27-47-25-B2-00002.001B
COPESTICK PAULA A
26219 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00002.001C
MERKLEY DAVID A + LEATRICE E
26213 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00002.001D
HERR NANCY C
26206 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00002.001E
NESBIT KATHRYN M
26207 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00003.0000
ACL RR CO

27-47-25-B2-00101.0010
ROBB JEANETTE +
26100 ATLANTIC AV
BONITA SPRINGS, FL 34135

27-47-25-B2-00101.0030
MAGGIO JOANN
26112 ATLANTIC AV
BONITA SPRINGS, FL 34135

27-47-25-B2-00101.0040
LAUER MARK A
1270 E CAPITOL DR
HARTLAND, WI 53029

27-47-25-B2-00101.0050
SCHWAB BETTY J
3059 ROANE STATE HWY
HARRIMAN, TN 37748

27-47-25-B2-00101.0060
CASSATT CHARLES R SR + DELLA F
26130 ATLANTIC AVE
BONITA SPRINGS, FL 34135

27-47-25-B2-00101.0070
ANDERSON LESTER R + LYNN E
6849 W MAIN RD
LEROY, NY 14482

27-47-25-B2-00101.0080
BASTEDO GORDON + FREIDA I
RR 3
PARR SOUND, ON P2A 2W9
CANADA

27-47-25-B2-00101.0090
MAHAN LILLIAN A +
26148 ATLANTIC AV
BONITA SPRINGS, FL 34135

27-47-25-B2-00102.0010
RICHARD NORMAND P
211 GOLDER RD
LEWISTON, ME 04240

27-47-25-B2-00102.0030
COOK JANE E
115 KIMEL DR
CADILLAC, MI 49601

27-47-25-B2-00102.0040
LA POINTE PAULINE E +
26172 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00102.0050
CITROLA RICHARD
26168 PRINCESS LN
BONITA SPRINGS, FL 34135

27-47-25-B2-00102.0060
RENTZ RICHARD H J/T
26160 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00102.0070
LAROCHE FERNAND A + ELLA
26154 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00102.0080
SCHLEIN EDWARD C + EILEEN F
141 BREAKWATER RUN
SELBYVILLE, DE 19975

27-47-25-B2-00102.0090
EICHELBERGER NORVAL F + PEGGY
26324 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00102.0100
HAMEL RICHARD L
3687 PERRY DR NW
MASSILLON, OH 44646

27-47-25-B2-00102.0110
YOUSSEF HUSSEIN
3704 WILLOW AV
TOLDEO, OH 43615

27-47-25-B2-00102.0120
HEIGHAM WILLIAM L + MARGARET E
153 LAKEVIEW BLVD
PLYMOUTH, MA 02360

27-47-25-B2-00102.0130
MECKLEY KEVIN
C/O MARLENE MECKLEY
11308 HIGHWAY S 62 N
MELBOURNE, IA 50162

27-47-25-B2-00102.0140
BUSBY PETER F +
PO BOX 366065
BONITA SPRINGS, FL 34136

27-47-25-B2-00102.0160
READING ROBERT
26100 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0010
LIVINGSTON ROBERT
92 PILTON AV
IDINBURGH EH52HN,
SCOTLAND

27-47-25-B2-00103.0020
YAX JULIA +
26184 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0030
CITROLA RICHARD
26168 PRINCESS LN
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0040
HILDEBRANT BRUCE QUENTIN
26172 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0050
PFAFFINGER ELMER T + MARY J
230 WESTVIEW ST
HOFFMAN ESTATES, IL 60194

27-47-25-B2-00103.0060
SCOTT ROGER L + FRANCES A
434 S MAIN ST
BELLVILLE, OH 44813

27-47-25-B2-00103.0070
ANTOS DANIEL J +
27093 JARVIS RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0080
ASLETT ERNEST +
165 WESTSIDE DR
ROCHESTER, NY 14624

27-47-25-B2-00103.0090
BROWN SHAWN MARIE
27042 JACJSON AV
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0100
OSTEEN CLAYTON
11545 PAWLEY AV
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0110
WOLLENWEBER GEORGE +
26130 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0120
JOHNSON GEORGE E + JANET
26124 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0130
WEISE GEORGE A + MARY E
26118 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0140
FRITTS CAROL
114 COLLAMER RD
HILTON, NY 14468

27-47-25-B2-00103.0150
YOUSSEF NABIL CHRISTINE
10306 PENNSYLVANIA AV
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0160
ODONNELL FREDERICK + VIOLA L/E
452 TOWN FARM RD
COVENTRY, RI 02816

27-47-25-B2-00103.0170
SKINNER FRANCES M
26101 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0180
BEAUDET GEORGE W
26107 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0190
RUPERT KENNETH W + ELAINE G
7624 DEER TRACK DR
DENVER, NC 28037

27-47-25-B2-00103.0200
LAPOINTE LEO J + CARLENE J
26119 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0210
QUIGLEY PATRICIA
2393 E RAHN RD
KETTERING, OH 45440

27-47-25-B2-00103.0220
RYAN JAMES R + BRENDA K
1442 GRAF ST
LANCASTER, OH 43130

27-47-25-B2-00103.0230
YOUSSEF NABIL + CHRISTINE L
10306 PENNSYLVANIA AV
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0240
MATTHEWS FRANCIS W SR +
6849 W MAIN RD
LE ROY, NY 14482

27-47-25-B2-00103.0250
CURREY MARIE HILL
26149 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0260
CASSIE DORIS
20625 TAHITIAN BLVD
ESTERO, FL 33928

27-47-25-B2-00103.0270
BATES ROY D + HANORA J
36463 ENGLISH DR
STERLING HEIGHTS, MI 48310

27-47-25-B2-00103.0280
SPETNAGEL MAXINE
26167 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0290
CURTH ROBERT + RENEE +
17501 BOAT CLUB DR
FORT MYERS, FL 33908

27-47-25-B2-00103.0300
CITROLA RICHARD
26168 PRINCESS LN
BONITA SPRINGS, FL 34135

27-47-25-B2-00103.0310
BRINDAC JAMES L +
PO BOX 1563
BONITA SPRINGS, FL 34133

27-47-25-B2-00104.0180
MCMAHON DAVID D +
26101 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00104.0190
CARNEY JAMES L + RUTH N
26107 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00104.0200
LYTELL LORRAINE R TR
26113 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00104.0210
STAUPE MARION G L/E
700 LAPENINSULA BLVD
NAPLES, FL 34113

27-47-25-B2-00104.0330
COLMAN LOIS S
26191 CABANA RD
BONITA SPRINGS, FL 34135

27-47-25-B2-0010A.00CE
ALAGOLD COMMUNTIES LTD
IMPERIAL HARBOR OWNERS ASSN
P O DRAWER 2448
BONITA SPRINGS, FL 33959

27-47-25-B2-0010F.0000
ALAGOLD COMMUNITIES LTD
PO BOX 2448
BONITA SPRINGS, FL 34133

27-47-25-B2-0010G.0000
ALAGOLD COMMUNITIES LTD
PO BOX 2448
BONITA SPRINGS, FL 34133

27-47-25-B2-0010H.0000
HARBOR CLUB OF BONITA SPRINGS
26230 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B2-001K0.0010
PIEHLER RICHARD W + HOLLY K
890 NORTH BRIER RD
AMHERST, NY 14228

27-47-25-B2-001K0.0020
HOWARD CAROLYN
26201 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00413.0080
MASON VON E ETAL
P O BOX
SCHERERVILLE, IN 46375

27-47-25-B2-00413.0090
EMERY NORMAN T TR
9325 ROYAL CT
BONITA SPRINGS, FL 34135

27-47-25-B2-00621.0010
HARBOR CLUB OF BONITA SPRINGS
26230 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B2-00722.0020
FERNEZA PAUL J +
55 MAPLES AV
P O BOX 408
CASSADAGA, NY 14718

27-47-25-B2-00722.0030
LUZZI CAROLE
PO BOX 109
STROYDSBURG, PA 18360

27-47-25-B2-00722.0040
WATERHOUSE EVA M + JOHN R
26327 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B2-00927.0010
SITZLAR BUFORD + WANDA JEANNE
26212 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B2-00927.0020
RINEHART BUD R +
4709 N PARKWAY
KOKOMO, IN 46901

27-47-25-B2-01028.0010
BATTICE FREDERICK H + MARY P
26231 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01028.0020
BORDONARO THOMAS + ELIZABETH
26237 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01028.0030
RICHARDSON DAVID + MARCIA
190 ASHLAND ST
DETROIT, MI 48215

27-47-25-B2-01028.0040
RAFFA GILDO M
26245 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01032.0010
JARRETT JUDITH A
IMPERIAL HARBOR
26230 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01032.0020
MORTON ROBERT G + INA W
8 AVONDALE-HUNTERS RUN
OCEAN VIEW, DE 19970

27-47-25-B2-01032.0030
MARKUSSON MARY M
26240 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01032.0040
LINDBERG MARIE E
26244 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01032.0050
FETSKO ANDREW R + HELEN V
26248 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01032.0060
SALIBA JOSEPH + JANET L
26252 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0010
BENIGNO MARJORIE F
26230 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0020
MCKEE PATRICIA
26236 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0030
REUTER RONNIE J + CARL
26240 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0040
SHEDD GERALD +
26244 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0050
BAUER JOAN ETAL
150 LABRADOR DR
ROCHESTER, NY 14616

27-47-25-B2-01033.0060
WHITE THOMAS C + GAIL E
26252 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0070
VENMAN JANICE D
26256 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0080
CIACCHI ANN J +
1701 DENLEY AV
CLEVELAND, OH 44109

27-47-25-B2-01033.0220
SPOHN RICHARD B + KAREN S
6010 NEFF RD
VALLEY CITY, OH 44280

27-47-25-B2-01033.0230
MAY DEANNE
26253 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0240
MARTELL TERRY A + IRENE T TR
456 BRACKETT RD
SANBORNVILLE, NH 03872

27-47-25-B2-01033.0250
MOORES WALTER A + GRACE D
26245 SQUIRE LN
IMPERIAL HARBOR
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0260
GALLOGLY MARVIN M + VIVIAN TR
26241 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0270
REICH ROSE M
26237 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01033.0280
HAMILTON LLOYD J +
26233 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B2-01034.0010
MILLER ROBERT + MARION
26400 KINGS RD
BONITA SPRINGS, FL 34135

27-47-25-B2-01034.0020
FRED RAYMOND J + ROSE M
26407 KINGS RD
BONITA SPRINGS, FL 34135

27-47-25-B2-01034.0030
MEUMANN HARTMUT W +
5450 VILLAGE STATION CIR
WILLIAMSVILLE, NY 14221

27-47-25-B2-01034.0040
OLIVER HOMER + LALA IRENE +
PO BOX 206
BRISTOL, IL 60512

27-47-25-B2-01034.0050
HINTON RALPH T + IDA E
26425 KINGS RD
BONITA SPRINGS, FL 34135

27-47-25-B2-01034.0060
GIBSON PEGGY
7 CORNER CT
HERVILLE TIMONIUM, MD 21093

27-47-25-B2-01034.0070
MYSAWKA PETER R + BARBARA D
203 S WHITEHORSE RD
PHOENIXVILLE, PA 19460

27-47-25-B3-00722.0050
SELTZER GEORGE F JR + HELEN E
26331 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B3-00722.0060
KENYON DALE L
26337 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B3-00723.0020
STAZIONE PETER T + JEANNETTE R
26316 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B3-00723.0030
ELLERBROCK SYLVESTER + MARIE L
10568 RD 5-H
OTTAWA, OH 45875

27-47-25-B3-00723.0040
SCHADD ROBERT C +
26326 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B3-00723.0050
LANDRY ROLAND L + BEATRICE
26330 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B3-00723.0060
GILLAM DONNA L +
26336 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B3-00723.0070
BARTLOW KEITH F + THELMA M
26340 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B3-00924.0210
PATCH DIANE LEE TR
26347 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00924.0220
REES ROGER M + PATRICIA A
26341 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00924.0230
SOLEM JAMES ROBERT TR
26335 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00924.0240
KOZEL WILLIAM + DORIS
PO BOX 2483
E LIVERPOOL, OH 43920

27-47-25-B3-00924.0250
BECKER AUDREY
26323 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00924.0260
ATKINS B G
26317 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00924.0270
HELMSTREIT PETER J +
65 HIGH PARK AV #2313
TORONTO, ON M6P 2R7
CANADA

27-47-25-B3-00925.0160
MADOR JEAN C + MARTHA A
26306 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00925.0170
BRYANT DAVID A + NANCY E
26312 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00925.0180
SALVESEN LOIS I TR
26318 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00925.0190
EICHELBERGER NORVAL F + PEGGY
26324 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00925.0200
WALLER JAMES J TR
26330 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00927.0100
WOOD SALVATORE J
231 MERCHANTS AVE
SOUTH PLAINFIELD, NJ 07080

27-47-25-B3-00927.0110
MOORE WILLARD F + CHARLOTTE E
26272 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00927.0120
BENTLEY PAUL + AGNES
4 KEY HILL RD
LONDON, ON N6G 2G1
CANADA

27-47-25-B3-00927.0130
LEITCH DOROTHY +
26284 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-00927.0140
THOMAS FLOYD M + MILDRED J
507 KEUL RD
DIXON, IL 61021

27-47-25-B3-00927.0150
TROWBRIDGE PERSHING JR + CAROL
26296 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01028.0120
BANTOW WILLIAM F
26281 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01028.0130
HOPPER JOHN H + EVA ANN TR
26287 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01028.0140
ELROD VIVIAN M
26291 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01028.0150
KELLEY GLADYS C +
26297 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01028.0160
SCHEIBLHOFER EDWARD C + LINDA
26299 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01028.0170
VANDERVEEN CATHLEEN T TR
26301 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01028.0180
DENNIS ARTHUR J JR + RHEA J
26307 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01029.0010
WEIR JAMES G + RUTH S
26311 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01029.0020
KEREKES EUGENE F
26315 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01029.0030
WILBUR ROBERT D + SHIRLEY J
26321 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01029.0040
GANNON EULA JEAN L/E
3627 LAKESHORE DR
MANISTEE, MI 49660

27-47-25-B3-01029.0050
KIPP JASON + HELEN S L/E
194 WHITE SPRINGS RD
GENEVA, NY 14456

27-47-25-B3-01030.0010
MACIEJEWSKI ELEANORE
26353 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01030.0020
WALLER COLUMBUS + MARY C
26359 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01030.0030
RENO PAMELA M
26365 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01030.0040
VEGIARD NORMAN J
48 E SHORE RD
NARRAGANSETT, RI 02882

27-47-25-B3-01030.0050
COLLINS DIANE CAPORALE
26377 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01030.0060
RUSSO ANTHONY + WINIFRED
26383 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01030.0070
MATTHEY DONALD W
26389 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01030.0080
AYOTTE MARGARET A
26395 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0010
MALONE JOSEPH F + DORIS
26375 PEER RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0020
WELCH ZEDA J +
26371 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0030
TREVITT JOYCE
19 MIDDLE RD
S CHATHAM, MA 02659

27-47-25-B3-01031.0040
DRAKE DORIS A
26357 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0050
MALLOCH CHARLES + BARBARA
26351 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0060
SHORT IRENE M
98 LAWRENCE ST
MALDEN, MA 02418

27-47-25-B3-01031.0070
BEATON LEO A + ANITA L
26366 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0080
ELLIS JOSEPH J + DEBORAH A
26372 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0090
BOVILLE DAVID A + JOAN A TR
26378 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0100
CHIKI ALBERT + GINA MARIE
26384 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0110
HETT PHILIP E + JEAN G
26390 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01031.0120
GOGUEN LILLIAN H TR
26396 COLONY RD
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0070
BODINE IRA C + MILDRED C
26256 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0080
CARNEY GLORIA
26260 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0090
BENNETT RONALD E + NORMALE
26266 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0100
SINN MICHAEL +
759 SPICEBERRY LANE
CHESTERFIELD, MS 63005

27-47-25-B3-01032.0110
RIFFLE HAL D + BERNICE M
26272 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0120
MAHON GERALD J + EDNA M
23150 COLGATE ST
FARMINGTON HILLS, MI 48336

27-47-25-B3-01032.0130
KUZMA JOHN F
26282 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0140
SAYLOR WILLIAM A
26286 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0150
CORBIN WILLIAM E + MARILYN M
26290 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0160
SERGEANT FRED D + VERLYN V
26292 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0170
MORAN AUDREY L +
26294 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0180
MORGANTI THOMAS R CO-TR L/E +
26296 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0190
VINCENT ANDREA E
26298 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0200
NUGENT MARTIN A
26302 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0210
PAULEY ROBERT L + PHYLLIS E
26306 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0220
MOR LEPOSAVA
124 BURLEIGH RD
RIDGEWAY, ON L0S 1N0
CANADA

27-47-25-B3-01032.0230
NEWTON RUSSELL C + SHIRLEY L
26310 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0240
MINER JOHN W + MARY J
26316 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0260
COWLEY THOMAS J
26346 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0270
BURGETT JAMES A + DOLORES F
26350 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0280
GALBRAITH JAMES DUANE + KAREN
26358 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0290
FROEMMING WILBERT E + DONNA
26366 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0300
DOUGAN CATHERINE B + ROGER W
26370 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01032.0310
CHOTTA JUDITH TR
26376 PEER LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0090
FAGAN BARBARA J
26266 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0100
CLUBB JAMES M + DOROTHY D
26270 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0110
CARLSON M JOAN
26276 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0120
GOETZ FRANCES M + RICHARD E
26282 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0130
KLUBERT LOUIS F + VIRGINIA
26286 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0140
DOLQUEIST JACK + GRACE
26290 QUEEN MARY LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0150
ROWLEY WESLEY H + JANE D TR
26291 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0160
DAGUSTINO EUGENE J + LOIS L
864 HOWARD ST N
ST PAUL, MN 55119

27-47-25-B3-01033.0170
RUSSELL KENNETH W
26281 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0180
JOHNSON BERNARD E + GEORGIA A
26277 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0190
CHASE DENE L L/E
26273 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0200
AUL JEROME + DOROTHEA
26267 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B3-01033.0210
ATTARD SPIRO + VERA
26261 SQUIRE LN
BONITA SPRINGS, FL 34135

27-47-25-B4-00722.0070
DEFREEUW TERRY D + VIRGINIA M
26341 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-00723.0080
NORRIS TODD + JANICE M
26346 IMPERIAL HARBOR BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-0110A.00CE
HIGHLAND WOODS GOLF + CC INC
9100 HIGHLAND WOODS BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-0110D.00CE
HIGHLAND WOODS GOLF + CC INC
9100 HIGHLAND WOODS BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-0110F.0000
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

27-47-25-B4-01201.1101
WILDER GEORGIA I +
38 FOUNTAIN SQUARE
CINCINNATI, OH 45263

27-47-25-B4-01201.1102
BETTS JANE +
30 MADISON DR
EAST SANDWICH, MA 02537

27-47-25-B4-01201.1103
MYERS MELVA R +
202 DEERFOX LN
TIMONIUM, MD 21093

27-47-25-B4-01201.1104
GALLINGER JANICE M +
26490 SUNDERLAND DR #1104
BONITA SPRINGS, FL 34135

27-47-25-B4-01201.1105
OKEEFE JOHN J + JEANINE T
10931 HOMAN AVE
CHICAGO, IL 60655

27-47-25-B4-01201.1106
LALLO MICHAEL J + JENNIE M TR
39 GOLDIE RD
YOUNGSTOWN, OH 44505

27-47-25-B4-01201.1201
LACIEN GEORGE + MATILDA TR
7811 DAKOTA LN
ORLAND PARK, IL 60462

27-47-25-B4-01201.1202
CARPENTER RANDALL K + CAROLYN
387 N CROSS CREEK WAY
COLUMBIA CITY, IN 46725

27-47-25-B4-01201.1203
PAXTON GEORGE W + DIANNE M
100 NORTH MAIN ST
GALENA, IL 61036

27-47-25-B4-01201.1204
BARBONE ANTHONY F JR +
3101 WILMONT DR
WILMINGTON, DE 19810

27-47-25-B4-01201.1205
DEATHERAGE M E + MARY ANN 1/2
MOORE CHARLES T 1/2 INT J/T
10455 JASONS BLUFF
FLORENCE, KY 41042

27-47-25-B4-01201.1206
WIDMAIER RALPH
403 KINGSHIGH WAY
VALLEY COTTAGE, NY 10920

27-47-25-B4-01202.2101
COURTNEY THOMAS P + BARBARA A
43 FOREST DR
DOYLESTOWN, PA 18901

27-47-25-B4-01202.2102
STEWART BRYAN L + LINDA K
3423 TWILIGHT LN
LANSING, MI 48906

27-47-25-B4-01202.2103
GRAD RICHARD L + ELAINE M
9887 W 145TH PL
ORLAND PARK, IL 60462

27-47-25-B4-01202.2104
BREMER ROBERT C + MARY L
26450 SUNDERLAND DR UNIT 2104
BONITA SPRINGS, FL 34135

27-47-25-B4-01202.2105
MCELLIGOTT THOMAS J + KATHRYN
8135 LOCKWOOD
SKOKIE, IL 60077

27-47-25-B4-01202.2106
BLAKESLEY NANCY R
645 SUNSET CIR
GREEN BAY, WI 54301

27-47-25-B4-01202.2201
GIARDINA JOSEPH T TR +
178 LEEWARD RD
BOURNE, MA 02532

27-47-25-B4-01202.2202
BONITA HOLIDAYS SW FL WABA
26450 SUNDERLAND DR # 202
BONITA SPRINGS, FL 34135

27-47-25-B4-01202.2203
HILLARD LEWIS G TR +
1205 LINCOLN AVE
GALENA, IL 61036

27-47-25-B4-01202.2204
ANDERSON JAMES D COTR+
26W065 EMBDEN LN
WHEATON, IL 60187

27-47-25-B4-01202.2205
PALMER JOB + HENRIETTA S +
10 LORELEI
BANGOR CO DOWN
BT20 3TF,
IRELAND

27-47-25-B4-01202.2206
SKILLINGS JAMES A + JULIE A
26450 SUNDERLAND DR UNIT 2206
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.00CE
HEATHERMOOR GOLF CONDO 1+2+3
ASSOCIATION INC
9200 HIGHLANDWOODS BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.3101
PREISSE GENE L SR + LAURA V TR
1486 BELLE MEADE DR
AKRON, OH 44321

27-47-25-B4-01300.3102
WIERENGA DONALD J TR +
2629 RAILSIDE CIR SW
BYRON CENTER, MI 49315

27-47-25-B4-01300.3103
TEITSMA JAMES E + MARY A
18338 W SPRING LAKE RD
SPRING LAKE, MI 49456

27-47-25-B4-01300.3104
VAUCLAIN ANNE E +
17 S BUCK LN
HAVERFORD, PA 19041

27-47-25-B4-01300.3105
WILLIS MICHAEL O +
1783 HAWKSLEDGE CT
HINCKLEY, OH 44233

27-47-25-B4-01300.3106
COLVARD BEN H III
9530 VALLEYMEDE CT
ELLICOTT CITY, MD 21042

27-47-25-B4-01300.3107
DAVIS FRED K TR
1710 CHAR LU DR
MENDOTA, IL 61342

27-47-25-B4-01300.3108
HOEPPNER WILLIAM H + ROSE
106 GINGER COVE RD
VALLEY, NE 68064

27-47-25-B4-01300.3109
LAFAZIA VINCENT J + LINDA A
9300 HIGHLAND WOODS BLVD #3109
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.3110
HAMILTON HENRIQUES C JR +
255 KERWOOD DR
WAYNE, PA 19087

27-47-25-B4-01300.3201
CARROLL KEITH R + PATRICIA
2908 SHAWNEE LAND
WATERFORD, MI 48329

27-47-25-B4-01300.3202
TATUM WILLIAM J + MARTHA R
2805 OAK TRAIL CT
PMB 4243
ARLINGTON, TX 76016

27-47-25-B4-01300.3203
DAVIS RICHARD P + MARY ALICE
9300 HIGHLAND WOODS BLVD #3203
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.3204
LAMPTON RICHARD +
10922 SYMINGTON CIRCLE
LOUISVILLE, KY 40241

27-47-25-B4-01300.3205
HALPERIN DAVID
20 MIDWAY RD
CHESTNUT RIDGE, NY 10977

27-47-25-B4-01300.3206
STASZAK RICHARD D + CAROL
69 HAMILTON ST
ROCKVILLE CENTRE, NY 11570

27-47-25-B4-01300.3207
CARRINO ANTHONY +
353 HIGHLAND AVE
NEWARK, NJ 07104

27-47-25-B4-01300.3208
KINGSBURY MARLAND J
9300 HIGHLAND WOODS BLVD #3208
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.3209
NORTH JACK M + JOYCELYN S
9300-3209 HIGHLAND WOODS BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.3210
WOLFE GERALD L + REMA
4359 TIMBERBROOK DR
CANFIELD, OH 44406

27-47-25-B4-01300.3301
NANOS CATHY A ETAL J/T
38575 MYSTIC PT
CLINTON TOWNSHIP, MI 48038

27-47-25-B4-01300.3302
STEVENS MARTIN + LYDA L
9300 HIGHLAND WOODS BLVD #3302
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.3303
ORMSBY LARRY E TR
317 FOREST GLEN PL
HOLLAND, OH 43528

27-47-25-B4-01300.3304
BERRY JOHN C TR
9300 HIGHLAND WOODS BLVD #3304
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.3305
HOLMBERG BARBARA J TRUST
3411 35TH ST
ROCK ISLAND, IL 61201

27-47-25-B4-01300.3306
GANDT THOMAS J + MAUREEN
8941 SPRING WOOD COURT
BONITA SPRINGS, FL 34135

27-47-25-B4-01300.3307
SINGLETON JAMES + MARY B
179 MARINE DR
ST CLAIR BEACH, ON N8N 4K2
CANADA

27-47-25-B4-01300.3308
GREGG MALCOLM + MARGARET
28-525 BEECHWOOD DR
WATERLOO, ON N2T 2G7
CANADA

27-47-25-B4-01300.3309
PODESTA RITA
6950 W 91ST ST
BRIDGEVIEW, IL 60455

27-47-25-B4-01300.3310
FLOOD WALTER V
37614 AMBER DR
FARMINGTON HILLS, MI 48331

27-47-25-B4-0140S.00CE
HIGHLAND WOODS GOLF + CC INC
9100 HIGHLAND WOODS BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-014J0.00CE
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

27-47-25-B4-014M0.00CE
HIGHLAND WOODS GOLF + CC INC
9100 HIGHLAND WOODS BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-01500.00CE
ST ANDREWS VERANDAS CONDO
26991 CLARKSTON DR
BONITA SPRINGS, FL 34135

27-47-25-B4-01508.8101
ZYWOTKO GARY E
3307 ST PAUL AV
MINNEAPOLIS, MN 55416

27-47-25-B4-01508.8102
REEVES ERNEST G + MARIAN L
26991 CLARKSTON DR #8102
BONITA SPRINGS, FL 34135

27-47-25-B4-01508.8103
SETTLE NORMAN + JANET
1545 NORTHVIEW CIR
FAIRFIELD, OH 45014

27-47-25-B4-01508.8104
FUGATE THOMAS E + SHIRLEY R
26991 CLARKSTON DR UNIT 8104
BONITA SPRINGS, FL 34135

27-47-25-B4-01508.8105
KLEIN VIRGINIA
C/O RE/MAX HERITAGE
1835 POST ROAD E
WESTPORT, CT 06880

27-47-25-B4-01508.8106
KASHMER ROBERT S + ANN S
26991 CLARKSTON DR UNIT 8106
BONITA SPRINGS, FL 34135

27-47-25-B4-01508.8201
JANCO HENRY M + VIRGINIA L
82 BUTTERNUT LN
METHUEN, MA 01844

27-47-25-B4-01508.8202
GERDUS MARION K
10412 SW 115TH PL
MIAMI, FL 33176

27-47-25-B4-01508.8203
SCHLOUGH WESLEY E JR + JOANNE
26991 CLARKSTON DR UNIT 8203
BONITA SPRINGS, FL 34135

27-47-25-B4-01508.8204
DIAMOND DANIEL A + MARY M
26991 CLARKSTON DR 8204
BONITA SPRINGS, FL 34135

27-47-25-B4-01508.8205
HUBBEN ARNOLD + ELISABETH
26991 CLARKSTON DR #8205
BONITA SPRINGS, FL 34135

27-47-25-B4-01508.8206
GORDON DEREK G
1104 CHETFORD DR
LEXINGTON, KY 40509

27-47-25-B4-01600.00CE
TERRACE I-II-III-IV

27-47-25-B4-01604.4101
MARTIN-VEGUE DEREK + ANNE M
1800 MANOR LN
MARATHON, FL 33050

27-47-25-B4-01604.4102
CASSER EDWARD R TR +
21050 B BLACK WALNUT LN
BROOKFIELD, WI 53045

27-47-25-B4-01604.4103
SANFILIPPO CHARLES D + MARIE A
15166 CAMDEN CIR
STRONGVILLE, OH 44136

27-47-25-B4-01604.4104
STRZYZEWSKI BRONISLAW +
1118 W 13 MILE RD
ROYAL OAK, MI 48073

27-47-25-B4-01604.4105
KING BARBARA ANN +
30429 DOUBLE DR
WESLEY CHAPEL, FL 33544

27-47-25-B4-01604.4106
GOHL DENNIS J + LORRETTA L
P O BOX 11
NISSWA, MN 56468

27-47-25-B4-01604.4107
EVERLY LAWRENCE M + FRANCES
9350 HIGHLAND WOODS BLVD #4107
BONITA SPRINGS, FL 34135

27-47-25-B4-01604.4108
GRAY DANIEL + MEGAN M
538 W SURF ROAD
OCEAN CITY, NJ 08226

27-47-25-B4-01604.4201
CHARBONNEAU DENNIS + VIVIAN
9350 HIGHLAND WOODS BLVD #4201
BONITA SPRINGS, FL 34135

27-47-25-B4-01604.4202
DRAFFONE RICHARD L
1432 PLUM GROVE COURT
CAROL STREAM, IL 60188

27-47-25-B4-01604.4203
CRAIG LINDON G + ANN E
2513 N KENSINGTON WAY
MUNCIE, IN 47304

27-47-25-B4-01604.4204
JUNGEL TERRENCE L + BETH J
625 LAFAYETTE ST
IONIA, MI 48846

27-47-25-B4-01604.4205
DAVIES RICHARD DIXIE + JOAN
44468 MANITOU
CLINTON TWSP, MI 48038

27-47-25-B4-01604.4206
TAYLOR FRANK W + CATHY M
10 QUAKER DR
DERRY, NH 03038

27-47-25-B4-01604.4207
ROEHRICH JERRY A + MARIANN
8001 W 86TH ST CIR
BLOOMINGTON, MN 55438

27-47-25-B4-01604.4208
ARCHOS EVANS D + DEMETRA
7417 FAIRWAY DR
CRYSTAL LAKE, IL 60014

27-47-25-B4-01604.4301
PIRRO LUCY R
609 SCARBORO DR
SOLVAY, NY 13209

27-47-25-B4-01604.4302
MEYERS DAVID A
9350 HIGHLAND WOODS BLVD #4302
BONITA SPRINGS, FL 34135

27-47-25-B4-01604.4303
OCONNOR WILLIAM J + CHARLOTTE
PO BOX 563
N EASTHAM, MA 02651

27-47-25-B4-01604.4304
GRECEK THOMAS S + DIANE T
12937 S MOODY AV
PALOS HEIGHTS, IL 60463

27-47-25-B4-01604.4305
MCENERY KEVIN + JILL
2426 SOUTHWAY DR
COLUMBUS, OH 43221

27-47-25-B4-01604.4306
SHAW MARK D + JUDY A
9437 PARK LN
COMMERCE TOWNSHIP, MI 48382

27-47-25-B4-01604.4307
FANE WARREN W JR + ROWANNE D
440 RT 40
TROY, NY 12182

27-47-25-B4-01604.4308
GILMORE STEVEN C TR 1/2 +
12 BREWSTER RD
FRAMINGHAM, MA 01702

27-47-25-B4-01604.4401
TRENARY CHARLES R JR
2500 TOWER HILL LN
ROCHESTER HILLS, MI 48366

27-47-25-B4-01604.4402
POPPE HAROLD + C SUZANNE
1387 HIGHLAND RD
DOWINGTOWN, PA 19335

27-47-25-B4-01604.4403
HACK JOHN F JR + MARIAN E
5732 KINGS MILL DR
SALISBURY, MD 21801

27-47-25-B4-01604.4404
SCHWARZKOPF SAMUEL +OLIVE TR +
6757 OAKCREST AV NW
N CANTON, OH 44720

27-47-25-B4-01604.4405
MCKENNA BRIAN D + BARBARA
2316 OLD GROVE RD
LINDEN, NJ 07036

27-47-25-B4-01604.4406
SCHRIEBER MICHAEL + SANDRA
28625 COYOTE CRT
NEW HUDSON, MI 48165

27-47-25-B4-01605.5101
KUNDUS JOSEPH + MARY V
60-2 E WESTERN RESERVE RD
POLAND, OH 44514

27-47-25-B4-01605.5102
CAITO MARC A + COLLEEN
1214 NORTH BUTLER AVE
INDIANAPOLIS, IN 46219

27-47-25-B4-01605.5103
WADDING KELLY B + JULIE R
1618 27TH ST NW
AUSTIN, MN 55912

27-47-25-B4-01605.5104
LEE HI SUNG +
4 N TRUNMILL LN
W CHICAGO, IL 60185

27-47-25-B4-01605.5105
DUGAN JEAN L TR
7375 THORNAPPLE PINES DR SE
GRAND RAPIDS, MI 49546

27-47-25-B4-01605.5106
BALLOTTI JAMES G + DIANE L
3607 DEEPWOOD DR
CRYSTAL LAKE, IL 60012

27-47-25-B4-01605.5107
CALVERT WILLIAM A + MARILYN F
65 SENTRY DR
WILDER, KY 41076

27-47-25-B4-01605.5108
NATOLA CARL A + BARBARA M
64 CHAMPLAIN CIR
PLYMOUTH, MA 02360

27-47-25-B4-01605.5201
ESTABROOKS ROBERT T TR
300 S HUGHES
HOWELL, MI 48843

27-47-25-B4-01605.5202
MUSCHONG ROSS S + LISA
59943 HAYES
WASHINGTON, MI 48094

27-47-25-B4-01605.5203
LEIGHTON RICHARD T TR
3903 LANDSTROM RD
ROCKFORD, IL 61114

27-47-25-B4-01605.5204
SCHWEITZER ROY K + TINA H
8253 WYCLIFFE DR
CINCINNATI, OH 45244

27-47-25-B4-01605.5205
DAHMAN KENNETH E + SUSAN L TR
377 DIETRICH RD
MANCHESTER, MO 63021

27-47-25-B4-01605.5206
KILCOYNE DENNIS R + DIANE J
21170 SAGE BRUSH LN
MOKENA, IL 60448

27-47-25-B4-01605.5207
KEARNS JOHN P + SHARON
203 LAKELAND DR #A
PALOS PARK, IL 60465

27-47-25-B4-01605.5208
OOSTERBAAN NOREEN J TR
2709 MARYLAND AV
FLOOSMOOR, IL 60422

27-47-25-B4-01605.5301
BRENNAN JOHN H TR +
7250 LEWIS RIDGE PKWY #307
EDNA, MN 55439

27-47-25-B4-01605.5302
PIOTOWSKI ROBERT + JANET +
112 NOLANS POINTE RD
LAKE HOPATCONG, NJ 07849

27-47-25-B4-01605.5303
MURRIHY THOMAS J TR
9600 S LAWNDALE
EVERGREEN PARK, IL 60805

27-47-25-B4-01605.5304
KUHN-WINKELMANN HARRYET
PARKSTR 23
22605 HAMBURG,
GERMANY

27-47-25-B4-01605.5305
PREUCIL RONALD G + KAY K
9400 HIGHLAND WOODS BLVD #5305
BONITA SPRINGS, FL 34135

27-47-25-B4-01605.5306
PIERCE ROBERT L + H JEANNE
28358 TASCA DR
BONITA SPRINGS, FL 34135

27-47-25-B4-01605.5307
THALER LEONARD A + IRENE B
3219 CANTERBURY LN
LOUISVILLE, KY 40207

27-47-25-B4-01605.5308
PUGLIESE RICHARD P + ROSE C
866 PECONIC BAY BLVD
S JAMESPORT, NY 11970

27-47-25-B4-01605.5401
BODENHAM HAROLD S TR +
6172 LANTERN LN
BLOOMFIELD HILLS, MI 48302

27-47-25-B4-01605.5402
ROULEAU JOHN P + PEGGY
7 WARK ST
BARRE STREET, VA 05641

27-47-25-B4-01605.5403
ROTAR ALEX D + DORIS A
1940 51ST NE
CANTON, OH 44705

27-47-25-B4-01605.5404
THOMSON MARGARET A
P O BOX 1705
WOLFEBORO, NH 03894

27-47-25-B4-01605.5405
RISEN WILLIAM M JR + KATHERINE
87 MILLER AVE
RUMFORD, RI 02916

27-47-25-B4-01605.5406
BARWIN SIDNEY + SANDRA
188 BANBURY RD
TORONTO, ON M3B 3L5
CANADA

27-47-25-B4-01606.6101
WILLIAMS ROBERT A + SHIRLEY A
#6101
9450 HIGHLAND WOODS BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-01606.6102
OGORMAN JOHN
30 RIDGEMONT PL
PARKSTONE AVE,
UKRAINE

27-47-25-B4-01606.6103
PIOTROWSKI ROBERT P + JANET A
112 NOLANS PT RD
LAKE HOPATCONG, NJ 07849

27-47-25-B4-01606.6104
WELSH WALTER R + GLORIA
705 MILDRED AV
SOMERDALE, NJ 08083

27-47-25-B4-01606.6105
DOHERTY JOHN A + SHIRLEY A
540 ROUNDTREE LN
ADA, MI 49301

27-47-25-B4-01606.6106
FAIR MICHAEL J +
RR 1
LOMBARDY, ON K0G 1L0
CANADA

27-47-25-B4-01606.6107
LESSICK JAMES E
8371 MISTY RIDGE TR
POLAND, OH 44514

27-47-25-B4-01606.6108
STARK MARK J TR
13261 CALLAN DR
OAK LAWN, IL 60462

27-47-25-B4-01606.6201
JONES GERALD A + BETHANY S
9 RIVERS EDGE RD
HULL, MA 02045

27-47-25-B4-01606.6202
BRITTON ELLSWORTH + MARY LOU
9 ETON PL
EATOWN, NJ 07724

27-47-25-B4-01606.6203
POZNANOVICH GERALD M TR
133 VALLEY LAKE DR
SANTA ROSA, CA 95409

27-47-25-B4-01606.6204
HUFFER MARILYN J
512 WILLOW LN
CIRCLEVILLE, OH 43113

27-47-25-B4-01606.6205
KLOPP LARRY L + JACQUILYN R
26140 HICKORY BLVD #503
BONITA SPRINGS, FL 34134

27-47-25-B4-01606.6206
HAYWOOD BARRY R + JUDY J
126 WIMBERLY DR
ROCHESTER HILLS, MI 48306

27-47-25-B4-01606.6207
JOHNSON WESLEY D + PATRICIA
5601 DEWY HILL RD #310
EDINA, MN 55439

27-47-25-B4-01606.6208
RUDDY THOMAS P TR
9450 HIGHLAND WOODS BLVD #6208
BONITA SPRINGS, FL 34135

27-47-25-B4-01606.6301
KRESS CRAIG A + SHERYL A TR
3 PINEHURST CT
CORAL VALLEY, IL 61240

27-47-25-B4-01606.6302
BONN KENNETH JR + ELLEN K
17 COLONIAL DR
FAIRPORT, NY 14450

27-47-25-B4-01606.6303
KEUNE DONALD J + MARY L
4208 KINGSMOOR DR
TOLEDO, OH 43613

27-47-25-B4-01606.6304
FISCHER RAYMOND + ANDREA
5128 PARADISE DR
BEAVERTON, MI 48612

27-47-25-B4-01606.6305
TURNER THOMAS J + JEAN M
9563 DEER RIDGE DR
MENTOR, OH 44060

27-47-25-B4-01606.6306
DONAHUE T + KATHLEEN
7410 EARLSFORD DR
DUBLIN, OH 43017

27-47-25-B4-01606.6307
CANTELE ANTHONY P
9450 HIGHLAND WOODS BLVD #6307
BONITA SPRINGS, FL 34135

27-47-25-B4-01606.6308
ROJAS CIRO A 1/2 +
9450 HIGHLAND WOODS BLVD
#6308
BONITA SPRINGS, FL 34135

27-47-25-B4-01606.6401
FOUNTOS WILLIAM J JR + ELEANOR
9450 HIGHLAND WOODS BLVD #6401
BONITA SPRINGS, FL 34135

27-47-25-B4-01606.6402
OPRISH KATHLEEN +
9519 BRIAR CIR
BLOOMINGTON, MN 55437

27-47-25-B4-01606.6403
KATZ REUBEN + LILY Z H/W
55 PRINCE ARTHUR AVE STE 1401
TORONTO, ON M5R 1B3
CANADA

27-47-25-B4-01606.6404
MEISTER KURT A + THERESE
KAPPELENRING 59
HINTERKAPPELEN CH 3032,
SWITZERLAND

27-47-25-B4-01606.6405
CATANZARO ANGELO P
53 BRIMSTONE WAY
ASHLAND, MA 01721

27-47-25-B4-01606.6406
PARKINS ROBERT V + MARY H
24177 BRENTWOOD CT
NOVI, MI 48374

27-47-25-B4-01607.7101
PARK STREET DEV CO
306 WEST CHURCH ST
CHAMPAIGN, IL 61820

27-47-25-B4-01607.7102
NEWELL PETER G + MAUREEN B
9500 HIGHLAND WOODS BLVD
#7102
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7103
DALEY TERRENCE M + KAREN +
8412 S MOODY
BURBANK, IL 60459

27-47-25-B4-01607.7104
JANSSEN HELEN C + JEAN E
9500 HIGHLAND WOODS BLVD #104
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7105
RAMI ROBERT A + CAROLINE A
29215 WOLF RD
BAY VILLAGE, OH 44140

27-47-25-B4-01607.7106
NABBS MICHAEL
9500 HIGHLAND WOODS BLVD #106
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7107
AUBRY JAMES M + PHEBE I
9500 HIGHLAND WOODS BLVD #107
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7108
GUERINE ROBERT J JR 1/3 INT +
1219 HIRSCH ST
MELROSE PARK, IL 60160

27-47-25-B4-01607.7201
DOHME PROPERTIES LP
1013 HADLEY DR
CHAMPAIGN, IL 61821

27-47-25-B4-01607.7202
ANDERSON MARK L + JOSEPHINE D
2610 W HUNTER CIR
GLENDALE, WI 53209

27-47-25-B4-01607.7203
KAEHLER LUDMILLA A
9500 HIGHLAND WOODS BLVD
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7204
PALM DENNIS C + CAROLYNN M H/W
P O BOX 855
CROSS LAKE, MN 56442

27-47-25-B4-01607.7205
MORRIS ALVIS D + JUANITA L
9500 HIGHLAND WOODS BLVD #7205
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7206
FORCHIONE ANGELO M + KATHY A
525 REVERE RD
AKRON, OH 44333

27-47-25-B4-01607.7207
RYAN KEVIN P + PATRICIA L
68 PARKHURST ST
QUINCY, MA 02169

27-47-25-B4-01607.7208
DAKIN SIDNEY F + JON G
9500 HIGHLAND WOODS BL #7208
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7301
OLEWINSKI FRANK E TR
9500 HIGHLAND WOODS BLVD
#7301
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7302
LYNCH FRANCES M
9500 HIGHLAND WOODS BLVD #7302
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7303
LOYAS PAUL +
9500 HIGHLAND WOODS UNIT 7303
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7304
KENNEDY JAMES A + EILEEN T
3 REVERE LANE
PURCHASE, NY 10577

27-47-25-B4-01607.7305
PILCHER CARROLL D + BEVERLY J
1179 QUAIL NEST RD
ELLISVILLE, MO 63021

27-47-25-B4-01607.7306
MCMULLEN HERBERT R +
4434 WOODRIDGE DR
YOUNGSTOWN, OH 44515

27-47-25-B4-01607.7307
HART WILLIAM E + JANET J
7810 GRASSLAND CT
FT WAYNE, IN 46825

27-47-25-B4-01607.7308
STEINROEDER JOSEPH + CAROLE
41 WILLOW RIDGE DR
SMITHTOWN, NY 11787

27-47-25-B4-01607.7401
RULE RAY H + ELIZABETH J TR
12401 OLD GREENWAY PL
GLEN ALLEN, VA 23059

27-47-25-B4-01607.7402
RUSSO STEPHEN R + CAROL J H/W
21835 MASTEAS CIR
ESTERO, FL 33928

27-47-25-B4-01607.7403
CATHER JANET P +
9500 HIGHLAND WOODS BLVD #7403
BONITA SPRINGS, FL 34135

27-47-25-B4-01607.7404
GALLEK JUDITH +
PO BOX 437
POUND RIDGE, NY 10576

27-47-25-B4-01607.7405
GAVIGAN JOHN R + MARILYN A H/W
9826 TIOGA TRL
PINCKNEY, MI 48169

27-47-25-B4-01607.7406
YOUNG VIVIENNE
3 FAIRSHOT CT WOODCOCK HILL
SANDRIDGE ST ALBANS
HERTS A149ED,
UNITED KINGDOM

34-47-25-B1-00109.0030
CLEMENTS DORIN CRAE +
27031 FLOSSMOOR DR
BONITA SPRINGS, FL 34135

34-47-25-B1-00109.0050
AMEN ADRIENNE
375 LOGAN BLVD
NAPLES, FL 34119

34-47-25-B1-00109.0060
FREEMAN RONALD 1/2 INT +
9450 W TERRY ST
BONITA SPRINGS, FL 34135

34-47-25-B1-00109.0070
HARRIS STEVEN J + CATHY S
27011 FLOSSMOOR DR
BONITA SPRINGS, FL 34135

34-47-25-B1-00109.0120
STEUERNAGEL JERRY G
27061 FLOSSMOOR DR
BONITA SPRINGS, FL 34135

34-47-25-B1-00109.0170
PUERTAS VICTORIANO M + MERLE L
27070 HOLLY LN
BONITA SPRINGS, FL 34135

34-47-25-B1-00109.0180
LOPEZ RICARDO + MARCELA
27060 HOLLY LN
BONITA SPRINGS, FL 34135

34-47-25-B1-00109.0190
AMEN ADRIENNE
375 LOGAN BLVD
NAPLES, FL 34119

34-47-25-B1-00110.0120
ANDREWS CARL T + SANDRA
27060 FLOSSMOOR DR
BONITA SPRINGS, FL 34135

34-47-25-B1-00110.0130
ODELL MICHAEL A + MARGARET C
27030 FLOSSMOOR DR
BONITA SPRINGS, FL 34135

34-47-25-B1-00110.0160
BATZ JACK + CATHERINE
387 MELTON RD
CHESTERTON, IN 46304

34-47-25-B1-00110.0170
FOUSTANELLAS PETER A + EVA
36 CEDAR HILL DR
NEPEAN, ON K2R 1CG
CANADA

34-47-25-B2-0160A.0010
BMH INVESTMENTS LLC
4135 BEXLEY DR
BROOKFIELD, WI 53045

34-47-25-B2-0160A.0020
LEFFEL RONALD L + LINDA L
9760 W TERRY ST
BONITA SPRINGS, FL 34135

34-47-25-B2-0160A.0030
LOPEZ ALFREDO + MARIA E
26571 CAPE VERDE LN
BONITA SPRINGS, FL 34135

34-47-25-B2-0160A.0040
LYNCH CRISTINE L +
9768 WEST TERRY ST
BONITA SPRINGS, FL 34135

34-47-25-B2-0160A.0050
MORAIS PATRICIA M
9772 W TERRY ST
BONITA SPRINGS, FL 34135

34-47-25-B2-0160A.0060
HARKER LINDA
3 HAMPTON LN
BLUFTON, SC 29910

34-47-25-B2-0160A.0070
HILL MARK E
9780 W TERRY ST
BONITA SPRINGS, FL 34135

34-47-25-B2-0160A.0080
CHANDLER DEBORAH +
9781 BOB-WHITE LN
BONITA SPRINGS, FL 34135

34-47-25-B2-0160A.0090
ZANETTI EDWARD V +
897 VINE AV
SUDBURY, ON P3A 3P8
CANADA

34-47-25-B2-0160A.0100
CASH DEANNA GAIL
PMB 309
4001 SANTA BARBARA BLVD
NAPLES, FL 34104

34-47-25-B2-0160A.0110
WOLKOFF DANIEL R + AIMEE M
9767 BOB-WHITE LN
BONITA SPRINGS, FL 34135

34-47-25-B2-0160A.0120
BALLENGER BRIAN E
9765 BOB-WHITE LN
BONITA SPRINGS, FL 34135

34-47-25-B2-0160A.0130
HEALY GEORGE S + MARGARET
9761 BOBWHITE LN
BONITA SPRINGS, FL 34135

34-47-25-B2-02500.0010
MARTIN JEAN-CLAUDE +
27000 RICHVIEW CT
BONITA SPRINGS, FL 34135

34-47-25-B2-02500.0020
LLOYD LINDA
27030 RICHVIEW CT
BONITA SPRINGS, FL 34135

34-47-25-B2-02500.0030
HORGAN TIMOTHY J
27060 RICHVIEW CT
BONITA SPRINGS, FL 34135

34-47-25-B2-02500.0040
MERCER CAMERON
27090 RICHVIEW CT
BONITA SPRINGS, FL 34135

34-47-25-B2-02500.0220
FARRELL MARY B
27121 RICHVIEW CT
BONITA SPRINGS, FL 34135

34-47-25-B2-02500.0230
SCHWEGEL LORI W
27091 RICHVIEW CT
BONITA SPRINGS, FL 34135

34-47-25-B2-02500.0240
GIUSTINIANI EDWARD
722 103RD AV N
NAPLES, FL 34108

34-47-25-B2-02500.0250
YOUNG PAUL E + RACHELLE E
27021 RICHVIEW CT
BONITA SPRINGS, FL 34135

34-47-25-B2-04100.0010
ESTRADA MARY BETH
27214 MORGAN RD
BONITA SPRINGS, FL 34135

34-47-25-B2-04100.0020
OCONNOR DIANE M
27035 BELLE RIO DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04100.0030
KENNEDY DARCY D TR
4874 REGAL DR
BONITA SPRINGS, FL 34134

34-47-25-B2-04100.0040
RUMBOLD DARREN G +
27065 BELLE RIO DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04100.0340
POUNSBERRY BERNARD G + JOANNE
37775 APACHE RD
CHARLOTTE HALL, MD 20622

34-47-25-B2-04100.0350
GOODE RICHARD E + CAROL ANN
27060 BELLE RIO DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04100.0360
SHOTWELL CLARK H JR + KAREN
27046 BELLE RIO DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04100.0370
ROGERS DENNIS J
27030 BELLE RIO DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04100.0380
BUHRIG MARC + MELISSA
27028 BELLE RIO DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04200.0080
STOLL WILLIAM K + VALERIE J
27070 ESTHER DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04200.0090
SCHULLO GERALD F
27050 ESTHER DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04200.0100
DRUEDING CHARLES
27020 ESTHER DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04200.0110
WASSON TODD G + LISA A
9530 W TERRY ST
BONITA SPRINGS, FL 34135

34-47-25-B2-04200.0120
WAYSON AGNES E
5214 GREENOCK DR
LOTHAN, MD 20711

34-47-25-B2-04200.0130
THOMPSON RICHARD C
18855 RAPIDS RD
HIRAM, OH 44234

34-47-25-B2-04200.0140
RODEN A E JR + VERONICA R
916 PARK AVE
N TONAWANDA, NY 14120

34-47-25-B2-04900.0010
INMAN ANDREA
27011 FLAMINGO DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04900.0020
SELMER KARL H + ERNA
POSTFACH 500849
22708 HAMBURG,
GERMANY

34-47-25-B2-04900.0030
MORTELLITI ANTHONY J + MEIKE
150 N BEDFORD RD #C7
CHAPPAQUA, NY 10514

34-47-25-B2-04900.0360
FARRELL JAMES R
1990 POLARIS PL
ST PAUL, MN 55109

34-47-25-B2-04900.0370
JOSEPH CONSTRUCTION CO OF
280 S COLLIER BLVD UT 2203
MARCO ISLAND, FL 33937

34-47-25-B2-04900.0380
CANAL DAVID +
5555 SW 192 TERR
FORT LAUDERDALE, FL 33332

34-47-25-B2-04900.0390
SARARO CHRISTOPHER J
27010 FLAMINGO DR
BONITA SPRINGS, FL 34135

34-47-25-B2-04900.0400
JOSEPH CONSTRUCTION CO OF
280 S COLLIER BLVD UT 2203
MARCO ISLAND, FL 33937

34-47-25-B2-0490A.00CE
JOSEPH CONSTRUCTION CO OF
280 S COLLIER BLVD UT 2203
MARCO ISLAND, FL 33937

34-47-25-B2-0490B.00CE
JOSEPH CONSTRUCTION CO OF
280 S COLLIER BLVD UT 2203
MARCO ISLAND, FL 33937

34-47-25-B2-0490C.00CE
JOSEPH CONSTRUCTION CO OF
280 S COLLIER BLVD UT 2203
MARCO ISLAND, FL 33937

34-47-25-B2-0510A.0000
RIVERWOOD BONITA LLC
4061 BONITA BEACH RD
BONITA SPRINGS, FL 34134

34-47-25-B2-0510B.0000
RIVERWOOD BONITA LLC
4061 BONITA BEACH RD
BONITA SPRINGS, FL 34134

34-47-25-B2-0510R.00CE
RIVERWOOD BONITA LLC
SERRANO
4061 BONITA BEACH RD
BONITA SPRINGS, FL 34134

35-47-25-B1-02600.0010
LYNCH YORK M + NORA L
6277 SPRINGDALE BLVD
GRAND BLANC, MI 48439

35-47-25-B1-02600.0020
MENDEZ JULIO
27031 LAVINKA ST
BONITA SPRINGS, FL 34135

35-47-25-B1-02600.0280
MAYHOOD LEROY WAYNE
24020 PRODUCTION CIR
BONITA SPRINGS, FL 34135

35-47-25-B1-02600.0290
HOHAUS FRANK + GUDRUN
C/O SCHUCKLAT REALTY INC
3525 BONITA BEACH RD STE 112
BONITA SPRINGS, FL 34134

35-47-25-B1-02600.0300
MAYHOOD LEROY WAYNE
24020 PRODUCTION CIR
BONITA SPRINGS, FL 34135

35-47-25-B1-02600.0310
LOFFRENO PASCUAL TR 1/2 INT +
8002 ESTERO BLVD
FT MYERS BEACH, FL 33931

35-47-25-B1-02600.0320
LOFFRENO PASCUAL TR 1/2 INT +
8002 ESTERO BLVD
FT MYERS BEACH, FL 33931

35-47-25-B1-02600.0330
LOFFRENO PASCUAL TR 1/2 INT +
8002 ESTERO BLVD
FT MYERS BEACH, FL 33931

35-47-25-B1-02600.0340
HAMBEL ELLEN M
27031 EDGEWOOD DR
BONITA SPRINGS, FL 34135

35-47-25-B1-02600.0350
LINAKER DIANE
27041 EDGEWOOD ST
BONITA SPRINGS, FL 34135

35-47-25-B1-02600.0360
CSOMO PAUL S + JENNIFER
27051 EDGEWOOD ST
BONITA SPRINGS, FL 34135

Mr. Bob Thinnes
3800 Via Del Rey
Bonita Springs, FL 34134

Alagold Communities, LTD
PO Box 2448
Bonita Springs, 34133

Christine Bielski (*Bonita Springs)
BBIA
27566 Hickory Blvd.
Bonita Springs, FL 34134

Don Sedota (*Bonita Springs)
Spanish Wells Homeowners Assoc.
P.O. Box 219
Bonita Springs, FL 34133

Ed Bowers (*Bonita Springs)
Highland Woods Golf and Country Club
9100 Highland Woods Blvd.
Bonita Springs, FL 34135

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Kathy Babcock, Lee County School District
Roland Ottolini, Natural Resources
Luis Machado, Zoning

FROM: Bryan Kelner

DATE: 11/30/2004

PROJECT NAME: BONITA FAIRWAYS RPD/MHPD

CASE #: DCI2004-00081

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 12/17/04

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 11/30/2004

CITY OF BONITA SPRINGS

Jay G. Arend
Mayor

Wayne Edsall
District One

Alex Grantt
District Two

Robert Wagner
District Three

John Joyce
District Four

David Piper, Jr.
District Five

Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

Writer's Direct Dial Number: 239-479-8363

November 30, 2004

MR. BOB THINNES
Q. GRADY MINOR & ASSOCIATES
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Re: BONITA FAIRWAYS RPD/MHPD
DCI2004-00081 - PDA Application (PD Amendment)

Dear MR. BOB THINNES :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient subject to conditions and the formal request has been drafted from your application as follows:

> Amend the master concept plan to designate 0.44± acres (proposed Parcel "A"), for single family residential use (3 dwelling units); add single family to the schedule of uses; and provide property development regulations, not to exceed 35 feet/two 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 December 14, 2004 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Bonita Springs Zoning Board of Adjustments and Appeals on February 4, 2005. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

The finding of sufficiency is subject to the following condition(s) and/or comment(s):

Natural Resources Sufficiency Checklist

1) Sufficiency Comments.

The entire project will be limited to one single direct stormwater outfall to the East Terry Street right of way.

2) Miscellaneous Items.

3) Contact. The Natural Resources reviewer may be contacted regarding any questions on the Natural Resources Checklist.

Sincerely,

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
For the City of Bonita Springs

Bryan Kelner
Principal Planner

copy w/o attachments
- Pamela Houck, Division Director
- Audrey Vance, City Attorney
- DS Reviewer - Don Blackburn
- Paul O'Connor, Planning
- Kim Trebatoski, Environmental Sciences
- Roland Ottolini, Natural Resources
- Andy Getch, LCDOT
- Kathy Babcock, Lee County School District
- Jamie Princing, DCD Admin
- DCI Zoning File
- DCI Working File

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

January 5, 2005

Mr. Robert L. & Mrs. Judith Johnson
23494 Olde Meadow Brook Circle
Bonita Springs, FL 34134

Re: Agenda Schedule for 24600 Dolphin St. Project
Case No. REZ2004-00027

Dear Mr. Johnson:

Your zoning request has been scheduled before the Zoning Board for Land Use Hearings of the City of Bonita Springs on February 4, 2005, at 10:30 a.m. The hearing will be conducted in the Bonita Springs Utilities Board Room, 11900 East Terry Street, Bonita Springs, FL 34135.

Your zoning sign will be ready for pickup any time after January 7, 2005, 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 January 20, 2005, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Jessica M Smith

Jessica M. Smith
Administrative Assistant

cc: Mr. Tyler Frazier, Senior Planner
Zoning File

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

January 5, 2005

Mr. Bob Thinnes
Q. Grady Minor & Associates
3800 Via Del Rey
Bonita Springs, FL 34134

Re: Agenda Schedule for Bonita Fairways RPD/MHPD
Case No. DCI2004-00081

Dear Mr. Bob Thinnes:

Your zoning request has been scheduled before the Zoning Board for Land Use Hearings of the City of Bonita Springs on February 4, 2005, at 1:00 p.m.. The hearing will be conducted in the Bonita Springs Utilities Board Room, 11900 East Terry Street, Bonita Springs, FL 34135.

Your zoning sign will be ready for pickup any time after January 7 , 2005, 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 January 20, 2005, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Jessica M. Smith
Administrative Assistant

cc: Alagold Communications Ltd.
Mr. Bryan Kelner, Senior Planner
Zoning File

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Kathy Babcock, Lee County School District
Roland Ottolini, Natural Resources
Luis Machado, Zoning

FROM: Bryan Kelner

DATE: 11/12/2004

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: BONITA FAIRWAYS RPD/MHPD

CASE #: DCI2004-00081

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 11/24/04

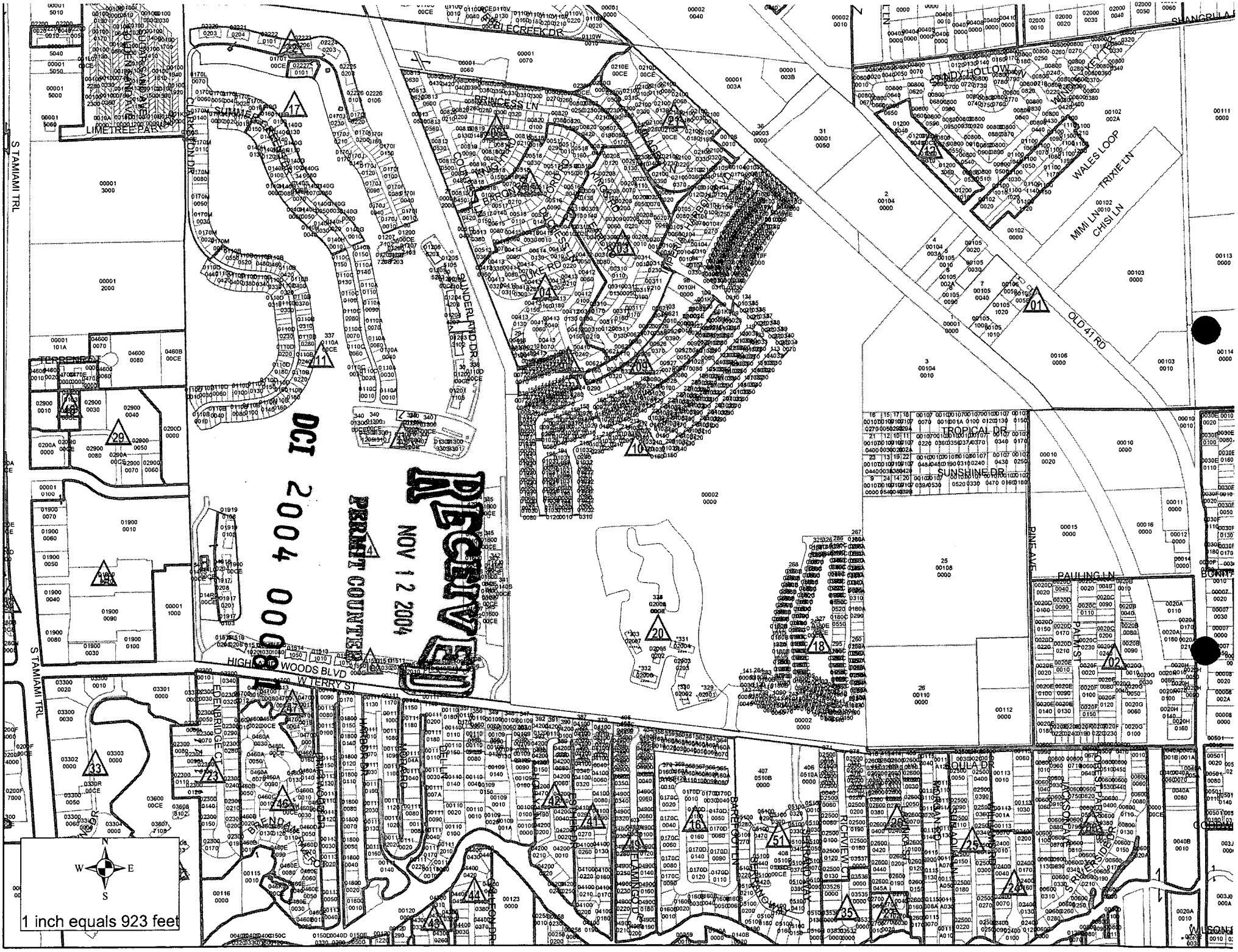
Additional Comments:

(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 planner/working file
DCI Zone File

Distributed by: Jodi M Payne

Date: 11/16/2004


S TAMIAMI TRL
LIMETREE PARK
SUMMIT
CARRARA DR
PRINCESS LN
COLE BROOKS
DUKE RD
SANDERLAND DR
TERRENCE
HIGHWOODS BLVD
W TERRY ST
DENBRIDGE
TRENDA
MAPLE DR
RICHVIEW CT
RICHVIEW DR
WINDSOR
SHANGRILA
WALES LOOP
TRIXIE LN
MIMI LN
CHISI LN
OLD 41 RD
TROPICAL DR
SUNSHINE DR
PAULING LN
PALM ST
RINE AVE
DCI 2004 000
RECEIVED
NOV 12 2004
PERMIT COUNTER
1 inch equals 923 feet
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PROPERTY OWNERSHIP REPORT

Date of Report: November 04, 2004

Parcels Selected: 506

Source: Lee County Property Appraiser

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
ATLANTIC COAST LINE RR CO C/O DEPT OF REVENUE/AD VAL PO BOX 3000 TALLAHASSEE FL 32315	**26-47-25-B1-00001.0000** 0 RAILROAD R/W BONITA SPRINGS FL 34135	STRIP OF LAND THRU SEC 26 47 25 FOR RR R/W
POSTAL PROPERTIES INC 1100 FIFTH AV S STE 201 NAPLES FL 34102	**26-47-25-B1-00104.0000** 26180 OLD 41 RD BONITA SPRINGS FL 34135	HELFENSTEIN ESTATE PB 8 PG 40 PT LOT 4 + PT OF PAR LYING IN SECT 27 DESC OR 3351/644
ALAGOLD CORPORATION 9751 W TERRY ST BONITA SPRINGS FL 34135	**26-47-25-B1-00104.0010** ACCESS UNDETERMINED BONITA SPRINGS FL 34135	HELFENSTEIN EST PB 8 PG 40 PART OF LOTS 5 + 6
NICOLA JOSEPH B + GERALDINE PO BOX 750 BONITA SPRINGS FL 34133	**26-47-25-B1-00104.003A** 26224 OLD 41 RD BONITA SPRINGS FL 34135	HELFENSTEIN ESTATE PB 8 PG 40 PT LOT 4 DESC IN OR 1316 PG 1167
NICOLA J B + GERALDINE PO BOX 750 BONITA SPRINGS FL 34133	**26-47-25-B1-00105.0010** 26240 OLD 41 RD BONITA SPRINGS FL 34135	HELFENSTEIN ESTATE PB 8 PG 40 LOT 5 NWLY 100 FT OF NELY
NICOLA JOSEPH B + GERALDINE PO BOX 750 BONITA SPRINGS FL 34133	**26-47-25-B1-00105.002A** 10171 N BONITA LN BONITA SPRINGS FL 34135	PARL IN SEC 26 TWP 47 R25 REC IN PB 8 PG 40 DESC IN OR 1268 PG 1578
NEWMAN + NEWMAN 7110 PHILLIPS CREEK CT FORT MYERS FL 33908	**26-47-25-B1-00105.0040** 26300 OLD 41 RD BONITA SPRINGS FL 34135	HELFENSTIEN ESTATES PB 8 PG 40 LOT PT.5
DAMIAN RAUL 26280 OLD 41 RD BONITA SPRINGS FL 34135	**26-47-25-B1-00105.0090** 26280 OLD 41 RD BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES PT LT 5 BEG 210FT SELRY OF NW COR SWLRY 400 FT
EGGLESTON JEFFREY M + SHAWNEY 10089 SUNSHINE DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0000** 10089 SUNSHINE DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES PB 8 PG 40 LT 7 LESS PAR 7.001 THRU 7.053
BARON JOSEPH + KATHLEEN 10099 TROPICAL DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0020** 10099 TROPICAL DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES PB B PT LOT 7 PG 40 AKA LT 31 JARVIS EST
BARON JOSEPH + KATHLEEN 10099 TROPICAL DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.002A** 10103 TROPICAL DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES PB 8 PG 40 PT LT 7 AKA LT 30 JARVIS EST
RODRIGUEZ MILLIE G + ROLIN 10095 TROPICAL DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0030** 10095 TROPICAL DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTS PT LOT 7 PB 8 PG 40 AKA LOT 32 JARVIS UNREC
MOSER TIMOTHY S + REWA 10096 SUNSHINE DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.003A** 10096 SUNSHINE DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES SEC 26 PB 8 PG 40 PT LOT 7 DESC IN OR 1636 PG 1923 AKA LT 37 JARVIS #2 UNREC
RANSFORD JEREMY W + KELLY 9807 CAROLINA ST BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0040** 10097 SUNSHINE DR BONITA SPRINGS FL 34135	BEG SE COR LOT 7 HELFENSTEIN ESTATES PB 8 PG 40 RUN W 975 FT TO POB
BELIN RAYMOND C 10096 TROPICAL DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0050** 10096 TROPICAL DR BONITA SPRINGS FL 34135	HELFENSTEIN EST PB 8 PG 40 LOT 7 PT OF FR NE COR LOT AKA LOT 3 JARVIS NO 2 UNREC

DCI 2004 00081

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
RYAN ELEANOR M 10090 TROPICAL DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0270** 10090 TROPICAL DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATE PB 8 PG 40 PT LOT 7 FR NE COR LOT 7
ALLEN LELAND R + PHYLLIS COTRS 10100 TROPICAL DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0290** 10100 TROPICAL DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES PB8 PG 40 PT LT7 AKA LT4 JARVIS SUBD #2 OR2231 PG0394
SIMAKIS MELISSA 10104 TROPICAL DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.029A** 10104 TROPICAL DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES PB 8 PG 40 PT LT 7 DESC OR 2004 PG 3023
PORTER CAROL L 10100 SUNSHINE DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0380** 10100 SUNSHINE DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES PB 8/40 PT LT7 LT38 JARVIS S/D UNREC OR 1300 PG 768
FOX DAVID L + MONA J 10103 SUNSHINE DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.039B** 10103 SUNSHINE DR BONITA SPRINGS FL 34135	HELFENSTEIN ESTATES PB 8 PG 40 PT LOT 7 DESC IN OR 1408 PG 1562
GIEDRAITIS STEVEN 10089 TROPICAL DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0400** 10089 TROPICAL DR BONITA SPRINGS FL 34135	HELFENSTEIN EST SEC 26 PB 8 PG 40 PT LOT 7 DESC IN OR 1393 PG 1595
HAMMER CHAS E + CAROLINE A TR 10104 SUNSHINE DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0420** 10104 SUNSHINE DR BONITA SPRINGS FL 34135	HELFENSTEIN EST SEC 26 PB 8 PG 40 PT LOT 7 DESC IN OR 1386 PG 0434
LOWE MICHAEL J 10090 SUNSHINE DR BONITA SPRINGS FL 34135	**26-47-25-B4-00107.0440** 10090 SUNSHINE DR BONITA SPRINGS FL 34135	HELFENSTEIN EST SEC 26 PB8/40 PT LT 7 OR 1394/ 1422 AKA LT 35 JARVIS UR
IMAGINE HOME BUILDERS LLC + GREENACRE ROMAN RD LITTLE ASTON PARK SUTTON COLDFIELD WESTMIDLANDS B74 3AS UNITED KINGDOM	**26-47-25-B4-00107.0540** 10095 SUNSHINE DR BONITA SPRINGS FL 34135	POR OF LOT 7 HELFENSTEIN ESTATES PB 8 PG 40 DESC OR 3872 PG 224
CITY OF BONITA SPRINGS P O BOX 367029 BONITA SPRINGS FL 34136	**26-47-25-B4-00108.0000** 26720-740 PINE AVE BONITA SPRINGS FL 34135	HELFENSTEIN ESTATE PB 8 PG 40 LOT 8 + PT OF LOT 9 PARKS + REC PARCEL
LEE COUNTY DIST SCHOOL BOARD 2055 CENTRAL AVE FORT MYERS FL 33901	**26-47-25-B4-00110.0000** 10141 W TERRY ST BONITA SPRINGS FL 34135	HELFENSTEIN ESTATE PB 8 PG 40 PART OF LOTS 9 + 10 SCHOOL PARCEL
PARTNERSHIP IN HOUSING INC 26120 PUEBLO BONITO BLVD BONITA SPRINGS FL 34135	**27-47-25-B1-00001.2000** 26180 PUEBLO BONITO BLVD BONITA SPRINGS FL 34135	PAR LYING IN SEC 27 DESC OR2757 PG 117 SLY + WLY OF PAR 3.0000 LESS OR 2928/817 + LESS SUBDS
BLODGETT ANN M TR 9320 ROYAL CT BONITA SPRINGS FL 34135	**27-47-25-B1-00413.0100** 9320 ROYAL CT BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 4 BLK 13 PB 25 PG 126 LOT 10
DUPOISE FRANCIS P + HELEN Y 1469 DOG TEAM RD NEW HAVEN VT 05472	**27-47-25-B1-00413.0110** 9326 ROYAL CT BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 4 BLK 13 PB 25 PG 126 LOT 11
ST ANDREWS VERANDAS 1+2 ASSOCIATION INC 26490 SUNDERLAND DR BONITA SPRINGS FL 34135	**27-47-25-B1-01200.00CE** COMMON ELEMENTS BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO 1+2 DESC OR2658/3159 + OR2675/2589 CE:POOL+TENNIS
UNITED STATES POSTAL SERVICE 1735 NORTH BROW RD STE 200 LAWRENCEVILLE GA 30043	**27-47-25-B2-00001.0050** 26150 OLD 41 RD BONITA SPRINGS FL 34135	PAR IN SECS 26+27 FR NE COR SEC27 S314FT TO POB DESC OR2653/1932
COPESTICK PAULA A 26219 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00002.001B** 26219 COLONY RD BONITA SPRINGS FL 34135	PARL IN NE 1/4 AS DESC IN OR 1587 PG 321 AKA LOT 41
MERKLEY DAVID A + LEATRICE E 26213 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00002.001C** 26213 COLONY RD BONITA SPRINGS FL 34135	PARL IN NE 1/4 AS DESC IN OR 1603 PG 1578 AKA LOT 42

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
HERR NANCY C 26206 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00002.001D** 26206 COLONY RD BONITA SPRINGS FL 34135	PARL IN NE 1/4 AS DESC IN OR 1590 PG 1435 AKA LOT 46
NESBIT KATHRYN M 26207 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00002.001E** 26207 COLONY RD BONITA SPRINGS FL 34135	PARL IN NE 1/4 AS DESC IN OR 1654 PG 1298 AKA LOT 43
ACL RR CO	**27-47-25-B2-00003.0000** 0 RAILROAD R/W BONITA SPRINGS FL 34135	STRIP OF LAND THRU SEC. 27 47 25 FOR RR R/W
ROBB JEANETTE + 26100 ATLANTIC AV BONITA SPRINGS FL 34135	**27-47-25-B2-00101.0010** 26100 ATLANTIC AVE BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.1 PB 11 PG 57 LOTS 1 + 2
MAGGIO JOANN 26112 ATLANTIC AV BONITA SPRINGS FL 34135	**27-47-25-B2-00101.0030** 26112 ATLANTIC AVE BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.1 PB 11 PG 57 LOT 3
LAUER MARK A 1270 E CAPITOL DR HARTLAND WI 53029	**27-47-25-B2-00101.0040** 26118 ATLANTIC AVE BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.1 PB 11 PG 57 LOT 4
SCHWAB BETTY J 3059 ROANE STATE HWY HARRIMAN TN 37748	**27-47-25-B2-00101.0050** 26124 ATLANTIC AVE BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.1 PB 11 PG 57 LOT 5
CASSATT CHARLES R SR + DELLA F 26130 ATLANTIC AVE BONITA SPRINGS FL 34135	**27-47-25-B2-00101.0060** 26130 ATLANTIC AVE BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 1 PB 11 PG 57 LOT 6
ANDERSON LESTER R + LYNN E 6849 W MAIN RD LEROY NY 14482	**27-47-25-B2-00101.0070** 26136 ATLANTIC AVE BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.1 PB 11 PG 57 LOT 7
BASTEDO GORDON + FREIDA I RR 3 PARR SOUND ON P2A 2W9 CANADA	**27-47-25-B2-00101.0080** 26142 ATLANTIC AVE BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.1 PB 11 PG 57 LOT 8
MAHAN LILLIAN A + 26148 ATLANTIC AV BONITA SPRINGS FL 34135	**27-47-25-B2-00101.0090** 26148 ATLANTIC AVE BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.1 PB 11 PG 57 LOT 9
RICHARD NORMAND P 211 GOLDER RD LEWISTON ME 04240	**27-47-25-B2-00102.0010** 26190 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 2 PB 11 PG 57 LT 1 + SLY 1/2 LT 2
COOK JANE E 115 KIMEL DR CADILLAC MI 49601	**27-47-25-B2-00102.0030** 26178 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 3 + PT LOT 2
LA POINTE PAULINE E + 26172 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00102.0040** 26172 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 4
CITROLA RICHARD 26168 PRINCESS LN BONITA SPRINGS FL 34135	**27-47-25-B2-00102.0050** 26166 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 5
RENTZ RICHARD H J/T 26160 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00102.0060** 26160 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 6
LAROCHE FERNAND A + ELLA 26154 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00102.0070** 26154 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 7
SCHLEIN EDWARD C + EILEEN F 141 BREAKWATER RUN SELBYVILLE DE 19975	**27-47-25-B2-00102.0080** 26148 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 8
EICHELBERGER NORVAL F + PEGGY 26324 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00102.0090** 26142 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 9

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
HAMEL RICHARD L 3687 PERRY DR NW MASSILLON OH 44646	**27-47-25-B2-00102.0100** 26136 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 10
YOUSSEF HUSSEIN 3704 WILLOW AV TOLDEO OH 43615	**27-47-25-B2-00102.0110** 26130 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 2 PB 11 PG 57 LOT 11
HEIGHAM WILLIAM L + MARGARET E 153 LAKEVIEW BLVD PLYMOUTH MA 02360	**27-47-25-B2-00102.0120** 26124 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 2 PB 11 PG 57 LOT 12
MECKLEY KEVIN C/O MARLENE MECKLEY 11308 HIGHWAY S 62 N MELBOURNE IA 50162	**27-47-25-B2-00102.0130** 26118 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 13
BUSBY PETER F + PO BOX 366065 BONITA SPRINGS FL 34136	**27-47-25-B2-00102.0140** 26112 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 2 PB 11 PG 57LOTS 14 + 15 LESS NLY 15 FT
READING ROBERT 26100 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00102.0160** 26100 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.2 PB 11 PG 57 LOT 16 + NLY 15 FT LOT 15
LIVINGSTON ROBERT 92 PILTON AV IDINBURGH EH52HN SCOTLAND	**27-47-25-B2-00103.0010** 26190 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 1
YAX JULIA + 26184 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0020** 26184 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 3 PB 11 PG 57 LOT 2
CITROLA RICHARD 26168 PRINCESS LN BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0030** 26178 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 3
HILDEBRANT BRUCE QUENTIN 26172 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0040** 26172 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 4
PFAFFINGER ELMER T + MARY J 230 WESTVIEW ST HOFFMAN ESTATES IL 60194	**27-47-25-B2-00103.0050** 26166 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 5
SCOTT ROGER L + FRANCES A 434 S MAIN ST BELLVILLE OH 44813	**27-47-25-B2-00103.0060** 26160 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 6
ANTOS DANIEL J + 27093 JARVIS RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0070** 26154 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 7
ASLETT ERNEST + 165 WESTSIDE DR ROCHESTER NY 14624	**27-47-25-B2-00103.0080** 26148 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 8
BROWN SHAWN MARIE 27042 JACJSON AV BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0090** 26142 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 9
OSTEEN CLAYTON 11545 PAWLEY AV BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0100** 26136 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 10
WOLLENWEBER GEORGE + 26130 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0110** 26130 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 11
JOHNSON GEORGE E + JANET 26124 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0120** 26124 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 12

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
WEISE GEORGE A + MARY E 26118 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0130** 26118 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 13
FRITTS CAROL 114 COLLAMER RD HILTON NY 14468	**27-47-25-B2-00103.0140** 26112 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 3 PB 11 PG 57 LOT 14
YOUSSEF NABIL CHRISTINE 10306 PENNSYLVANIA AV BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0150** 26106 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 3 PB 11 PG 57 LOT 15
ODONNELL FREDERICK + VIOLA L/E 452 TOWN FARM RD COVENTRY RI 02816	**27-47-25-B2-00103.0160** 26100 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 16
SKINNER FRANCES M 26101 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0170** 26101 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 17
BEAUDET GEORGE W 26107 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0180** 26107 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 18
RUPERT KENNETH W + ELAINE G 7624 DEER TRACK DR DENVER NC 28037	**27-47-25-B2-00103.0190** 26113 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 19
LAPOINTE LEO J + CARLENE J 26119 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0200** 26119 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 3 PB 11 PG 57 LOT 20
QUIGLEY PATRICIA 2393 E RAHN RD KETTERING OH 45440	**27-47-25-B2-00103.0210** 26125 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 21
RYAN JAMES R + BRENDA K 1442 GRAF ST LANCASTER OH 43130	**27-47-25-B2-00103.0220** 26131 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 3 PB 11 PG 57 LOT 22
YOUSSEF NABIL + CHRISTINE L 10306 PENNSYLVANIA AV BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0230** 26137 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 23
MATTHEWS FRANCIS W SR + 6849 W MAIN RD LE ROY NY 14482	**27-47-25-B2-00103.0240** 26143 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 3 PB 11 PG 57 LOT 24
CURREY MARIE HILL 26149 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0250** 26149 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 3 PB 11 PG 57 LOT 25
CASSIE DORIS 20625 TAHITIAN BLVD ESTERO FL 33928	**27-47-25-B2-00103.0260** 26155 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 26
BATES ROY D + HANORA J 36463 ENGLISH DR STERLING HEIGHTS MI 48310	**27-47-25-B2-00103.0270** 26161 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 27
SPETNAGEL MAXINE 26167 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0280** 26167 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 28
CURTH ROBERT + RENEE + 17501 BOAT CLUB DR FORT MYERS FL 33908	**27-47-25-B2-00103.0290** 26173 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 29
CITROLA RICHARD 26168 PRINCESS LN BONITA SPRINGS FL 34135	**27-47-25-B2-00103.0300** 26179 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 3 PB 11 PG 57 LOT 30

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BRINDAC JAMES L + PO BOX 1563 BONITA SPRINGS FL 34133	**27-47-25-B2-00103.0310** 26185 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.3 PB 11 PG 57 LOT 31
MCMAHON DAVID D + 26101 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00104.0180** 26101 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.4 PB 11 PG 57 LOT 18
CARNEY JAMES L + RUTH N 26107 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00104.0190** 26107 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.4 PB 11 PG 57 LOT 19
LYTELL LORRAINE R TR 26113 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00104.0200** 26113 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.4 PB 11 PG 57 LOT 20
STAUPE MARION G L/E 700 LAPENINSULA BLVD NAPLES FL 34113	**27-47-25-B2-00104.0210** 26119 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK.4 PB 11 PG 57 LOT 21
COLMAN LOIS S 26191 CABANA RD BONITA SPRINGS FL 34135	**27-47-25-B2-00104.0330** 26191 CABANA RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 BLK 4 PB 11 PG 57 LOT 33
ALAGOLD COMMUNTIES LTD IMPERIAL HARBOR OWNERS ASSN P O DRAWER 2448 BONITA SPRINGS FL 33959	**27-47-25-B2-0010A.00CE** COMMON ELEMENT BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 PB 11 PG 57 PARCEL A + LAKE
ALAGOLD COMMUNITIES LTD PO BOX 2448 BONITA SPRINGS FL 34133	**27-47-25-B2-0010F.0000** 0 RESERVED BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 PB 11 PG 57 PARCEL F
ALAGOLD COMMUNITIES LTD PO BOX 2448 BONITA SPRINGS FL 34133	**27-47-25-B2-0010G.0000** 0 RESERVED BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 PB 11 PG 57 PARCEL G
HARBOR CLUB OF BONITA SPRINGS 26230 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B2-0010H.0000** 26001 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 PB 11 PG 57 PARCEL H + PARCL K LESS SELY PT
PIEHLER RICHARD W + HOLLY K 890 NORTH BRIER RD AMHERST NY 14228	**27-47-25-B2-001K0.0010** 26200 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UINT 1 PB 11 PG 57 PT OF PARL K AS DESC IN OR 1485 PG 1200
HOWARD CAROLYN 26201 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-001K0.0020** 26201 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 1 PB 11 PG 51 PT PARL K DESC IN OR 1658 PG 4367
MASON VON E ETAL P O BOX SCHERERVILLE IN 46375	**27-47-25-B2-00413.0080** 9331 ROYAL CT BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 4 BLK 13 PB 25 PG 126 LOT 8
EMERY NORMAN T TR 9325 ROYAL CT BONITA SPRINGS FL 34135	**27-47-25-B2-00413.0090** 9325 ROYAL CT BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 4 BLK 13 PB 25 PG 126 LOT 9
HARBOR CLUB OF BONITA SPRINGS 26230 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B2-00621.0010** 26230 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 3A BLK 21 PB 29 PG 20 LOTS 1 THRU3 + PARL E + SELRY
FERNEZA PAUL J + 55 MAPLES AV P O BOX 408 CASSADAGA NY 14718	**27-47-25-B2-00722.0020** 26317 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 22 PB 30 PG 75 LOT 2
LUZZI CAROLE PO BOX 109 STROYDSBURG PA 18360	**27-47-25-B2-00722.0030** 26321 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 22 PB 30 PG 75 LOT 3
WATERHOUSE EVA M + JOHN R 26327 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B2-00722.0040** 26327 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 22 PB 30 PG 75 LOT 4

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
SITZLAR BUFORD + WANDA JEANNE 26212 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B2-00927.0010** 26212 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 27 PB 33 PG 95 LOT 1
RINEHART BUD R + 4709 N PARKWAY KOKOMO IN 46901	**27-47-25-B2-00927.0020** 26218 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 27 PB 33 PG 95 LOT 2
BATTICE FREDERICK H + MARY P 26231 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01028.0010** 26231 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 1
BORDONARO THOMAS + ELIZABETH 26237 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01028.0020** 26237 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 2
RICHARDSON DAVID + MARCIA 190 ASHLAND ST DETROIT MI 48215	**27-47-25-B2-01028.0030** 26241 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 3
RAFFA GILDO M 26245 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01028.0040** 26245 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 4
JARRETT JUDITH A IMPERIAL HARBOR 26230 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01032.0010** 26230 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 1
MORTON ROBERT G + INA W 8 AVONDALE-HUNTERS RUN OCEAN VIEW DE 19970	**27-47-25-B2-01032.0020** 26236 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 2
MARKUSSON MARY M 26240 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01032.0030** 26240 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 3
LINDBERG MARIE E 26244 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01032.0040** 26244 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 4
FETSKO ANDREW R + HELEN V 26248 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01032.0050** 26248 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 5
SALIBA JOSEPH + JANET L 26252 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01032.0060** 26252 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 6
BENIGNO MARJORIE F 26230 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0010** 26230 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 1
MCKEE PATRICIA 26236 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0020** 26236 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 2
REUTER RONNIE J + CARL 26240 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0030** 26240 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 3
SHEDD GERALD + 26244 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0040** 26244 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 4
BAUER JOAN ETAL 150 LABRADOR DR ROCHESTER NY 14616	**27-47-25-B2-01033.0050** 26248 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 5
WHITE THOMAS C + GAIL E 26252 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0060** 26252 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 6

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VENMAN JANICE D 26256 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0070** 26256 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 7
CIACCHI ANN J + 1701 DENLEY AV CLEVELAND OH 44109	**27-47-25-B2-01033.0080** 26260 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 8
SPOHN RICHARD B + KAREN S 6010 NEFF RD VALLEY CITY OH 44280	**27-47-25-B2-01033.0220** 26257 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 22
MAY DEANNE 26253 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0230** 26253 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 23
MARTELL TERRY A + IRENE T TR 456 BRACKETT RD SANBORNVILLE NH 03872	**27-47-25-B2-01033.0240** 26249 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 24
MOORES WALTER A + GRACE D 26245 SQUIRE LN IMPERIAL HARBOR BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0250** 26245 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 25
GALLOGLY MARVIN M + VIVIAN TR 26241 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0260** 26241 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 26
REICH ROSE M 26237 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0270** 26237 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 27
HAMILTON LLOYD J + 26233 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B2-01033.0280** 26233 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 28
MILLER ROBERT + MARION 26400 KINGS RD BONITA SPRINGS FL 34135	**27-47-25-B2-01034.0010** 26400 KINGS RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 34 PB 35 PG 131 LOT 1
FRED RAYMOND J + ROSE M 26407 KINGS RD BONITA SPRINGS FL 34135	**27-47-25-B2-01034.0020** 26406 KINGS RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 34 PB 35 PG 131 LOT 2
MEUMANN HARTMUT W + 5450 VILLAGE STATION CIR WILLIAMSVILLE NY 14221	**27-47-25-B2-01034.0030** 26412 KINGS RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 34 PB 35 PG 131 LOT 3
OLIVER HOMER + LALA IRENE + PO BOX 206 BRISTOL IL 60512	**27-47-25-B2-01034.0040** 26418 KINGS RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 34 PB 35 PG 131 LOT 4
HINTON RALPH T + IDA E 26425 KINGS RD BONITA SPRINGS FL 34135	**27-47-25-B2-01034.0050** 26424 KINGS RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 34 PB 35 PG 131 LOT 5
GIBSON PEGGY 7 CORNER CT HERVILLE TIMONIUM MD 21093	**27-47-25-B2-01034.0060** 26430 KINGS RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 34 PB 35 PG 131 LOT 6
MYSAWKA PETER R + BARBARA D 203 S WHITEHORSE RD PHOENIXVILLE PA 19460	**27-47-25-B2-01034.0070** 26437 KINGS RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 34 PB 35 PG 131 LOT 7
SELTZER GEORGE F JR + HELEN E 26331 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B3-00722.0050** 26331 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 22 PB 30 PG 75 LOT 5
KENYON DALE L 26337 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B3-00722.0060** 26337 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 22 PB 30 PG 75 LOT 6

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
STAZIONE PETER T + JEANNETTE R 26316 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B3-00723.0020** 26316 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 23 PB 30 PG 75 LOT 2
ELLERBROCK SYLVESTER + MARIE L 10568 RD 5-H OTTAWA OH 45875	**27-47-25-B3-00723.0030** 26320 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 23 PB 30 PG 75 LOT 3
SCHADD ROBERT C + 26326 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B3-00723.0040** 26326 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 23 PB 30 PG 75 LOT 4
LANDRY ROLAND L + BEATRICE 26330 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B3-00723.0050** 26330 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 23 PB 30 PG 75 LOT 5
GILLAM DONNA L + 26336 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B3-00723.0060** 26336 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 23 PB 30 PG 75 LOT 6
BARTLOW KEITH F + THELMA M 26340 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B3-00723.0070** 26340 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 23 PB 30 PG 75 LOT 7
PATCH DIANE LEE TR 26347 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00924.0210** 26347 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 24 PB 33 PG 94 LOT 21
REES ROGER M + PATRICIA A 26341 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00924.0220** 26341 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 PB 33 PG 94 BLK 24 LOT 22
SOLEM JAMES ROBERT TR 26335 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00924.0230** 26335 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 24 PB 33 PG 94 LOT 23
KOZEL WILLIAM + DORIS PO BOX 2483 E LIVERPOOL OH 43920	**27-47-25-B3-00924.0240** 26329 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 24 PB 33 PG 94 LOT 24
BECKER AUDREY 26323 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00924.0250** 26323 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 24 PB 33 PG 94 LOT 25
ATKINS B G 26317 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00924.0260** 26317 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 24 PB 33 PG 94 LOT 26
HELMSTREIT PETER J + 65 HIGH PARK AV #2313 TORONTO ON M6P 2R7 CANADA	**27-47-25-B3-00924.0270** 26311 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 24 PB 33 PG 94 LOT 27
MADOR JEAN C + MARTHA A 26306 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00925.0160** 26306 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 25 PB 33 PG 94 LOT 16
BRYANT DAVID A + NANCY E 26312 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00925.0170** 26312 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 25 PB 33 PG 94 LOT 17
SALVESEN LOIS I TR 26318 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00925.0180** 26318 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 25 PB 33 PG 94 LOT 18
EICHELBERGER NORVAL F + PEGGY 26324 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00925.0190** 26324 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 25 PB 33 PG 94 LOT 19
WALLER JAMES J TR 26330 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00925.0200** 26330 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 25 PB 33 PG 94 LOT 20

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
WOOD SALVATORE J 231 MERCHANTS AVE SOUTH PLAINFIELD NJ 07080	**27-47-25-B3-00927.0100** 26266 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 27 PB 33 PG 94 LOT 10
MOORE WILLARD F + CHARLOTTE E 26272 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00927.0110** 26272 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 27 PB 33 PG 94 LOT 11
BENTLEY PAUL + AGNES 4 KEY HILL RD LONDON ON N6G 2G1 CANADA	**27-47-25-B3-00927.0120** 26278 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 27 PB 33 PG 94 LOT 12
LEITCH DOROTHY + 26284 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00927.0130** 26284 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 27 PB 33 PG 94 LOT 13
THOMAS FLOYD M + MILDRED J 507 KEUL RD DIXON IL 61021	**27-47-25-B3-00927.0140** 26290 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 27 PB 33 PG 94 LOT 14
TROWBRIDGE PERSHING JR + CAROL 26296 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-00927.0150** 26296 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 6 BLK 27 PB 33 PG 94 LOT 15
BANTOW WILLIAM F 26281 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01028.0120** 26281 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 12
HOPPER JOHN H + EVA ANN TR 26287 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01028.0130** 26287 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 13
ELROD VIVIAN M 26291 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01028.0140** 26291 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PB 131 LOT 14
KELLEY GLADYS C + 26297 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01028.0150** 26297 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 15
SCHEIBLHOFER EDWARD C + LINDA 26299 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01028.0160** 26299 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 16
VANDERVEEN CATHLEEN T TR 26301 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01028.0170** 26301 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 17
DENNIS ARTHUR J JR + RHEA J 26307 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01028.0180** 26307 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 28 PB 35 PG 131 LOT 18
WEIR JAMES G + RUTH S 26311 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01029.0010** 26311 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 29 PB 35 PG 131 LOT 1
KEREKES EUGENE F 26315 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01029.0020** 26315 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 29 PB 35 PG 131 LOT 2
WILBUR ROBERT D + SHIRLEY J 26321 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01029.0030** 26321 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 29 PB 35 PG 131 LOT 3
GANNON EULA JEAN L/E 3627 LAKESHORE DR MANISTEE MI 49660	**27-47-25-B3-01029.0040** 26327 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 29 PB 35 PG 131 LOT 4
KIPP JASON + HELEN S L/E 194 WHITE SPRINGS RD GENEVA NY 14456	**27-47-25-B3-01029.0050** 26331 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 29 PB 35 PG 131 LOT 5
MACIEJEWSKI ELEANORE 26353 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01030.0010** 26353 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 30 PB 35 PG 131 LOT 1

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WALLER COLUMBUS + MARY C 26359 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01030.0020** 26359 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 30 PB 35 PG 131 LOT 2
RENO PAMELA M 26365 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01030.0030** 26365 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 30 PB 35 PG 131 LOT 3
VEGIARD NORMAN J 48 E SHORE RD NARRAGANSETT RI 02882	**27-47-25-B3-01030.0040** 26371 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 30 PB 35 PG 131 LOT 4
COLLINS DIANE CAPORALE 26377 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01030.0050** 26377 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 30 PB 35 PG 131 LOT 5
RUSSO ANTHONY + WINIFRED 26383 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01030.0060** 26383 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 30 PB 35 PG 131 LOT 6
MATTHEY DONALD W 26389 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01030.0070** 26389 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 30 PB 35 PG 131 LOT 7
AYOTTE MARGARET A 26395 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01030.0080** 26395 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 30 PB 35 PG 131 LOT 8
MALONE JOSEPH F + DORIS 26375 PEER RD BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0010** 26375 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 1
WELCH ZEDA J + 26371 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0020** 26371 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 2
TREVITT JOYCE 19 MIDDLE RD S CHATHAM MA 02659	**27-47-25-B3-01031.0030** 26365 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 3
DRAKE DORIS A 26357 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0040** 26357 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 4
MALLOCH CHARLES + BARBARA 26351 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0050** 26351 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 5
SHORT IRENE M 98 LAWRENCE ST MALDEN MA 02418	**27-47-25-B3-01031.0060** 26347 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 6
BEATON LEO A + ANITA L 26366 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0070** 26366 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 7
ELLIS JOSEPH J + DEBORAH A 26372 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0080** 26372 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 8
BOVILLE DAVID A + JOAN A TR 26378 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0090** 26378 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 9
CHIKI ALBERT + GINA MARIE 26384 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0100** 26384 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 10
HETT PHILIP E + JEAN G 26390 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0110** 26390 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 11

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
GOGUEN LILLIAN H TR 26396 COLONY RD BONITA SPRINGS FL 34135	**27-47-25-B3-01031.0120** 26396 COLONY RD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 31 PB 35 PG 131 LOT 12
BODINE IRA C + MILDRED C 26256 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0070** 26256 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 7
CARNEY GLORIA 26260 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0080** 26260 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 8
BENNETT RONALD E + NORMALE 26266 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0090** 26266 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 9
SINN MICHAEL + 759 SPICEBERRY LANE CHESTERFIELD MS 63005	**27-47-25-B3-01032.0100** 26270 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 10
RIFFLE HAL D + BERNICE M 26272 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0110** 26272 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 11
MAHON GERALD J + EDNA M 23150 COLGATE ST FARMINGTON HILLS MI 48336	**27-47-25-B3-01032.0120** 26276 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 12
KUZMA JOHN F 26282 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0130** 26282 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 13
SAYLOR WILLIAM A 26286 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0140** 26286 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 14
CORBIN WILLIAM E + MARILYN M 26290 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0150** 26290 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 15
SERGEANT FRED D + VERLYN V 26292 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0160** 26292 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 16
MORAN AUDREY L + 26294 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0170** 26294 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 17
MORGANTI THOMAS R CO-TR L/E + 26296 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0180** 26296 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 18
VINCENT ANDREA E 26298 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0190** 26298 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 19
NUGENT MARTIN A 26302 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0200** 26302 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 20
PAULEY ROBERT L + PHYLLIS E 26306 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0210** 26306 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 21
MOR LEPOSAVA 124 BURLEIGH RD RIDGEWAY ON L0S 1N0 CANADA	**27-47-25-B3-01032.0220** 26308 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 22
NEWTON RUSSELL C + SHIRLEY L 26310 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0230** 26310 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 23
MINER JOHN W + MARY J 26316 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0240** 26338 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOTS 24 + 25

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COWLEY THOMAS J 26346 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0260** 26346 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 26
BURGETT JAMES A + DOLORES F 26350 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0270** 26350 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 27
GALBRAITH JAMES DUANE + KAREN 26358 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0280** 26358 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 28
FROEMMING WILBERT E + DONNA 26366 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0290** 26366 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 29
DOUGAN CATHERINE B + ROGER W 26370 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0300** 26370 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 30
CHOTTA JUDITH TR 26376 PEER LN BONITA SPRINGS FL 34135	**27-47-25-B3-01032.0310** 26376 PEER LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 32 PB 35 PG 131 LOT 31
FAGAN BARBARA J 26266 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0090** 26266 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 9
CLUBB JAMES M + DOROTHY D 26270 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0100** 26270 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 10
CARLSON M JOAN 26276 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0110** 26276 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 11
GOETZ FRANCES M + RICHARD E 26282 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0120** 26282 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 12
KLUBERT LOUIS F + VIRGINIA 26286 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0130** 26286 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 13
DOLQUEIST JACK + GRACE 26290 QUEEN MARY LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0140** 26290 QUEEN MARY LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 14
ROWLEY WESLEY H + JANE D TR 26291 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0150** 26291 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 15
DAGUSTINO EUGENE J + LOIS L 864 HOWARD ST N ST PAUL MN 55119	**27-47-25-B3-01033.0160** 26287 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 16
RUSSELL KENNETH W 26281 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0170** 26281 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 17
JOHNSON BERNARD E + GEORGIA A 26277 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0180** 26277 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 18
CHASE DENE L L/E 26273 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0190** 26271 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 19
AUL JEROME + DOROTHEA 26267 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0200** 26267 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 20

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ATTARD SPIRO + VERA 26261 SQUIRE LN BONITA SPRINGS FL 34135	**27-47-25-B3-01033.0210** 26261 SQUIRE LN BONITA SPRINGS FL 34135	IMPERIAL HARBOR UNIT 7 BLK 33 PB 35 PG 131 LOT 21
DEFREEUW TERRY D + VIRGINIA M 26341 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-00722.0070** 26341 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 22 PB 30 PG 75 LOT 7
NORRIS TODD + JANICE M 26346 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-00723.0080** 26346 IMPERIAL HARBOR BLVD BONITA SPRINGS FL 34135	IMPERIAL HARBOR UT 3B BLK 23 PB 30 PG 75 LOT 8
HIGHLAND WOODS GOLF + CC INC 9100 HIGHLAND WOODS BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-0110A.00CE** 0 RESERVED BONITA SPRINGS FL 34135	HIGHLAND WOODS PH 1 TRS A + I G1 THRU G7 PB 57/1-9 + G6 PB 58/28-36 + G9 THRU G 11 PB 59/95-101
HIGHLAND WOODS GOLF + CC INC 9100 HIGHLAND WOODS BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-0110D.00CE** 0 RESERVED BONITA SPRINGS FL 34135	HIGHLAND WOODS PH 1 PT TR D R/W PAR OR 2636/ 1674 PB 57 PGS 1-9
US HOME CORPORATION 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	**27-47-25-B4-0110F.0000** 0 RESERVED BONITA SPRINGS FL 34135	HIGHLAND WOODS PH1 TR F LS OR2615/3168+2637/1370+2668 /3156+2737/2916 PB57/1-9
WILDER GEORGIA I + 38 FOUNTAIN SQUARE CINCINNATI OH 45263	**27-47-25-B4-01201.1101** 26490 SUNDERLAND DR #1101 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1101
BETTS JANE + 30 MADISON DR EAST SANDWICH MA 02537	**27-47-25-B4-01201.1102** 26490 SUNDERLAND DR #1102 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1102
MYERS MELVA R + 202 DEERFOX LN TIMONIUM MD 21093	**27-47-25-B4-01201.1103** 26490 SUNDERLAND DR #1103 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1103
GALLINGER JANICE M + 26490 SUNDERLAND DR #1104 BONITA SPRINGS FL 34135	**27-47-25-B4-01201.1104** 26490 SUNDERLAND DR #1104 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1104
OKEEFE JOHN J + JEANINE T 10931 HOMAN AVE CHICAGO IL 60655	**27-47-25-B4-01201.1105** 26490 SUNDERLAND DR #1105 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1105
LALLO MICHAEL J + JENNIE M TR 39 GOLDIE RD YOUNGSTOWN OH 44505	**27-47-25-B4-01201.1106** 26490 SUNDERLAND DR #1106 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1106
LACIEN GEORGE + MATILDA TR 7811 DAKOTA LN ORLAND PARK IL 60462	**27-47-25-B4-01201.1201** 26490 SUNDERLAND DR #1201 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1201
CARPENTER RANDALL K + CAROLYN 387 N CROSS CREEK WAY COLUMBIA CITY IN 46725	**27-47-25-B4-01201.1202** 26490 SUNDERLAND DR #1202 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1202
PAXTON GEORGE W + DIANNE M 100 NORTH MAIN ST GALENA IL 61036	**27-47-25-B4-01201.1203** 26490 SUNDERLAND DR #1203 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1203
BARBONE ANTHONY F JR + 3101 WILMONT DR WILMINGTON DE 19810	**27-47-25-B4-01201.1204** 26490 SUNDERLAND DR #1204 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1204
DEATHERAGE M E + MARY ANN 1/2 MOORE CHARLES T 1/2 INT J/T 10455 JASONS BLUFF FLORENCE KY 41042	**27-47-25-B4-01201.1205** 26490 SUNDERLAND DR #1205 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1205
WIDMAIER RALPH 403 KINGSHIGH WAY VALLEY COTTAGE NY 10920	**27-47-25-B4-01201.1206** 26490 SUNDERLAND DR #1206 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 1 UNIT 1206

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COURTNEY THOMAS P + BARBARA A 43 FOREST DR DOYLESTOWN PA 18901	**27-47-25-B4-01202.2101** 26450 SUNDERLAND DR #2101 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2101
STEWART BRYAN L + LINDA K 3423 TWILIGHT LN LANSING MI 48906	**27-47-25-B4-01202.2102** 26450 SUNDERLAND DR #2102 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2102
GRAD RICHARD L + ELAINE M 9887 W 145TH PL ORLAND PARK IL 60462	**27-47-25-B4-01202.2103** 26450 SUNDERLAND DR #2103 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2103
BREMER ROBERT C + MARY L 26450 SUNDERLAND DR UNIT 2104 BONITA SPRINGS FL 34135	**27-47-25-B4-01202.2104** 26450 SUNDERLAND DR #2104 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2104
MCELLIGOTT THOMAS J + KATHRYN 8135 LOCKWOOD SKOKIE IL 60077	**27-47-25-B4-01202.2105** 26450 SUNDERLAND DR #2105 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2105
BLAKESLEY NANCY R 645 SUNSET CIR GREEN BAY WI 54301	**27-47-25-B4-01202.2106** 26450 SUNDERLAND DR #2106 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2106
GIARDINA JOSEPH T TR + 178 LEEWARD RD BOURNE MA 02532	**27-47-25-B4-01202.2201** 26450 SUNDERLAND DR #2201 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2201
BONITA HOLIDAYS SW FL WABA 26450 SUNDERLAND DR # 202 BONITA SPRINGS FL 34135	**27-47-25-B4-01202.2202** 26450 SUNDERLAND DR #2202 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2202
HILLARD LEWIS G TR + 1205 LINCOLN AVE GALENA IL 61036	**27-47-25-B4-01202.2203** 26450 SUNDERLAND DR #2203 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2203
ANDERSON JAMES D COTR+ 26W065 EMBDEN LN WHEATON IL 60187	**27-47-25-B4-01202.2204** 26450 SUNDERLAND DR #2204 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2204
PALMER JOB + HENRIETTA S + 10 LORELEI BANGOR CO DOWN BT20 3TF IRELAND	**27-47-25-B4-01202.2205** 26450 SUNDERLAND DR #2205 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2205
SKILLINGS JAMES A + JULIE A 26450 SUNDERLAND DR UNIT 2206 BONITA SPRINGS FL 34135	**27-47-25-B4-01202.2206** 26450 SUNDERLAND DR #2206 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO I DESC OR2658 PG3159 BLDG 2 UNIT 2206
HEATHERMOOR GOLF CONDO 1+2+3 ASSOCIATION INC 9200 HIGHLANDWOODS BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-01300.00CE** 0 COMMON ELEMENTS BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO 1+2 +3 ORS2668/3158+2689/243 + 2737/2916 COMMON ELEMENTS
PREISSE GENE L SR + LAURA V TR 1486 BELLE MEADE DR AKRON OH 44321	**27-47-25-B4-01300.3101** 9300 HIGHLAND WOODS BLVD #3101 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3101
WIERENGA DONALD J TR + 2629 RAILSIDE CIR SW BYRON CENTER MI 49315	**27-47-25-B4-01300.3102** 9300 HIGHLAND WOODS BLVD #3102 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3102
TEITSMA JAMES E + MARY A 18338 W SPRING LAKE RD SPRING LAKE MI 49456	**27-47-25-B4-01300.3103** 9300 HIGHLAND WOODS BLVD #3103 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3103
VAUCLAIN ANNE E + 17 S BUCK LN HAVERFORD PA 19041	**27-47-25-B4-01300.3104** 9300 HIGHLAND WOODS BLVD #3104 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3104
WILLIS MICHAEL O + 1783 HAWKSLEDGE CT HINCKLEY OH 44233	**27-47-25-B4-01300.3105** 9300 HIGHLAND WOODS BLVD #3105 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3105

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COLVARD BEN H III 9530 VALLEYMEDE CT ELLICOTT CITY MD 21042	**27-47-25-B4-01300.3106** 9300 HIGHLAND WOODS BLVD #3106 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3106
DAVIS FRED K TR 1710 CHAR LU DR MENDOTA IL 61342	**27-47-25-B4-01300.3107** 9300 HIGHLAND WOODS BLVD #3107 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3107
HOEPPNER WILLIAM H + ROSE 106 GINGER COVE RD VALLEY NE 68064	**27-47-25-B4-01300.3108** 9300 HIGHLAND WOODS BLVD #3108 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3108
LAFAZIA VINCENT J + LINDA A 9300 HIGHLAND WOODS BLVD #3109 BONITA SPRINGS FL 34135	**27-47-25-B4-01300.3109** 9300 HIGHLAND WOODS BLVD #3109 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3109
HAMILTON HENRIQUES C JR + 255 KERWOOD DR WAYNE PA 19087	**27-47-25-B4-01300.3110** 9300 HIGHLAND WOODS BLVD #3110 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3110
CARROLL KEITH R + PATRICIA 2908 SHAWNEE LAND WATERFORD MI 48329	**27-47-25-B4-01300.3201** 9300 HIGHLAND WOODS BLVD #3201 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3201
TATUM WILLIAM J + MARTHA R 2805 OAK TRAIL CT PMB 4243 ARLINGTON TX 76016	**27-47-25-B4-01300.3202** 9300 HIGHLAND WOODS BLVD #3202 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3202
DAVIS RICHARD P + MARY ALICE 9300 HIGHLAND WOODS BLVD #3203 BONITA SPRINGS FL 34135	**27-47-25-B4-01300.3203** 9300 HIGHLAND WOODS BLVD #3203 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3203
LAMPTON RICHARD + 10922 SYMINGTON CIRCLE LOUISVILLE KY 40241	**27-47-25-B4-01300.3204** 9300 HIGHLAND WOODS BLVD #3204 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3204
HALPERIN DAVID 20 MIDWAY RD CHESTNUT RIDGE NY 10977	**27-47-25-B4-01300.3205** 9300 HIGHLAND WOODS BLVD #3205 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3205
STASZAK RICHARD D + CAROL 69 HAMILTON ST ROCKVILLE CENTRE NY 11570	**27-47-25-B4-01300.3206** 9300 HIGHLAND WOODS BLVD #3206 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3206
CARRINO ANTHONY + 353 HIGHLAND AVE NEWARK NJ 07104	**27-47-25-B4-01300.3207** 9300 HIGHLAND WOODS BLVD #3207 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3207
KINGSBURY MARLAND J 9300 HIGHLAND WOODS BLVD #3208 BONITA SPRINGS FL 34135	**27-47-25-B4-01300.3208** 9300 HIGHLAND WOODS BLVD #3208 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3208
NORTH JACK M + JOYCELYN S 9300-3209 HIGHLAND WOODS BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-01300.3209** 9300 HIGHLAND WOODS BLVD #3209 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3209
WOLFE GERALD L + REMA 4359 TIMBERBROOK DR CANFIELD OH 44406	**27-47-25-B4-01300.3210** 9300 HIGHLAND WOODS BLVD #3210 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3210
NANOS CATHY A ETAL J/T 38575 MYSTIC PT CLINTON TOWNSHIP MI 48038	**27-47-25-B4-01300.3301** 9300 HIGHLAND WOODS BLVD #3301 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3301
STEVENS MARTIN + LYDA L 9300 HIGHLAND WOODS BLVD #3302 BONITA SPRINGS FL 34135	**27-47-25-B4-01300.3302** 9300 HIGHLAND WOODS BLVD #3302 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3302
ORMSBY LARRY E TR 317 FOREST GLEN PL HOLLAND OH 43528	**27-47-25-B4-01300.3303** 9300 HIGHLAND WOODS BLVD #3303 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3303

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BERRY JOHN C TR 9300 HIGHLAND WOODS BLVD #3304 BONITA SPRINGS FL 34135	**27-47-25-B4-01300.3304** 9300 HIGHLAND WOODS BLVD #3304 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3304
HOLMBERG BARBARA J TRUST 3411 35TH ST ROCK ISLAND IL 61201	**27-47-25-B4-01300.3305** 9300 HIGHLAND WOODS BLVD #3305 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3305
GANDT THOMAS J + MAUREEN 8941 SPRING WOOD COURT BONITA SPRINGS FL 34135	**27-47-25-B4-01300.3306** 9300 HIGHLAND WOODS BLVD #3306 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3306
SINGLETON JAMES + MARY B 179 MARINE DR ST CLAIR BEACH ON N8N 4K2 CANADA	**27-47-25-B4-01300.3307** 9300 HIGHLAND WOODS BLVD #3307 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3307
GREGG MALCOLM + MARGARET 28-525 BEECHWOOD DR WATERLOO ON N2T 2G7 CANADA	**27-47-25-B4-01300.3308** 9300 HIGHLAND WOODS BLVD #3308 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3308
PODESTA RITA 6950 W 91ST ST BRIDGEVIEW IL 60455	**27-47-25-B4-01300.3309** 9300 HIGHLAND WOODS BLVD #3309 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3309
FLOOD WALTER V 37614 AMBER DR FARMINGTON HILLS MI 48331	**27-47-25-B4-01300.3310** 9300 HIGHLAND WOODS BLVD #3310 BONITA SPRINGS FL 34135	HEATHERMOOR GOLF CONDO III DESC OR BK 2737 PG 2916 UNIT 3310
HIGHLAND WOODS GOLF + CC INC 9100 HIGHLAND WOODS BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-0140S.00CE** 0 RIGHT OF WAY BONITA SPRINGS FL 34135	HIGHLAND WOODS PHASE II TRACT S R/W PB 58 PG 28-36
US HOME CORPORATION 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	**27-47-25-B4-014J0.00CE** COMMON ELEMENT BONITA SPRINGS FL 34135	HIGHLAND WOODS PHASE II TRACT J PB 58 PG 28-36
HIGHLAND WOODS GOLF + CC INC 9100 HIGHLAND WOODS BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-014M0.00CE** 0 RESERVED BONITA SPRINGS FL 34135	HIGHLAND WOODS PHASE II TRACT M PB58PG28-36 LES PAR MO.001+AREA 16 A.O+B.O
ST ANDREWS VERANDAS CONDO 26991 CLARKSTON DR BONITA SPRINGS FL 34135	**27-47-25-B4-01500.00CE** COMMON ELEMENT BONITA SPRINGS FL 34134	ST ANDREWS VERANDAS CONDO III - IV - V OR 2755 PG 3799 + OR 2782 PG 3450 C/E POOL
ZYWOTKO GARY E 3307 ST PAUL AV MINNEAPOLIS MN 55416	**27-47-25-B4-01508.8101** 26991 CLARKSTON DR #8101 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8101
REEVES ERNEST G + MARIAN L 26991 CLARKSTON DR #8102 BONITA SPRINGS FL 34135	**27-47-25-B4-01508.8102** 26991 CLARKSTON DR #8102 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8102
SETTLE NORMAN + JANET 1545 NORTHVIEW CIR FAIRFIELD OH 45014	**27-47-25-B4-01508.8103** 26991 CLARKSTON DR #8103 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8103
FUGATE THOMAS E + SHIRLEY R 26991 CLARKSTON DR UNIT 8104 BONITA SPRINGS FL 34135	**27-47-25-B4-01508.8104** 26991 CLARKSTON DR #8104 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8104
KLEIN VIRGINIA C/O RE/MAX HERITAGE 1835 POST ROAD E WESTPORT CT 06880	**27-47-25-B4-01508.8105** 26991 CLARKSTON DR #8105 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8105
KASHMER ROBERT S + ANN S 26991 CLARKSTON DR UNIT 8106 BONITA SPRINGS FL 34135	**27-47-25-B4-01508.8106** 26991 CLARKSTON DR #8106 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8106
JANCO HENRY M + VIRGINIA L 82 BUTTERNUT LN METHUEN MA 01844	**27-47-25-B4-01508.8201** 26991 CLARKSTON DR #8201 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8201

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GERDUS MARION K 10412 SW 115TH PL MIAMI FL 33176	**27-47-25-B4-01508.8202** 26991 CLARKSTON DR #8202 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8202
SCHLOUGH WESLEY E JR + JOANNE 26991 CLARKSTON DR UNIT 8203 BONITA SPRINGS FL 34135	**27-47-25-B4-01508.8203** 26991 CLARKSTON DR #8203 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8203
DIAMOND DANIEL A + MARY M 26991 CLARKSTON DR 8204 BONITA SPRINGS FL 34135	**27-47-25-B4-01508.8204** 26991 CLARKSTON DR #8204 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8204
HUBBEN ARNOLD + ELISABETH 26991 CLARKSTON DR #8205 BONITA SPRINGS FL 34135	**27-47-25-B4-01508.8205** 26991 CLARKSTON DR #8205 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8205
GORDON DEREK G 1104 CHETFORD DR LEXINGTON KY 40509	**27-47-25-B4-01508.8206** 26991 CLARKSTON DR #8206 BONITA SPRINGS FL 34135	ST ANDREWS VERANDAS CONDO III OR 2755 PG 3799 BLDG 8 UNIT 8206
TERRACE I-II-IIII-IV	**27-47-25-B4-01600.00CE** COMMON ELEMENTS BONITA SPRINGS FL 34134	TERRACE I-II-III-IV AT HIGHLAND WOODS CONDO OR 2802/3778 OR2846/1292 OR2886/0147 COMMON ELEMENTS
MARTIN-VEGUE DEREK + ANNE M 1800 MANOR LN MARATHON FL 33050	**27-47-25-B4-01604.4101** 9350 HIGHLAND WOODS BLVD #4101 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4101
CASSER EDWARD R TR + 21050 B BLACK WALNUT LN BROOKFIELD WI 53045	**27-47-25-B4-01604.4102** 9350 HIGHLAND WOODS BLVD #4102 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4102
SANFILIPPO CHARLES D + MARIE A 15166 CAMDEN CIR STRONGVILLE OH 44136	**27-47-25-B4-01604.4103** 9350 HIGHLAND WOODS BLVD #4103 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4103
STRZYZEWSKI BRONISLAW + 1118 W 13 MILE RD ROYAL OAK MI 48073	**27-47-25-B4-01604.4104** 9350 HIGHLAND WOODS BLVD #4104 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4104
KING BARBARA ANN + 30429 DOUBLE DR WESLEY CHAPEL FL 33544	**27-47-25-B4-01604.4105** 9350 HIGHLAND WOODS BLVD #4105 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4105
GOHL DENNIS J + LORRETTA L P O BOX 11 NISSWA MN 56468	**27-47-25-B4-01604.4106** 9350 HIGHLAND WOODS BLVD #4106 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4106
EVERLY LAWRENCE M + FRANCES 9350 HIGHLAND WOODS BLVD #4107 BONITA SPRINGS FL 34135	**27-47-25-B4-01604.4107** 9350 HIGHLAND WOODS BLVD #4107 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4107
GRAY DANIEL + MEGAN M 538 W SURF ROAD OCEAN CITY NJ 08226	**27-47-25-B4-01604.4108** 9350 HIGHLAND WOODS BLVD #4108 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4108
CHARBONNEAU DENNIS + VIVIAN 9350 HIGHLAND WOODS BLVD #4201 BONITA SPRINGS FL 34135	**27-47-25-B4-01604.4201** 9350 HIGHLAND WOODS BLVD #4201 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4201
DRAFFONE RICHARD L 1432 PLUM GROVE COURT CAROL STREAM IL 60188	**27-47-25-B4-01604.4202** 9350 HIGHLAND WOODS BLVD #4202 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4202
CRAIG LINDON G + ANN E 2513 N KENSINGTON WAY MUNCIE IN 47304	**27-47-25-B4-01604.4203** 9350 HIGHLAND WOODS BLVD #4203 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4203
JUNGEL TERRENCE L + BETH J 625 LAFAYETTE ST IONIA MI 48846	**27-47-25-B4-01604.4204** 9350 HIGHLAND WOODS BLVD #4204 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4204

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DAVIES RICHARD DIXIE + JOAN 44468 MANITOU CLINTON TWSP MI 48038	**27-47-25-B4-01604.4205** 9350 HIGHLAND WOODS BLVD #4205 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4205
TAYLOR FRANK W + CATHY M 10 QUAKER DR DERRY NH 03038	**27-47-25-B4-01604.4206** 9350 HIGHLAND WOODS BLVD #4206 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4206
ROEHRICH JERRY A + MARIANN 8001 W 86TH ST CIR BLOOMINGTON MN 55438	**27-47-25-B4-01604.4207** 9350 HIGHLAND WOODS BLVD #4207 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4207
ARCHOS EVANS D + DEMETRA 7417 FAIRWAY DR CRYSTAL LAKE IL 60014	**27-47-25-B4-01604.4208** 9350 HIGHLAND WOODS BLVD #4208 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4208
PIRRO LUCY R 609 SCARBORO DR SOLVAY NY 13209	**27-47-25-B4-01604.4301** 9350 HIGHLAND WOODS BLVD #4301 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4301
MEYERS DAVID A 9350 HIGHLAND WOODS BLVD #4302 BONITA SPRINGS FL 34135	**27-47-25-B4-01604.4302** 9350 HIGHLAND WOODS BLVD #4302 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4302
OCONNOR WILLIAM J + CHARLOTTE PO BOX 563 N EASTHAM MA 02651	**27-47-25-B4-01604.4303** 9350 HIGHLAND WOODS BLVD #4303 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4303
GRECEK THOMAS S + DIANE T 12937 S MOODY AV PALOS HEIGHTS IL 60463	**27-47-25-B4-01604.4304** 9350 HIGHLAND WOODS BLVD #4304 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4304
MCENERY KEVIN + JILL 2426 SOUTHWAY DR COLUMBUS OH 43221	**27-47-25-B4-01604.4305** 9350 HIGHLAND WOODS BLVD #4305 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4305
SHAW MARK D + JUDY A 9437 PARK LN COMMERCE TOWNSHIP MI 48382	**27-47-25-B4-01604.4306** 9350 HIGHLAND WOODS BLVD #4306 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4306
FANE WARREN W JR + ROWANNE D 440 RT 40 TROY NY 12182	**27-47-25-B4-01604.4307** 9350 HIGHLAND WOODS BLVD #4307 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4307
GILMORE STEVEN C TR 1/2 + 12 BREWSTER RD FRAMINGHAM MA 01702	**27-47-25-B4-01604.4308** 9350 HIGHLAND WOODS BLVD #4308 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4308
TRENARY CHARLES R JR 2500 TOWER HILL LN ROCHESTER HILLS MI 48366	**27-47-25-B4-01604.4401** 9350 HIGHLAND WOODS BLVD #4401 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4401
POPPE HAROLD + C SUZANNE 1387 HIGHLAND RD DOWINGTOWN PA 19335	**27-47-25-B4-01604.4402** 9350 HIGHLAND WOODS BLVD #4402 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4402
HACK JOHN F JR + MARIAN E 5732 KINGS MILL DR SALISBURY MD 21801	**27-47-25-B4-01604.4403** 9350 HIGHLAND WOODS BLVD #4403 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4403
SCHWARZKOPF SAMUEL +OLIVE TR + 6757 OAKCREST AV NW N CANTON OH 44720	**27-47-25-B4-01604.4404** 9350 HIGHLAND WOODS BLVD #4404 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4404
MCKENNA BRIAN D + BARBARA 2316 OLD GROVE RD LINDEN NJ 07036	**27-47-25-B4-01604.4405** 9350 HIGHLAND WOODS BLVD #4405 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4405
SCHRIEBER MICHAEL + SANDRA 28625 COYOTE CRT NEW HUDSON MI 48165	**27-47-25-B4-01604.4406** 9350 HIGHLAND WOODS BLVD #4406 BONITA SPRINGS FL 34135	TERRACE I AT HIGHLAND WOODS CONDO OR2802 PG 3778 BLDG 4 UNIT 4406

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KUNDUS JOSEPH + MARY V 60-2 E WESTERN RESERVE RD POLAND OH 44514	**27-47-25-B4-01605.5101** 9400 HIGHLAND WOODS BLVD #5101 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5101
CAITO MARC A + COLLEEN 1214 NORTH BUTLER AVE INDIANAPOLIS IN 46219	**27-47-25-B4-01605.5102** 9400 HIGHLAND WOODS BLVD #5102 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5102
WADDING KELLY B + JULIE R 1618 27TH ST NW AUSTIN MN 55912	**27-47-25-B4-01605.5103** 9400 HIGHLAND WOODS BLVD #5103 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5103
LEE HI SUNG + 4 N TRUNMILL LN W CHICAGO IL 60185	**27-47-25-B4-01605.5104** 9400 HIGHLAND WOODS BLVD #5104 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5104
DUGAN JEAN L TR 7375 THORNAPPLE PINES DR SE GRAND RAPIDS MI 49546	**27-47-25-B4-01605.5105** 9400 HIGHLAND WOODS BLVD #5105 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5105
BALLOTTI JAMES G + DIANE L 3607 DEEPWOOD DR CRYSTAL LAKE IL 60012	**27-47-25-B4-01605.5106** 9400 HIGHLAND WOODS BLVD #5106 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5106
CALVERT WILLIAM A + MARILYN F 65 SENTRY DR WILDER KY 41076	**27-47-25-B4-01605.5107** 9400 HIGHLAND WOODS BLVD #5107 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5107
NATOLA CARL A + BARBARA M 64 CHAMPLAIN CIR PLYMOUTH MA 02360	**27-47-25-B4-01605.5108** 9400 HIGHLAND WOODS BLVD #5107 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5108
ESTABROOKS ROBERT T TR 300 S HUGHES HOWELL MI 48843	**27-47-25-B4-01605.5201** 9400 HIGHLAND WOODS BLVD #5201 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5201
MUSCHONG ROSS S + LISA 59943 HAYES WASHINGTON MI 48094	**27-47-25-B4-01605.5202** 9400 HIGHLAND WOODS BLVD #5202 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5202
LEIGHTON RICHARD T TR 3903 LANDSTROM RD ROCKFORD IL 61114	**27-47-25-B4-01605.5203** 9400 HIGHLAND WOODS BLVD #5203 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5203
SCHWEITZER ROY K + TINA H 8253 WYCLIFFE DR CINCINNATI OH 45244	**27-47-25-B4-01605.5204** 9400 HIGHLAND WOODS BLVD #5204 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5204
DAHMAN KENNETH E + SUSAN L TR 377 DIETRICH RD MANCHESTER MO 63021	**27-47-25-B4-01605.5205** 9400 HIGHLAND WOODS BLVD #5205 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5205
KILCOYNE DENNIS R + DIANE J 21170 SAGE BRUSH LN MOKENA IL 60448	**27-47-25-B4-01605.5206** 9400 HIGHLAND WOODS BLVD #5206 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5206
KEARNS JOHN P + SHARON 203 LAKELAND DR #A PALOS PARK IL 60465	**27-47-25-B4-01605.5207** 9400 HIGHLAND WOODS BLVD #5207 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5207
OOSTERBAAN NOREEN J TR 2709 MARYLAND AV FLOOSMOOR IL 60422	**27-47-25-B4-01605.5208** 9400 HIGHLAND WOODS BLVD #5208 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5208
BRENNAN JOHN H TR + 7250 LEWIS RIDGE PKWY #307 EDNA MN 55439	**27-47-25-B4-01605.5301** 9400 HIGHLAND WOODS BLVD #5301 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5301
PIOTOWSKI ROBERT + JANET + 112 NOLANS POINTE RD LAKE HOPATCONG NJ 07849	**27-47-25-B4-01605.5302** 9400 HIGHLAND WOODS BLVD #5302 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5302
MURRIHY THOMAS J TR 9600 S LAWNDALE EVERGREEN PARK IL 60805	**27-47-25-B4-01605.5303** 9400 HIGHLAND WOODS BLVD #5303 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5303

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KUHN-WINKELMANN HARRYET PARKSTR 23 22605 HAMBURG GERMANY	**27-47-25-B4-01605.5304** 9400 HIGHLAND WOODS BLVD #5304 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5304
PREUCIL RONALD G + KAY K 9400 HIGHLAND WOODS BLVD #5305 BONITA SPRINGS FL 34135	**27-47-25-B4-01605.5305** 9400 HIGHLAND WOODS BLVD #5305 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5305
PIERCE ROBERT L + H JEANNE 28358 TASCA DR BONITA SPRINGS FL 34135	**27-47-25-B4-01605.5306** 9400 HIGHLAND WOODS BLVD #5306 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5306
THALER LEONARD A + IRENE B 3219 CANTERBURY LN LOUISVILLE KY 40207	**27-47-25-B4-01605.5307** 9400 HIGHLAND WOODS BLVD #5307 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5307
PUGLIESE RICHARD P + ROSE C 866 PECONIC BAY BLVD S JAMESPORT NY 11970	**27-47-25-B4-01605.5308** 9400 HIGHLAND WOODS BLVD #5308 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5308
BODENHAM HAROLD S TR + 6172 LANTERN LN BLOOMFIELD HILLS MI 48302	**27-47-25-B4-01605.5401** 9400 HIGHLAND WOODS BLVD #5401 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5401
ROULEAU JOHN P + PEGGY 7 WARK ST BARRE STREET VA 05641	**27-47-25-B4-01605.5402** 9400 HIGHLAND WOODS BLVD #5402 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5402
ROTAR ALEX D + DORIS A 1940 51ST NE CANTON OH 44705	**27-47-25-B4-01605.5403** 9400 HIGHLAND WOODS BLVD #5403 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5403
THOMSON MARGARET A P O BOX 1705 WOLFEBORO NH 03894	**27-47-25-B4-01605.5404** 9400 HIGHLAND WOODS BLVD #5404 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5404
RISEN WILLIAM M JR + KATHERINE 87 MILLER AVE RUMFORD RI 02916	**27-47-25-B4-01605.5405** 9400 HIGHLAND WOODS BLVD #5405 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5405
BARWIN SIDNEY + SANDRA 188 BANBURY RD TORONTO ON M3B 3L5 CANADA	**27-47-25-B4-01605.5406** 9400 HIGHLAND WOODS BLVD #5406 BONITA SPRINGS FL 34135	TERRACE II AT HIGHLAND WOODS CONDO OR 2846 PG 1292 BLDG 5 UNIT 5406
WILLIAMS ROBERT A + SHIRLEY A #6101 9450 HIGHLAND WOODS BLVD BONITA SPRINGS FL 34135	**27-47-25-B4-01606.6101** 9450 HIGHLAND WOODS BLVD #6101 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6101
OGORMAN JOHN 30 RIDGEMONT PL PARKSTONE AVE UKRAINE	**27-47-25-B4-01606.6102** 9450 HIGHLAND WOODS BLVD #6102 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6102
PIOTROWSKI ROBERT P + JANET A 112 NOLANS PT RD LAKE HOPATCONG NJ 07849	**27-47-25-B4-01606.6103** 9450 HIGHLAND WOODS BLVD #6103 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6103
WELSH WALTER R + GLORIA 705 MILDRED AV SOMERDALE NJ 08083	**27-47-25-B4-01606.6104** 9450 HIGHLAND WOODS BLVD #6104 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6104
DOHERTY JOHN A + SHIRLEY A 540 ROUNDTREE LN ADA MI 49301	**27-47-25-B4-01606.6105** 9450 HIGHLAND WOODS BLVD #6105 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6105
FAIR MICHAEL J + RR 1 LOMBARDY ON K0G 1L0 CANADA	**27-47-25-B4-01606.6106** 9450 HIGHLAND WOODS BLVD #6106 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6106
LESSICK JAMES E 8371 MISTY RIDGE TR POLAND OH 44514	**27-47-25-B4-01606.6107** 9450 HIGHLAND WOODS BLVD #6107 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6107

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
STARK MARK J TR 13261 CALLAN DR OAK LAWN IL 60462	**27-47-25-B4-01606.6108** 9450 HIGHLAND WOODS BLVD #6108 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6108
JONES GERALD A + BETHANY S 9 RIVERS EDGE RD HULL MA 02045	**27-47-25-B4-01606.6201** 9450 HIGHLAND WOODS BLVD #6201 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6201
BRITTON ELLSWORTH + MARY LOU 9 ETON PL EATOWN NJ 07724	**27-47-25-B4-01606.6202** 9450 HIGHLAND WOODS BLVD #6202 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6202
POZNANOVICH GERALD M TR 133 VALLEY LAKE DR SANTA ROSA CA 95409	**27-47-25-B4-01606.6203** 9450 HIGHLAND WOODS BLVD #6203 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6203
HUFFER MARILYN J 512 WILLOW LN CIRCLEVILLE OH 43113	**27-47-25-B4-01606.6204** 9450 HIGHLAND WOODS BLVD #6204 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6204
KLOPP LARRY L + JACQUILYN R 26140 HICKORY BLVD #503 BONITA SPRINGS FL 34134	**27-47-25-B4-01606.6205** 9450 HIGHLAND WOODS BLVD #6205 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6205
HAYWOOD BARRY R + JUDY J 126 WIMBERLY DR ROCHESTER HILLS MI 48306	**27-47-25-B4-01606.6206** 9450 HIGHLAND WOODS BLVD #6206 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6206
JOHNSON WESLEY D + PATRICIA 5601 DEWY HILL RD #310 EDINA MN 55439	**27-47-25-B4-01606.6207** 9450 HIGHLAND WOODS BLVD #6207 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6207
RUDDY THOMAS P TR 9450 HIGHLAND WOODS BLVD #6208 BONITA SPRINGS FL 34135	**27-47-25-B4-01606.6208** 9450 HIGHLAND WOODS BLVD #6208 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6208
KRESS CRAIG A + SHERYL A TR 3 PINEHURST CT CORAL VALLEY IL 61240	**27-47-25-B4-01606.6301** 9450 HIGHLAND WOODS BLVD #6301 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6301
BONN KENNETH JR + ELLEN K 17 COLONIAL DR FAIRPORT NY 14450	**27-47-25-B4-01606.6302** 9450 HIGHLAND WOODS BLVD #6302 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6302
KEUNE DONALD J + MARY L 4208 KINGSMOOR DR TOLEDO OH 43613	**27-47-25-B4-01606.6303** 9450 HIGHLAND WOODS BLVD #6303 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6303
FISCHER RAYMOND + ANDREA 5128 PARADISE DR BEAVERTON MI 48612	**27-47-25-B4-01606.6304** 9450 HIGHLAND WOODS BLVD #6304 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6304
TURNER THOMAS J + JEAN M 9563 DEER RIDGE DR MENTOR OH 44060	**27-47-25-B4-01606.6305** 9450 HIGHLAND WOODS BLVD #6305 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6305
DONAHUE T + KATHLEEN 7410 EARLSFORD DR DUBLIN OH 43017	**27-47-25-B4-01606.6306** 9450 HIGHLAND WOODS BLVD #6306 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6306
CANTELE ANTHONY P 9450 HIGHLAND WOODS BLVD #6307 BONITA SPRINGS FL 34135	**27-47-25-B4-01606.6307** 9450 HIGHLAND WOODS BLVD #6307 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6307
ROJAS CIRO A 1/2 + 9450 HIGHLAND WOODS BLVD #6308 BONITA SPRINGS FL 34135	**27-47-25-B4-01606.6308** 9450 HIGHLAND WOODS BLVD #6308 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6308
FOUNTOS WILLIAM J JR + ELEANOR 9450 HIGHLAND WOODS BLVD #6401 BONITA SPRINGS FL 34135	**27-47-25-B4-01606.6401** 9450 HIGHLAND WOODS BLVD #6401 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6401

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OPRISH KATHLEEN + 9519 BRIAR CIR BLOOMINGTON MN 55437	**27-47-25-B4-01606.6402** 9450 HIGHLAND WOODS BLVD #6402 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6402
KATZ REUBEN + LILY Z H/W 55 PRINCE ARTHUR AVE STE 1401 TORONTO ON M5R 1B3 CANADA	**27-47-25-B4-01606.6403** 9450 HIGHLAND WOODS BLVD #6403 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6403
MEISTER KURT A + THERESE KAPPELENRING 59 HINTERKAPPELEN CH 3032 SWITZERLAND	**27-47-25-B4-01606.6404** 9450 HIGHLAND WOODS BLVD #6404 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6404
CATANZARO ANGELO P 53 BRIMSTONE WAY ASHLAND MA 01721	**27-47-25-B4-01606.6405** 9450 HIGHLAND WOODS BLVD #6405 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6405
PARKINS ROBERT V + MARY H 24177 BRENTWOOD CT NOVI MI 48374	**27-47-25-B4-01606.6406** 9450 HIGHLAND WOODS BLVD #6406 BONITA SPRINGS FL 34135	TERRACE III AT HIGHLAND WOODS CONDO DESC OR 2886 PG 0147 BLDG 6 UNIT 6406
PARK STREET DEV CO 306 WEST CHURCH ST CHAMPAIGN IL 61820	**27-47-25-B4-01607.7101** 9500 HIGHLAND WOODS BLVD #101 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7101
NEWELL PETER G + MAUREEN B 9500 HIGHLAND WOODS BLVD #7102 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7102** 9500 HIGHLAND WOODS BLVD #102 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7102
DALEY TERRENCE M + KAREN + 8412 S MOODY BURBANK IL 60459	**27-47-25-B4-01607.7103** 9500 HIGHLAND WOODS BLVD #103 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7103
JANSSEN HELEN C + JEAN E 9500 HIGHLAND WOODS BLVD #104 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7104** 9500 HIGHLAND WOODS BLVD #104 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7104
RAMI ROBERT A + CAROLINE A 29215 WOLF RD BAY VILLAGE OH 44140	**27-47-25-B4-01607.7105** 9500 HIGHLAND WOODS BLVD #105 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7105
NABBS MICHAEL 9500 HIGHLAND WOODS BLVD #106 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7106** 9500 HIGHLAND WOODS BLVD #106 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7106
AUBRY JAMES M + PHEBE I 9500 HIGHLAND WOODS BLVD #107 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7107** 9500 HIGHLAND WOODS BLVD #107 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7107
GUERINE ROBERT J JR 1/3 INT + 1219 HIRSCH ST MELROSE PARK IL 60160	**27-47-25-B4-01607.7108** 9500 HIGHLAND WOODS BLVD #108 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7108
DOHME PROPERTIES LP 1013 HADLEY DR CHAMPAIGN IL 61821	**27-47-25-B4-01607.7201** 9500 HIGHLAND WOODS BLVD #201 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7201
ANDERSON MARK L + JOSEPHINE D 2610 W HUNTER CIR GLENDALE WI 53209	**27-47-25-B4-01607.7202** 9500 HIGHLAND WOODS BLVD #202 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7202
KAEHLER LUDMILLA A 9500 HIGHLAND WOODS BLVD #7203 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7203** 9500 HIGHLAND WOODS BLVD #203 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7203

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PALM DENNIS C + CAROLYNN M H/W P O BOX 855 CROSS LAKE MN 56442	**27-47-25-B4-01607.7204** 9500 HIGHLAND WOODS BLVD #204 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7204
MORRIS ALVIS D + JUANITA L 9500 HIGHLAND WOODS BLVD #7205 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7205** 9500 HIGHLAND WOODS BLVD #205 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7205
FORCHIONE ANGELO M + KATHY A 525 REVERE RD AKRON OH 44333	**27-47-25-B4-01607.7206** 9500 HIGHLAND WOODS BLVD #206 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7206
RYAN KEVIN P + PATRICIA L 68 PARKHURST ST QUINCY MA 02169	**27-47-25-B4-01607.7207** 9500 HIGHLAND WOODS BLVD #207 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7207
DAKIN SIDNEY F + JON G 9500 HIGHLAND WOODS BL #7208 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7208** 9500 HIGHLAND WOODS BLVD #208 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7208
OLEWINSKI FRANK E TR 9500 HIGHLAND WOODS BLVD #7301 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7301** 9500 HIGHLAND WOODS BLVD #301 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7301
LYNCH FRANCES M 9500 HIGHLAND WOODS BLVD #7302 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7302** 9500 HIGHLAND WOODS BLVD #302 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7302
LOYAS PAUL + 9500 HIGHLAND WOODS UNIT 7303 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7303** 9500 HIGHLAND WOODS BLVD #303 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7303
KENNEDY JAMES A + EILEEN T 3 REVERE LANE PURCHASE NY 10577	**27-47-25-B4-01607.7304** 9500 HIGHLAND WOODS BLVD #304 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7304
PILCHER CARROLL D + BEVERLY J 1179 QUAIL NEST RD ELLISVILLE MO 63021	**27-47-25-B4-01607.7305** 9500 HIGHLAND WOODS BLVD #305 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7305
MCMULLEN HERBERT R + 4434 WOODRIDGE DR YOUNGSTOWN OH 44515	**27-47-25-B4-01607.7306** 9500 HIGHLAND WOODS BLVD #306 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7306
HART WILLIAM E + JANET J 7810 GRASSLAND CT FT WAYNE IN 46825	**27-47-25-B4-01607.7307** 9500 HIGHLAND WOODS BLVD #307 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7307
STEINROEDER JOSEPH + CAROLE 41 WILLOW RIDGE DR SMITHTOWN NY 11787	**27-47-25-B4-01607.7308** 9500 HIGHLAND WOODS BLVD #308 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7308
RULE RAY H + ELIZABETH J TR 12401 OLD GREENWAY PL GLEN ALLEN VA 23059	**27-47-25-B4-01607.7401** 9500 HIGHLAND WOODS BLVD #401 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7401
RUSSO STEPHEN R + CAROL J H/W 21835 MASTEAS CIR ESTERO FL 33928	**27-47-25-B4-01607.7402** 9500 HIGHLAND WOODS BLVD #402 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7402

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CATHER JANET P + 9500 HIGHLAND WOODS BLVD #7403 BONITA SPRINGS FL 34135	**27-47-25-B4-01607.7403** 9500 HIGHLAND WOODS BLVD #403 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7403
GALLEK JUDITH + PO BOX 437 POUND RIDGE NY 10576	**27-47-25-B4-01607.7404** 9500 HIGHLAND WOODS BLVD #404 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7404
GAVIGAN JOHN R + MARILYN A H/W 9826 TIOGA TRL PINCKNEY MI 48169	**27-47-25-B4-01607.7405** 9500 HIGHLAND WOODS BLVD #405 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7405
YOUNG VIVIENNE 3 FAIRSHOT CT WOODCOCK HILL SANDRIDGE ST ALBANS HERTS A149ED UNITED KINGDOM	**27-47-25-B4-01607.7406** 9500 HIGHLAND WOODS BLVD #406 BONITA SPRINGS FL 34135	TERRACE IV AT HIGHLAND WOODS CONDO DESC OR BK 2886 PG 147 BLDG 7 UNIT 7406
CLEMENTS DORIN CRAE + 27031 FLOSSMOOR DR BONITA SPRINGS FL 34135	**34-47-25-B1-00109.0030** 27031 FLOSSMOOR DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 9 FR NW COR LOT 9
AMEN ADRIENNE 375 LOGAN BLVD NAPLES FL 34119	**34-47-25-B1-00109.0050** 27010 HOLLY LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LT 9 DESC OR 1102/1712 LES W 25 FT
FREEMAN RONALD 1/2 INT + 9450 W TERRY ST BONITA SPRINGS FL 34135	**34-47-25-B1-00109.0060** 9450 W TERRY ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LT 9 DESC OR 1711/3328 + 2041/707
HARRIS STEVEN J + CATHY S 27011 FLOSSMOOR DR BONITA SPRINGS FL 34135	**34-47-25-B1-00109.0070** 27011 FLOSSMOOR DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 9 FR NE COR LOT 9
STEUERNAGEL JERRY G 27061 FLOSSMOOR DR BONITA SPRINGS FL 34135	**34-47-25-B1-00109.0120** 27061 FLOSSMOOR DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 9 FR NW COR LOT 9
PUERTAS VICTORIANO M + MERLE L 27070 HOLLY LN BONITA SPRINGS FL 34135	**34-47-25-B1-00109.0170** 27070 HOLLY LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 9DESC IN OR 1237 PG 0803
LOPEZ RICARDO + MARCELA 27060 HOLLY LN BONITA SPRINGS FL 34135	**34-47-25-B1-00109.0180** 27060 HOLLY LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 9DESC IN OR 1278 PG 0911
AMEN ADRIENNE 375 LOGAN BLVD NAPLES FL 34119	**34-47-25-B1-00109.0190** 27030 HOLLY LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 9 DESC IN OR 1241 PG 1801
ANDREWS CARL T + SANDRA 27060 FLOSSMOOR DR BONITA SPRINGS FL 34135	**34-47-25-B1-00110.0120** 27060 FLOSSMOOR DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT OF LOT 10 FR NE COR OF
ODELL MICHAEL A + MARGARET C 27030 FLOSSMOOR DR BONITA SPRINGS FL 34135	**34-47-25-B1-00110.0130** 27030 FLOSSMOOR DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 10 FR NE COR LOT 10
BATZ JACK + CATHERINE 387 MELTON RD CHESTERTON IN 46304	**34-47-25-B1-00110.0160** 27010 FLOSSMOOR DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 10 DESC IN OR 1364 PG 2226
FOUSTANELLAS PETER A + EVA 36 CEDAR HILL DR NEPEAN ON K2R 1CG CANADA	**34-47-25-B1-00110.0170** 9400 W TERRY ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LT 10
BMH INVESTMENTS LLC 4135 BEXLEY DR BROOKFIELD WI 53045	**34-47-25-B2-0160A.0010** 9756 W TERRY ST BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 1
LEFFEL RONALD L + LINDA L 9760 W TERRY ST BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0020** 9760 W TERRY ST BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 2

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LOPEZ ALFREDO + MARIA E 26571 CAPE VERDE LN BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0030** 9764 W TERRY ST BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 3
LYNCH CRISTINE L + 9768 WEST TERRY ST BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0040** 9768 W TERRY ST BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 4
MORAIS PATRICIA M 9772 W TERRY ST BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0050** 9772 W TERRY ST BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 5
HARKER LINDA 3 HAMPTON LN BLUFTON SC 29910	**34-47-25-B2-0160A.0060** 9776 W TERRY ST BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 6
HILL MARK E 9780 W TERRY ST BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0070** 9780 W TERRY ST BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 7
CHANDLER DEBORAH + 9781 BOB-WHITE LN BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0080** 9781 BOB-WHITE LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 8
ZANETTI EDWARD V + 897 VINE AV SUDBURY ON P3A 3P8 CANADA	**34-47-25-B2-0160A.0090** 9775 BOB-WHITE LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 9
CASH DEANNA GAIL PMB 309 4001 SANTA BARBARA BLVD NAPLES FL 34104	**34-47-25-B2-0160A.0100** 9771 BOB-WHITE LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 10
WOLKOFF DANIEL R + AIMEE M 9767 BOB-WHITE LN BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0110** 9767 BOB-WHITE LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 11
BALLENGER BRIAN E 9765 BOB-WHITE LN BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0120** 9765 BOB-WHITE LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 12
HEALY GEORGE S + MARGARET 9761 BOBWHITE LN BONITA SPRINGS FL 34135	**34-47-25-B2-0160A.0130** 9761 BOB-WHITE LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK A PB 25 PG 157 LOT 13
MARTIN JEAN-CLAUDE + 27000 RICHVIEW CT BONITA SPRINGS FL 34135	**34-47-25-B2-02500.0010** 27000 RICHVIEW CT BONITA SPRINGS FL 34135	RICHVIEW PB 34 PG 87 LOT 1
LLOYD LINDA 27030 RICHVIEW CT BONITA SPRINGS FL 34135	**34-47-25-B2-02500.0020** 27030 RICHVIEW CT BONITA SPRINGS FL 34135	RICHVIEW PB 34 PG 87 LOT 2
HORGAN TIMOTHY J 27060 RICHVIEW CT BONITA SPRINGS FL 34135	**34-47-25-B2-02500.0030** 27060 RICHVIEW CT BONITA SPRINGS FL 34135	RICHVIEW PB 34 PG 87 LOT 3
MERCER CAMERON 27090 RICHVIEW CT BONITA SPRINGS FL 34135	**34-47-25-B2-02500.0040** 27090 RICHVIEW CT BONITA SPRINGS FL 34135	RICHVIEW PB 34 PG 87 LOT 4
FARRELL MARY B 27121 RICHVIEW CT BONITA SPRINGS FL 34135	**34-47-25-B2-02500.0220** 27121 RICHVIEW CT BONITA SPRINGS FL 34135	RICHVIEW PB 34 PG 87 LOT 22
SCHWEGEL LORI W 27091 RICHVIEW CT BONITA SPRINGS FL 34135	**34-47-25-B2-02500.0230** 27091 RICHVIEW CT BONITA SPRINGS FL 34135	RICHVIEW PB 34 PG 87 LOT 23
GIUSTINIANI EDWARD 722 103RD AV N NAPLES FL 34108	**34-47-25-B2-02500.0240** 27061 RICHVIEW CT BONITA SPRINGS FL 34135	RICHVIEW PB 34 PG 87 LOT 24

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YOUNG PAUL E + RACHELLE E 27021 RICHVIEW CT BONITA SPRINGS FL 34135	**34-47-25-B2-02500.0250** 27021 RICHVIEW CT BONITA SPRINGS FL 34135	RICHVIEW PB 34 PG 87 LOT 25
ESTRADA MARY BETH 27214 MORGAN RD BONITA SPRINGS FL 34135	**34-47-25-B2-04100.0010** 27025 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 7 AKA LT 1 BELLE RIO PK UNREC
OCONNOR DIANE M 27035 BELLE RIO DR BONITA SPRINGS FL 34135	**34-47-25-B2-04100.0020** 27035 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1560 PG 0458 LOT 2 BELLE RIO PARK SUBD
KENNEDY DARCY D TR 4874 REGAL DR BONITA SPRINGS FL 34134	**34-47-25-B2-04100.0030** 27055 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1560 PG 0460
RUMBOLD DARREN G + 27065 BELLE RIO DR BONITA SPRINGS FL 34135	**34-47-25-B2-04100.0040** 27065 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1273 PG 1886
POUNSBERRY BERNARD G + JOANNE 37775 APACHE RD CHARLOTTE HALL MD 20622	**34-47-25-B2-04100.0340** 27066 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 AKA LOT 34 BELLE REO PK UNREC
GOODE RICHARD E + CAROL ANN 27060 BELLE RIO DR BONITA SPRINGS FL 34135	**34-47-25-B2-04100.0350** 27060 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1332 PG 1139
SHOTWELL CLARK H JR + KAREN 27046 BELLE RIO DR BONITA SPRINGS FL 34135	**34-47-25-B2-04100.0360** 27046 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB3 PG27 PT LT 7 AKA LT 36 BEL RIO PK UNREC
ROGERS DENNIS J 27030 BELLE RIO DR BONITA SPRINGS FL 34135	**34-47-25-B2-04100.0370** 27030 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1300 PG 0784 LOT 37 BELLE RIO PARK SUBD
BUHRIG MARC + MELISSA 27028 BELLE RIO DR BONITA SPRINGS FL 34135	**34-47-25-B2-04100.0380** 27028 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LT 7 DESC IN OR 1865 PG 2790
STOLL WILLIAM K + VALERIE J 27070 ESTHER DR BONITA SPRINGS FL 34135	**34-47-25-B2-04200.0080** 27070 ESTHER DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 8 FR NELY COR LOT 8 AKA LOT 8 HIDDEN COVE EST UNREC
SCHULLO GERALD F 27050 ESTHER DR BONITA SPRINGS FL 34135	**34-47-25-B2-04200.0090** 27050 ESTHER DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 8 FROM NELY COR LOT
DRUEDING CHARLES 27020 ESTHER DR BONITA SPRINGS FL 34135	**34-47-25-B2-04200.0100** 27020 ESTHER DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 8 FROM NELY COR LOT
WASSON TODD G + LISA A 9530 W TERRY ST BONITA SPRINGS FL 34135	**34-47-25-B2-04200.0110** 9530 W TERRY ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 8 FR NELY COR LOT 8 AKA LT 11 HIDDEN COVE EST UNREC
WAYSON AGNES E 5214 GREENOCK DR LOTHAN MD 20711	**34-47-25-B2-04200.0120** 27021 HOLLY LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 8 FROM NELY COR LOT AKA LOT 12 UNREC HIDDEN COVE EST
THOMPSON RICHARD C 18855 RAPIDS RD HIRAM OH 44234	**34-47-25-B2-04200.0130** 27051 HOLLY LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 8 DESC OR 1342 PG 1362 AKA LOT 13 HIDDEN COVE ESTS
RODEN A E JR + VERONICA R 916 PARK AVE N TONAWANDA NY 14120	**34-47-25-B2-04200.0140** 27071 HOLLY LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 8 FROM NELY COR LOT
INMAN ANDREA 27011 FLAMINGO DR BONITA SPRINGS FL 34135	**34-47-25-B2-04900.0010** 27011 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 1

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SELMER KARL H + ERNA POSTFACH 500849 22708 HAMBURG GERMANY	**34-47-25-B2-04900.0020** 27021 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 2
MORTELLITI ANTHONY J + MEIKE 150 N BEDFORD RD #C7 CHAPPAQUA NY 10514	**34-47-25-B2-04900.0030** 27031 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LOT 3
FARRELL JAMES R 1990 POLARIS PL ST PAUL MN 55109	**34-47-25-B2-04900.0360** 27040 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 36
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UT 2203 MARCO ISLAND FL 33937	**34-47-25-B2-04900.0370** 27030 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 37
CANAL DAVID + 5555 SW 192 TERR FORT LAUDERDALE FL 33332	**34-47-25-B2-04900.0380** 27020 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 38
SARARO CHRISTOPHER J 27010 FLAMINGO DR BONITA SPRINGS FL 34135	**34-47-25-B2-04900.0390** 27010 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 39
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UT 2203 MARCO ISLAND FL 33937	**34-47-25-B2-04900.0400** 27000 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LOT 40
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UT 2203 MARCO ISLAND FL 33937	**34-47-25-B2-0490A.00CE** RESERVED BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 TRACT A
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UT 2203 MARCO ISLAND FL 33937	**34-47-25-B2-0490B.00CE** 27001 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 TRACT B
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UT 2203 MARCO ISLAND FL 33937	**34-47-25-B2-0490C.00CE** RESERVED BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 TRACT C
RIVERWOOD BONITA LLC 4061 BONITA BEACH RD BONITA SPRINGS FL 34134	**34-47-25-B2-0510A.0000** RESERVED BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 TRACT A
RIVERWOOD BONITA LLC 4061 BONITA BEACH RD BONITA SPRINGS FL 34134	**34-47-25-B2-0510B.0000** RESERVED BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 TRACT B
RIVERWOOD BONITA LLC SERRANO 4061 BONITA BEACH RD BONITA SPRINGS FL 34134	**34-47-25-B2-0510R.00CE** RIGHT OF WAY FL	SERRANO PB 77 PGS 17-19 TRACT R
LYNCH YORK M + NORA L 6277 SPRINGDALE BLVD GRAND BLANC MI 48439	**35-47-25-B1-02600.0010** 27021 LAVINKA ST BONITA SPRINGS FL 34135	FM NW COR LOT 16 BONITA FARMS 1 RUN S 25 FT TH ELY 295 FT TO POB TH E 137.23
MENDEZ JULIO 27031 LAVINKA ST BONITA SPRINGS FL 34135	**35-47-25-B1-02600.0020** 27031 LAVINKA ST BONITA SPRINGS FL 34135	FR NW COR LT 16 BONITA FARMS 1 RUN S25 FT TH ELY 295FT TH S125FT TO P O B
MAYHOOD LEROY WAYNE 24020 PRODUCTION CIR BONITA SPRINGS FL 34135	**35-47-25-B1-02600.0280** 27050 LAVINKA ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 16 DESC IN OR 1305 PG 1272
HOHAUS FRANK + GUDRUN C/O SCHUCKLAT REALTY INC 3525 BONITA BEACH RD STE 112 BONITA SPRINGS FL 34134	**35-47-25-B1-02600.0290** 27040 LAVINKA ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 16 DESC IN OR 1305 PG 1271
MAYHOOD LEROY WAYNE 24020 PRODUCTION CIR BONITA SPRINGS FL 34135	**35-47-25-B1-02600.0300** 27030 LAVINKA ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 16 DESC IN OR 1305 PG 1270

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LOFFRENO PASCUAL TR 1/2 INT + 8002 ESTERO BLVD FT MYERS BEACH FL 33931	**35-47-25-B1-02600.0310** 10040 W TERRY ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 16 DESC IN OR 1744 PG 1399
LOFFRENO PASCUAL TR 1/2 INT + 8002 ESTERO BLVD FT MYERS BEACH FL 33931	**35-47-25-B1-02600.0320** 10030 W TERRY ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 16 DESC OR 1744 PG 1404
LOFFRENO PASCUAL TR 1/2 INT + 8002 ESTERO BLVD FT MYERS BEACH FL 33931	**35-47-25-B1-02600.0330** 10010 W TERRY ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 16 DESC IN OR 1744 PG 1409
HAMBEL ELLEN M 27031 EDGEWOOD DR BONITA SPRINGS FL 34135	**35-47-25-B1-02600.0340** 27031 EDGEWOOD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 DESC OR 1462 PG 1703 AKA LT 34 IMPERIAL RIV EST
LINAKER DIANE 27041 EDGEWOOD ST BONITA SPRINGS FL 34135	**35-47-25-B1-02600.0350** 27041 EDGEWOOD ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF NW 1/4 DESC INOR 1226 PG 219AKA LT 35 IMPERIAL RIVER ESTS
CSOMO PAUL S + JENNIFER 27051 EDGEWOOD ST BONITA SPRINGS FL 34135	**35-47-25-B1-02600.0360** 27051 EDGEWOOD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 16 DESC IN OR 1425 PG 2206

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