

GIS Tracking Sheet

Case No.: VAR2012-00007
Intake Date: March 29, 2012
Project Name: Island Park Road Fence Replacement
STRAP Number(s): See attachment
Planner Name: Chahram Badantchian Ext. 38372

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 4-2-12 INTAKE: VAR2012-00007
LEGAL SUFFICIENT ☐ YES ☐ NO Initials: MA

If not, give brief explanation:

MAPPED —

~~NEED TO ADD 34-202(a)(3) TO THE WAIVER~~

MAP UPDATE following FINAL ACTION

Date:

☒ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution
☐ Administrative Approval ☐ Blue Sheet

Zoning Notes:

MAP UPDATED

☒ YES

☐ NO

Initials: SL

If not, give brief explanation:

ZONE: RM:2: 009013

VAR2012-00007

Island Park Road Fence Replacement

LEGAL DESCRIPTION

BEGINNING A POINT 600 FEET NORTH OF THE CENTER LINE OF THE CLUB BLVD. AND
ENDING 2,292 FEET SOUTH ALONG THE WESTERLY 10 FEET MORE OR LESS OF
ISLAND PARK ROAD A POINT 450 FEET MORE OF LESS NORTH OF THE CENTERLINE
OF DEER RUN S.W. BLVD. IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE
COUNTY, FLORIDA.

5-7-12

APPROVED
LEGAL



OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA
HEARING EXAMINER DECISION

RECEIVED
AUG 21 2012
ZONING

VARIANCE: VAR2012-00007

APPLICANT: THE FOREST PROPERTY OWNERS ASSOCIATION, in
reference to THE FOREST PROPERTY OWNERS
ASSOCIATION-ISLAND PARK ROAD FENCE REPLACEMENT

HEARING DATE: JULY 11, 2012

WRITTEN SUBMISSION: AUGUST 20, 2012

I. APPLICATION:

Filed by THE FOREST PROPERTY OWNERS ASSOCIATION, INC., c/o WES ALLOWAY, CAM, 5990 Forest Boulevard, Fort Myers, Florida 33908 (Applicant/Agent); FOREST COUNTRY CLUB MEMBERSHIP, 6100 Club Boulevard SW, Fort Myers, Florida 33908; FOREST PROPERTY OWNERS ASSOCIATION, 5990 Forest Boulevard, Fort Myers, Florida 33908; PARTRIDGE COURT CONDO ASSOCIATION, 14360 S. Tamiami Trail, STWW B, Fort Myers, Florida 33912; PARTRIDGE PLACE CONDO ASSOCIATION, STE 138 PMB 324, 16520 S. Tamiami Trail, Fort Myers, Florida 33908; MARIA TABARRINI, 6001 Deer Run, Fort Myers, Florida 33908 (Owners); DAVID M. JONES, JR. AND ASSOCIATES, INC., c/o GREGORY J. DISERIO, RLA, 2221 McGregor Boulevard, Fort Myers, FL 33901 (Agent).

Request is for a Variance from the Land Development Code ("LDC") Section 34-1743(b)3, which requires a 7.5-foot-wide landscape strip on the exterior side of residential project fence/wall, to allow for no landscaped area in the replacement of an existing chain-link fence with an 8-foot-high masonry wall, in approximately the same location, along Island Park Road.

The subject property is located on Island Park Road, San Carlos Planning Community, Section 1, Township 46 South, Range 24 East, Lee County, Florida (District #3).

The Strap numbers as furnished by the Applicant are: 01-46-24-00-00001.0000, 01-46-24-00-00002.00CE, 01-46-24-06-00000.00CE, 01-46-24-07-00000.00CE, and 01-46-24-02-00009.0010

II. STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Chahram Badamtchian. The Staff Report is incorporated herein by this reference.

III. HEARING EXAMINER DECISION:

The undersigned Lee County Hearing Examiner **APPROVES** a Variance from LDC Section 34-1743(b)3,¹ which requires a 7.5-foot-wide landscaped strip, with specified amounts of landscaping, on the exterior side of a residential project fence/wall, to allow the replacement of an existing chain-link fence with an 8-foot-high masonry wall in approximately the same location along Island Park Road, with the existing amount of landscaped area and, at a minimum, the existing amount of landscaping, for the real estate described in Section IX. Legal Description, WITH THE FOLLOWING CONDITIONS AND NOTATIONS:

A. CONDITIONS:

1. The wall shall not be placed any closer to the right-of-way than the existing fence.

2. The wall must be an architecturally finished masonry wall, with the finished side facing Island Park Road, but may have picket style swing gates at certain points, to allow access to the fire hydrants located in the Island Park Road right-of-way, and other architectural openings that are consistent with meeting the provisions of this variance.

3. At a minimum, the amount of landscaping that currently exists in the areas between the wall and the right-of-way of Island Park Road, if any, as shown in Exhibits B and C, must be maintained to the greatest extent reasonably possible, except in the areas of the existing fire hydrants, which may be cleared as necessary to provide access to the fire hydrants. In areas where the existing landscaping is replaced or supplemented, the new landscaping must meet the tree and shrub standards of §34-1743(b)(3), LDC, as closely as is reasonably possible or be approved by the Director to provide essentially the same screening and softening of the wall.

B. NOTATIONS: The following notations are provided to inform the Applicant that, although they are not conditions on the subject variance, the following requirements will apply to the subsequent permitting reviews for the proposed wall.

¹ LDC §34-1743. - Residential project walls.

(b) *A residential project fence or wall:*

(1) May be a maximum height of eight feet around the perimeter of the project upon a finding by the Development Services Director that the fence does not interfere with vehicle visibility requirements (see section 34-3131) at traffic access points.

...

(3) Required or optional residential project walls must be landscaped on the exterior side (between the wall and the abutting property or street right-of-way) with a minimum of five trees per 100 lineal feet and shrub hedges, within a minimum plantable width of seven and one-half feet located on the exterior side of the wall or fence.

a. Hedges must be planted and maintained so as to form a 36-inch high continuous visual screen within one year after time of planting.

b. Trees adjacent to a right-of-way must be appropriately sized in mature form so that conflicts with overhead utilities, lighting and signs are avoided. The clustering of trees and use of palms adjacent to the right-of-way will add design flexibility and reduce conflicts.

1. A swing access gate through the wall must be provided adjacent to each fire hydrant located on Island Park Road.

2. In accordance with LDC section 34-1743(b)(5), the wall will not be permitted until proper documents have been recorded providing for the maintenance of the project wall and landscaping.

IV. HEARING EXAMINER DISCUSSION:

Background:

The subject properties are five separately owned parcels, comprising approximately 2,300 total linear feet along the west side of Island Park Road, within the development known as The Forest. The Forest is located in the San Carlos Planning Community. The request is for a variance to allow the replacement of the Island Park Road part of the exterior fencing around The Forest; replacing an existing chain-link fence with an eight-foot wall. The proposal is to place the wall in essentially the same location as the fence. Island Park Road is a sixty-foot wide two-lane collector road.

The testimony established that, when The Forest was developed and the existing fence was installed, Lee County's regulations did not require a 7.5-foot landscaped area in front of the fence, as they currently do. In the absence of such a requirement, the fence was placed immediately adjacent or very close to the road right-of-way and much of the area behind the fence, internal to the project, was improved with property improvements, such as internal roads and parking spaces. The area in front of the fence, both the narrow area on The Forest side of the line and within the Island Park Road right-of-way was, and currently is, heavily landscaped, effectively screening most of the fence in a manner consistent with the current code requirement to screen a project fence or wall. Most of this landscaping in the right of way was planted and is maintained by the Applicant, apparently without explicit authorization or approval² from the County. To treat this landscaping in the right-of-way as meeting the subject landscaping requirement is, however, inconsistent with the requirements of the LDC, specifically §10-421(a)(5).³

The testimony was that attempts have been made to repair the fence, which has deteriorated over the years, but, since the fence did not meet the current requirements, it could not be fully repaired without a variance. Rather than replace the fence with another chain-link fence, the Applicant is now proposing to replace the fence with an eight-foot wall. The testimony of the Applicant's representative was that the wall is required to maintain the security and aesthetics of the gated community.

The original variance request was for three variances; one to reduce the planting area width and amount of landscaping, one to vary the amount of required native vegetation required, and one to allow the existing landscaping to remain in the right-of-way. After discussions with the Staff, however, it was determined that the second and third

² Staff indicated at the hearing there is a right-of-way use permitting or approval process available to request the authorization to maintain landscaping in the County's rights-of-way, but there is no record evidence that such a use permit had been issued for this area.

³ "No code required landscaping may be located in any street easement or right-of-way."

variances were related to the landscaping in the right-of-way and were not necessary; the first variance request was sufficient to address the entire issue. The variance request brought to the hearing, therefore, was to reduce the required landscaped area from 7.5 feet to zero, with the understanding that this would also eliminate the requirement for the landscaping, although there was an expectation that the landscaping would remain. As refined after discussions with Staff, the variance requested is fairly narrow, but, as discussed below, it may have been more narrowly drawn than is necessary for the situation and the Applicant's actual plans.

The proposal is for the wall to be a prefabricated masonry wall, with drilled pylons and footings columns and panels that slide into place between the columns. The fire district requested, and the Applicant has agreed to provide, openings in the wall with aluminum picket style swing gates next to each existing fire hydrant, to allow full access to the fire hydrants.

Review Criteria

As a variance request, there are specific criteria that are to be considered and which the application must meet to be approved.

Exceptional Conditions and Hardship.

Under Sections 34-145(b)(2)a. and 34-145(b)(3)a. of the LDC, for a variance to be approved, there must be exceptional or extraordinary conditions or circumstances (herein "exceptional conditions") that are inherent to the property, structure, or building in question and those exceptional conditions must create a hardship on the property owner. "Hardship," in this situation, means "an unreasonable burden that is unique to a parcel of property, such as peculiar physical characteristics." §34-2, LDC.

This is a request to place a "project wall" so that it will enclose the east side of The Forest. Due to the existing development along the property boundary, as well as mature trees and other landscaping in the area, the only area in which the project wall can reasonably be located is where the existing fence is located. This same development and landscaping constrains the provision of the current LDC requirement of 7.5 feet of landscaped area in front of the fence or wall. These constraints were cited by the Staff as the extraordinary conditions that are needed to justify the variance.

Although the variance request involves the replacement of a non-conforming fence, the mere existence of the nonconforming fence is not the justification for the variance for the new wall. In this case, it is the circumstances that have occurred around the nonconforming fence that create the exceptional circumstances; it is the placement of the pavement and parking spaces, the removal of which would create significant hardship to the property owners, as well as the growth of trees and other vegetation, the removal of which would be inconsistent with the intent of the LDC, that create the necessary exceptional circumstances, rather than the existence of the nonconforming fence itself. Therefore, there are sufficient exceptional conditions.

Not Self-Created. Sections 34-145(b)(2)b. and 34-145(b)(3)b. of the LDC require that the exceptional conditions must not be the result of actions of the Applicant, taken after the landscape area requirements were adopted (i.e. the exceptional conditions hardship cannot be self-created). In this case, the requirement of landscaping outside of a project wall was added to the LDC in 2000 and the 7.5-foot width requirement was added in 2005. Both of these changes were made well after The Forest was developed and the landscaping and fence were put in place in the 1980s. Therefore, the exceptional conditions were not self-created.

Minimum Variance. Section 34-145(b)(3)c. of the LDC requires that any variance granted must be the minimum variance that will relieve the Applicant of the unreasonable burden (hardship) caused by the application of the regulation to the property. The variance request is to eliminate the requirement of the 7.5-foot landscaped area in front of the wall. This would effectively also eliminate the requirement that there be any landscaping in front of the wall.

In this situation, to determine whether this request is the minimum variance, it is necessary to understand the intent of the regulation to be varied. In the hearing, Staff explained that the purpose of the section 34-1743(b)3 landscaped area requirement was to provide some greenery and soften the look of the wall. Accordingly, to be the minimum variance necessary, the variance would need to be the minimum variance that did not require the removal of the existing roadways, parking spaces, or mature trees and vegetation, but still provided sufficient greenery on the outside of the wall to soften the stark appearance of the wall.

As proposed to be conditioned by Staff, the new wall could not be placed closer to the Island Park Road right-of-way than the existing fence. For a very small percentage of the wall, this would result in the wall being immediately adjacent to the road right-of-way. But for the vast majority of the wall, there would be an area three to four feet wide between the wall and the right-of-way. Most of this area currently contains landscaping and the Applicant's representative has indicated the Applicant intends to keep the area landscaped. Because of this, a variance to eliminate the requirement to retain this space and landscaping is a more variance than is actually required or, apparently, desired by the Applicant.

The proposed variance wording appears to be because of the difficulty in addressing varying widths and amounts of landscaping and in recognition of the amount of landscaping in existence outside of the existing fence. The intent also seemed to be to not "bless" the fact that much of the existing landscaping is actually in the Island Park Road right-of-way, which, under the LDC, cannot be counted as meeting the requirements. The difficulty with the simpler zero landscaped area approach is that it assumes the continuation of the current situation of having landscaping in the area, whether it is required or not, and, as to the landscaping in the right-of-way, assumes the landscaping will continue to be tolerated. This should not be assumed; ownership, finances, focus, and, as to the right-of-way landscaping, the County's tolerance or need to occupy the right-of-way can all change, potentially resulting in little or no landscaping in front of the wall.

Therefore, to provide the relief and to provide the intended softening of the impact of the wall without relying on the landscaping in the right-of-way, rather than eliminating the requirement and assuming the landscaping will remain, the minimum variance needed to alleviate the hardship would be to reduce the required landscaped area from the required 7.5 feet to the widths shown on the Applicant's Exhibits 1 and 2 (typically three to four feet for most segments) and to reduce the required landscaping from the specific plantings required by the LDC to lesser plantings that meet the intended screening/softening. For those segments of the wall that are immediately adjacent to the right-of-way, there would need to be either a softened architectural feature, such as patterning in the wall or openings in the wall with landscaping visible behind or through the openings, or draping or vining landscaping from behind the wall that would provide the softening. Accordingly, this is the variance, as conditioned above, the undersigned Hearing Examiner is approving.

Not Injurious to the Neighborhood. Sections 34-145(b)(2)c. and 34-145(b)(3)d. of the LDC require that the variance not be "injurious to the neighborhood or otherwise detrimental to the public welfare." The testimony provided was that the request would not change the drainage of the area, would make the existing fire hydrants more visible, and would allow the relocation of drainage easements so they are more accessible. Additionally, there was testimony that at least one of the residential developments across Island Park Road also had a wall that did not provide the required landscaped area. There is no evidence that the variance, as conditioned, would be injurious to the neighborhood.

Variance Issue is Not of a Recurring Nature. Section 34-145(b)(3)e. of the Land Development Code requires that the exceptional conditions for which the variance is being sought must not be of such a general or recurrent nature as to make it more practical to amend the Land Development Code than to grant the variance. This situation is unique enough, however, that it fits into the variance situation, rather than a recurring situation justifying amendment of the LDC.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony, and the exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. There are exceptional or extraordinary conditions or circumstances ("exceptional conditions") that are inherent to the subject property and those exceptional conditions create an unreasonable burden on the property owner, in that there is existing pavement and parking spaces, the removal of which would create significant hardship to the property owners, and significant amounts of trees and other mature landscaping, the removal of which would be inconsistent with the intent of the LDC, that prevent the placement of the proposed wall with a full 7.5-foot wide landscaped area in front of the wall.

B. The exceptional conditions are not the result of actions of the Applicant taken after the requirements were adopted in that the exceptional conditions were lawfully created well before the regulations were adopted.

C. The variance as conditioned herein is the minimum necessary variance in that it will provide hardship relief and the regulation intended softening of the impact of the wall.

D. The variance, as conditioned herein, would not be injurious to the neighborhood.

E. The exceptional conditions found in this case are not of such a general or recurrent nature as to make it more practical to amend the Land Development Code than to grant the variance.

F. The conditions proposed by Staff and amended as indicated above are necessary for the protection of the public interests and are rationally related to the variance request and the impacts anticipated from the proposed variance.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

1. A 2012 aerial photograph prepared by Lee County DCD, Mapped June 2012 (1 page - 24"x36")[color]
2. A memorandum from Chahram Badamchian, Senior Planner, to Laura B. Belflower, Hearing Examiner, dated August 14, 2012, and one CD (multiple pages – 8.5"x11"){post hearing submittal}

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

1. Plan B – Wall Location & Landscape Demo Plan, Fence Replacement & Landscape Demo for the southern segments, prepared by David M. Jones, Jr., & Associates, Inc., L-3, last revised MARCH 28, 2012 (1 page - 24"x36")[color]
2. Plan E – Wall Location and Landscape Demo Plan, Fence Replacement & Landscape Demo for the northern segments, prepared by David M. Jones, Jr., & Associates, Inc., L-4, last revised MARCH 28, 2012 (1 page - 24"x36")[color]
3. Elevations A, B, C, D, & E prepared by David M. Jones, Jr., & Associates, Inc. (1 page – 11"x17")[color]
4. Wall examples by Revolution Walls (6"x9")[color]

5. A letter from Gregory J. Diserio, RLA, with David M. Jones, Jr. & Associates, Inc., to Laura B. Belflower, Hearing Examiner, with copy to Chahram Badamtchian, with Lee County Department of Community Development, dated August 15, 2012 (multiple pages – 8.5"x11"){post hearing submittal}

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner introduced the case for the record and asked the Assistant County Attorney if she had any comments. At which point, Susan Henderson, Assistant County Attorney, introduced herself for the record and explained that she was present representing the Board of County Commissioners (BOCC) and that it was her job to assist Staff, the Hearing Examiner, and the Court Reporter in ensuring that the record is complete. She noted there were no members of the public present.

She explained that the subject case was a variance request and that the Hearing Examiner would issue a final determination on the request, based on the evidence and testimony presented at the hearing. Next, she introduced Chahram Badamtchian and Aaron Martin from County Staff and Greg Diserio, who was representing the Applicant.

The Hearing Examiner placed those who planned to testify under oath. Then the Applicant, Greg Diserio, who was a registered landscape architect and Vice President with David M. Jones, Jr. and Associates, whose office was located in Fort Myers at: 2221 McGregor Boulevard, Fort Myers, Florida 33901, introduced himself for the record. He explained that he had been practicing as a registered landscape architect for more than 30 years in Southwest Florida and he had made presentations before a Hearing Examiner as well as other County and City Boards.

Mr. Diserio indicated his résumé was on file with the Hearing Examiner's Office, but he did have copies with him, if anyone wanted one. He asked to be recognized as a qualified expert and after hearing no objection, he was recognized as such.

He explained that he was present on behalf of The Forest Property Owners' Association, to request a variance to permit replacement of the existing chain-link fence with a solid wall in approximately the same location as it was currently situated.

He referred to a couple of exhibits on the board and noted that Mr. Badamtchian had posted an aerial photograph depicting the location. The area of work was approximately 2,300 linear feet of frontage along Island Park Road and encompassed four or five different STRAP numbers. One was a single-family residence on the southern end of the project. There were two condominium associations, which made up the majority of the length of the project, and then common areas, either to The Forest property owners or The Forest Country Club Golf Course Community.

Mr. Diserio explained that The Forest Country Club was permitted and developed in the early 1980s, was mostly built out, and had been an established community for a long time. It was a residential golf course community with single-family and multi-family residential units. Mr. Diserio noted that Island Park right-of-way (ROW) was generally to the east of the location for where the variance was requested. To the east of Island Park Road there was a commercial shopping center (Publix shopping center on the northeast corner) and residential communities going south from there.

He explained that when the two condominium associations' properties were developed in the early 1980s, the current Codes were not in effect. He noted that currently there was anywhere from zero to 18 feet between the property line and the existing internal parking lot aisles and parking access ways, which prohibited installation of a new wall back 7.5 feet from the ROW, as required by Code.

He pointed out existing landscaping on the outside of the wall and fence on two colored exhibits, which were blow-ups of the area, in two sheets, with one showing the southern end and the other the northern end. The Hearing Examiner wanted them to be identified for the record and noted that Applicant's Exhibit 1 would be the southern end, with two segments shown on that drawing, and Applicant's Exhibit 2 would be the northern end, with three segments shown on it.

Mr. Diserio explained that Island Park Road was below the colored portion. The approximate location of the existing fence and where the proposed new wall would go was highlighted in red. It showed the amount of currently existing landscaping. The Hearing Examiner wanted to know if any of these had dimensions that showed the distance between the wall and the ROW and if it was "to scale" and Mr. Diserio confirmed it was "to scale." He explained that he thought the dimensions were "off" on this particular sheet.

The Hearing Examiner said it appeared that most segments had at a least a few feet between the ROW and the wall. He indicated that was correct, however, at the northern end, they were "pretty much" at the ROW line in a few sections. Mr. Diserio indicated the dotted line on the graphics depicted the ROW.

He referred to another exhibit he had handed out in which he had tried to get a pictorial view from Island Park Road of what existed. He had one of the entire length (2,300 feet) but it was very hard to read, so this was just to show the typical amount of existing vegetation outside the wall or existing fence. He noted that it was hard to see the existing fence in most locations while traveling along Island Park Road. The Hearing Examiner labeled this exhibit Applicant's Exhibit 3.

The Hearing Examiner asked if the landscaping that was depicted was "pretty much" all in the ROW. He indicated some of it was; it was right on the line. There was a lot of it that was on the Applicant's property, but there was a little bit of a spillover into the ROW in some areas. It did not impact any of the drainage or cause any site visibility or safety issues with Island Park Road.

He indicated the Applicant was proposing to maintain the existing vegetation to the fullest extent possible outside of the proposed new wall. Most of the work would be done internal to the property, in order to install the wall. They would be removing some exotics. There was also some vegetation that would be removed to improve visibility and access to existing fire hydrants along Island Park Road.

Mr. Diserio noted that the existing landscaping had been maintained by the Applicant for years and they would continue to maintain it. The Forest policed themselves and had high aesthetic requirements. It was a well-run community and a well-maintained community. A fence or wall was required, in order to maintain the gated community that was developed there for both security and aesthetic reasons.

They had tried to replace some existing fence poles, because the fence had deteriorated. Since it was not in compliance with current setback requirements, it became an issue for them, as well as for Staff, in making sure that the fence could be maintained in a safe manner. He believed they were actually cited once for replacing some fences and fence posts. The Hearing Examiner wanted to know if it was because it was done without a permit and if it was because they could not meet the requirements. He indicated that was correct. He explained that they did go back and got a new Limited Development Order to take care of that but it would be an ongoing occurrence.

He explained that they were requesting a variance to allow a wall to be placed in the same location of the fence, with as little as a zero-foot setback, without the currently required landscaping on the outside, so as not to place any additional landscaping in the County's ROW.

The Hearing Examiner indicated she understood that the variance was to eliminate the horizontal 7.5-foot distance requirement to take it to zero (feet) as an allowance, but in some areas it may actually be more than zero (feet). She understood there would be some setback provided, consistent with what currently existed. Mr. Diserio confirmed that. The Hearing Examiner also indicated that she understood that the goal/idea was to put the wall exactly where the fence was currently (located). He confirmed that was the goal.

Then the Hearing Examiner wanted to know if they wished to have the landscaping requirement eliminated or if they wished to have the landscaping that currently exists be allowed to suffice for the variance. He explained that originally they were requesting to allow the existing landscaping to fulfill the intent. In meeting with Staff, they felt it was best to just eliminate that requirement for the landscaping on the outside. The Hearing Examiner understood that it was to eliminate the horizontal (distance requirement) and to eliminate the landscaping requirement. Mr. Diserio indicated that was correct and explained that given the nature of The Forest and the way they had always maintained their properties, there would always be landscaping on the outside, but it would just not be required by Code. However, there would always be landscaping out there. It was not the Applicant's intent to remove it and have a solid blank wall.

The Hearing Examiner wanted to know if the Applicant or a future owner could potentially remove all of the landscaping, if the variance was granted to waive the

distance and all landscaping. Mr. Badamtchian explained that would be correct and explained that there was no setback for the wall. He explained that The Forest had a landscaped strip and that the request was to reduce the 7.5 feet to zero feet. He further explained that part of the landscaping, if not most of it, was on the ROW. The Staff just didn't want to "bless" the landscaping in the ROW and then possibly have the Transportation Department have a problem in the future, if they wanted to widen the road, clean the ditch, or do some maintenance work on the road with the landscaping that Staff approved as the landscaping for the development, when it was not on the development's own property.

Since some of that landscaping was on their own property, the Hearing Examiner wanted to know if Staff wanted that landscaping to remain and if they wanted the variance to not allow them to remove that landscaping. Mr. Martin thought that in his Staff Report they had talked about that. The Applicant had agreed to keep the landscaping to the greatest extent possible on the interior and the exterior of the wall, because there is landscaping on both sides. There would need to be some trimming and removal done to install the wall and remove the fence. There were also some exotic species in there that were on their Prohibited Exotics list in Chapter 10, which the Applicant was going to take out in order to be compliant with that Section of the Code.

Mr. Martin explained that they could always put a condition in there that they needed to maintain the existing landscaping to the greatest extent possible on their property and remove the exotic vegetation. That would be fine, if that was what the Hearing Examiner wished. Mr. Diserio indicated they had no objection to that.

The Hearing Examiner understood that the idea was to get the wall in compliance with the County's Code as closely as possible, and put landscaping in or keep landscaping, where they had the room to make it grow. She thought that perhaps they could even change out what landscaping would be used, if they had a narrow area where they took exotics out and it left a big blank of wall. She understood they intended to put in something if they had room to do that even if it was just vines. She wanted to know if that was correct. Mr. Diserio confirmed that and explained that if this variance is approved, they would be coming in for a Limited Development Order to permit the installation of a wall and they would show landscaping replacement. He explained that the existing landscaping out there may not meet the full native requirement percentages that were currently in the Code, but they would accept appropriate plant species for the limited areas that did get exposed.

Mr. Diserio stated the Applicant believed that the variance request was the minimum request that they could make in order to relieve the Applicant from the unreasonable burden that was put upon them by the current County Codes, which were not in existence at the time of the original fence. They did not believe there were any detrimental impacts to the adjacent communities or public infrastructure. They were not changing any of the drainage along Island Park Road and they would be improving access and visibility to the existing fire hydrants.

He indicated they received the memorandum that Mr. Badamtchian supplied to them from the San Carlos Fire District, requesting that gates be placed at each fire hydrant, as

there were currently gates in those locations. It was always their intent to provide an aluminum picket gate opening at each fire hydrant. They were actually making them wider than what was currently out there. He thought there were three-foot gates and they were probably going to go to four or five-foot (gates) to make it more accessible. They would also be removing some vegetation around the fire hydrants to make them comply with the Fire Code to the fullest extent possible around the hydrants. Mr. Diserio also explained that they would be restoring and continually maintaining the existing landscaping on the exterior of the proposed wall.

As part of the project, they would also be relocating some of the water services to the condominiums. Currently, the utility meters were within the Island Park Road ROW with many of them hidden by vegetation or were difficult to see, which also made it difficult for the meter readers to gain access to read them because it was a fairly narrow area. He explained that Lee County Utilities did not object to them moving the easements back into the interior side of the wall.

Mr. Diserio stated they believed that this request was compliant and consistent with the Lee Plan, even though the Lee Plan primarily spoke about new development. There were some items in the Lee Plan that they believed were applicable to this.

They had no issues with the conditions of the Staff Report. They acknowledged the requests or requirements by the San Carlos Fire Department to provide access at the hydrant locations and they planned on doing that. Therefore, they were requesting approval of the variance.

The Hearing Examiner wanted to know how wide the wall would be from the front face to the back face. Mr. Diserio explained that the type of wall that would be constructed would be a prefabricated masonry wall where they drilled pylons and footings. The Hearing Examiner wanted to know if he meant a wall like what was along the interstate with panels slid in. He explained that it would obviously not be as big as the walls on the interstate. He explained that the panels were typically about eight inches (deep) and the columns were approximately 1.5 feet (deep).

He referred to a flyer from a company, which depicted typical graphic representations/photographs. She asked if he wanted to submit it as an exhibit. He explained that he was just showing it to her for her information, but if she wanted it (as an exhibit) that was fine. She understood it was not necessarily the wall or the design of the wall that they were going to have; rather it was a depiction of the idea of the type of wall. It was labeled Applicant's Exhibit 4. He explained that over the past several years, The Forest had installed a similar wall along the east property line behind the Goodwill Properties, which were north of the site, so they might be able see the type of wall that they were proposing. One of the issues they were dealing with was working among the existing vegetation and trying to maintain it. There were many mature trees out there.

The Hearing Examiner wanted to know if the intent was for the panels to be solid, as depicted, or if it would have some type of openings. Mr. Diserio explained it would be solid except for the aluminum openings where the fire hydrants were located. She wanted to know if it would be textured or have a brick appearance. He indicated it would

more than likely be a smooth stucco-type appearance, which was what they had out there now. They did have some other types of prefabricated walls that gave it a stone or brick look. Depending on the budget, there was a possibility that it would come out looking either like brick or have a natural stone finish, but their preference was something similar to what was shown on the exhibit.

The Hearing Examiner noted that he said that the development was in the early 80s. She wanted to know if the fence was put in at the same time. He believed it was. He didn't have an exact date of when it was put in. She wanted to know if it was put in before the year 2000. He answered: "absolutely." It had been there for as long as he could remember, and he had been in town since 1983.

She wanted to know if there was a fence all the way around The Forest and if they had replaced parts of it. He explained that they had within the overall community, but they had not replaced any along the subject section. He confirmed the subject fence was the original fence. He noted she would be able to tell that when she went out and looked at it.

She wanted to know if there were any maintenance easements. He had mentioned the water meter easements in the ROW, but she wanted to know if there were any other easements at the edge of the ROW that had allowed the maintenance of the fence. He explained that there were no easements that they were aware of. She wanted to know if in the past it had basically just been a matter of walking in the ROW and doing whatever they needed to do. He confirmed that. He explained that there was no maintenance easement; the majority of the length of the property consisted of the two condominium developments - Partridge Court and Partridge Place and they were also partial Applicants. So it was all common area to those developments and it didn't make sense to give them an easement to themselves.

She wanted to know who would own the wall. He believed The Forest Property Owner's Association, who oversaw all of the homeowners and condominium associations within The Forest, would be the actual owners of the wall. She wanted to know if they had some sort of agreement or right with each one of those property owners. She saw that each property owner signed the authorization for this application.

Ms. Henderson wanted to know if that was a legal issue that would be solved by the plat when it was recorded, wherein it would have dedicated common areas to The Forest Homeowner's Association. He believed so. The Hearing Examiner wanted to know about the maintenance of the landscaping. Ms. Henderson noted that for the purpose of maintenance, repair, and landscaping that was a typical dedication. Mr. Diserio explained that he believed their homeowner's document, which was submitted, controlled all of that.⁴ The Hearing Examiner wanted to be sure that the homeowner's association would have the ability to continue the landscaping and be able to be

⁴ Note: Written submissions made after the hearing do not clearly designate the area of the wall as "common areas" under the Applicant's control and, therefore, do not clearly establish the Applicant's ability to control the wall and landscaped area. As indicated in Notation 2, herein, the recorded evidence of this control will be required for the permitting approval of the wall.

responsible for making sure whatever conditions were put on the variance, would be met, if the variance was granted.

Mr. Diserio stated it was their desire to do the wall project all in one phase, although with budgets and timing of the tourist season, they might extend it over two phases in two separate years. However, their goal and intent was to get it done and get it completed as soon as possible.

Next, after being called upon to make his presentation, Mr. Badamtchian, a planner with the Lee County Division of Zoning, introduced himself for the record. He noted that his résumé was on file and he had been recognized in the past as an expert in zoning, planning, and land use and he wanted to be recognized as such at this time. After hearing no objection, he was recognized as such.

He began by explaining that the Applicant was requesting to replace an existing fence using the same footprint. He explained that when they pulled the permit in the 1980s to build the fence, there were no landscape requirements for the outside of the fence. He explained that today's requirement was for 7.5 feet and they didn't have that. That was the reason they were asking for the variance.

There were places where they would have to remove mature trees if they moved the wall back. There were areas where there was just a parking area or a driveway, where it was not possible to move it and provide the 7.5 feet. That was the reason they were asking to place the wall where the fence was currently sitting. It was located along Island Park Road, which was a two-lane collector road.

The original request was actually for three separate variances from the location, the setback, and the landscaping, and to also allow more than the maximum allowable exotic vegetation. After some discussion, they decided that they could combine all of them into one variance, since part of the landscaping was within the ROW.

They just didn't want to include that as part of this variance, because, even though the old Code didn't require landscaping outside of the fence, they already had it and they maintained it and there was no reason to believe that once they built a wall to replace the old fence that they were going to get rid of it, especially since they hired a landscape architect to apply for the variance as opposed to a wall contractor. That was a good sign.

Mr. Badamtchian explained that was the reason that Staff recommended approval of this variance subject to all three of Staff's conditions. Two of them were in the Staff Report and the third one was sent in the 48-Hour Notice (memorandum from Staff) to the Hearing Examiner. The Hearing Examiner wanted to make sure she had the wording and she referred the 48-Hour letter, which indicated: "A swing gate providing access to fire hydrants must be provided adjacent to each fire hydrant located on Island Park Road."

He explained that Aaron Martin was present from the Environmental Sciences Division in case the Hearing Examiner had any questions about landscaping. The Hearing

Examiner wanted to know what their understanding was of the purpose of the Code requirement. She thought that historically it seemed that it was approved in two stages. First there was the requirement that there had to be landscaping and then there was a requirement to have a certain amount of space to put the landscaping in. She wanted to know what goal they were trying to achieve with that requirement.

Mr. Badamtchian explained that the goal was to soften the look of the wall, so as not to have "interstate-type" walls along the roads. They wanted to have some vegetation to soften the look of it and provide some greenery on the outside of the wall.

The Hearing Examiner noted he had indicated that Island Park Road was a collector road. She wanted to know if it was scheduled to be made wider than it currently was. Mr. Badamtchian explained that he had talked to the Department of Transportation (DOT) and they did not have any plans to widen it. She noted it was a two-lane collector on the long-range plan. He confirmed that the long range plan did show that plan.

The Hearing Examiner noted that he had indicated that there were plantings in the ROW. She understood that was inconsistent with the Code to have the plantings, but she wanted to know if they were allowed to remain under the Code requirements, since the fact was that they were there. Mr. Badamtchian noted that the DOT usually had no problem with that, with the understanding that if there was a need, they would go and remove it, but they would not replace it. With that, they usually had no problem allowing people to have some planting within the ROW. They, themselves plant trees within the ROW.

The Hearing Examiner wanted to know if the DOT had any issue if additional plants were added to ones that were already there. Mr. Martin explained that typically, if there was something proposed to be planted by a private entity within the ROW, they would have to get some sort of permit or agreement from Lee County DOT to plant in that ROW. He explained he had seen it done through just an agreement, but sometimes they required them to do an easement of sorts to plant in the ROW. It had been done a couple of different ways through DOT.

The Hearing Examiner noted that the example given was that if there were exotics in the ROW and they had to be taken out, it might be possible to replace them with native vegetation or something that was an allowed plant. Mr. Martin explained that there were avenues to do that. He was not sure, but if they did go work in the ROW, they would probably have to get some sort of a ROW permit from DOT to do that work in the ROW.

The Hearing Examiner wanted to know if it was that the County did not want to sanction that activity or require that activity, but there may be methods so that it can be allowed. Mr. Martin explained that they looked at the plantings as existing/non-conforming. They were there and they had been there, but he didn't know that they had ever throughout time been permitted through some sort of agreement to be put in the ROW. They had just been there since the fence was put in.

She also wanted to know if Staff had any concern about creating basically a "canyon" effect of tall walls on both sides, as it was her understanding, through reading the Staff

Report, that there was a wall on the other side of the road that also did not have the landscaping area. Mr. Badamtchian answered: "not really, judging by the pictures of the existing fence." He explained that there was currently adequate landscaping and you could barely see the fence. Therefore, they did not expect them to remove all of the vegetation and build a wall. They understood that some portions of the landscaping may be trimmed or removed to allow access to that fence and to construct a wall, but they were not expecting them to remove everything, because over the years they spent time and money to install the landscaping for their own community to improve the look of the community. He didn't believe they intended to remove it. He reiterated that they hired a landscape architect to build the wall.

The Hearing Examiner wanted to know if the fire district would normally review a fence or wall permit application and make that fire hydrant request if there was no variance involved. Mr. Badamtchian explained that they usually did not, but they had a fire reviewer in the building department that usually looked at those things. The Hearing Examiner understood that before the permit was issued that issue would have been addressed without the variance. So it was not the variance that precipitated that issue. Mr. Badamtchian noted that the original fence didn't have a variance but they have those gates.

Mr. Diserio noted that Mr. Martin was correct in that there were plantings in the ROW and Lee County DOT did have mechanisms for allowing plantings and maintenance and all of that. Whether or not they wanted to go that full extent with this or not, he assumed would be determined at the time they got a Limited Development Order. The fence would be installed primarily from The Forest property owner's side. That would be where all the construction activity would take place. It would make it easier to do the installation. He added that there might be a need to do it from the Island Park Road side, but a work in the ROW permit would be required and if a temporary lane closure was required that would all be spelled out as they went through the Development Order process.

The (requirement for) gates at the fire hydrant locations was something that was in the best interest of the residents of The Forest, who obviously had those hydrants there for the protection of their properties, so there was no issue with providing that. Again, they planned on making it more visible because a couple of them were very difficult to see as you were traveling. Although, he was sure the Fire Chief knew where they were because their station was right across the street from there, but they would be making that improvement.

The Hearing Examiner noted the color aerial provided by Staff would be marked Staff's Exhibit 1. Then the hearing was concluded.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

ADDITIONAL COUNTY STAFF:

1. Susan Henderson, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902
2. Aaron Martin, Environmental Sciences, P. O. Box 398, Fort Myers, Florida 33902

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VI.):

For: NONE

Against: NONE

General: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER DECISION:

For: NONE

Against: NONE

General: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communication (Hearing Examiner) means communication in any form, whether written, verbal, or graphic, with the Hearing Examiner or the Hearing Examiner's staff, by any person outside of a public hearing and not on the record, concerning substantive issues in any proposed, anticipated, or pending matter relating to appeals, variances, special permits, rezonings, special exceptions or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for discussion or recommendation, except as permitted in the County Administrative Code.

Communications regarding procedural aspects of a proceeding are not deemed unauthorized.....[LDC Section 2-191(a)]

No person may communicate with a Hearing Examiner or the Hearing Examiner's staff regarding the substance (non-procedural aspects) of a pending rezoning action or appeal to be considered by the Hearing Examiner under Sections 2-420 through 2-429, or 34-145.....[LDC Section 2-191(b)(2)]

Penalties. Any person who intentionally makes or attempts to initiate an unauthorized communication to or with a Hearing Examiner, a member of the Hearing Examiner's staff, a County Commissioner or an Assistant to a County Commissioner, or any Hearing Examiner or County Commissioner who fails to publicly disclose and report an unauthorized communication or an attempt to initiate an unauthorized communication, may be subject to the following penalties: [LDC Section 2-291(c)]

Revocation, suspension or amendment of any permit, variance, special exception or rezoning granted as a result of the Hearing Examiner action that is the subject of the unauthorized communication.....[LDC Section 2-191(c)(2)] or

A fine not exceeding \$500.00 per offense, by imprisonment in the County jail for a term not exceeding 60 days, or by both such fine and imprisonment.....[LDC Section 1-5(c)]

XI. APPEALS:

This Decision becomes final on the date rendered. A Hearing Examiner Decision may be appealed to the Circuit Court in Lee County. Appeals must be filed within thirty (30) days of the date the Hearing Examiner Decision is rendered. Appeal is by Petition for Writ of Certiorari in accordance with the Lee County Land Development Code Section 34-146.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A. A complete verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

This Decision is rendered this 21st day of August, 2012. Notice or copies of this decision will be delivered to the offices of the Lee County Board of County Commissioners.



LAURA B. BELFLOWER
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: 239/533-8100
Facsimile: 239/485-8406

5/29/2012



VAR2012-00007

Island Park Road Fence Replacement

LEGAL DESCRIPTION

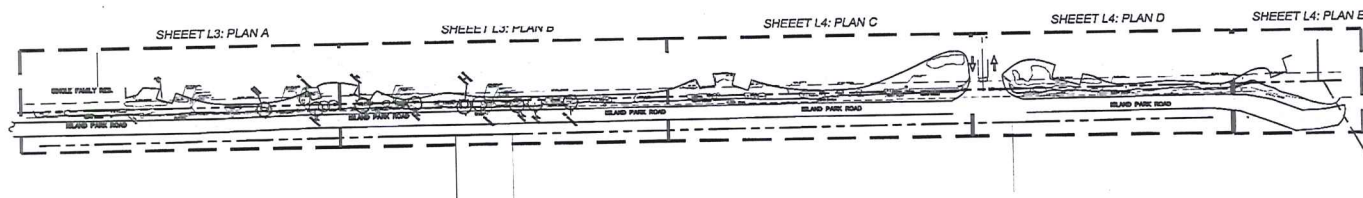
BEGINNING A POINT 600 FEET NORTH OF THE CENTER LINE OF THE CLUB BLVD. AND
ENDING 2,292 FEET SOUTH ALONG THE WESTERLY 10 FEET MORE OR LESS OF
ISLAND PARK ROAD A POINT 450 FEET MORE OF LESS NORTH OF THE CENTERLINE
OF DEER RUN S.W. BLVD. IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE
COUNTY, FLORIDA.

5-7-12

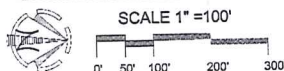
APPROVED
LEGAL



EXHIBIT A



DEMO & WALL LOCATION KEY MAP

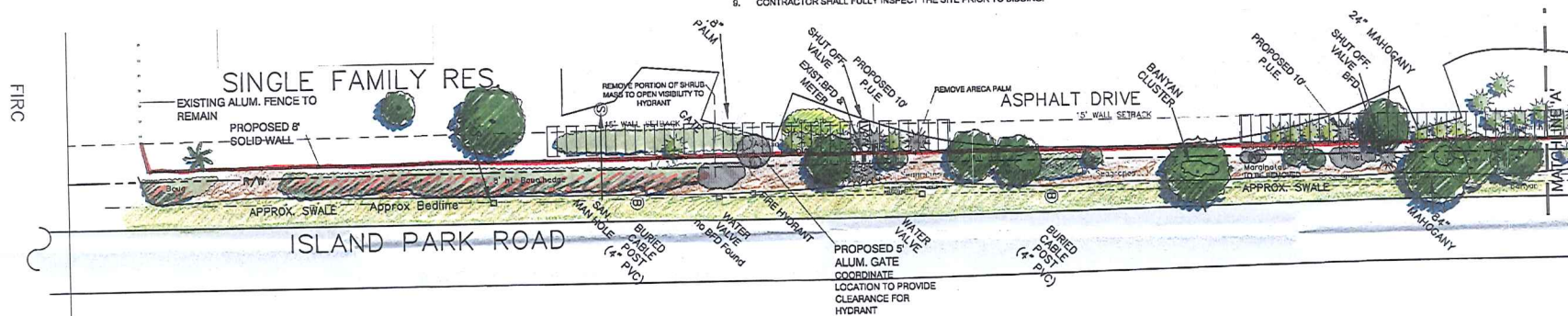


WALL CONSTRUCTION NOTES:

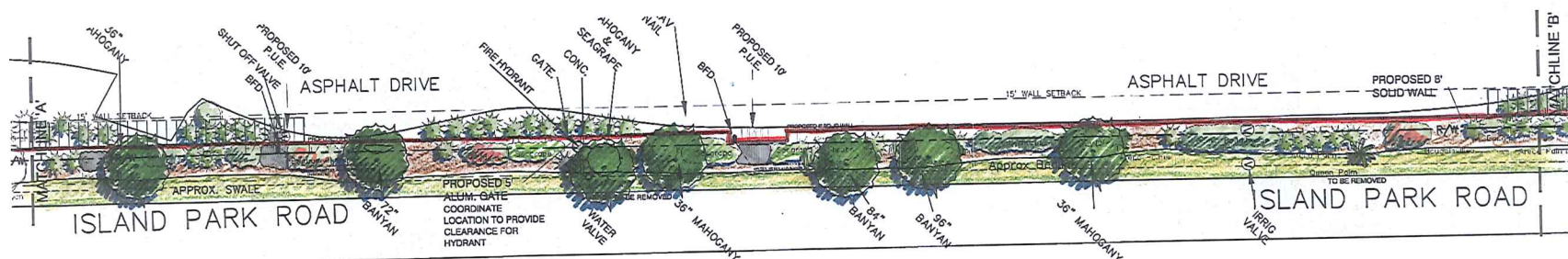
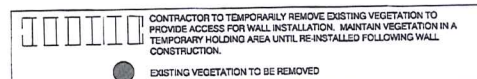
1. PROPOSED WALL SHALL BE A PRE-FABRICATED STUCCO FINISHED WALL SYSTEM WITH COLUMNS AT 10' OC OR AS PROVIDED BY THE MANUFACTURER.
2. WALL SHALL BE PERMITTED THROUGH LEE COUNTY.
3. FINISH SHALL BE PAINTED STUCCO FINISH OR OWNER APPROVED EQUAL.
4. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF INSTALLATION.
5. PROVIDE ENGINEERED SHOP DRAWINGS FOR WALL.
6. COORDINATE EXACT LOCATIONS OF OPEN PICKET FENCING AROUND UTILITIES.
7. CONTRACTOR TO TEMPORARILY REMOVE VEGETATION BEHIND WALL AS REQUIRED FOR INSTALLATION. VEGETATION TO BE RESTORED FOLLOWING CONSTRUCTION.
8. TREES SHALL BE PRUNED BY A CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI 300 TO PERMIT INSTALLATION OF WALL.
9. CONTRACTOR SHALL FULLY INSPECT THE SITE PRIOR TO BIDDING.

DEMOLITION NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO DEMOLITION.
2. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM LCCOT.
3. PROVIDE TRAFFIC CONTROL PLANS TO BE APPROVED BY LCCOT.
4. PROTECT UTILITIES THROUGHOUT CONSTRUCTION.
5. REMOVE EXISTING VEGETATION TO BE REMOVED AS NOTED.
6. LEGALLY DISPOSE OF ALL MATERIAL.
7. PRUNE EXISTING VEGETATION TO PERMIT INSTALLATION OF PROPOSED WALL. PRUNING SHALL BE IN ACCORDANCE WITH HORTICULTURAL STANDARDS. TREES SHALL BE PRUNED BY CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI 300.
8. SHOULD ANY EXISTING VEGETATION THAT IS SCHEDULED TO REMAIN BE REMOVED OR FOUND TO BE IN POOR CONDITION, IT SHALL BE REPLACED WITH SPECIES IN ACCORDANCE WITH LANDSCAPE PLANTING PLAN.



PLAN-A: WALL LOCATION AND LANDSCAPE DEMO PLAN



PLAN-B: WALL LOCATION AND LANDSCAPE DEMO PLAN

FENCE REPLACEMENT AND LANDSCAPE DEMO



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX: (239) 337-1404
2705 Tamiami Trail Unit 415
Tampa, Florida 33609
PHONE: (813) 639-4329
FAX: (813) 639-4328
L.A. LIC# NSP-1-C 0000060

PROJECT INFO:

**THE FOREST
PROPERTY OWNERS
ASSOCIATION**
ISLAND PARK ROAD
WALL VARIANCE

LOCATED ALONG THE
ISLAND PARK ROAD
FRONTAGE

PREPARED FOR:

**THE FOREST
PROPERTY OWNERS
ASSOCIATION, INC.**
5950 Forest Boulevard, Fort
Myers, Florida 33908

CONSULTANT:



2705 Tamiami Trail Unit 41
Punta Gorda, Florida 33950
PHONE: (941) 639-2450
FAX (941) 639-2438
I.A. LICENSE: LC 000000

**THE FOREST
PROPERTY OWNERS
ASSOCIATION, INC.**
5990 Forest Boulevard, I
Myers, Florida 33908

DESIGN PROFESSIONAL

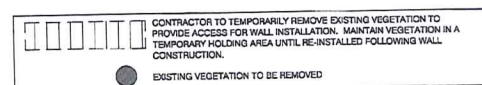
GREGORY J. DIERNO, PLA
PLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	211110
PROJECT MGR.	Greg Diserio, R
FILE NAME	Forest Wall Vari
DESIGNER	Greg Diserio, R
CAD TECH	Greg Diserio, R
CHECKED BY	Greg Diserio, R
ISSUED FOR	
VARIANCE APPLICATION	

ISSUED DATE: MARCH 28, 2011

SHEET TITLE
FENCE REPLACEMENT
& LANDSCAPE DESIGN
PLAN

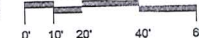
SHEET NUMBER:
L - 4



FENCE REPLACEMENT AND LANDSCAPE DEMO



SCALE 1" = 20'



OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

**ORDER TO REOPEN AND CONTINUE PUBLIC HEARING
(WRITTEN SUBMISSIONS)**

CASE NUMBER: VAR2012-00007
APPLICANT: The Forest Property Owners Association, in reference to THE FOREST PROPERTY OWNERS ASSOCIATION-ISLAND PARK ROAD FENCE REPLACEMENT
RESPONSE DATE: August 20, 2012

The hearing on the above-styled case began as scheduled on July 11, 2012. During the presentation by the Applicant's representative, in response to a question raised by the Hearing Examiner about the ownership and/or control of the wall and the ground area around the wall, the Applicant's representative indicated the answer to the question was contained in The Forest Property Owners Association documents, which he indicated were submitted to Lee County as part of the application. Said documents were not, however, submitted by the Applicant at the hearing and were not provided to the Hearing Examiner as part of the Staff report or hearing exhibits.

As the issue of the ownership and/or control of the wall and ground area around the wall is pertinent to the application variance request, to ensure the Applicant can abide by and implement all conditions that may be placed on the variance, it is appropriate and necessary to reopen said hearing and continue the hearing to the date and time set forth below, to allow the Staff and the Applicant to submit additional materials, only as requested by the Hearing Examiner, which are responsive to this issue.

Written submissions shall be in the form of:

1. Staff's and Applicant's submittal of documents, written materials, or other evidence that demonstrate that the Applicant, The Forest Property Owners Association, has sufficient current and on-going ownership/control of the proposed wall and the ground area around the wall as to implement and continue to abide by any requirements or conditions that may be placed on the requested variance.

THEREFORE, the hearing on this matter is reopened and continued to MONDAY, AUGUST 20, 2012, BY 4:30 P.M FOR SUBMISSION OF MATERIALS AS REQUESTED BY THE HEARING EXAMINER. At, or before this time, the requested materials will be submitted to the Hearing Examiner, and other responding parties, and the Hearing Examiner will determine if these submissions are sufficient. **NO HEARING WILL BE HELD AND NO TESTIMONY WILL BE HEARD.** If the Hearing Examiner determines that these submissions are insufficient, a subsequent hearing will be set to discuss this matter further and notices will be sent to all parties involved.

Accordingly, written submittals will be delivered to the Office of the Hearing Examiner, 1500 Monroe Street, Suite 218, Fort Myers, Florida, on or before these dates. Copies of this order will be furnished to the Staff, the Applicant, and all hearing participants.

August 13, 2012

DONE AND ORDERED this 13th day of August, 2012.



LAURA B. BELFLOWER
LEE COUNTY HEARING EXAMINER
P. O. Box 398 (1500 Monroe Street, Suite 218)
Fort Myers, Florida 33902-0398
Telephone: 239/533-8100 Fax: 239/485-8406

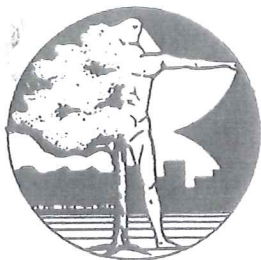
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the aforesaid Order was sent to all hearing participants, officially established as of the above Order date, either by U.S. Mail, Inter-County Mail, or Facsimile Transfer on the 13th day of August, 2012



Maria D. Perez
Administrative Specialist

August 13, 2012



David M. Jones, Jr. and Associates, Inc.
Landscape Architects and Planners

August 15, 2012

Laura B. Belflower,
Lee County Hearing Examiner
Office of the Hearing Examiner
Lee County, Florida

RECEIVED
AUG 13 2012
COMMUNITY DEVELOPMENT

Copy to:

Mr. Chahram Badamtchian
Lee County Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902

Re: Island Park Road Fence Replacement (VAR2012-00007) Additional Information as Requested.

Ms. Belflower;

Our office is in receipt of the request for additional information required for your review and decision pertaining to the variance request.

Specifically:

"Staff's and Applicant's submittal of documents, written materials, or other evidence that demonstrate that the Applicant, The Forest Property Owners Association, has sufficient current and on-going ownership/control of the proposed wall and the ground area around the wall as to implement and continue to abide by any requirements or conditions that may be placed on the requested variance."

On behalf of the Forest Property Owners Association and the property owners, our firm is providing the following documentation for your consideration.

1. The variance application was submitted by the FPOA as the governing authority for administrative and maintenance issues pertaining to the properties within The Forest Country Club. The application was on behalf of the property owners for the individual strap numbers included in the variance application. Letters of authorization from each property owner was included in the application and is being retransmitted with this correspondence.

2221 McGregor Boulevard
Fort Myers, FL 33901

LC000063

Phone: (239) 337-5525
Fax: (239) 337-4494

2705 Tamiami Trail Unit 415
Punta Gorda, Florida 33950

Phone: (941) 235-2217

2. A copy of the Amended and Restated Articles of Incorporation, The Forest Property Owners' Association, Inc. was provided and is being retransmitted with this correspondence. Specific areas we believe convey the authority to the FPOA are highlighted for ease of reference.
3. Minutes from two FPOA Board of Directors meetings (Jan 17, 2012 and Oct 18, 2005) are attached which demonstrate the Board's history of discussions and actions pertaining to the Perimeter boundaries.
4. Minutes from Partridge Court's Board of Directors Special Assessment Meeting of July 10, 2006 which establishes a self imposed special assessment for the installation of the perimeter wall.
5. Keeping You Informed: A monthly newsletter to the Forest property owners outlining the continued efforts of the community to implement their Perimeter Plan.
6. The FPOA previously permitted and installed portions of a perimeter wall along various perimeters of The Forest Country Club as part of their duties to maintain security, aesthetics and access. The FPOA is currently maintaining these walls/fences and will continue to do so in the future. (Permits LDO 2007-00220 and FNC2007-01043, FNC2007-02081)
7. The FPOA has been maintaining the landscaping on the exterior of the existing fence along Island Park Road. The FPOA has a contract with a local maintenance company to provide these services and will continue to have the required maintenance provided as they do with all common area elements.

The Forest Country Club is a residential community that has always taken pride in the aesthetics of their community. The requested variance is required to maintain these high values in a safe and code compliant manner. We submit the above items as evidence that demonstrates the FPOA's and the communities control for on-going ownership/control of the proposed wall.

We look forward to what we hope is a favorable decision

Sincerely,

DAVID M. JONES, JR. AND ASSOCIATES, INC.



Gregory J. Diserio, RLA
Vice-President

Cc: Wes Alloway, FPOA
File

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, DAVID F. HAINES, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-00001.0000) and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

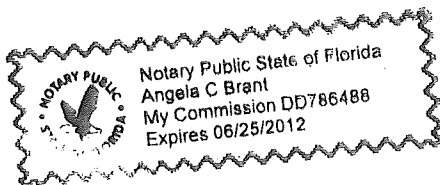
David F. Haines
Signature

DAVID F. HAINES
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 22, 2012
(date) by DAVID F. HAINES (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.



Angela C. Brant
Signature of Notary Public
Angela C. Brant
Printed Name of Notary Public

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, VICTOR ERML, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-00-00002.00C0) and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

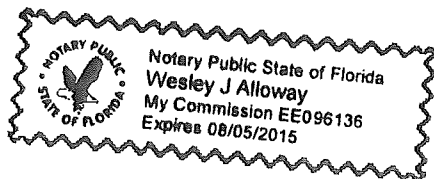
Signature

VICTOR ERML
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 21, 2012
(date) by VICTOR ERML (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.



Signature of Notary Public

WESLEY J. ALLOWAY
Printed Name of Notary Public

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, MIKE BECKER, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-06-00000.00CE) and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

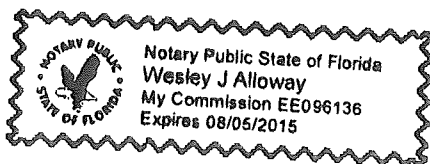
Mike Becker
Signature

MIKE BECKER
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 23, 2012
(date) by MIKE BECKER (name of person providing oath or affirmation),
who is personally known to me or who has produced
(type of identification) as identification.



Wesley J. Alloway
Signature of Notary Public
WESLEY J. ALLOWAY
Printed Name of Notary Public

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, DEBBIE GILLESPIE, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-07-00000.00CE) and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

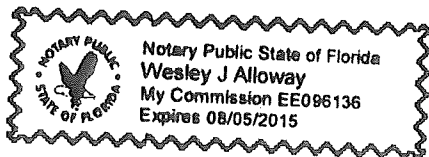
Debbie Gillespie
Signature

DEBBIE GILLESPIE
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 21, 2012
(date) by DEBBIE GILLESPIE (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.



Wesley J. Alloway
Signature of Notary Public
WESLEY J. ALLOWAY
Printed Name of Notary Public

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, MARIA FABARINI MANDERS swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-02-00009.0010) and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

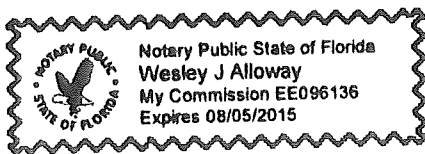
Maria R. Manders
Signature

MARIA FABARINI MANDERS
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 23, 2012
(date) by MARIA FABARINI MANDERS (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.



Wesley J. Alloway
Signature of Notary Public
WESLEY J. ALLOWAY
Printed Name of Notary Public

Prepared by and returned to:

Becker & Poliakoff, P.A.
Joseph E. Adams, Esquire
12140 Carissa Commerce Court, Suite 200
Fort Myers, FL 33966

INSTR # 2010000082899, Pages 13
Doc Type CER, Recorded 04/01/2010 at 02:39 PM,
Charlie Green, Lee County Clerk of Circuit Court
Rec. Fee \$112.00
Deputy Clerk J MILLER
#1

CERTIFICATE OF RECORDATION

AMENDED AND RESTATED ARTICLES OF INCORPORATION

THE FOREST PROPERTY OWNERS' ASSOCIATION, INC.

I HEREBY CERTIFY that the attached Amended and Restated Articles of Incorporation of The Forest Property Owners' Association, Inc. were duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 14th day of March 2010. These original Articles of Incorporation were filed with the Florida Department of State the 7th day of December 1979, under Document Number 750095. The Forest consists of the following lands:

(a) Lands described in Plat Book 33, Pages 85 – 88, of the Public Records of Lee County, Florida (The Forest Unit One), and as described in The Forest Deed of Restrictions, Unit One, recorded at O.R. Book 1431, Page 664 *et seq.*, of the Public Records of Lee County, Florida, as amended;

(b) Lands described in Plat Book 34, Pages 20 – 22, of the Public Records of Lee County, Florida (The Forest Unit Two), and as described in the Deed of Restrictions, The Forest, Unit Two, a Subdivision, recorded at O.R. Book 1522, Page 1328 *et seq.*, of the Public Records of Lee County, Florida, as amended;

(c) Lands described in Plat Book 35, Pages 37 – 37, of the Public Records of Lee County, Florida (The Forest Unit Three), and as described in the Deed of Restrictions, The Forest, Unit III, a Subdivision, recorded at O.R. Book 1642, Page 1206 *et seq.*, of the Public Records of Lee County, Florida, as amended;

(d) Lands described in Plat Book 37, Pages 51 – 55, of the Public Records of Lee County, Florida (The Oaks Unit One), and as described in the Deed of Restrictions, The Forest Oaks, a Subdivision, recorded at O.R. Book 1845, Page 1416 *et seq.*, of the Public Records of Lee County, Florida, as amended;

(e) Dove Hollow Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1569, Page 2023 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(f) Dove's Nest Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1701, Page 283 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(g) Eagle's Landing as described in the Declaration of Covenants and Restrictions thereof, recorded at O.R. Book 1752, Page 2437 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(h) Falcon Crest as described in the Declaration of Covenants and Restrictions thereof, recorded at O.R. Book 2890, Page 2741 *et seq.*, of the Public Records of Lee County, Florida, and as amended. The property encompassed by the Declaration of Covenants and Restrictions is further described at Plat Book 61, Page 17 - 18, and Plat Book 65, Page 96 - 97 of the Lee County Public Records;

(i) Fairway Woods at the Forest, A Condominium, Section I, as described in the Declaration of Condominium thereof, recorded at O.R. Book 1866, Page 644 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(j) Fairway Woods at the Forest, A Condominium, Section II, as described in the Declaration of Condominium thereof, recorded at O.R. Book 2003, Page 3510 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(k) The Heron Coach Houses, A Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 2140, Page 1798 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(l) The Heron Coach House Villas, A Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 2598, Page 1694 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(m) Partridge Court Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1544, Page 228 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(n) Partridge Place Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1488, Page 372 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(o) Pheasant Court Villas as described in the Deed of Restrictions thereof, recorded at O.R. Book 1453, Page 1657 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(p) Quail Cove Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1606, Page 1563 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(q) Sparrowood, A Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1741, Page 1403 *et seq.*, of the Public Records of Lee County, Florida, and as amended; and

(r) Water's Edge, A Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1725, Page 1848 *et seq.*, of the Public Records of Lee County, Florida, and as amended; and

(s) Property titled in The Forest Property Owners' Association, Inc., as evidenced by deeds of record.

WITNESSES:
(TWO)

THE FOREST PROPERTY OWNERS'
ASSOCIATION, INC.

David E. Dumlaker
Signature
David E. Dumlaker
Printed Name

BY: David Fullen
David Fullen, President

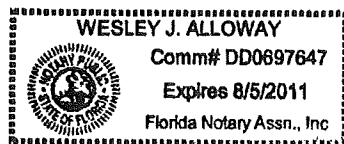
Date: 3/19/2010

Robert K. Thomas
Signature
ROBERT K THOMAS
Printed Name

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF LEE) SS:

The foregoing instrument was acknowledged before me this 19TH day of MARCH, 2010, by David Fullen as President of The Forest Property Owners' Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced (type of identification) _____ as identification.



W. J. Alloway
Notary Public
Printed Name

My commission expires: _____

ACTIVE: 2910824_1

**ARTICLES OF AMENDED AND RESTATED
ARTICLES OF INCORPORATION**

Pursuant to the provision of Section 617, Florida Statutes, the undersigned corporation adopts the following Articles of Amended and Restated Articles of Incorporation.

FIRST: The name of the corporation is The Forest Property Owners' Association, Inc.

SECOND: The attached Amended and Restated Articles of Incorporation were adopted by the membership.

THIRD: The attached Amended and Restated Articles of Incorporation were adopted by the required vote of the members on the 14th day of March 2010.

FOURTH: The number of votes cast were sufficient for approval.

WITNESSES:
(TWO)

THE FOREST PROPERTY OWNERS'
ASSOCIATION, INC.

David E. Dumlau
Signature
DAVID E. Dumlau
Printed Name

BY: David Fullen
David Fullen, President

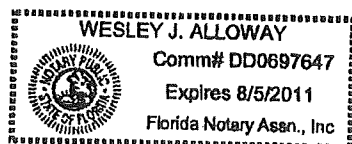
Date: 3/19/2010

Robert K. Thomas
Signature
ROBERT K. THOMAS
Printed Name

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF LEE) SS:

The foregoing instrument was acknowledged before me this 19TH day of MARCH, 2010 by David Fullen as President of The Forest Property Owners' Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced (type of identification) _____ as identification.



W. J. Alloway
Notary Public

Printed Name

My commission expires: _____

ACTIVE: 2910812_1

AMENDED AND RESTATED
ARTICLES OF INCORPORATION

THE FOREST PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned corporation, pursuant to Chapter 617 of the laws of the State of Florida, hereby adopts the following Amended and Restated Articles of Incorporation:

ARTICLE 1
NAME

The name of the corporation is THE FOREST PROPERTY OWNERS' ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association", these Articles of Incorporation as the "Articles", and the By-Laws of the Association as the "By-Laws" or "Bylaws".

ARTICLE 2
PURPOSES

The general nature, objects, and purposes of this corporation shall include, but not be limited to:

(a) Enforce the maintenance and preservation of the drainage and surface water management system serving The Forest to the extent provided in permits of record and to levy assessments and to collect same for the purpose of providing funds with which to continue the operation, enforcement and maintenance of the drainage and surface water management system;

(b) Operate, manage and maintain the Common Areas of the Association;

(c) Provide for access control and privacy control for The Forest;

(d) Maintain various roadways, streets and sidewalks within The Forest;

(e) Maintain certain street lighting within The Forest;

(f) Provide landscaping and irrigation with respect to certain areas;

(g) Operate, manage and maintain the parcel of land commonly known as "Ruthie's Park";

(h) Provide architectural/building/improvement review or control and enforcement of covenants to the extent provided in the various Deeds of Restrictions governing the several Subdivisions and properties within The Forest;

(i) Enter into agreements for cost sharing and other mutually beneficial agreements with other parties who may utilize properties within the jurisdiction of the Association, including

but not limited to the owner of the "Forest Sales Office", any entity or entities providing utilities to The Forest, and The Forest Country Club, Inc.; and

(j) Serve such other purposes generally appropriate for corporations not for profit or homeowners' associations under the laws of Florida or as may be further provided in these Articles, the Bylaws, the various Deeds of Restrictions, Declarations of Covenants, or Declarations of Condominium applicable to various properties within The Forest.

ARTICLE 3 POWERS

The powers of the Association shall include and be governed by the following:

3.1 General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles, the By-Laws or Florida Statutes Chapters 617 and 720, as applicable.

3.2 Enumeration. The Association shall have all of the powers and duties set forth in the Florida Statutes Chapters 617 and 720, as applicable, and all of the powers and duties reasonably necessary to operate the Community as more particularly described elsewhere in these Articles, in the By-Laws, or in the various Deeds of Restrictions, Declarations of Covenants, or Declarations of Condominium applicable to various properties within The Forest, as they may be amended from time to time, including, but not limited to, the following:

(a) To make and collect Assessments and other charges against Members as Lot Owners, Parcel Owners or Unit Owners and to use the proceeds thereof in the exercise of its powers and duties (different levels of Assessments may be established for Lots and Condominium Units);

(b) To buy, own, operate, lease, sell, trade and mortgage both real and personal property and to grant such easements, dedications or licenses as may be appropriate in connection therewith;

(c) To maintain, improve, repair, replace, reconstruct, add to and operate the portions of the Community subject to its jurisdiction, its Common Areas, and other property acquired or leased by the Association;

(d) To purchase insurance upon the Common Areas and insurance for the protection of the Association, its officers, directors, committee members and Members;

(e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Common Areas and property subject to the jurisdiction of the Association;

(f) To enforce by legal means the provisions of law, the Deeds of Restrictions and/or Declarations of Covenants and/or Declarations of Condominium (to the extent provided in

the aforementioned), these Articles, the By-Laws, and the Rules and Regulations of the Association;

(g) To contract for the management and maintenance of the Association and to authorize a management agent or employee to assist the Association in carrying out its powers and duties; and

(h) To employ personnel to perform the services required for the proper operation of the Association;

3.3 Property. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provision of these Articles and the By-Laws.

3.4 Distribution of Income; Dissolution. The Association shall make no distribution of income to its Members, directors or officers, except as permitted by law, and upon dissolution, all assets of the Association shall be transferred only to another not-for-profit corporation or public agency or as otherwise authorized by the Florida Not-For-Profit Corporation Act (Florida Statutes Chapter 617).

ARTICLE 4 MEMBERS

4.1 Membership. The Members of the Association shall consist of all of the record title Owners of Lots, Parcels or Condominium Units in The Forest. "The Forest", which may also be interchangeably referred to as "Community" consists of the following lands:

(a) Lands described in Plat Book 33, Pages 85 – 88, of the Public Records of Lee County, Florida (The Forest Unit One), and as described in The Forest Deed of Restrictions, Unit One, recorded at O.R. Book 1431, Page 664 *et seq.*, of the Public Records of Lee County, Florida, as amended;

(b) Lands described in Plat Book 34, Pages 20 – 22, of the Public Records of Lee County, Florida (The Forest Unit Two), and as described in the Deed of Restrictions, The Forest, Unit Two, a Subdivision, recorded at O.R. Book 1522, Page 1328 *et seq.*, of the Public Records of Lee County, Florida, as amended;

(c) Lands described in Plat Book 35, Pages 37 – 37, of the Public Records of Lee County, Florida (The Forest Unit Three), and as described in the Deed of Restrictions, The Forest, Unit III, a Subdivision, recorded at O.R. Book 1642, Page 1206 *et seq.*, of the Public Records of Lee County, Florida, as amended;

(d) Lands described in Plat Book 37, Pages 51 – 55, of the Public Records of Lee County, Florida (The Oaks Unit One), and as described in the Deed of Restrictions, The Forest Oaks, a Subdivision, recorded at O.R. Book 1845, Page 1416 *et seq.*, of the Public Records of Lee County, Florida, as amended;

(e) Dove Hollow Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1569, Page 2023 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(f) Dove's Nest Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1701, Page 283 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(g) Eagle's Landing as described in the Declaration of Covenants and Restrictions thereof, recorded at O.R. Book 1752, Page 2437 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(h) Falcon Crest as described in the Declaration of Covenants and Restrictions thereof, recorded at O.R. Book 2890, Page 2741 *et seq.*, of the Public Records of Lee County, Florida, and as amended. The property encompassed by the Declaration of Covenants and Restrictions is further described at Plat Book 61, Page 17 - 18, and Plat Book 65, Page 96 - 97 of the Lee County Public Records;

(i) Fairway Woods at the Forest, A Condominium, Section I, as described in the Declaration of Condominium thereof, recorded at O.R. Book 1866, Page 644 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(j) Fairway Woods at the Forest, A Condominium, Section II, as described in the Declaration of Condominium thereof, recorded at O.R. Book 2003, Page 3510 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(k) The Heron Coach Houses, A Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 2140, Page 1798 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(l) The Heron Coach House Villas, A Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 2598, Page 1694 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(m) Partridge Court Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1544, Page 228 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(n) Partridge Place Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1488, Page 372 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(o) Pheasant Court Villas as described in the Deed of Restrictions thereof, recorded at O.R. Book 1453, Page 1657 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(p) Quail Cove Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1606, Page 1563 *et seq.*, of the Public Records of Lee County, Florida, and as amended;

(q) Sparrowood, A Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1741, Page 1403 *et seq.*, of the Public Records of Lee County, Florida, and as amended; and

(r) Water's Edge, A Condominium as described in the Declaration of Condominium thereof, recorded at O.R. Book 1725, Page 1848 *et seq.*, of the Public Records of Lee County, Florida, and as amended.

4.2 Assignment. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Lot, Parcel or Unit which that share is held.

4.3 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one (1) vote for each Lot, Parcel or Unit, which vote shall be exercised or cast in the manner provided by the By-Laws.

4.4 Meetings. The By-Laws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

ARTICLE 5 TERMS OF EXISTENCE

The Association shall have perpetual existence. However, if the Association is dissolved, the property consisting of the surface water management system will be conveyed to an appropriate agency of local government. If this is not accepted, then the surface water management system will be dedicated to a similar non-profit corporation.

ARTICLE 6 OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be appointed by the Board of Directors of the Association and shall serve at the pleasure of the Board of Directors. The By-Laws may provide for the removal from office of officers, for filling vacancies and for the duties and qualifications of the officers.

ARTICLE 7 DIRECTORS

7.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors specified in the By-Laws.

7.2 Duties and Power. All of the duties and powers of the Association existing under the law, the Deeds of Restrictions and/or Declarations of Condominium (as applicable), these Articles and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees.

7.3 Election; Removal. Directors of the Association shall be elected or selected at the annual meeting of the Members in the manner determined by and subject to the qualifications set forth in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

ARTICLE 8 INDEMNIFICATION

8.1 Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, committee member, employee, officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be not in, or opposed to, the best interest of the Association, and with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he reasonably believed to be not in or opposed to the best interest of the Association, and with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

8.2 Expenses. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 8.1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

8.3 Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the affected director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized in this Article 8.

8.4 Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any By-Laws, agreement, vote of Members or otherwise, and shall continue as to a person who has

ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.

8.5 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is a director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

8.6 Amendment. Anything, to the contrary herein notwithstanding, the provisions of this Article 8 may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE 9 BY-LAWS

The By-Laws of the Association have been adopted by the Board of Directors and may be altered, amended or rescinded by the Board of Directors.

ARTICLE 10 AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

10.1 Notice. Notice of a proposed amendment shall be included in: (a) Notice of Proposed Member Action Without a Meeting pursuant to Florida Statutes Section 617.0701, or (b) in a notice of any meeting at which the proposed amendment is to be conducted and shall be otherwise given in the time and manner provided in Chapter 617 and Chapter 720, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

10.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the Members of the Association. Members' approval may be expressed by written consent pursuant to Florida Statutes Section 617.0101. Directors and Members not present in person or by proxy at any meeting considering the amendment may express their approval in writing, providing the approval delivered to the Secretary at or prior to the meeting. The approvals must be by a vote of two-thirds ($2/3^{\text{rds}}$) of the Members of the Association (one vote per Lot, Parcel or Unit) present (in person or by proxy) and voting at a duly noticed meeting at which a quorum is present, or by the written agreement of two-thirds ($2/3^{\text{rds}}$) of the entire Membership.

10.3 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of Lee County, Florida.

**ARTICLE 11
OFFICE AND STREET ADDRESS**

The office and street address of the corporation is 5990 Forest Boulevard, Fort Myers, Florida 33908.

**ARTICLE 12
DISTRIBUTION OF ASSETS UPON DISSOLUTION**

No person, firm or corporation shall ever receive any dividends or profits from the undertaking of this corporation and in the event of dissolution or final liquidation of this organization, all of its assets remaining after the payment of all costs and expenses of such dissolution or final liquidation, both real and personal, shall be dedicated to an appropriate public agency or utility to be devoted to the purposes as nearly as practicable to the same as those to which they were required to be devoted by the corporation. In the event that such dedication is refused acceptance, such assets be granted, conveyed and assigned to any non profit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable to the same as those to which they were required to be devoted by the corporation. No such disposition of corporation properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to The Forest unless made in accordance with the provisions of such covenants and deeds.

**ARTICLE 13
REGISTERED AGENT**

The registered agent of the corporation shall be as determined from time to time by the Board of Directors. The current Registered Agent is Becker & Poliakoff, P.A., Attention: Joseph E. Adams, Attorney, 12140 Carissa Commerce Court, Suite 200, Fort Myers, Florida 33966.

**ARTICLE 14
SUBSCRIBER *[For Historical Reference Only]***

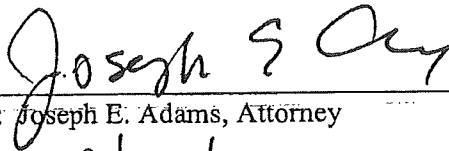
The names and addresses of the original subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
David W. Swor	3644 Liberty Square Heritage Farms Fort Myers, Florida 33908
John Santini	5524 Amoroso Drive Fort Myers, Florida 33907
James F. Garner	3597 Heritage Lane Heritage Farms Fort Myers, Florida 33908

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I, having been named as registered agent and to accept service of process for THE FOREST PROPERTY OWNERS' ASSOCIATION, INC., hereby accept my appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of any duties and I am familiar with and accept the obligations of my position as registered agent.

BECKER & POLIAKOFF, P.A.


By: Joseph E. Adams, Attorney

Date: 03/22/10

ACTIVE: 2680650_7

FOREST PROPERTY OWNERS' ASSOCIATION

Minutes Of Board meeting October 18, 2005

The meeting was called to order by President Griffin at 7:00 PM in the Board Room of the FCC. Notice of the meeting and Director's sign in sheet are attached.

Approval of Minutes

Minutes of the September 20, 2005. were approved as submitted. Motion by Gray with Junusis seconding.

Treasurer's Report

Mr. Fullen and Mr. Alloway gave a brief overview of the financial statement, then presented the 2006 budget and anticipated capital expenditures. The overall budget, consisting of the operating account, the allowance for reserves and the capital budget would project a reduction in the annual maintenance fee for condos, homes and lots of \$50./annum. Mr. Kreager moved and Mr. Waskom seconded that the budget be approved as submitted.

President's Report: No comment

Committee Reports:

- a) Rules, By-Laws and Legal: No comment.
- b) Safety: Of the 48 yard lights for which action was taken, 28 remain out. Mr. Alloway will continue to pursue although Mr. Curran raised the issue from the floor questioning how an absentee owner could correct the problem until return. Ms. Reidel reported that two owners have yet to replace their lanai cages to secure their pool from outsiders. Perhaps Mr. Alloway can send a letter reminding the owners that Lee County regulations require a protective enclosure.
- c) Architectural Control: Mr. Kreager expressed concern that the owner of the Lot 4, Phase IV Timberlakes Drive has not submitted a complete set of architectural plans for examination. A letter will be sent by President Griffin asking for cooperation.
- d) Grounds: Mr. Waskom expressed disappointment with the response from the FCC regarding the lighting of the entrance waterfall. Lights are sporadic and the waterfall itself is not well illuminated. Perhaps President Griffin can address this with the MR. Duffy, President of the FCC. Cleanup of exotic vegetation will continue near the main gate.
- e) Water: Mr. Hamilton passed out his report verifying that the county will assume the responsibility to clean out the South Canal to bring it up to County requirements. Residents along the south side of Deer Run should be notified as the removal of the exotic vegetation in a swath of up to 20 feet will be quite noticeable to residents.
- e) Roads: Mr. Erml advised that Forest Oaks/Spotted Fawn will be blacktopped next summer. Pressure washing of the sidewalks along Forest Oaks will be done in January.
- f) Ms. Reidel said that additional safety mulch and some new equipment would be installed as part of the 2006 capital budget.

Old Business:

- a) Mr. Willis presented a report outlining his committee's plans for installation of perimeter boundary security fencing which would include extending the decorative wall at the main gate and along Island Park Road. Mr. Marra moved that the Board approve the fencing project in concept to include retention of a professional engineering firm at a cost not to exceed \$20,000. to provide firm specifications and a more accurate cost estimate. Second by Buschbom. Approved with 16 votes in favor, five negative (Kreager, Herron, Gray, Boroff, Burchfield) and one abstention (Fullen)
- b) Ms. Gabelman presented a book entitled "Ultimate Book of Business Forms" which can be used as a reference for any forms necessary in the compilation of an employee handbook.

The meeting was adjourned at 9:02 PM.

Respectfully submitted,

Bud Hornell

FOREST PROPERTY OWNER'S ASSOCIATION

Minutes Board of Directors

Tuesday, January 17, 2012

President David Fullen called the Meeting to order at 7 PM. in the Board Room of the Forest Country Club. It was noted that there was a quorum present. 23 of the 26 TFCC Board members were in attendance. Prior to the start of business, visitors from the Community were invited to speak. There was no participation from these non Board attendees.

Minutes: After corrections to the November Board Minutes – 1) Mrs. Griffin stated that she had indeed voted for approval of the 2012 Budget not against as had been noted, 2) Mrs. Newman (substituting for Mr. Tarantino) asked that Mr. Tarantino's name be spelled correctly, 3) the number of vacancies indicated on the Board in Phase IV should have been two (2) not four (4) – the minutes of the November 15th Board Meeting were approved as corrected – motion by Mr. Wike, seconded by Mrs. Gabelmann - unanimous.

Treasurer's Report: Paul Johns reviewed the 2011 Year End Report stating that finances were in a positive position moving into the New Year. To date the Association has over \$111,000 in the bank. Revenues for 2011 were over \$569,000, or \$4,377 better than budgeted figures.

From an Operating Expense standpoint, salaries/payroll taxes/workmen's comp/auto and uniform were \$10,824 below budget. Property Management levels were \$6,749 below budget and Administration costs of \$11,726 were better than budgeted levels providing a net income for the General Fund of \$33,677. After discussion, the Financial Report was accepted by the Board.

Mr. Johns reported that there are currently three single family homes in foreclosure here in the Community. It was also reported that monies retrieved from foreclosure claims by the Association are allocated to the General Fund. He also reported that costs incurred by the Association for maintenance of homes in foreclosure have not been budgeted as such for 2012.

President's Report

Mr. Fullen reviewed a document that he had issued titled "The Role of the FPOA". Currently with 792 single homes divided into four Construction Phases and fourteen Condo Associations represented by this Board, (a total of 26 Board representatives) there are obviously diverse interests within the Community. Briefly, there are five roles of the FPOA and the Board as its trustee:

- 1) Drainage – water management
- 2) Maintenance of Common/Community Roadways
- 3) Maintenance of the Perimeter – Community Safety
- 4) Administer/Maintain Community legal documents and
- 5) Plan for the future.

All activities and jurisdictions of the FPOA Association are meant to be in the best interests of the Community as a whole, not the individual parts. (the entire outline will appear in the March issue of the Forest Matters)

Committee Reports:

- a) Safety – Wes Alloway provided a brief recap of speeding activity within the Forest, including reports that indicate that, at this time, speeding does not appear to be a significant issue
- b) Water Management – Carl Kreager mentioned that prices for repair of the weirs located to the north and south of the property, as well as the dredging the ditches, will be available shortly
- c) Long Range Planning – Vic Erml reported that signs within the Forest (stop signs, speed limit signs, and street signs) are being evaluated due to upcoming federal mandates

- pertaining to their characteristics. Also thoughts to have them blend in with new mail box/yard light schemes. Additional discussion to take place at the February meeting.
- d) Roads and Lighting – Mr. Erml mentioned that Bear Cub and Bobcat Drive from Forest Blvd to the Country Club entrance will be repaved in 2012. The remainder of Bobcat Drive and Deer Run are scheduled for 2013. Negotiations with FPL concerning painting of their light poles located here in the Community to conform to those of the FPOA continue.

New Business:

At the October 2011 Meeting, Debbie Gillespie of Partridge Place volunteered to Chair a Committee to investigate the enhancement of the chain link fence that borders the Forest Property along Island Park Road. The fence has been in disrepair for some time and has all sorts of vegetation growing both in front and behind it along its length back to the southern boundary of the Community.

There are a number of issues pertaining to this fence. It was constructed over twenty years ago, apparently without County permits. The FPOA attempted to replace it several years ago, only to determine that the County would not allow the wall configuration that had been proposed.

Ken Stoner of Water's Edge, a member of this Committee, made a presentation to the Board stressing problems with both the control of access into the Community and aesthetics of the fence. The Committee had been in contact with a County representative, Don Blackburn, who seemed to be agreeable to a renovation of the fence.

After much discussion the Board requested that the Committee research options and quotes for a) costs to replace the fence b) cost for a survey that would be needed c) cost to apply for a variance to County code. The Board supported a full evaluation of this troubled perimeter on the east boundary of the Forest Community. This could be a major Capital project considered for 2012.

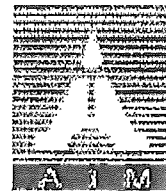
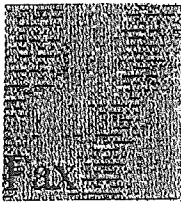
Mr. Stoner then made a **motion** that the Board authorizes \$10,000 for preliminary expenditures on researching this project: -- a survey of the fence property as well as permitting costs and costs to secure a variance from the County pertaining to original permitting requirements. Motion seconded by Mr. Wike and passed unanimously. A preliminary report should be available at the February meeting.

Kevin O'Brien of Heron Villas offered that there was a good deal of overgrowth of landscaping in and around their complex that he felt was the responsibility of the FPOA. After discussion, it was unclear what the responsibilities were – on FPOA common grounds or Heron Villas on their property. Mr. O'Brien, Gary Hamilton, Grounds Committee Chair, as well as Mr. Erml and Mr. Stoner offered to investigate the situation and report back in February.

With no other business, the meeting was adjourned at 8:25 PM

Respectfully submitted,

Assistant Secretary Ron Mc Ewan
for
Secretary Bud Hornell



Date: 7/13/06

2 page(s) to follow

To: Wes
Forest Security
Phone:
Fax: 239-482-3366

From: Aim Engineering & Surveying
Mike Becker
Phone: 239-332-4569 ext.283
Fax: 239-332-2012

Subject: Partridge Court Assessment Meeting Minutes

Hi Wes,

Here are the minutes from the meeting approving Partridge Court assessment of \$1,000 per unit for perimeter wall. We approved some other assessments as well, but the \$1,000 is clearly stated along with date we plan to have money due (12/31/06).

Sincerely,
Michael Becker

Partridge Court at the Forest

Minutes of the July 10, 2006 Board of Directors Special Assessment Meeting

The Board of Directors Special Assessment meeting was called to order at 6:08 PM on July 10, 2006 at 15660 San Carlos Blvd., #40, Fort Myers, FL. 33908. Present at this meeting was Mike Becker and Jennifer Roode from the Board. Management was represented by Jennifer Sadler and Randall Diveley, CAM. There were two (2) owners present.

1. **Call to Order:** The meeting was called to order at 6:08 PM by the Mr. Diveley.
2. **Establish a Quorum:** A Quorum was established with three (2) Board Members present and the meeting continued.
3. **Proof of Notice:** Mr. Diveley stated that any owner wishing proof of notice should simply send a certified letter to the Board, care of the Management Company, and proof would gladly be supplied.
4. **Approve Special Assessment of \$1300.00 per unit to fund:**

A. Perimeter Wall \$1000.00

The perimeter wall will be eight (8) feet high and will be constructed along Island Park Road. The Master Association will build it for a total cost of \$450,000.00 and Partridge Court's cost is \$16,000.00. The Master Association will need ninety (90) days to get the permit, after this they have said it will take about fourteen (14) days to construct the wall.

B. Irrigation Upgrade \$88.25

Three bids were received for the conversion of six (6) zones to be upgraded from hydraulic to electric. TruGreen's bid came in at \$1412.00 and the Board voted to accept this bid.

C/O P & M Property Management
15660 San Carlos Blvd. # 40, Fort Myers Florida 33908
Phone # Fort Myers (239) 481-1577 / Naples (239) 596-7887
Fax # (239) 481-1789 / E-Mail Address MindManors@aol.com

Partridge Court at the Forest

C. Property Improvements \$211.75

There was a brief discussion on what type of property improvements the Board would like to do at this time. There will be crowns made for the chimneys to prevent leaks, which will cost approximately \$400.00. The board decided to replace the sign with a better material that will withstand the weather which will cost approximately \$1000.00.

The board also decided to replace all the light fixtures which will cost approximately \$1500.00.

Mr. Becker made a motion for the Special Assessment to be \$1300.00 per unit, Ms. Roode second the motion and with all in favor the motion does carry.

Please be advised \$500.00 will be due by October 1, 2006 and the remaining \$800.00 will be due by December 31, 2006.

5. **Adjournment:** With no further business to come before the Board of Directors the meeting was adjourned at 7:16 P.M.

Respectfully submitted by Association Manager Randall Diveley, CAM

C/O P & M Property Management
15660 San Carlos Blvd. # 40, Fort Myers Florida 33908
Phone # Fort Myers (239) 481-1577 / Naples (239) 596-7887
Fax # (239) 481-1789 / E-Mail Address MindManors@aol.com

Keeping You Informed

By Bobbee Gabelmann

The title of this newsletter, The Forest Matters, really means that you -- as a property owner -- matter. The FPOA Board wants to keep you informed, and one of the best ways is through this publication. But The Forest Matters is issued only on a monthly basis, so we also would like a faster way to communicate with you. If you would just take a minute and send an e-mail to forestproperty@aol.com, we can compile a master list of e-mail addresses. We would like to make sure you are aware of all the work your FPOA Board is accomplishing on your behalf.

In the next few months, we will continue to implement our Perimeter Plan to enclose the Forest with privacy fencing. The front gate area which will extend south and wrap around Island Park Road is the next phase to be tackled. It is crucial that this project properly reflects the beautiful community we have. The Forest needs to look inviting and contemporary to insure the best possible real estate values. As you drive around our South Fort Myers neighborhood there are many new housing developments, and many of them look more prestigious than they are due to impressive perimeters. We don't want to look dated. So as we receive proposals from various landscaping architectural firms, we will be better able to keep you in the loop through e-mails. It is our plan to include your thoughts and ideas in this endeavor. So please take a minute and e-mail us.



David M. Jones, Jr. and Associates, Inc.

Landscape Architects and Planners

MEMORANDUM FOR RECORD

DATE: July 9, 2012

TO: Chahram Badamtchian, AICP (Via Email)

FROM: Gregory J. Diserio, RLA

SUBJECT: VAR2012-00007, Island Park Road Fence Replacement

Our office is in receipt of your memorandum of July 9, 2012 pertaining to the San Carlos Fire Marshall's request to provide swing gates at each hydrant location.

We have no objection to this request, as we were proposing to provide aluminum picket swing gates at each hydrant location. In addition, the swing gates will be wider than a few of the existing gates and vegetation will be removed from adjacent to the hydrants to bring them into compliance with NFPA -1-18.3.9.1 for clear distances to the fullest extent possible.

**MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION**

DATE: July 9, 2012

TO: Laura B. Belflower

Lee County Deputy Hearing
Examiner

FROM: Chahram Badamtchian, AICP ^{C.B.}

Senior Planner

SUBJECT: VAR2012-00007, Island park Road Fence Replacement

Hearing date: July 11, 2012

Staff received a phone call from the San Carlos Park Fire Marshall regarding fire hydrants located along the proposed wall on Island Park Road. These fire hydrants provide fire suppression capability to "The Forest" development. The Fire Marshall was concerned that the wall will hinder with their ability to use the hydrants to suppress fire in the subdivision. He stated that the existing fence contained swing gates next to each fire hydrant allowing access to it from the development. He requested a condition that would require similar access gates from the subdivision to the fire hydrants to be included with the potential approval of this variance request.

In response to this request staff is proposing to add the following condition to staff's recommendation:

3. ***A swing gate providing access to fire hydrants must be provided adjacent to each fire hydrant located on Island Park Road.***

2012 JUL -9 PM 3:03

LEARNING SYSTEMS

**LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION
STAFF REPORT**

TYPE OF CASE: VARIANCE

CASE NUMBER: VAR2012-00007

HEARING EXAMINER DATE: JULY 11, 2012

I. APPLICATION SUMMARY

A. Applicant: The Forest Property Owners Association in reference to The Forest Property Owners Association-Island Park Road Fence Replacement

B. Request: Variance from the Land Development Code Section 34-1743(b)3, which requires a 7.5 foot wide landscape strip on the exterior side of residential project fence/wall to allow for no landscaped area for the replacement of an existing chain link fence with an 8-foot high masonry wall in approximately the same location along Island Park Road.

C. Location: The subject property is located on Island Park Road, San Carlos Planning Community, Lee County, FL. (District #3)

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

Land Use Designation: Outlying Suburban
Current Zoning: RM-2
Current Use: Multiple-family Development
Road Classification: Collector

E. Surrounding Land Use:

Existing Zoning & Land Use

Future Land Use Map

North: Lake, zoned RM-2 and Goodwill thrift store, zoned C-1

Outlying Suburban

East: Island Park Road, then shopping center, zoned C-1 and Multiple-family, zoned RM-2

Outlying Suburban

South: Multiple-family, zoned RM-2

Outlying Suburban

West: Golf course, zoned RM-2

Outlying Suburban

II. **RECOMMENDATION:**

Staff recommends APPROVAL of the applicant's request subject to the following condition:

A. **Condition:**

1. This proposed wall shall not be placed any closer to the right-of-way than the existing fence.
2. The wall must be an architecturally finished masonry wall with the finished side facing Island Park Road.

B. **Findings & Conclusions**

Based upon an analysis of the application and the standards for approval of a variance in accordance with the Land Development Code (LDC), Section 34-145(b)(3)(b), staff makes the following findings and conclusions

1. There are exceptional or extraordinary conditions or circumstances inherent to the property in question. The current chain link fence was installed with zero setback from the road. Moving the wall 7.5-foot back from the property line will place it in the landscaped and internal roadway areas and will require major alterations to the internal road configuration as well as the existing landscaping, including the removal of some mature trees.
2. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance. The existing fence was permitted under the previous Code that did not require landscaping on the outside of the subdivision walls.
3. The variance is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to this property.
4. The granting of the variance that will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
5. The condition of situation of the specific piece of property for which the variance is sought is not of a general or recurrent nature so as to make it more reasonable and practical to amend the ordinance.

III. **BACKGROUND INFORMATION AND ANALYSIS:**

Introduction/Synopsis

The project is an existing residential community surrounded by a fence on all sides. These fences were built in the early 1980's and do not comply with the current Land Development Code (LDC) requirements. LDC 34-1743 (amended August 2005) states

that *"Required or optional residential project walls must be landscaped on the exterior side (between the wall and the abutting property or street right-of-way) with a minimum of five trees per 100 lineal feet and shrub hedges, within a minimum plantable width of seven and one-half feet located on the exterior side of the wall or fence."* The applicant is requesting to replace approximately 2,300 linear feet of existing chain link fence along Island Park Rd. The new proposed 8-foot tall masonry wall will be placed in the same location as the existing fence which is built on the property line (Attachment "C").

The Land Development Code requires the residential project walls to be placed 7.5 feet back from the property line with landscaping planted between the wall and the property line. This variance, if granted, will allow the applicant to replace a project fence built on the property line with no landscaping.

Surrounding Zoning

The wall will be separating The Forest residential community, which is zoned RM-2 from Island Park Road to the east. On the east side of the road there are two residential developments, both zoned RM-2 and a Commercial property developed with a shopping center zoned C-1.

Neighborhood Compatibility

Across from Island Park Road there are two residential developments, Timberwood Village and Forest Villas, both of which have walls/fence built on the property line. Island Park Road is a two lane road with a 60 foot wide right-of-way. About 18-foot wide grassed right of way separates the pavement from the proposed wall. This area is planted with trees and is maintained by The Forest homeowners' association. Replacing an old fence with a new masonry wall should not have any negative impact on the neighborhood.

Conclusion

The request to replace an old fence with a new masonry wall will not be detrimental to the neighborhood. The fence was built in compliance with the Land Development Code at the time of construction. There is not enough room on the site to move the wall 7.5 foot back to provide for a landscape buffer. The existence of an 18 foot wide road shoulder that is planted with trees and is being maintained by this development will provide adequate buffer from the road.

IV. SUBJECT PROPERTY:

The applicant indicates that STRAP numbers are: 01-46-24-00-00002.00CE, 01-46-24-06-00000.00CE, 01-46-24-07-00000.00CE, and 01-46-24-02-00009.0010

V. ATTACHMENTS:

- A. Map of surrounding zoning
- B. Expert Witness Information
- C. Plot Plan
- D. Memorandum from Division of Environmental Sciences

VI. EXHIBITS:

A. Legal Description

cc: Applicant
County Attorney

5/29/2012



LEE COUNTY STAFF EXPERT WITNESS INFORMATION

PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: VAR2012-00007

Project Name: Island Park Road fence replacement

Hearing Examiner Date: June 20, 2012

Chahram Badamtcchian, AICP, Senior Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Aaron D. Martin, Planner, Environmental Sciences, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and environmental planning as it pertains to the Land Development Code, and Lee Plan.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Robert Price, Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Attachment "B"

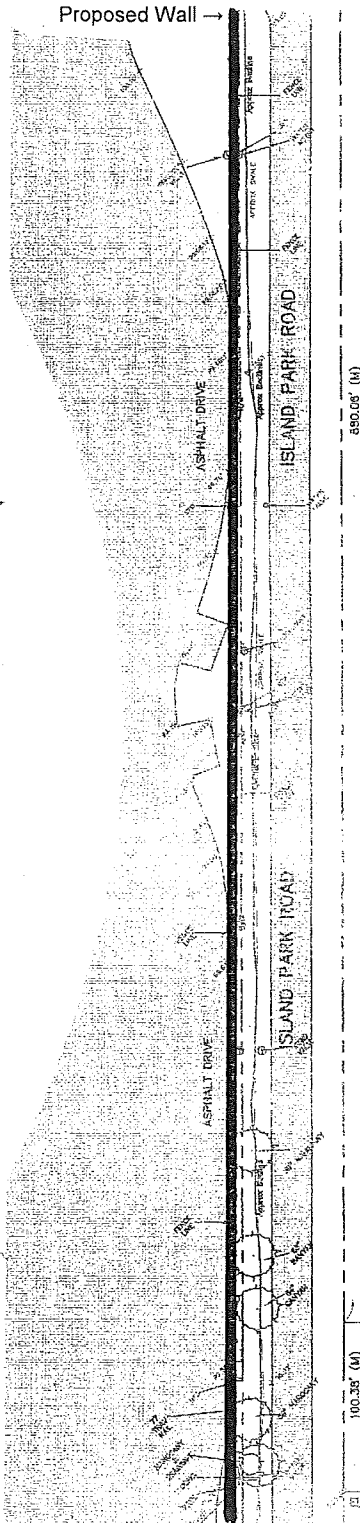
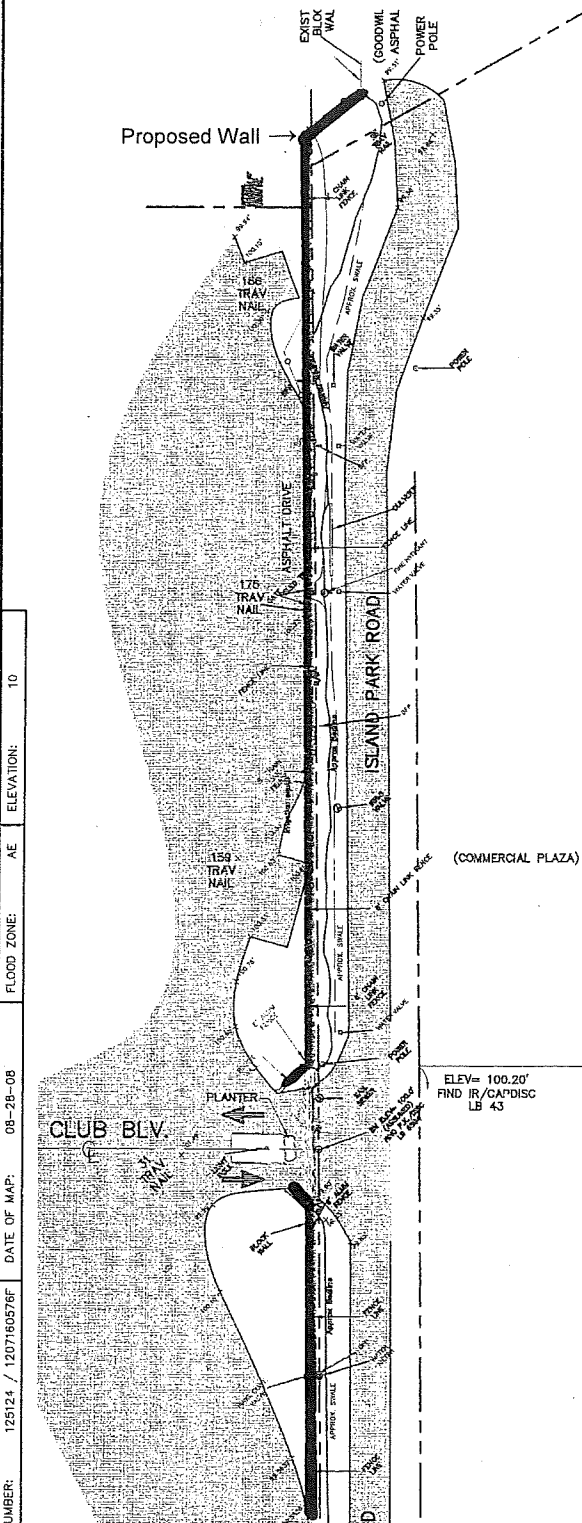
Matthew Noble, Principal Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

- NOTES:**
1. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 2. THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT.
 3. BEARINGS ARE BASED ON PLAT OR DEED.
 4. ELEVATIONS AS SHOWN ARE BASED ON N.A.V.D. 1988 DATUM UNLESS OTHERWISE STATED.
 5. ENCROACHMENTS ARE BASED ON PLAT OR DEED.
 6. THERE MAY BE OTHER ENCROACHMENTS NOT SHOWN HEREON RECORDED IN THE PUBLIC RECORDS OF THE GOVERNING COUNTY.
 7. NO DETERMINATION OF HAZARDOUS WASTE MATERIALS HAVE BEEN MADE BY THIS FIRM.
 8. LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN UNLESS OTHERWISE NOTED.
 9. SURVEY LIMITS LIABILITY ONLY UP TO THE COST OF SURVEY.
 10. THIS SURVEY IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED.
 11. SURVEY WAS BASED ON TITLE CERTIFICATION PROVIDED BY CLIENT AND EXISTING MONUMENTATION.
 12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 13. THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT.

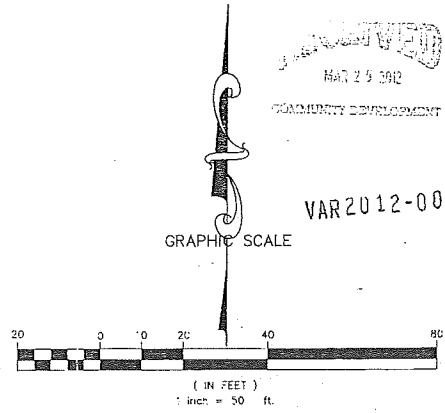
- LEGEND:**
- (A) - ARC LENGTH
 - A.C. - AIR CONDITIONER
 - (C) - CABLE TV
 - (C) - CALCULATED
 - C.B. - CATCH BASIN
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - C.M. - CONC. MONUMENT
 - (D) - DEED
 - B.O.B. - BASIS OF BEARINGS
 - D.E. - DRAINAGE EASEMENT
 - E.L. - ELEVATION
 - E.O.P. - EDGE OF PAVEMENT
 - F.H. - FIRE HYDRANT
 - FND. - FOUND
 - GV - GATE VALVE
 - I.R. - IRON ROD
 - G.W. - GUY WIRE
 - (M) - MEASURED
 - N&T - NAIL & TAG
 - N.A.V.D. - NORTH AMERICAN VERTICAL DATUM (1988)
 - N.T.S. - NOT TO SCALE
 - (NR) - NOT RAILROAD
 - S.R. - OFFICIAL RECORD
 - (P) - PLAT
 - P.B. - PLAT BOOK
 - P.C. - POINT OF CURVATURE
 - P.C.C. - POINT OF COMPOUND CURVATURE
 - P.C.P. - PERMANENT CONTROL POINT
 - P.I. - POINT OF INTERSECT
 - P.O. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.P. - POWER POLE
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - P.T. - POINT OF TANGENCY
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - R - RADIAL
 - (R) - RADIAL
 - RNG. - RANGE
 - R/W - RIGHT OF WAY
 - SECTION - SECTION
 - SET I.R. - SET 1/2" IRON ROD 1.5147N 1.5223P
 - S.W. - SIDEWALK
 - TELEPHONE BOX
 - TWP. - TOWNSHIP
 - U.P. - UTILITY PEDESTAL
 - WATER METER
 - DELTA ANGLE
 - FIRE HYDRANT
 - TEMPORARY BENCHMARK
 - CENTERLINE
 - WIRE FENCE
 - WOOD PILING
 - OVERHEAD WIRE
 - CONCRETE PAD
 - EXISTING ELEVATION
 - LOT NUMBER
 - MHW - MEAN HIGH WATER
 - MLW - MEAN LOW WATER
 - SP - SEPTIC TANK
 - OE - OVERHEAD ELECTRIC

CERTIFIED TO:
FOREST PROPERTY OWNERS ASSOCIATION



LEGAL DESCRIPTION:
BEGINNING A POINT 800.111' NORTH OF THE CENTER LINE OF CLUB BLVD. AND ENDING 2292 FEET SOUTH ALONG THE RIGHT-OF-WAY OF ISLAND PARK ROAD A POINT 430 FEET NORTH OF THE CENTERLINE OF DEER RUN S.W. BLVD. IN SECTION 1, TOWNSHIP 30N, RANGE 26E, LEE COUNTY, FLORIDA.

- TREE LEGEND**
- EXISTING PALM
 - EXISTING TREES
 - EXISTING LIVE OAKS
 - EXISTING SHRUBS
 - EXISTING BANYAN



DATE: _____	
REVISION: _____	
APPROVED	
R.L. SCHUMANN, RLS REGISTERED LAND SURVEYOR NO. 2239 STATE OF FLORIDA VALID ONLY WITH EMBOSSED SEAL	
LIS Land Surveying, LLC d.b.a. S & H Land Survey Co. 2572 West State Road 426 Oviedo, FL 32765 321-244-0402 321-244-9419 (Fax) L101057	
21430 Palms Beach Blvd. Alma, FL 32928 239-693-9244 239-693-9838 (Fax) L101057	
SITE DEVELOPMENT SURVEY	1-13-12
FIELD SURVEY	C. CORDISCO
CREW CHIEF	H. CRESPO
DRAWN BY	SCALE 1" = 50'
LIS JOB NO	20057
SHEET: 1 OF 1	DATE: 2/23/12

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

Date: May 7, 2012
To: Chahram Badamtchian, Senior Planner
From: Aaron Martin, Environmental Planner
Phone: (239) 533-8522
E-mail: amartin@leegov.com
Project: Island Park Road Fence Replace
Case: VAR2012-00007
STRAP: 01-46-24-00-00002.00CE

The Division of Environmental Sciences (ES) staff has reviewed the proposed island park road fence replace variance and offers the following analysis and recommendation of approval.

PROJECT SITE:

The project is located on the west side of Island Park Rd. The site is zoned RM-2 with a Future Land Use Category of Suburban.

PROJECT DESCRIPTION: The project is an existing residential community surrounded by a fence/wall on all four sides. These walls were built in the early 1980's and do not comply with the current Land Development Code (LDC) requirements. LDC34-1743 (amended August 2005) states that residential project walls must be setback a minimum of 7.5' from the property line and landscaped on the exterior side of the wall with 5 trees and a hedge row per 100 linear feet. The applicant is requesting to replace approximately 2300' of existing chain link fence along Island Park Rd. The new proposed 8' tall masonry wall will be placed in the same location as the existing fence which is approximately 0' from the property line. Therefore, the applicant is requesting a variance (VAR2012-00007) from LDC34-1743 to allow the wall to be constructed in the same location as the current fence, which is approximately 0' from the property line, and to not provide any landscaping on the exterior side of the wall. The applicant has indicated that the existing vegetation on the interior side of the wall will be maintained to the greatest extent possible except where trimming or removal is necessary to access the work area for placement of the new wall. In addition, there is existing landscaping on the exterior side of the fence within the right-of-way; this will also be retained to the greatest extent possible. Per LDC34-145(b)(3) before granting any variance the hearing examiner must find that the following exist.

- (a) There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question. *The current fence is constructed within 0 feet of the property line and the interior side of the fence contains existing mature vegetation that would need to be impacted for the wall to be set back from the property line further than it is currently.*
- (b) The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance. *The community and the wall were originally developed in the early 1980's prior to the current requirements for residential project walls, LDC34-1743, which were added to the LDC in 2005.*
- (c) The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to his property. *Any requirement for landscaping on the exterior side of the wall located on the subject property would be troublesome in regards to maintenance. There is no existing irrigation on the exterior side of the wall and no way to gain access to this area.*

VAR2012-00007

Island Park Road Fence Replacement

LEGAL DESCRIPTION

BEGINNING A POINT 600 FEET NORTH OF THE CENTER LINE OF THE CLUB BLVD. AND
ENDING 2,292 FEET SOUTH ALONG THE WESTERLY 10 FEET MORE OR LESS OF
ISLAND PARK ROAD A POINT 450 FEET MORE OF LESS NORTH OF THE CENTERLINE
OF DEER RUN S.W. BLVD. IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE
COUNTY, FLORIDA.

5-7-12

APPROVED
LEGAL



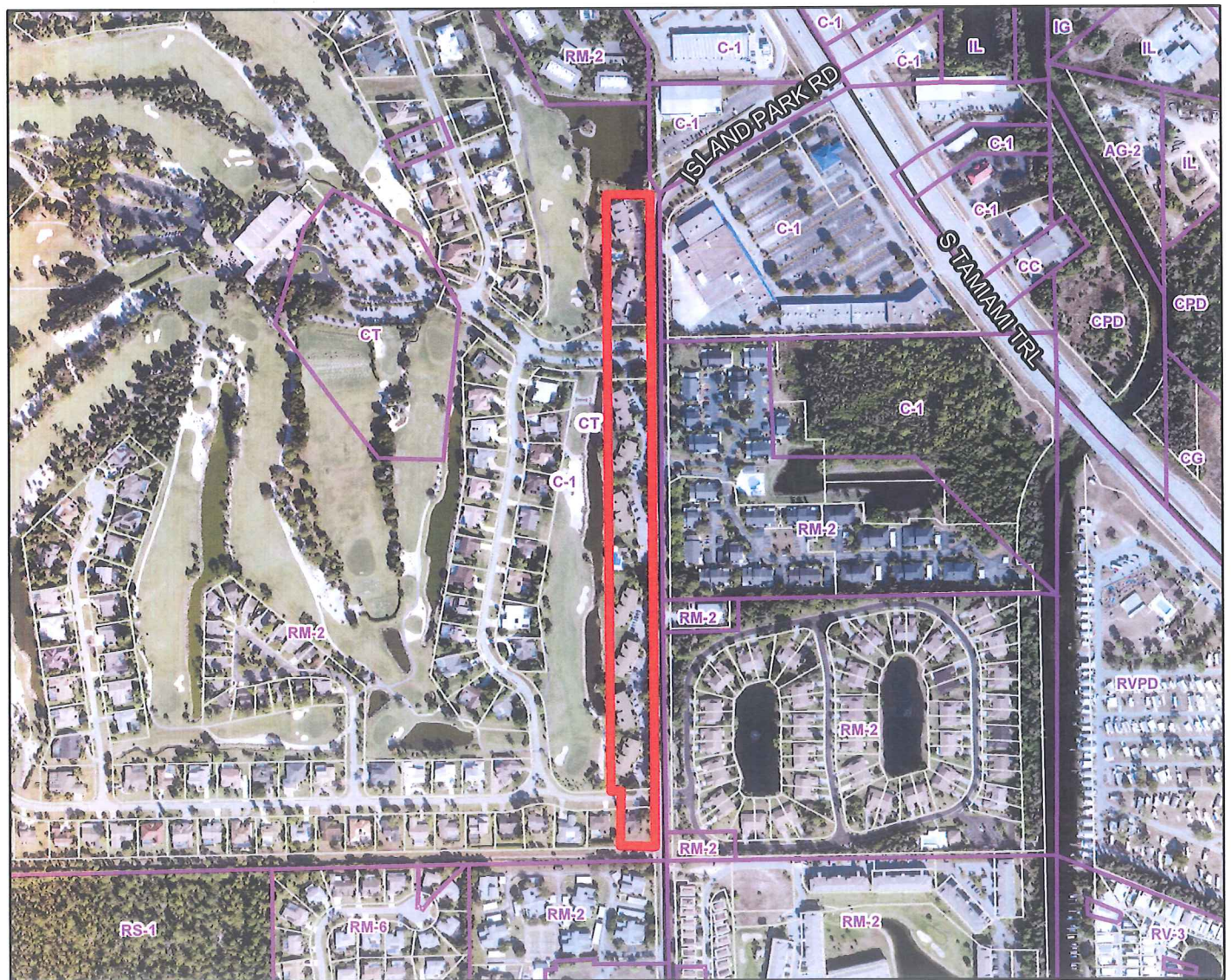
EXHIBIT A



This map drawn for visual purposes only.
 Not to be used for official zoning map.

2012 Aerial Photography
 Printed June 2012

Island Park Road Fence Replacement VAR2012-00007



News-Press.com Online Public Notice: Detail

2012-06-28 Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, July 11, 2012, the Hearing Examiner of Lee County will hold public hearings in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL, on the case below.

The Hearing Examiner's written decision becomes final on the date rendered. That decision may be appealed to Circuit Court in Lee County if an appeal is filed within thirty (30) days of the date the decision is rendered.

Copies of staff report(s) are available one week prior to the hearing except for DCI (Development of Community Impact), DRI (Development of Regional Impact) and REZ (Rezoning) cases which are available two weeks prior to the hearing. The file can be reviewed at the Zoning Division, 1500 Monroe St., Fort Myers, FL. Call 533-8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Prancing at 533-8585.

The following case will be heard: (Lee County Land Development Code is abbreviated throughout the agenda as LDC) **VAR2012-00007**. Island Park Road Fence Replacement. 9:00am. The Forest Property Owners Association requesting a variance from the LDC Section 34-1743(b)3, which requires a 7.5 foot wide landscape strip on the exterior side of residential project fence/wall to allow for no landscaped area for the replacement of an existing chain link fence with an 8-foot high masonry wall in approximately the same location along Island Park Road. Property located at the Forest Country Club located on the west side of Island Park Rd., San Carlos Planning Community, Lee County, FL. Direct inquiries to Chahram Badamtchian, Senior Planner 239-533-8372 in Zoning. Project Representative: Wes Alloway, Forest Property Owners Assoc. 239-482-1109.
June 28 No.1457183

[print this notice](#) [close window](#)

For MAC users try cmd+P

**MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION**

DATE: JUNE 26, 2012

TO: File - VAR2012-00007

FROM: Jamie Prancing
Secretary, Internal Services

RE: Notice of Public Hearing -JULY 11, 2012 HEX

I, Jamie Prancing, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

CASE NUMBER: VAR2012-00007

CASE NAME: ISLAND PARK ROAD FENCE REPLACEMENT

REQUEST: The Forest Property Owners Association requesting a variance from the Land Development Code Section 34-1743(b)3, which requires a 7.5 foot wide landscape strip on the exterior side of residential project fence/wall to allow for no landscaped area for the replacement of an existing chain link fence with an 8-foot high masonry wall in approximately the same location along Island Park Road.

LOCATION: The subject property is located at the Forest Country Club located on the west side of Island Park Road, San Carlos Planning Community, Lee County, FL.

STAFF REPORT: Direct inquiries to Chahram Badamchian, Senior Planner, at 239-533-8372, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE: WES ALLOWAY
FOREST PROPERTY OWNERS ASSOC.
239-482-1109

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 AM on 07/11/2012 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

Copies of the staff report will be available one week prior to the hearing. The file may be reviewed at the Lee County Zoning Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 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 Jamie Prining at 239-533-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

MR2012-00007

01-46-24-00-00001.0000
FOREST COUNTRY CLUB MEMBERSHIP
6100 CLUB BLVD SW
FORT MYERS, FL 33908

01-46-24-00-00001.002A
SAN CARLOS PARK FIRE PROT +
19591 BEN HILL GRIFFIN PKWY
FORT MYERS, FL 33913

01-46-24-00-00002.00CE
FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS, FL 33908

01-46-24-00-00006.001A
JOHNSON WALTER LEE
2150 W FIRST ST STE 2A
FORT MYERS, FL 33901

01-46-24-00-00006.001E
GOODWILL INDUSTRIES OF
4940 BAYLINE DR
NORTH FORT MYERS, FL 33917

01-46-24-00-00007.0020
US BANK NATIONAL ASSOCIATION
5221 N OCONNOR BLVD STE 600
IRVING, TX 75039

01-46-24-00-00009.0020
ISLAND PARK INVESTMENTS LLC
11220 METRO PKWY STE 27
FORT MYERS, FL 33966

01-46-24-02-00002.0010
PAULSON MARLOW H +
16690 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00002.0020
STAIDL ALAN
UNIT 33-B
2800 MAPLE AVE
DOWNERS GROVE, IL 60515

01-46-24-02-00002.0030
HOLCOMB-KEEFE MARY JANE +
16686 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00002.0040
NELLANS WILLIAM K. + CHRISTINE
16684 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00002.0050
CREGER ROBERT E
16682 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00002.0060
SHAFFER JAMES R JR + LORI J
16680 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00004.0010
BOCA STEL LLC
23061 VIA STEL
BOCA RATON, FL 33433

01-46-24-02-00004.0020
DEMAREST ELMER L + GERALDINE M
16716 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00004.0030
FLANAGAN JOSEPH P JR +
1200 FOREST AVE
EVANSTON, IL 60202

01-46-24-02-00004.0040
FULTON ASHLEY III +
16712 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00004.0050
DEWOLFE NORMAN S + CAROLYN H
16710 BOBCAT DR SW
FORT MYERS, FL 33908

01-46-24-02-00004.0060
KENNEDY TIMOTHY J +
16708 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00004.0070
BOTELL MARTIN + PATRICIA
14300 RIVA DEL LAGO DR APT 705
FORT MYERS, FL 33907

01-46-24-02-00004.0080
FIFTH THIRD MORTGAGE COMPANY
5001 KINGSLEY DR
CINCINNATI, OH 45227

01-46-24-02-00005.0010
PIERSON ROBERT A + PATRICIA M
330 ASHLEY DR
NEW LENOX, IL 60451

01-46-24-02-00005.0070
GODSEY MINOR A JR + MARILYN W
16713 BOBCAT DRIVE SW
FORT MYERS, FL 33908

01-46-24-02-00005.0090
LOCHHEAD ANITA M TR
16709 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00005.0110
LABADIE ROBERT + ALIX
16705 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00005.0130
ANDERSON CLARE T TR
16701 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00009.0010
TABARRINI MARIA
6001 DEER RUN
FORT MYERS, FL 33908

01-46-24-02-00009.0030
SMITH STEVEN M + JANINE T
6005 DEER RUN
FORT MYERS, FL 33908

01-46-24-02-00009.0050
GAITHER JANET L
899 E LAKE SHORE DR #2C
DECATUR, IL 62521

01-46-24-06-00001.1010
MELNECIUC PERRY + KELLE
193 ETSEL LN
BRASELTON, GA 30517

01-46-24-02-00004.0090
LEFTON PHILLIP TR +
16702 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00005.0020
PETERS ROSE M
16723 BOBCAT DR SW
FORT MYERS, FL 33908

01-46-24-02-00005.0080
DEGEUS KAY E TR
3020 HAVEN CT
JOLIET, IL 60435

01-46-24-02-00005.0100
TUFFREE DOUGLAS J + LINDA A
16707 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00005.0120
ROMITO JOHN A + CYNTHIA L
4016 W 110TH ST
LEAWOOD, KS 66211

01-46-24-02-00006.0010
CURRAN PATRICIA A 1/2 TR +
6102 DEER RUN
FORT MYERS, FL 33908

01-46-24-02-00009.0020
3964205 CANADA INC
91 POYNTZ AVE
TORONTO, ON M2N 1J3
CANADA

01-46-24-02-00009.0040
MCGINLEY CATHY
6007 DEER RUN
FORT MYERS, FL 33908

01-46-24-06-00000.00CE
PARTRIDGE COURT CONDO ASSN
P + M PROPERTY MGMT
14360 S TAMiami TRL STE B
FORT MYERS, FL 33912

01-46-24-06-00001.1020
RAY JEFFREY G + TIFFANY M
1314 S MAIN ST
ROYAL OAK, MI 48067

01-46-24-06-00001.1040
HALASZ JOHN + ROSEANN
3940 HARVARD ST
HAMBURG, NY 14075

01-46-24-06-00001.2020
ALVES KENNETH O + CYNTHIA M
14 SHIRETOWNE COMMON DR
KENNEBUNK, ME 04043

01-46-24-06-00001.2040
FORBES DAVID G + LAURA S
32529 PINE RIDGE DR
WARREN, MI 48093

01-46-24-06-00002.1020
WILES MARK THOMAS + BONNIE J
15861 SWALLOWTAIL LN
FORT MYERS, FL 33912

01-46-24-06-00002.1040
HOUCK ROBERT + FAITH
7530 NW 96TH TER
TAMARAC, FL 33321

01-46-24-06-00002.2020
BECKER MICHAEL W
16530 PARTRIDGE CLUB RD #202
FORT MYERS, FL 33908

01-46-24-06-00002.2040
PINEAU JANET A +
16530 PARTRIDGE CLUB RD #204
FORT MYERS, FL 33908

01-46-24-07-00001.1010
CRIPPEN J PHIL + DIANE
54 NEW HAMPSHIRE AVE
CUMBERLAND, MD 21502

01-46-24-07-00001.1030
ZULFER JOSEPH A + JOAN
2837 SCOTT CRES
FLOSSMOOR, IL 60422

01-46-24-07-00001.2010
NEWMAN CHRISTOPHER J + LORENE
51 JEFFERSON DR
ABBOTTSTOWN, PA 17301

01-46-24-06-00001.2010
JOUSMA GORDON + CHARI +
9020 BUCKINGHAM ST
WHITE LAKE, MI 48386

01-46-24-06-00001.2030
CANDAFFIO JOSEPH
16540 PARTRIDGE CLUB RD #203
FORT MYERS, FL 33908

01-46-24-06-00002.1010
VEAL LLC
14790 LAKE OLIVE DR
FORT MYERS, FL 33919

01-46-24-06-00002.1030
SUPERIOR DISTRIBUTION AND
29927 LONNIE DR
WESTLAND, MI 48185

01-46-24-06-00002.2010
MOTA ANTONIO D + MARIAN N
36 TARA CRT
HAMILTON, ON L8K 6E6
CANADA

01-46-24-06-00002.2030
MULVANY DENNIS G + NANCY L
609 S EDWIN ST
CHAMPAIGN, IL 61821

01-46-24-07-00000.00CE
PARTRIDGE PLACE CONDO ASSOC
STE 138 PMB 324
16520 S TAMIAMI TRL
FORT MYERS, FL 33908

01-46-24-07-00001.1020
JOHNSON EUGENE K + LOIS
5090 TORREY RD
FLINT, MI 48507

01-46-24-07-00001.1040
WARWICK DAVID +
16560 PARTRIDGE PLACE RD # 104
FORT MYERS, FL 33908

01-46-24-07-00001.2020
PARTRIDGE PLACE CONDOMINIUM
BECKER + POLIAKOFF PA
12140 CARISSA COMMERCE CT
STE 200
FORT MYERS, FL 33966

01-46-24-07-00001.2030
FORMAN ROBERT S
16560 PARTRIDGE PLACE RD #203
FORT MYERS, FL 33908

01-46-24-07-00002.1010
SINKER STEPHEN M + KERON L
38 SOLOMANS DR
BARNEGAT, NJ 08005

01-46-24-07-00002.1030
CARLEY ROBERT
2611 CHERRY HILLS DR
CHAMPAIGN, IL 61822

01-46-24-07-00002.2010
PECK BARBARA R
16590 PARTRIDGE PLACE RD #201
FORT MYERS, FL 33908

01-46-24-07-00002.2030
PARTRIDGE PLACE CONDO ASSN INC
12140 CARISSA COMMERCE CT #200
FORT MYERS, FL 33966

01-46-24-07-00003.1010
MENARD DENIS J
2883 TRAILWOOD DR
ROCHESTER HILLS, MI 48309

01-46-24-07-00003.1030
GERLER RUTH B TR
16620 PARTRIDGE PLACE RD #103
FORT MYERS, FL 33908

01-46-24-07-00003.2010
PEREZ MARIA J
6048 MACBETH LN
FORT MYERS, FL 33908

01-46-24-07-00003.2030
GAETA RICHARD T
7915 BELLFLOWER RD
MENTOR, OH 44060

01-46-24-07-00004.1010
LOWELL STEPHANIE
11268 BIENVENIDA WAY UNIT 202
FORT MYERS, FL 33908

01-46-24-07-00001.2040
PRICE DERECK W + FAY H
16560 PARTRIDGE PL RD
UNIT #204
FORT MYERS, FL 33908

01-46-24-07-00002.1020
GAITHER NANCY
PO BOX 296
BLUE MOUND, IL 62513

01-46-24-07-00002.1040
DALESSIO SAM
504-851 QUEENSTON RD
STONEY CREEK, ON L8G 1B4
CANADA

01-46-24-07-00002.2020
DOUGLAS BRIAN R
8982 TACKELS DR
WHITE LAKE, MI 48386

01-46-24-07-00002.2040
BEN-SUSAN PAUL F
16606 WATERS EDGE CT APT 201J
FORT MYERS, FL 33908

01-46-24-07-00003.1020
FAGAN ELIZABETH B
16127 FOREST OAKS DR
FORT MYERS, FL 33908

01-46-24-07-00003.1040
COGHLAN LORETTA F TR
4647 COTTONWOOD DR
ANN ARBOR, MI 48108

01-46-24-07-00003.2020
BRUCE WILLIAM P
16620 PARTRIDGE PLACE RD #202
FORT MYERS, FL 33908

01-46-24-07-00003.2040
ROSS DONALD A
16620 PARTRIDGE PLACE RD #204
FORT MYERS, FL 33908

01-46-24-07-00004.1020
ARGENTO MARY JEAN
3427 VOLLMER RD UNIT 304
FLOSSMOOR, IL 60422

01-46-24-07-00004.1030
REILLY PAUL J
502 COLFAX AVE
MICHIGAN CITY, IN 46360

01-46-24-07-00004.2010
SCHALLES CAROLINE B
2251 W SAINT PAUL AVE APT 4B
CHICAGO, IL 60647

01-46-24-07-00004.2030
SHIVELY LARRY L + MARILYN
29224 OAK POINT DR
FARMINGTON HILLS, MI 48331

01-46-24-07-00005.1010
FORD GUILLERMO C
7515 VERNON SQUARE DR APT 304
ALEXANDRIA, VA 22306

01-46-24-07-00005.1030
KIRKPATRICK THOMAS +
PO BOX 269
ROME, NY 13442

01-46-24-07-00005.2010
GREENMAN ERIK
16680 PARTRIDGE PLACE RD #201
FORT MYERS, FL 33908

01-46-24-07-00005.2030
LEIMER PAMELA H +
1580 SILERMAN AVE #902
EVANSTON, IL 60201

01-46-24-07-00006.1010
BORDAS FRANCIA J
16710 PARTRIDGE PLACE RD #101
FORT MYERS, FL 33908

01-46-24-07-00006.1030
GATE PROPERTIES LLC
PO BOX 100742
CAPE CORAL, FL 33910

01-46-24-07-00006.2010
DYSON WALTER C + DONNA L
5804 MEROLD DR
MINNEAPOLIS, MN 55436

01-46-24-07-00004.1040
VICTORIA PETER + JUDITH A
PO BOX 1130
MATTITUCK, NY 11952

01-46-24-07-00004.2020
STUART TRUDI
16650 PARTRIDGE PLACE RD #202
FORT MYERS, FL 33908

01-46-24-07-00004.2040
KLOTSCHER OLIVER + KATHLEEN R
6 CAPTAIN TENBROCK TERR
ST CATHARINES, ON L2W 1B2
CANADA

01-46-24-07-00005.1020
ECONOMUS GEROME + ADELLE
4510 EUCLID BLVD
YOUNGSTOWN, OH 44512

01-46-24-07-00005.1040
SMITH JEFFREY G + TRACY A 50%+
13087 E NAGEL RD
ALEXANDRIA, KY 41001

01-46-24-07-00005.2020
GILLESPIE GENE A + GLORIA A
6319 FAIRWAY DR
MASON, OH 45040

01-46-24-07-00005.2040
CARLSON CRAIG L
16680 PARTRIDGE PLACE RD #204
FORT MYERS, FL 33908

01-46-24-07-00006.1020
BERTORELLI ROBERT + ANNE MARIE
18 VASSAR PL
SCARSDALE, NY 10583

01-46-24-07-00006.1040
AMSTER MORTON
90 PARK AVE FL 21
NEW YORK, NY 10016

01-46-24-07-00006.2020
FARRELL CRAIG J +
16710 PARTRIDGE PLACE RD #202
FORT MYERS, FL 33908

01-46-24-07-00006.2030
JOHNSON BRIAN G
3109 KNOX ST UNIT 741
DALLAS, TX 75205

01-46-24-07-00006.2040
ROSETTA JAMES J
2 KENSINGTON CT
PRINCETON, NJ 08540

01-46-24-07-00007.1010
CRAWFORD SALLY A
16740 PARTRIDGE PL RD #103
FORT MYERS, FL 33908

01-46-24-07-00007.1020
ROBINSON SHELBY
16740 PARTRIDGE PLACE RD #102
FORT MYERS, FL 33908

01-46-24-07-00007.1030
HENRICH DAVID K
16740 PARTRIDGE PLACE RD #103
FORT MYERS, FL 33908

01-46-24-07-00007.1040
KEARNS JAMES H + DONNA R
20 CULPEPPER CT
BOLTON, ON L7E 5V6
CANADA

01-46-24-07-00007.2010
KEARNEY KAREN
16740 PARTRIDGE PL RD # 201
FORT MYERS, FL 33908

01-46-24-07-00007.2020
WRIGHT DEBORAH B TR
730 E LOWER SPRINGBORO RD
SPRINGBORO, OH 45066

01-46-24-07-00007.2030
GILLESPIE BENJAMIN M + DEBORAH
4406 ENGLISH OAK CT
MASON, OH 45040

01-46-24-07-00007.2040
DELAVEGA NADINE I
16740 PARTRIDGE PLACE RD #204
FORT MYERS, FL 33908

01-46-24-09-00000.00CE
QUAIL COVE CONDO
SENTRY MANAGEMENT INC
2180 W SR 434 STE 5000
LONGWOOD, FL 32779

01-46-24-09-00002.1010
LAPLANTE HARRY E + LUCILLE A
16679 FOREST BLVD APT 101
FORT MYERS, FL 33908

01-46-24-09-00002.1020
MOEHN DONNA M TR
DEBORAH TUTTLE
50921 RIDGEVIEW LN
GRANGER, IN 46530

01-46-24-09-00002.1030
PEARL DWIGHT J + CAROLE L
34 WESTBROOK RD
SOUTH HADLEY, MA 01075

01-46-24-09-00002.1040
KRIESCH WILLIAM K TR
16679 FOREST BLVD #104
FORT MYERS, FL 33908

01-46-24-09-00002.2010
BRITTO GLADYS A + ROBERT M
16679 FOREST BLVD #201
FORT MYERS, FL 33908

01-46-24-09-00002.2020
FARRINGTON MARY KATHRYN
2460 S TAYLOR RD
DECATUR, IL 62521

01-46-24-09-00002.2030
KUZNESKI WILLIAM E + MARIANNE
103 GREENVIEW DR
INDIANA, PA 15701

01-46-24-09-00002.2040
PORTERFIELD FAMILY L P
17660 S TAMiami TRL STE 106
FORT MYERS, FL 33908

01-46-24-09-00003.1010
BULLARD GRETCHEN L TR
16683 FOREST BLVD #101
FORT MYERS, FL 33908

01-46-24-09-00003.1020
CAHALAN THOMAS J
16683 FOREST BLVD #102
FORT MYERS, FL 33908

01-46-24-09-00003.1040
STOUFER RICHARD C + SIGRID H
16683 FOREST BLVD #104
FORT MYERS, FL 33908

01-46-24-09-00003.2020
SLAY CAROL A
16683 FOREST BLVD #202
FORT MYERS, FL 33908

01-46-24-09-00003.2040
GUSTAFSON KRISTIN A
PO BOX 158
WINDSOR, ME 04363

01-46-24-14-00000.1010
JACKSON CATHERINE M
5751 ARVINE CIR
FORT MYERS, FL 33919

01-46-24-14-00000.1030
MAZZA NEIL J + DOROTHY J
PO BOX 541
VAUGHN, WA 98394

01-46-24-14-00000.1050
BARKLEY HILLARY A
1991 W SKYLINE DR
CLEARWATER, FL 33763

01-46-24-14-00000.1070
SADDLESON SANDY B
PO BOX 61324
FORT MYERS, FL 33908

01-46-24-14-00000.1090
DIONNE RAYMOND + ANN MARIE
141 GROVE ST
LEWISTON, ME 04240

01-46-24-14-00000.1110
HANSON JACOB
18430 PIONEER RD
FORT MYERS, FL 33908

01-46-24-09-00003.1030
GRIMES MARYAN TR
41333 CLAIRPOINTE ST
HARRISON TOWNSHIP, MI 48045

01-46-24-09-00003.2010
BELSTRA KAREN K
948 W MADISON ST APT 2NE
CHICAGO, IL 60607

01-46-24-09-00003.2030
CAMPEGLIA MARY ANN TR
1330 SABLE DR
ADDISON, IL 60101

01-46-24-14-00000.00CE
TIMBERWOOD VILLAGE
PO BOX 7198
FORT MYERS, FL 33911

01-46-24-14-00000.1020
GARLAND CAROL
6250 TIMBERWOOD CIR #102
FORT MYERS, FL 33908

01-46-24-14-00000.1040
NEGIP STEPHANIE TR
6250 TIMBERWOOD CIR #104
FORT MYERS, FL 33908

01-46-24-14-00000.1060
RICHARDSON CINDY M
6244 TIMBERWOOD CIR #106
FORT MYERS, FL 33908

01-46-24-14-00000.1080
DIFRANCESCO EMILIO + ERSILIA
428 STOUT AVE
SCOTCH PLAINS, NJ 07076

01-46-24-14-00000.1100
ROCCO JULIE A
6238 TIMBERWOOD CIR #110
FORT MYERS, FL 33908

01-46-24-14-00000.1120
NOFZIGER PAMELA K
6238 TIMBERWOOD CIR #112
FORT MYERS, FL 33908

01-46-24-14-00000.1130
THIBODEAU ROGER M + NANCY S
125 BIRCH DR
CHARLESTOWN, NH 03603

01-46-24-14-00000.1150
DALRYMPLE DANIEL C + DEBORAH A
6232 TIMBERWOOD CIR #115
FORT MYERS, FL 33908

01-46-24-14-00000.1170
ZEITZ LAURENE A
6226 TIMBERWOOD CIR #117
FORT MYERS, FL 33908

01-46-24-14-00000.1190
GOEBELT LEE + LINDA J
2189 BERKLEY WAY
LEHIGH ACRES, FL 33973

01-46-24-14-00000.1210
PLOWY JOHN
477 SWEET HOME RD
AMHERST, NY 14226

01-46-24-14-00000.1230
GRUBE JEFF
6220 TIMBERWOOD CIR #123
FORT MYERS, FL 33908

01-46-24-14-00000.1270
CHRISTOFFERSEN DANNY
6213 TIMBERWOOD CIR #127
FORT MYERS, FL 33908

01-46-24-14-00000.1290
AHERN OWEN C TR 1/2 +
4040 HILLSDALE DR
AUBURN HILLS, MI 48326

01-46-24-14-00000.1310
HUMMEL WADE + DOROTHY K
6219 TIMBERWOOD CIR #131
FORT MYERS, FL 33908

01-46-24-14-00000.1330
WEAVER GARY G + DONNA
HUNTINGTON MORTGAGE TAX DEPT
PO BOX 961239
FORT WORTH, TX 76161

01-46-24-14-00000.1140
KEMP DAVID H + BETTY A
6232 TIMBERWOOD CIR APT 114
FORT MYERS, FL 33908

01-46-24-14-00000.1160
JUDSON PAUL
PO BOX 60511
FORT MYERS, FL 33906

01-46-24-14-00000.1180
JAMIESON WILLIAM
5753 ELIZABETH ANN WAY
FORT MYERS, FL 33912

01-46-24-14-00000.1200
CHRISTIAN PAUL + KAREN JEAN
1592 DOGWOOD TERRACE
MARIETTA, GA 30066

01-46-24-14-00000.1220
ECKENROAD PAUL J
6220 TIMBERWOOD CIR #122
FORT MYERS, FL 33908

01-46-24-14-00000.1240
GINCHEREAU ADRIEN E + FRANCES
45 FRANKLIN ST
DERRY, NH 03038

01-46-24-14-00000.1280
DUROCHER ROBERT A + ROBIN L
113 JUDSON STREET RD
CANTON, NY 13617

01-46-24-14-00000.1300
MELVIN LISA N +
6213 TIMBERWOOD CIR #130
FORT MYERS, FL 33908

01-46-24-14-00000.1320
ORANGE JACK +
6159 GLEN EAGLE HIGHLANDS
HUDSONVILLE, MI 49426

01-46-24-14-00000.1340
SIGTERMANS HENRY W + NANCY M
5307 CHIQUITA BLVD S
CAPE CORAL, FL 33914

01-46-24-16-00000.00CE
TIMBERWOOD VILLAGE II CONDO
SENTRY MANAGEMENT INC
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

01-46-24-16-00000.2020
DURHAM DAVID A + BARBARA J
6000 TIMBERWOOD CIR #202
FORT MYERS, FL 33908

01-46-24-16-00000.2040
PLOWY JOHN M
477 SWEET HOME RD
AMHERST, NY 14226

01-46-24-16-00000.2060
SMITH BEM + DORI
2565 68TH ST SW
NAPLES, FL 34105

01-46-24-16-00000.2080
FINNEY JAMES R
6006 TIMBERWOOD CR #208
FORT MYERS, FL 33908

01-46-24-16-00000.2100
MEYERS JOHN J
6012 TIMBERWOOD CIR #210
FORT MYERS, FL 33908

01-46-24-16-00000.2120
SANDERS CHRISTOPHER J
6012 TIMBERWOOD CIR #212
FORT MYERS, FL 33908

01-46-24-16-00000.2140
SIMMONS TEDDY B + SHARON G
6018 TIMBERWOOD CR #214
FORT MYERS, FL 33908

01-46-24-16-00000.2160
HEATH CHRISTY M + BRYAN M
6018 TIMBERWOOD CIR #216
FORT MYERS, FL 33908

01-46-24-16-00000.2180
FILZINGER COLLEEN A
5830 TALLOWOOD CIR
FORT MYERS, FL 33919

01-46-24-16-00000.2010
BENKHATAR BEVERLY C
6000 TIMBERWOOD CIR #201
FORT MYERS, FL 33908

01-46-24-16-00000.2030
TRIBBY SHARI L
2270 NW 15TH ST
CAPE CORAL, FL 33993

01-46-24-16-00000.2050
LIPPOLD ANDI
6006 TIMBERWOODS CIR #205
FORT MYERS, FL 33908

01-46-24-16-00000.2070
BURGOS JUANITA +
RAMOS FREDERICO W/H
217 BURNSIDE ST
LEHIGH ACRES, FL 33936

01-46-24-16-00000.2090
LINCOLN TRUST COMPANY TR
790 MILLVALE PL
LAWRENCEVILLE, GA 30044

01-46-24-16-00000.2110
RANDOLPH KYMBERLY L
3208 VIRGINIA AVE SE
CHARLESTON, WV 25304

01-46-24-16-00000.2130
RAPOSA NANCY L
6018 TIMBERWOOD CIR #213
FORT MYERS, FL 33908

01-46-24-16-00000.2150
STENLUND ANNA-MALIN
9690 BAY HARBOR CIR APT 206
FORT MYERS, FL 33919

01-46-24-16-00000.2170
MCGOWAN MARCIA TR
6024 TIMBERWOOD CIR #217
FORT MYERS, FL 33908

01-46-24-16-00000.2190
WALHA SANDEEP +
14189 REFLECTION LAKES DR
FORT MYERS, FL 33907

01-46-24-16-00000.2200
KIDD IRENE S
6024 TIMBERWOOD CIR #220
FORT MYERS, FL 33908

01-46-24-16-00000.2220
LEVIN BRIAN D +
6043 TIMBERWOOD CIR # 222
FORT MYERS, FL 33908

01-46-24-16-00000.2240
EVANS CHRISTIE R
6043 TIMBERWOOD CIR #224
FORT MYERS, FL 33908

01-46-24-16-00000.2280
GAUDRY DEBRA L
6044 TIMBERWOOD CIR #228
FORT MYERS, FL 33908

01-46-24-16-00000.2300
POGARCH KEITH G + VALERIE K +
4291 MICHELLE CT
WALLED LAKE, MI 48390

01-46-24-18-00000.0020
LONERGAN BIRGIT G TR
6013 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0040
BEAVERS PHILIP J + SUSAN J TR
6023 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0060
ODEN FRANK M JR TR 1/2 INT +
16958 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0080
WILLARETH GLENN C + JUDITH L
2414 LYNWOOD ST
MORRIS, IL 60450

01-46-24-18-00000.00CE
FOREST VILLAS H/O ASSN INC
PEGASUS PROPERTY MGMT
17959 S TAMiami TRL STE 100
FORT MYERS, FL 33908

01-46-24-16-00000.2210
BREN KAYE
6043 TIMBERWOOD CIR #221
FORT MYERS, FL 33908

01-46-24-16-00000.2230
ALGER DAVID L + KAREN A
6043 TIMBERWOOD CIR #223
FORT MYERS, FL 33908

01-46-24-16-00000.2270
TYKOWSKI LORETTA H
6044 TIMBERWOOD CIR #227
FORT MYERS, FL 33908

01-46-24-16-00000.2290
ALLEN FELLECCITA A
6044 TIMBERWOOD CIR #229
FORT MYERS, FL 33908

01-46-24-18-00000.0010
DAVIS GUY F III + SUSAN J
6011 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0030
KELLY THOMAS F TR
6021 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0050
BARTO ROBERT C + DEANNA G
16960 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0070
EDLEMAN THOMAS M
16950 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0090
BENTLEY WILLIAM ROY
16940 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0100
RENDLEN ALBERT L + DONA M
16938 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0110
DAVIDSON JOHN + SHARLA
207 STONEWALL CT
RICHMOND, KY 40475

01-46-24-18-00000.0130
FLUGEL CHRISTIAN TR
1900 BRICKYARD RD
CANANDAIGUA, NY 14424

01-46-24-18-00000.0150
FRISBIE DANIEL M III TR +
22 KIRK LAKE DR
MAHOPAC, NY 10541

01-46-24-18-00000.0170
KRISMAN JANET
6181 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0190
CUTTING ROBERT E + CLAIRE O
6191 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0210
REYNOLDS MICHAEL M + AILEEN M
5931 VENUS PATH
SYRACUSE, NY 13209

01-46-24-18-00000.0230
STABILE PAULINE S
6211 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0250
HOWELL RANDY N + NANCY B
8000 SHOSHONE PL
LARKSPUR, CO 80118

12-46-24-00-00005.1080
VEATS PROPERTIES LLC
THOMAS R KREGEL
8 FOX HOLLOW RIDINGS RD
NORTHPORT, NY 11768

12-46-24-00-00005.1110
TERRA VERDE COUNTRY CLUB DEV
REYNALDO F MAYOR
6365 COLLINS AVE APT 4708
MIAMI BEACH, FL 33141

01-46-24-18-00000.0120
GULLETT ELEANOR MARIE J L/E
16928 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0140
HERRICK RODERICK K + SUSAN J
3381 ROCKY CREST DR
ROCHESTER, MI 48306

01-46-24-18-00000.0160
WALLACE JOAN F TR
6173 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0180
WESTERMAN FLORENCE TR
6183 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0200
MOLA WILLIAM J TR
2332 BUCKINGHAM AVE
WESTCHESTER, IL 60154

01-46-24-18-00000.0220
PALMIETTO ALFONSO + GLORIA A
6203 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0240
HENRIKSEN ELIZABETH C
12345 LITTLE FLINT RD
WEST BURLINGTON, IA 52655

01-46-24-18-00000.0260
KINGTON DIANE D
6003 FOREST VILLAS CIR
FORT MYERS, FL 33908

12-46-24-00-00005.10CE
TERRA VERDE C C DEV INC
17000 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-00-00005.15CE
TERRA VERDE C C DEV INC
TERRA VERDE OWNERS ASSN
PO BOX 7326
FORT MYERS, FL 33911

12-46-24-11-00000.00CE
GOLFSIDE OF LEE
CONDOMINIUM ASSOC INC
17018 GOLFSIDE CIR #202
FORT MYERS, FL 33908

12-46-24-11-00001.1020
JOHNSON TERESA A TR
5580 KENSINGTON LOOP
FORT MYERS, FL 33912

12-46-24-11-00001.1040
DUNCAN LINDA M
17020 GOLFSIDE CIR #104
FORT MYERS, FL 33908

12-46-24-11-00002.2020
MILLER JOHN P + MARY E
17018 GOLFSIDE CIR #202
FORT MYERS, FL 33908

12-46-24-11-00002.2040
GAUNDER JOHN R + KATHERINE E
8734 STAHLEY RD
EAST AMHERST, NY 14051

12-46-24-11-00002.2060
TEMPLE UNCHUNG C
17018 GOLFSIDE CIR APT 206
FORT MYERS, FL 33908

12-46-24-11-00003.3020
FIELDING JUSTIN P +
17025 GOLFSIDE CIR #302
FORT MYERS, FL 33908

12-46-24-11-00003.3040
PRELLER KATHY L
6498 ROYAL WOODS DR APT 7
FORT MYERS, FL 33908

12-46-24-11-00003.3060
THOMAS BARBARA A
17025 GOLFSIDE CIR #306
FORT MYERS, FL 33908

12-46-24-11-00004.4020
STROHMEYER MARIE M
17017 GOLFSIDE CIR #402
FORT MYERS, FL 33908

12-46-24-11-00001.1010
SANTOS LORENA
17033 TERRA VERDE CIR
FORT MYERS, FL 33908

12-46-24-11-00001.1030
SWEENEY SHANE J + KIMBERLY A
182 GULF RD
PETERBOROUGH, NH 03458

12-46-24-11-00002.2010
BISHOP STEVEN L
17018 GOLFSIDE CIR # 201
FORT MYERS, FL 33908

12-46-24-11-00002.2030
MOTA-TORRES CONNIE M
17018 GOLFSIDE CIR #203
FORT MYERS, FL 33908

12-46-24-11-00002.2050
VEGLIA CONCETTA VICTORIA
17018 GOLFSIDE CIR # 205
FORT MYERS, FL 33908

12-46-24-11-00003.3010
ELLIS BETTY M TR
1296 DOUGLASS DR
BOYERTOWN, PA 19512

12-46-24-11-00003.3030
BARRIE TINA R
17025 GOLFSIDE CIR APT 303
FORT MYERS, FL 33908

12-46-24-11-00003.3050
FEDERAL NATIONAL MORTGAGE ASSN
950 E PACES FERRY RD STE 1900
ATLANTA, GA 30326

12-46-24-11-00004.4010
BENOIT RONALD
9 LAMPER DR
LITCHFIELD, NH 03052

12-46-24-11-00004.4030
SEWELL TERRY W
17017 GOLFSIDE CIR #403
FORT MYERS, FL 33908

12-46-24-11-00004.4040
PECKHAM KATHLEEN L
17017 GOLFSIDE CIR #404
FORT MYERS, FL 33908

12-46-24-11-00004.4050
JOHNSON TERESA A TR
5580 KENSINGTON LOOP
FORT MYERS, FL 33912

12-46-24-11-00004.4060
SCHULZ BRIGITTE
17017 GOLFSIDE CIR #406
FORT MYERS, FL 33908

12-46-24-11-00005.5010
FIDLER RICHARD C + ARLENE M
712 OLD SWEDE RD
DOUGLASSVILLE, PA 19518

12-46-24-11-00005.5020
BUSTILLOS LISA ANN
17033 GOLFSIDE CIR #502
FORT MYERS, FL 33908

12-46-24-11-00005.5030
SUTHERLAND DONALD G + NANCY D
335 WELLINGTON RD
DELMAR, NY 12054

12-46-24-11-00005.5040
FELKER SAMUEL S III
17033 GOLFSIDE CIR APT 504
FORT MYERS, FL 33908

12-46-24-11-00005.5050
JOHNSON GARY L TR
5580 KENSINGTON LOOP
FORT MYERS, FL 33912

12-46-24-11-00005.5060
THOMPSON TIM
17033 GOLFSIDE CIR #506
FORT MYERS, FL 33908

12-46-24-19-00000.0080
REDHEAD MARLENE M
17030 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0090
WILLIAMS WILLIAM +
16 WILLIAMSVILLE PL
SOUTHHAMPTON SN04,
BERMUDA

12-46-24-19-00000.00CE
TERRAVERDE A-Z CONDO
17750 ISLAND PARK RD
FORT MYERS, FL 33908

12-46-24-19-00000.0100
NICHOLSON BECKY A
209 CHARLESTON CT #6
SCHAUMBURG, IL 60193

12-46-24-19-00000.0110
ST JOHN MARCY
5131 REGENTS PARK RD
ROCKFORD, IL 61107

12-46-24-19-00000.0120
COTTET KEVIN M + KAREN A +
3532 MANHASSET ST
SEAFORD, NY 11783

12-46-24-19-00000.0130
POTRATZ MATTHEW
17040 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0140
SMITH DAVID E
3039 GERALD
ROCHESTER HILLS, MI 48307

12-46-24-19-00000.0150
CARLSEN DEBERAH A
17044 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0720
DEBOER CASANDRA S
17049 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0730
SHACKELL IAN S + SUSAN J
5588 CARRISON DR
MANOTICK, ON K4M 1K7
CANADA

12-46-24-19-00000.0740
STEFANEC TAMARA
118 SE 44TH ST
CAPE CORAL, FL 33904

12-46-24-19-00000.0760
CRANE AARON
17041 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0780
FARRISH KENNETH + ROBIN
38 CINGUE LN
BAYPORT, NY 11705

12-46-24-19-00000.0800
SANTOS LORENA MARIA
490 SAN ISIDRO
LIMA 27,
PERU

12-46-24-19-00000.0820
CUBELLO ANTHONY III PER REP
17029 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0750
DRYMOUSIS JOHN + CARMELA TR
7583 DIBERVILLE
MONTREAL, QC H2E 2Z1
CANADA

12-46-24-19-00000.0770
HUNTER ELAINE N TR
17039 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0790
DAVIS THEA
17035 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0810
DIMON SHEILA
17031 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-31-00000.00CE
TERRAVERDE 25 CONDO ASSN
3364 CLEVELAND AVE
FORT MYERS, FL 33901

FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS FL 33908

THE FOREST PROPERTY OWNERS ASSOC
5990 FOREST BLVD
FORT MYERS FL 33908

MR. CHAHRA BADAMTCHIAN
1500 MONROE STREET
FORT MYERS FL 33901

GREGORY J DISERIO, RLA
DAVID M JONES & ASSOCIATES
2221 MCGREGOR BLVD
FORT MYERS FL 33901

WES ALLOWAY
FOREST PROPERTY OWNERS ASSOC.
5990 FOREST BLVD
FORT MYERS FL 33908

Email List Report

Tuesday, June 26, 2012
10:59:55 AM

Community	Name	Association
San Carlos	Jack Lienesch	ECPP
San Carlos	Weston & Sampson Engineers	Corkscrew Road Service Area (CRSA)
San Carlos	Leslee Chapman	Town of Fort Myers Beach
San Carlos	Neal Noethlich	ECPP
San Carlos	Ron Inge	Inge and Associates, Inc.
San Carlos	Ann Pierce	Local Planning Agency Member

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 Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- Signs for case #VAR2012-00007 must be posted by **Tuesday, June 26, 2012**.
- 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.
- 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.
- 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.
- 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 GREGORY DISERIO
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:

RECEIVED
JUN 18 2012

COMMUNITY DEVELOPMENT

VAR2012-00007

SIGNATURE OF APPLICANT OR AGENT
GREGORY DISERIO

NAME (TYPED OR PRINTED)
2221 McGregor Blvd

ST. OR PO BOX
Fort Myers, FL 33901

CITY, STATE & ZIP

#VAR2012-00007/ISLAND PARK ROAD FENCE REPLACE
/07/11/2012/JLP

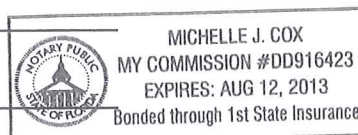
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 18th day of June,
2002, by GREG DISERIO, personally known to me or who produced _____
as identification and who did/did not take an oath.

Michelle J. Cox
Signature of Notary Public

Michelle J. Cox

Printed Name of Notary Public



My Commission Expires:
(Stamp with serial number)

fhxhearing.rpt



BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

June 08, 2012

533-8585

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

WES ALLOWAY
FOREST PROPERTY OWNERS ASSO
5990 FOREST BLVD
FORT MYERS, FL 33908

RE: Agenda Schedule for ISLAND PARK ROAD FENCE REPLACE
Case No. VAR2012-00007

Dear WES ALLOWAY :

Your zoning request has been scheduled before the Hearing Examiner on Wednesday, July 11, 2012, at 9:00 AM. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner accepts exhibits on boards for demonstrative purposes and for use in her/his decision making; however, an official exhibit entered into the record must be either a foldable copy of the exhibit or an 11 x 17 duplicate of the board exhibit (clipping the exhibit to the board rather than gluing it is an acceptable form since it can be removed from the board and folded to be put in the file.

Your zoning sign will be ready for pickup any time after Monday, June 11, 2012, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 533-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Tuesday, June 26, 2012, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division


Jamie Prancing
Administrative Assistant

cc: THE FOREST PROPERTY OWNERS ASSOC
FOREST PROPERTY OWNERS ASSN
GREGORY J DISERIO, RLA, DAVID M JONES & ASSOCIATES
Chahram Badamtchian, Senior Planner
Zoning File



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-533-8372

John E. Manning
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

May 18, 2012

WES ALLOWAY
FOREST PROPERTY OWNERS ASSOC.
5990 FOREST BLVD
FORT MYERS, FL 33908

Re: ISLAND PARK ROAD FENCE REPLACE
VAR2012-00007 - VAR Application (Zoning)

Dear WES ALLOWAY :

The Zoning Division has reviewed the information provided and supplemented for the zoning request referenced above. The application is now complete and the formal request has been drafted from your application as follows:

The Forest Property Owners Association requesting a variance from the Land Development Code Section 34-1743(b)3, which requires a 7.5 foot wide landscape strip on the exterior side of residential project fence/wall to allow for no landscaped area for the replacement of an existing chain link fence with an 8-foot high masonry wall in approximately the same location along Island Park Road.

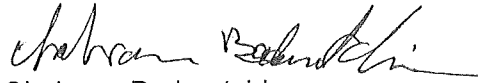
Please review this language carefully, and notify me in writing by 6/1/2012 whether or not this wording is satisfactory. The Staff Report is now being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on July 11, 2012. However, please note 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.

Please contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

WES ALLOWAY
FOREST PROPERTY OWNERS ASSOC.
RE: ISLAND PARK ROAD FENCE REPLACE
VAR2012-00007
May 18, 2012
Page 2



Chahram Badamtchian
Senior Planner

copy w/o attachments:

Susan M Henderson, Assistant County Attorney
Pamela Houck, Division Director
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Jamie Prining, DCD Administration

Zoning/VAR Files



David M. Jones, Jr. and Associates, Inc.
Landscape Architects and Planners

May 18, 2011

Mr. Chahram Badamchian
Lee County Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902

RECEIVED
MAY 18 2012

COMMUNITY DEVELOPMENT

Re: Island Park Road Fence Replacement (VAR2012-00007)

Mr. Chahram;

On behalf of the Forest Property Owners Association, our firm is responding to your letter dated May 15, 2012 regarding our variance request.

Please accept this letter as notification that the wording for the variance request as stated in your letter is satisfactory.

In addition we are looking forward to presenting this request at the Hearing Examiners meeting which has been tentatively scheduled for July 11, 2012 at 9:00 am.

Should you require any additional information I can be reached at 337-5525 or by e-mail at: Gdiserio@dmjafl.com.

Sincerely,

DAVID M. JONES, JR. AND ASSOCIATES, INC.

Gregory J. Diserio, RLA
Vice-President

Cc: Wes Alloway, FPOA
File

VAR 2012-00007

2221 McGregor Boulevard
Fort Myers, FL 33901

LC000063

Phone: (239) 337-5525
Fax: (239) 337-4494

2705 Tamiami Trail Unit 415
Punta Gorda, Florida 33950

Phone: (941) 235-2217

John E. Manning
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

May 07, 2012

WES ALLOWAY
FOREST PROPERTY OWNERS ASSOC.
5990 FOREST BLVD
FORT MYERS, FL 33908

Re: ISLAND PARK ROAD FENCE REPLACE
VAR2012-00007 - VAR Application (Zoning)

Dear WES ALLOWAY :

The Zoning Division has reviewed the information provided and supplemented for the zoning request referenced above. The application is now complete and the formal request has been drafted from your application as follows:

The Forest Property Owners Association requesting a variance from the Land Development Code Section 34-1743(b)3, which requires a 7.5 foot wide landscape strip on the exterior side of residential project fence/wall to allow for no landscaped area for the replacement of an existing chain link fence with an 8-foot high masonry wall in approximately the same location along Island Park Road.

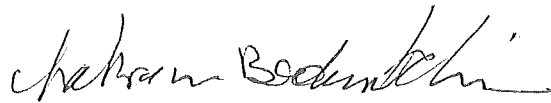
Please review this language carefully, and notify me in writing by 5/21/2012 whether or not this wording is satisfactory. The Staff Report is now being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on July 5, 2012. However, please note 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.

Please contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

WES ALLOWAY
FOREST PROPERTY OWNERS ASSOC.
RE: ISLAND PARK ROAD FENCE REPLACE
VAR2012-00007
May 7, 2012
Page 2


Chahram Badamtchian
Senior Planner

copy w/o attachments:

Michael D Jacob, Assistant County Attorney
Pamela Houck, Division Director
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Jamie Prining, DCD Administration

Zoning/VAR Files



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

Date: May 7, 2012

To: Chahram Badamtchian, Senior Planner

From: Aaron Martin, Environmental Planner
Phone: (239) 533-8522
E-mail: amartin@leegov.com

Project: Island Park Road Fence Replace

Case: VAR2012-00007

STRAP: 01-46-24-00-00002.00CE

The Division of Environmental Sciences (ES) staff has reviewed the proposed island park road fence replace variance and offers the following analysis and recommendation of approval.

PROJECT SITE:

The project is located on the west side of Island Park Rd. The site is zoned RM-2 with a Future Land Use Category of Suburban.

PROJECT DESCRIPTION: The project is an existing residential community surrounded by a fence/wall on all four sides. These walls were built in the early 1980's and do not comply with the current Land Development Code (LDC) requirements. LDC34-1743 (amended August 2005) states that residential project walls must be setback a minimum of 7.5' from the property line and landscaped on the exterior side of the wall with 5 trees and a hedge row per 100 linear feet. The applicant is requesting to replace approximately 2300' of existing chain link fence along Island Park Rd. The new proposed 8' tall masonry wall will be placed in the same location as the existing fence which is approximately 0' from the property line. Therefore, the applicant is requesting a variance (VAR2012-00007) from LDC34-1743 to allow the wall to be constructed in the same location as the current fence, which is approximately 0' from the property line, and to not provide any landscaping on the exterior side of the wall. The applicant has indicated that the existing vegetation on the interior side of the wall will be maintained to the greatest extent possible except where trimming or removal is necessary to access the work area for placement of the new wall. In addition, there is existing landscaping on the exterior side of the fence within the right-of-way; this will also be retained to the greatest extent possible. Per LDC34-145(b)(3) before granting any variance the hearing examiner must find that the following exist.

- (a) There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question. *The current fence is constructed within 0 feet of the property line and the interior side of the fence contains existing mature vegetation that would need to be impacted for the wall to be set back from the property line further than it is currently.*
- (b) The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance. *The community and the wall were originally developed in the early 1980's prior to the current requirements for residential project walls, LDC34-1743, which were added to the LDC in 2005.*
- (c) The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to his property. *Any requirement for landscaping on the exterior side of the wall located on the subject property would be troublesome in regards to maintenance. There is no existing irrigation on the exterior side of the wall and no way to gain access to this area.*



David M. Jones, Jr. and Associates, Inc.
Landscape Architects and Planners

April 27, 2012

Chahram Badamtchian
Lee County Community Development
Zoning Division
1500 Monroe Street
Fort Myers, Florida 33902

RECEIVED
APR 30 2012
AYH
COMMUNITY DEVELOPMENT
VAR 2012-00007

Re: The Forest Property Owners Association- Island Park Road Fence Replacement Variance Justification (VAR 2012-00007)

Chahram;

On behalf of the Forest Property Owners Association, our firm is submitting this revised application for public hearing for zoning action for **The Forest Property Owners Association- Island Park Road Fence Replacement**.

A revised application "Supplement B" is attached which responds to the staff's request for additional information on April 23, 2012

Specifically a variance request is being submitted to permit the replacement of an existing chain link fence that doesn't comply with current County setback requirements, with a solid wall or fence in approximately the same location. The area being requested in this variance includes The Forest frontage along Island Park Road.

It is understood specific criteria must be met in order for the variances to be granted. This justification letter will outline the responses to the following specific criteria:

1. The granting of the variance would not threaten the health, safety or welfare of abutting property owners or the general public.
2. The requested variance is consistent with the Lee Plan
3. The requested variance will not create an undue burden on essential public facilities;
4. The standard from which the variance is being requested is unreasonably burdensome, as applied to the applicant's property and development plans.

Outlined below is a summary of the existing conditions and findings which have led to the application of this variance request. Additional information is provided in the attached Application and Supplemental Exhibits.



COMMUNITY DEVELOPMENT

PROJECT HISTORY AND EXISTING CONDITIONS

The Forest Country Club is a residential planned community approved and constructed around 1980. The Forest Country Club is a golf course residential community with both single family and multi-family residential units. A fence replacement is being proposed along the Island Park Road Right of Way due to the deteriorating conditions and aesthetic qualities of the existing fence. One single family residential unit and two condominium developments exist along with common area property within the limits of the proposed enhancements. The Island Park property frontage is approximately 2,300 feet in length. The land area between the right of way and the access drive or parking for the condominium residential units, vary from 0' to 18' in width. There is currently existing landscaping maintained by the property owners association along the outside of the existing fence. Said landscaping currently provides an aesthetically pleasing dense screening of the fence.

A fence/wall structure is required to maintain the gated community safety. The poor condition of the existing chain link fence has increased the opportunity for access by persons not authorized to access the property as well as compounds the permitting process to maintain the fence in a safe condition.

SPECIFIC REGULATIONS FROM WHICH RELIEF IS SOUGHT:

34-1743 (b) 3: Required or optional residential project walls must be landscaped on the exterior side (between the wall and the abutting property or street right-of way) with a minimum of five trees per 100 lineal feet and shrub hedges, with in a minimum plantable width of seven and one-half feet located on the exterior side of the wall or fence.

A variance request to permit a minimum planting width of 0' in accordance with the attached fence replacement plans submitted with this application an no buffer plantings on the outside of the proposed wall.

10-420 (b) Plant material standards: Withdrawn.

10-421a(2)(5) Withdrawn.

1. *The granting of the variance would not threaten the health, safety or welfare of abutting property owners or the general public.*

The abutting property is a County owned right of way (Island Park Road). Properties across Island Park Road include the back side of a commercial retail center and several residential communities.

The existing fence provides security required of a gated community. The fence is non-conforming due to setback requirements which were established after the fence was originally

constructed. The fence is in need of repair and/or replacement. Current County codes would prohibit any replacement of this non conforming fence with a fence in compliance with County codes without a variance. Existing landscaping on the outside of the fence provides sufficient buffer/screening for adjacent properties and is proposed to remain to the greatest extent possible. Additional landscaping is proposed to be installed to enhance the buffers effectiveness and aesthetic appeal. By installing a solid wall/fence, with additional plantings between the residential units and the right of way, an enhanced aesthetic buffer from and for the adjacent properties will be realized.

2. *The requested variance is consistent with the Lee Plan.*

The variances requested under this application are necessary to permit the safety and aesthetic improvements on an existing well established and recognized residential community site. The Lee Plan primarily deals with future development criteria and goals and doesn't speak directly to developed sites requiring minor rehabilitation; however, a few of the policies of the Lee Plan are applicable to this request. Outlined below are these policies and our justification statements on how the project is consistent with those policies.

GOAL 4: SUSTAINABLE DEVELOPMENT DESIGN.

POLICY 4.1.1: Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.

Justification: The existing conditions of the site prohibit compliance with the existing codes by requiring replacement of the existing fence in a manner which would greatly impact the existing infrastructure on the site. Complying with the required setbacks would create a non compliant internal traffic circulation system. No additional street or utility expansions are required as a condition of this request.

POLICY 4.1.2: Development designs will be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development.

Justification: The existing conditions of the site prohibit compliance with the existing codes by requiring replacement of the existing fence in a manner which would greatly impact the existing traffic patterns on the site. Complying with the required setbacks would create a non compliant internal traffic circulation system.

POLICY 4.3.4: Parking: Parking areas will be designed to minimize intrusiveness and impacts on the pedestrian character, through the following techniques:

- c. Parking lots will be screened from streets, sidewalks, and open spaces, and will be designed to maintain or enhance the street edge.

COMMUNITY DEVELOPMENT

Justification: Replacing the existing fence which is in need of repair due to age, will improve the aesthetic appearance of the street edge by fully screening the on-site parking and traffic patterns, while providing for additional security, increased buffer, enhanced community image and assist in street noise abatement.

GOAL 5: RESIDENTIAL LAND USES.

POLICY 5.2.4: The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible.

Justification: Providing an architectural wall will enhance the surrounding land uses and be compatible with similar residential neighborhoods with project walls along Island Park Road.

GOAL 135: MEETING HOUSING NEEDS.

POLICY 135.9.6: Lee County will administer the planning, zoning, and development review process in such a manner that proposed land uses acceptably minimize adverse drainage, environmental, spatial, traffic, noise, and glare impacts, as specified in county development regulations, upon adjacent residential properties, while maximizing aesthetic qualities.

Justification: The proposed architectural wall will enhance in the reduction of traffic noise and maximize the existing aesthetic qualities of The Forest Country Club while enhancing the buffer viewed from the surrounding land uses. Drainage systems will not be altered as part of this request.

POLICY 135.9.8: County land development regulations will implement standards to protect aesthetic qualities and the physical natural environment, while providing incentives for residential development designs which emphasize energy-efficient construction, appropriate solar exposure, air circulation, and the use of natural shading.

Justification: While the existing landscape buffer is not a naturally occurring plant community, it does currently provide quality aesthetic and functional values to the residential community and the streetscape of Island Park Road. Replacing the existing landscaping with immature plant species in strict compliance with the Land Development Code would initially provide a lesser function while infusing unnecessary horticultural waste into the waste stream.

3. ***The requested variances will not create an undue burden on essential public facilities;***

The existing conditions currently pose no burden on essential public facilities.

The replacement of the existing fence with a solid wall or fence will not create any burden on essential public facilities. The proposed wall will provide (as the fence currently does) access gates to fire hydrants located along Island Park Road. The landscaping and overall theme, layout and organization of the proposed improvements would enhance the visible locations and access to these hydrants. No additional public facilities or services are being requested as part of this application.

4. ***The standard from which the variances is being requested is unreasonably burdensome, as applied to the applicant's property and development plans.***

The required setbacks, for walls or fences, were implemented by code long after the existing developments within the limits of work were permitted and constructed. The internal drives and parking prohibit compliance with the current setback and buffer width requirements. Complying with these requirements would eliminate a portion of the access ways and parking to the condominium units. This would make the condominium parcels non compliant for access and parking as well as create a safety issue for all residents.

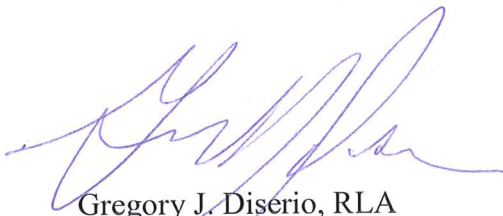
The Forest Country Club is a well established residential community that self enforces compliance with a strong commitment to excellence in maintaining the community appearance through the use of extensive well maintained landscaping. The existing landscaping along the outside of the fence is currently providing screening to protect both the residents and the adjacent properties. The landscaping is currently being maintained through the Forest Property Owners Association. While a portion of the existing landscaping encroaches into the County Right of Ways it doesn't impact the safety of the roadway or operations of the drainage or utilities.

The Forest Property Owners Association, on behalf of their members, wish to apply for the variances based on the above criteria to permit the replacement of the existing fence with a wall or fence in approximately the same location. Therefore, based on the above statements, we request approval of the proposed variances to permit the construction of a project perimeter wall/fence with reduced setbacks and buffer widths and the use of non native existing vegetation.

We look forward to your favorable approval.

Sincerely,

DAVID M. JONES, JR. AND ASSOCIATES, INC.



Gregory J. Diserio, RLA
Vice-President

Cc: Wes Alloway, CAM

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COMMUNITY DEVELOPMENT
VAR2012-00007



PUBLIC HEARING SUPPLEMENT B

ADDITIONAL REQUIRED INFORMATION FOR A VARIANCE APPLICATION UNINCORPORATED AREAS ONLY

Case Number: _____
Project Name: THE FOREST PROPERTY OWNERS ASSOCIATION- ISLAND PARK ROAD
FENCE REPLACEMENT
Applicant's Name: THE FOREST PROPERTY OWNERS ASSOCIATION
STRAP Number(s): REFER TO EXHIBIT 'A' ATTACHED

Brief Summary of Project:

An existing project fence along Island Park Road is in poor condition and will require replacement to maintain the safety of the residents and provide maintain the aesthetic requirements of the community. The project consists of the replacement of an existing chain link fence along Island Park Road with a solid wall or fence in the approximate same location as the existing fence. Due to the existing developed and permitted conditions the setbacks required by codes that were created after the initial fence approval and installation can't be obtained.

VARIANCE FOR (indicate the section or sub-section number and title):

Section Number	Title of LCLDC section or subsection
34-1743 (b) 3	Residential Project Walls
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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APR 30 2012

COMMUNITY DEVELOPMENT

VAR2012-00007

PART 1
NARRATIVE

COMMUNITY DEVELOPMENT

Every application for a variance from the terms of this chapter must include the following narrative statements. Complete the following questions for each variance requested. [34-203(f)]

A. Section number from which variance is requested

34-1743 (b) 3 Residential Project Walls

B. Specific regulation from which relief is sought

Variance No. 1 from Section 34-1743 (b) 3: Required or optional residential project walls must be landscaped on the exterior side (between the wall and the abutting property or street right-of way) with a minimum of five trees per 100 lineal feet and shrub hedges, with in a minimum plantable width of seven and one-half feet located on the exterior side of the wall or fence; To permit a minimum planting width of 0' and no buffer on the outside of the proposed wall.

C. Reason why the variance is needed (use additional sheets if needed; label as Exhibit B-1.C.)

Variance #1: 34-1743 (b) 3 Residential Project Walls: Due to the existing developed conditions obtaining a minimum planting area of 7.5' in width and a buffer on the outside of the proposed wall is not obtainable. This is due to the existing proximity of the fence to the property line not allowing for the placement of the required landscape buffer and the existing pavement on the interior of the fence not allowing the fence to be moved back further from the property line.

D. What effect, if any, granting the variance would have on adjacent properties (use additional sheets if needed; label as Exhibit B-1.D.)

Variance #1: 34-1743 (b) 3: Residential Project Walls: The project abuts a County roadway with commercial properties and residential communities on the opposite side of the roadway. No hardship or impact to adjacent properties will be recognized by granting the variance due to the current existing conditions with an existing fence and landscaping. The proposed wall will be located in approximately the same location and will be more aesthetically pleasing than the current conditions.

E. The nature of the hardship which is used to justify the request (use additional sheets if needed; label as Exhibit B-1.E.)

Variance #1: 34-1743 (b) 3: Residential Project Walls: The required setbacks for walls or fences was implemented through code changes long after the existing developments within the limits of work were permitted and constructed. The internal drives and parking layout prohibit compliance with the current setback and buffer width requirements.

**PART 2
SITE PLAN**

Copies required*	Exhibit	SITE PLAN (check applicable plan)
1	B-2.A or PH-3.D.1	☐ SITE PLAN: All requests for a variance (excluding a setback variance on a collector or arterial road [see below]) must include a site plan showing: a. All existing public streets, easements or other reservations of land within the site; b. All existing and proposed structures on the site; c. All existing structures within 100 feet of the perimeter boundary of the site; and d. The proposed variance from the adopted standards.
1	B-2.B or PH-3.D.1	☒ SITE PLAN: All requests for a variance from a required street setbacks on a collector or arterial road must include a site plan, drawn to scale, showing: a. All structures, easements, and rights-of-way, etc., within 100 feet of the peripheral boundary of the subject property; b. The location of all proposed structures, easements, rights-of-way and vehicular access onto the property, including entrance gates or gatehouses; and c. The extent of modification from street setbacks requested.

* At least one copy must be an original

RECEIVED
APR 30 2012

COMMUNITY DEVELOPMENT

VAR2012-00007



COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date: April 26, 2012

Case Number: VAR2012-00007

Case Name: ISLAND PARK ROAD FENCE REPLACE.

Request: The Forest Property Owners Association in order to replace an existing chain link fence along Island Park Road is requesting the following variances:

1-Variance from LDC Sec. 34-420(b)3, which requires 7.5 foot wide landscape strip on the exterior side of residential project fence/wall to allow for no landscaped area.

2- Variance from LDC Sec. 10-420(b) which requires 75 percent of trees and 50 percent of shrubs used to fulfill this requirement to be native Florida species to allow the existing vegetation supplemented with additional planting to satisfy this requirement.

3- Variance from LDC Sec. 10-421a(2)(5) which requires no Code required landscaping may be located on any street easement or right-of-way to allow installation of landscaping within Island Park Road right-of-way.

Location: Property is located at the Forest Country Club located on the west side of Island Park Road, San Carlos Planning Community, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE: GREGORY J DISERIO, RLA.
DAVID M JONES & ASSOCIATES
239-337-5525

Lee County Planner: Chahram Badamtchian
239-533-8372

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

JLP

VHK 2012-00007

01-46-24-00-00001.0000
FOREST COUNTRY CLUB MEMBERSHIP
6100 CLUB BLVD SW
FORT MYERS, FL 33908

01-46-24-00-00001.002A
SAN CARLOS PARK FIRE PROT +
19591 BEN HILL GRIFFIN PKWY
FORT MYERS, FL 33913

01-46-24-00-00002.00CE
FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS, FL 33908

01-46-24-00-00006.001A
JOHNSON WALTER LEE
2150 W FIRST ST STE 2A
FORT MYERS, FL 33901

01-46-24-00-00006.001E
GOODWILL INDUSTRIES OF
4940 BAYLINE DR
NORTH FORT MYERS, FL 33917

01-46-24-00-00007.0020
US BANK NATIONAL ASSOCIATION
5221 N OCONNOR BLVD STE 600
IRVING, TX 75039

01-46-24-00-00009.0020
ISLAND PARK INVESTMENTS LLC
11220 METRO PKWY STE 27
FORT MYERS, FL 33966

01-46-24-02-00002.0010
PAULSON MARLOW H +
16690 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00002.0020
STAIDL ALAN
UNIT 33-B
2800 MAPLE AVE
DOWNERS GROVE, IL 60515

01-46-24-02-00002.0030
HOLCOMB-KEEFE MARY JANE +
16686 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00002.0040
NELLANS WILLIAM K + CHRISTINE
16684 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00002.0050
CREGER ROBERT E
16682 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00002.0060
SHAFFER JAMES R JR + LORI J
16680 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00004.0010
BOCA STEL LLC
23061 VIA STEL
BOCA RATON, FL 33433

01-46-24-02-00004.0020
DEMAREST ELMER L + GERALDINE M
16716 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00004.0030
FLANAGAN JOSEPH P JR +
1200 FOREST AVE
EVANSTON, IL 60202

01-46-24-02-00004.0040
FULTON ASHLEY III +
16712 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00004.0050
DEWOLFE NORMAN S + CAROLYN H
16710 BOBCAT DR SW
FORT MYERS, FL 33908

01-46-24-02-00004.0060
KENNEDY TIMOTHY J +
16708 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00004.0070
BOTELL MARTIN + PATRICIA
14300 RIVA DEL LAGO DR APT 705
FORT MYERS, FL 33907

01-46-24-02-00004.0080
FIFTH THIRD MORTGAGE COMPANY
5001 KINGSLEY DR
CINCINNATI, OH 45227

01-46-24-02-00005.0010
PIERSON ROBERT A + PATRICIA M
330 ASHLEY DR
NEW LENOX, IL 60451

01-46-24-02-00005.0070
GODSEY MINOR A JR + MARILYN W
16713 BOBCAT DRIVE SW
FORT MYERS, FL 33908

01-46-24-02-00005.0090
LOCHHEAD ANITA M TR
16709 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00005.0110
LABADIE ROBERT + ALIX
16705 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00005.0130
ANDERSON CLARE T TR
16701 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00009.0010
TABARRINI MARIA
6001 DEER RUN
FORT MYERS, FL 33908

01-46-24-02-00009.0030
SMITH STEVEN M + JANINE T
6005 DEER RUN
FORT MYERS, FL 33908

01-46-24-02-00009.0050
GAITHER JANET L
899 E LAKE SHORE DR #2C
DECATUR, IL 62521

01-46-24-06-00001.1010
MELNECIUC PERRY + KELLE
193 ETSEL LN
BRASELTON, GA 30517

01-46-24-02-00004.0090
LEFTON PHILLIP TR +
16702 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00005.0020
PETERS ROSE M
16723 BOBCAT DR SW
FORT MYERS, FL 33908

01-46-24-02-00005.0080
DEGEUS KAY E TR
3020 HAVEN CT
JOLIET, IL 60435

01-46-24-02-00005.0100
TUFFREE DOUGLAS J + LINDA A
16707 BOBCAT DR
FORT MYERS, FL 33908

01-46-24-02-00005.0120
ROMITO JOHN A + CYNTHIA L
4016 W 110TH ST
LEAWOOD, KS 66211

01-46-24-02-00006.0010
CURRAN PATRICIA A 1/2 TR +
6102 DEER RUN
FORT MYERS, FL 33908

01-46-24-02-00009.0020
3964205 CANADA INC
91 POYNTZ AVE
TORONTO, ON M2N 1J3
CANADA

01-46-24-02-00009.0040
MCGINLEY CATHY
6007 DEER RUN
FORT MYERS, FL 33908

01-46-24-06-00000.00CE
PARTRIDGE COURT CONDO ASSN
P + M PROPERTY MGMT
14360 S TAMiami TRL STE B
FORT MYERS, FL 33912

01-46-24-06-00001.1020
RAY JEFFREY G + TIFFANY M
1314 S MAIN ST
ROYAL OAK, MI 48067

3/27/2012 3:39:13 PM

01-46-24-06-00001.1040
 HALASZ JOHN + ROSEANN
 3940 HARVARD ST
 HAMBURG, NY 14075

01-46-24-06-00001.2020
 ALVES KENNETH O + CYNTHIA M
 14 SHIRETOWNE COMMON DR
 KENNEBUNK, ME 04043

01-46-24-06-00001.2040
 FORBES DAVID G + LAURA S
 32529 PINE RIDGE DR
 WARREN, MI 48093

01-46-24-06-00002.1020
 WILES MARK THOMAS + BONNIE J
 15861 SWALLOWTAIL LN
 FORT MYERS, FL 33912

01-46-24-06-00002.1040
 HOUCK ROBERT + FAITH
 7530 NW 96TH TER
 TAMARAC, FL 33321

01-46-24-06-00002.2020
 BECKER MICHAEL W
 16530 PARTRIDGE CLUB RD #202
 FORT MYERS, FL 33908

01-46-24-06-00002.2040
 PINEAU JANET A +
 16530 PARTRIDGE CLUB RD #204
 FORT MYERS, FL 33908

01-46-24-07-00001.1010
 CRIPPEN J PHIL + DIANE
 54 NEW HAMPSHIRE AVE
 CUMBERLAND, MD 21502

01-46-24-07-00001.1030
 ZULFER JOSEPH A + JOAN
 2837 SCOTT CRES
 FLOSSMOOR, IL 60422

01-46-24-07-00001.2010
 NEWMAN CHRISTOPHER J + LORENE
 51 JEFFERSON DR
 ABBOTTSTOWN, PA 17301

01-46-24-06-00001.2010
 JOUSMA GORDON + CHARI +
 9020 BUCKINGHAM ST
 WHITE LAKE, MI 48386

01-46-24-06-00001.2030
 CANDAFFIO JOSEPH
 16540 PARTRIDGE CLUB RD #203
 FORT MYERS, FL 33908

01-46-24-06-00002.1010
 VEAL LLC
 14790 LAKE OLIVE DR
 FORT MYERS, FL 33919

01-46-24-06-00002.1030
 SUPERIOR DISTRIBUTION AND
 29927 LONNIE DR
 WESTLAND, MI 48185

01-46-24-06-00002.2010
 MOTA ANTONIO D + MARIAN N
 36 TARA CRT
 HAMILTON, ON L8K 6E6
 CANADA

01-46-24-06-00002.2030
 MULVANY DENNIS G + NANCY L
 609 S EDWIN ST
 CHAMPAIGN, IL 61821

01-46-24-07-00000.00CE
 PARTRIDGE PLACE CONDO ASSOC
 STE 138 PMB 324
 16520 S TAMiami TRL
 FORT MYERS, FL 33908

01-46-24-07-00001.1020
 JOHNSON EUGENE K + LOIS
 5090 TORREY RD
 FLINT, MI 48507

01-46-24-07-00001.1040
 WARWICK DAVID +
 16560 PARTRIDGE PLACE RD # 104
 FORT MYERS, FL 33908

01-46-24-07-00001.2020
 PARTRIDGE PLACE CONDOMINIUM
 BECKER + POLIAKOFF PA
 12140 CARISSA COMMERCE CT
 STE 200
 FORT MYERS, FL 33966

01-46-24-07-00001.2030
FORMAN ROBERT S
16560 PARTRIDGE PLACE RD #203
FORT MYERS, FL 33908

01-46-24-07-00002.1010
SINKER STEPHEN M + KERON L
38 SOLOMANS DR
BARNEGAT, NJ 08005

01-46-24-07-00002.1030
CARLEY ROBERT
2611 CHERRY HILLS DR
CHAMPAIGN, IL 61822

01-46-24-07-00002.2010
PECK BARBARA R
16590 PARTRIDGE PLACE RD #201
FORT MYERS, FL 33908

01-46-24-07-00002.2030
PARTRIDGE PLACE CONDO ASSN INC
12140 CARISSA COMMERCE CT #200
FORT MYERS, FL 33966

01-46-24-07-00003.1010
MENARD DENIS J
2883 TRAILWOOD DR
ROCHESTER HILLS, MI 48309

01-46-24-07-00003.1030
GERLER RUTH B TR
16620 PARTRIDGE PLACE RD #103
FORT MYERS, FL 33908

01-46-24-07-00003.2010
PEREZ MARIA J
6048 MACBETH LN
FORT MYERS, FL 33908

01-46-24-07-00003.2030
GAETA RICHARD T
7915 BELLFLOWER RD
MENTOR, OH 44060

01-46-24-07-00004.1010
LOWELL STEPHANIE
11268 BIENVENIDA WAY UNIT 202
FORT MYERS, FL 33908

01-46-24-07-00001.2040
PRICE DERECK W + FAY H
16560 PARTRIDGE PL RD
UNIT #204
FORT MYERS, FL 33908

01-46-24-07-00002.1020
GAITHER NANCY
PO BOX 296
BLUE MOUND, IL 62513

01-46-24-07-00002.1040
DALESSIO SAM
504-851 QUEENSTON RD
STONEY CREEK, ON L8G 1B4
CANADA

01-46-24-07-00002.2020
DOUGLAS BRIAN R
8982 TACKELS DR
WHITE LAKE, MI 48386

01-46-24-07-00002.2040
BEN-SUSAN PAUL F
16606 WATERS EDGE CT APT 201J
FORT MYERS, FL 33908

01-46-24-07-00003.1020
FAGAN ELIZABETH B
16127 FOREST OAKS DR
FORT MYERS, FL 33908

01-46-24-07-00003.1040
COGHLAN LORETTA F TR
4647 COTTONWOOD DR
ANN ARBOR, MI 48108

01-46-24-07-00003.2020
BRUCE WILLIAM P
16620 PARTRIDGE PLACE RD #202
FORT MYERS, FL 33908

01-46-24-07-00003.2040
ROSS DONALD A
16620 PARTRIDGE PLACE RD #204
FORT MYERS, FL 33908

01-46-24-07-00004.1020
ARGENTO MARY JEAN
3427 VOLLMER RD UNIT 304
FLOSSMOOR, IL 60422

01-46-24-07-00004.1030

REILLY PAUL J
502 COLFAX AVE
MICHIGAN CITY, IN 46360

01-46-24-07-00004.2010

SCHALLES CAROLINE B
2251 W SAINT PAUL AVE APT 4B
CHICAGO, IL 60647

01-46-24-07-00004.2030

SHIVELY LARRY L + MARILYN
29224 OAK POINT DR
FARMINGTON HILLS, MI 48331

01-46-24-07-00005.1010

FORD GUILLERMO C
7515 VERNON SQUARE DR APT 304
ALEXANDRIA, VA 22306

01-46-24-07-00005.1030

KIRKPATRICK THOMAS +
PO BOX 269
ROME, NY 13442

01-46-24-07-00005.2010

GREENMAN ERIK
16680 PARTRIDGE PLACE RD #201
FORT MYERS, FL 33908

01-46-24-07-00005.2030

LEIMER PAMELA H +
1580 SILERMAN AVE #902
EVANSTON, IL 60201

01-46-24-07-00006.1010

BORDAS FRANCIA J
16710 PARTRIDGE PLACE RD #101
FORT MYERS, FL 33908

01-46-24-07-00006.1030

GATE PROPERTIES LLC
PO BOX 100742
CAPE CORAL, FL 33910

01-46-24-07-00006.2010

DYSON WALTER C + DONNA L
5804 MEROLD DR
MINNEAPOLIS, MN 55436

01-46-24-07-00004.1040

VICTORIA PETER + JUDITH A
PO BOX 1130
MATTITUCK, NY 11952

01-46-24-07-00004.2020

STUART TRUDI
16650 PARTRIDGE PLACE RD #202
FORT MYERS, FL 33908

01-46-24-07-00004.2040

KLOTSCHER OLIVER + KATHLEEN R
6 CAPTAIN TENBROCK TERR
ST CATHARINES, ON L2W 1B2
CANADA

01-46-24-07-00005.1020

ECONOMUS GEROME + ADELLE
4510 EUCLID BLVD
YOUNGSTOWN, OH 44512

01-46-24-07-00005.1040

SMITH JEFFREY G + TRACY A 50%+
13087 E NAGEL RD
ALEXANDRIA, KY 41001

01-46-24-07-00005.2020

GILLESPIE GENE A + GLORIA A
6319 FAIRWAY DR
MASON, OH 45040

01-46-24-07-00005.2040

CARLSON CRAIG L
16680 PARTRIDGE PLACE RD #204
FORT MYERS, FL 33908

01-46-24-07-00006.1020

BERTORELLI ROBERT + ANNE MARIE
18 VASSAR PL
SCARSDALE, NY 10583

01-46-24-07-00006.1040

AMSTER MORTON
90 PARK AVE FL 21
NEW YORK, NY 10016

01-46-24-07-00006.2020

FARRELL CRAIG J +
16710 PARTRIDGE PLACE RD #202
FORT MYERS, FL 33908

01-46-24-07-00006.2030
JOHNSON BRIAN G
3109 KNOX ST UNIT 741
DALLAS, TX 75205

01-46-24-07-00007.1010
CRAWFORD SALLY A
16740 PARTRIDGE PL RD #103
FORT MYERS, FL 33908

01-46-24-07-00007.1030
HENRICH DAVID K
16740 PARTRIDGE PLACE RD #103
FORT MYERS, FL 33908

01-46-24-07-00007.2010
KEARNEY KAREN
16740 PARTRIDGE PL RD # 201
FORT MYERS, FL 33908

01-46-24-07-00007.2030
GILLESPIE BENJAMIN M + DEBORAH
4406 ENGLISH OAK CT
MASON, OH 45040

01-46-24-09-00000.00CE
QUAIL COVE CONDO
SENTRY MANAGEMENT INC
2180 W SR 434 STE 5000
LONGWOOD, FL 32779

01-46-24-09-00002.1020
MOEHN DONNA M TR
DEBORAH TUTTLE
50921 RIDGEVIEW LN
GRANGER, IN 46530

01-46-24-09-00002.1040
KRIESCH WILLIAM K TR
16679 FOREST BLVD #104
FORT MYERS, FL 33908

01-46-24-09-00002.2020
FARRINGTON MARY KATHRYN
2460 S TAYLOR RD
DECATUR, IL 62521

01-46-24-09-00002.2040
PORTERFIELD FAMILY L P
17660 S TAMiami TRL STE 106
FORT MYERS, FL 33908

01-46-24-07-00006.2040
ROSETTA JAMES J
2 KENSINGTON CT
PRINCETON, NJ 08540

01-46-24-07-00007.1020
ROBINSON SHELBY
16740 PARTRIDGE PLACE RD #102
FORT MYERS, FL 33908

01-46-24-07-00007.1040
KEARNS JAMES H + DONNA R
20 CULPEPPER CT
BOLTON, ON L7E 5V6
CANADA

01-46-24-07-00007.2020
WRIGHT DEBORAH B TR
730 E LOWER SPRINGBORO RD
SPRINGBORO, OH 45066

01-46-24-07-00007.2040
DELAVEGA NADINE I
16740 PARTRIDGE PLACE RD #204
FORT MYERS, FL 33908

01-46-24-09-00002.1010
LAPLANTE HARRY E + LUCILLE A
16679 FOREST BLVD APT 101
FORT MYERS, FL 33908

01-46-24-09-00002.1030
PEARL DWIGHT J + CAROLE L
34 WESTBROOK RD
SOUTH HADLEY, MA 01075

01-46-24-09-00002.2010
BRITTO GLADYS A + ROBERT M
16679 FOREST BLVD #201
FORT MYERS, FL 33908

01-46-24-09-00002.2030
KUZNESKI WILLIAM E + MARIANNE
103 GREENVIEW DR
INDIANA, PA 15701

01-46-24-09-00003.1010
BULLARD GRETCHEN L TR
16683 FOREST BLVD #101
FORT MYERS, FL 33908

01-46-24-09-00003.1020
CAHALAN THOMAS J
16683 FOREST BLVD #102
FORT MYERS, FL 33908

01-46-24-09-00003.1040
STOUFER RICHARD C + SIGRID H
16683 FOREST BLVD #104
FORT MYERS, FL 33908

01-46-24-09-00003.2020
SLAY CAROL A
16683 FOREST BLVD #202
FORT MYERS, FL 33908

01-46-24-09-00003.2040
GUSTAFSON KRISTIN A
PO BOX 158
WINDSOR, ME 04363

01-46-24-14-00000.1010
JACKSON CATHERINE M
5751 ARVINE CIR
FORT MYERS, FL 33919

01-46-24-14-00000.1030
MAZZA NEIL J + DOROTHY J
PO BOX 541
VAUGHN, WA 98394

01-46-24-14-00000.1050
BARKLEY HILLARY A
1991 W SKYLINE DR
CLEARWATER, FL 33763

01-46-24-14-00000.1070
SADDLESON SANDY B
PO BOX 61324
FORT MYERS, FL 33908

01-46-24-14-00000.1090
DIONNE RAYMOND + ANN MARIE
141 GROVE ST
LEWISTON, ME 04240

01-46-24-14-00000.1110
HANSON JACOB
18430 PIONEER RD
FORT MYERS, FL 33908

01-46-24-09-00003.1030
GRIMES MARYAN TR
41333 CLAIRPOINTE ST
HARRISON TOWNSHIP, MI 48045

01-46-24-09-00003.2010
BELSTRA KAREN K
948 W MADISON ST APT 2NE
CHICAGO, IL 60607

01-46-24-09-00003.2030
CAMPEGLIA MARY ANN TR
1330 SABLE DR
ADDISON, IL 60101

01-46-24-14-00000.00CE
TIMBERWOOD VILLAGE
PO BOX 7198
FORT MYERS, FL 33911

01-46-24-14-00000.1020
GARLAND CAROL
6250 TIMBERWOOD CIR #102
FORT MYERS, FL 33908

01-46-24-14-00000.1040
NEGIP STEPHANIE TR
6250 TIMBERWOOD CIR #104
FORT MYERS, FL 33908

01-46-24-14-00000.1060
RICHARDSON CINDY M
6244 TIMBERWOOD CIR #106
FORT MYERS, FL 33908

01-46-24-14-00000.1080
DIFRANCESCO EMILIO + ERSILIA
428 STOUT AVE
SCOTCH PLAINS, NJ 07076

01-46-24-14-00000.1100
ROCCO JULIE A
6238 TIMBERWOOD CIR #110
FORT MYERS, FL 33908

01-46-24-14-00000.1120
NOFZIGER PAMELA K
6238 TIMBERWOOD CIR #112
FORT MYERS, FL 33908

01-46-24-14-00000.1130
THIBODEAU ROGER M + NANCY S
125 BIRCH DR
CHARLESTOWN, NH 03603

01-46-24-14-00000.1150
DALRYMPLE DANIEL C + DEBORAH A
6232 TIMBERWOOD CIR #115
FORT MYERS, FL 33908

01-46-24-14-00000.1170
ZEITZ LAURENE A
6226 TIMBERWOOD CIR #117
FORT MYERS, FL 33908

01-46-24-14-00000.1190
GOEBELT LEE + LINDA J
2189 BERKLEY WAY
LEHIGH ACRES, FL 33973

01-46-24-14-00000.1210
PLOWY JOHN
477 SWEET HOME RD
AMHERST, NY 14226

01-46-24-14-00000.1230
GRUBE JEFF
6220 TIMBERWOOD CIR #123
FORT MYERS, FL 33908

01-46-24-14-00000.1270
CHRISTOFFERSEN DANNY
6213 TIMBERWOOD CIR #127
FORT MYERS, FL 33908

01-46-24-14-00000.1290
AHERN OWEN C TR 1/2 +
4040 HILLSDALE DR
AUBURN HILLS, MI 48326

01-46-24-14-00000.1310
HUMMEL WADE + DOROTHY K
6219 TIMBERWOOD CIR #131
FORT MYERS, FL 33908

01-46-24-14-00000.1330
WEAVER GARY G + DONNA
HUNTINGTON MORTGAGE TAX DEPT
PO BOX 961239
FORT WORTH, TX 76161

01-46-24-14-00000.1140
KEMP DAVID H + BETTY A
6232 TIMBERWOOD CIR APT 114
FORT MYERS, FL 33908

01-46-24-14-00000.1160
JUDSON PAUL
PO BOX 60511
FORT MYERS, FL 33906

01-46-24-14-00000.1180
JAMIESON WILLIAM
5753 ELIZABETH ANN WAY
FORT MYERS, FL 33912

01-46-24-14-00000.1200
CHRISTIAN PAUL + KAREN JEAN
1592 DOGWOOD TERRACE
MARIETTA, GA 30066

01-46-24-14-00000.1220
ECKENROAD PAUL J
6220 TIMBERWOOD CIR #122
FORT MYERS, FL 33908

01-46-24-14-00000.1240
GINCHEREAU ADRIEN E + FRANCES
45 FRANKLIN ST
DERRY, NH 03038

01-46-24-14-00000.1280
DUROCHER ROBERT A + ROBIN L
113 JUDSON STREET RD
CANTON, NY 13617

01-46-24-14-00000.1300
MELVIN LISA N +
6213 TIMBERWOOD CIR #130
FORT MYERS, FL 33908

01-46-24-14-00000.1320
ORANGE JACK +
6159 GLEN EAGLE HIGHLANDS
HUDSONVILLE, MI 49426

01-46-24-14-00000.1340
SIGTERMANS HENRY W + NANCY M
5307 CHIQUITA BLVD S
CAPE CORAL, FL 33914

01-46-24-16-00000.00CE
TIMBERWOOD VILLAGE II CONDO
SENTRY MANAGEMENT INC
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

01-46-24-16-00000.2020
DURHAM DAVID A + BARBARA J
6000 TIMBERWOOD CIR #202
FORT MYERS, FL 33908

01-46-24-16-00000.2040
PLOWY JOHN M
477 SWEET HOME RD
AMHERST, NY 14226

01-46-24-16-00000.2060
SMITH BEM + DORI
2565 68TH ST SW
NAPLES, FL 34105

01-46-24-16-00000.2080
FINNEY JAMES R
6006 TIMBERWOOD CR #208
FORT MYERS, FL 33908

01-46-24-16-00000.2100
MEYERS JOHN J
6012 TIMBERWOOD CIR #210
FORT MYERS, FL 33908

01-46-24-16-00000.2120
SANDERS CHRISTOPHER J
6012 TIMBERWOOD CIR #212
FORT MYERS, FL 33908

01-46-24-16-00000.2140
SIMMONS TEDDY B + SHARON G
6018 TIMBERWOOD CR #214
FORT MYERS, FL 33908

01-46-24-16-00000.2160
HEATH CHRISTY M + BRYAN M
6018 TIMBERWOOD CIR #216
FORT MYERS, FL 33908

01-46-24-16-00000.2180
FILZINGER COLLEEN A
5830 TALLOWOOD CIR
FORT MYERS, FL 33919

01-46-24-16-00000.2010
BENKHATAR BEVERLY C
6000 TIMBERWOOD CIR #201
FORT MYERS, FL 33908

01-46-24-16-00000.2030
TRIBBY SHARI L
2270 NW 15TH ST
CAPE CORAL, FL 33993

01-46-24-16-00000.2050
LIPPOLD ANDI
6006 TIMBERWOODS CIR #205
FORT MYERS, FL 33908

01-46-24-16-00000.2070
BURGOS JUANITA +
RAMOS FREDERICO W/H
217 BURNSIDE ST
LEHIGH ACRES, FL 33936

01-46-24-16-00000.2090
LINCOLN TRUST COMPANY TR
790 MILLVALE PL
LAWRENCEVILLE, GA 30044

01-46-24-16-00000.2110
RANDOLPH KYMBERLY L
3208 VIRGINIA AVE SE
CHARLESTON, WV 25304

01-46-24-16-00000.2130
RAPOSA NANCY L
6018 TIMBERWOOD CIR #213
FORT MYERS, FL 33908

01-46-24-16-00000.2150
STENLUND ANNA-MALIN
9690 BAY HARBOR CIR APT 206
FORT MYERS, FL 33919

01-46-24-16-00000.2170
MCGOWAN MARCIA TR
6024 TIMBERWOOD CIR #217
FORT MYERS, FL 33908

01-46-24-16-00000.2190
WALHA SANDEEP +
14189 REFLECTION LAKES DR
FORT MYERS, FL 33907

01-46-24-16-00000.2200
KIDD IRENE S
6024 TIMBERWOOD CIR #220
FORT MYERS, FL 33908

01-46-24-16-00000.2220
LEVIN BRIAN D +
6043 TIMBERWOOD CIR # 222
FORT MYERS, FL 33908

01-46-24-16-00000.2240
EVANS CHRISTIE R
6043 TIMBERWOOD CIR #224
FORT MYERS, FL 33908

01-46-24-16-00000.2280
GAUDRY DEBRA L
6044 TIMBERWOOD CIR #228
FORT MYERS, FL 33908

01-46-24-16-00000.2300
POGARCH KEITH G + VALERIE K +
4291 MICHELLE CT
WALLED LAKE, MI 48390

01-46-24-18-00000.0020
LONERGAN BIRGIT G TR
6013 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0040
BEAVERS PHILIP J + SUSAN J TR
6023 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0060
ODEN FRANK M JR TR 1/2 INT +
16958 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0080
WILLARETH GLENN C + JUDITH L
2414 LYNWOOD ST
MORRIS, IL 60450

01-46-24-18-00000.00CE
FOREST VILLAS H/O ASSN INC
PEGASUS PROPERTY MGMT
17959 S TAMiami TRL STE 100
FORT MYERS, FL 33908

01-46-24-16-00000.2210
BREN KAYE
6043 TIMBERWOOD CIR #221
FORT MYERS, FL 33908

01-46-24-16-00000.2230
ALGER DAVID L + KAREN A
6043 TIMBERWOOD CIR #223
FORT MYERS, FL 33908

01-46-24-16-00000.2270
TYKOWSKI LORETTA H
6044 TIMBERWOOD CIR #227
FORT MYERS, FL 33908

01-46-24-16-00000.2290
ALLEN FELLECCITA A
6044 TIMBERWOOD CIR #229
FORT MYERS, FL 33908

01-46-24-18-00000.0010
DAVIS GUY F III + SUSAN J
6011 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0030
KELLY THOMAS F TR
6021 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0050
BARTO ROBERT C + DEANNA G
16960 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0070
EDLEMAN THOMAS M
16950 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0090
BENTLEY WILLIAM ROY
16940 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0100
RENDLEN ALBERT L + DONA M
16938 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0110
DAVIDSON JOHN + SHARLA
207 STONEWALL CT
RICHMOND, KY 40475

01-46-24-18-00000.0130
FLUGEL CHRISTIAN TR
1900 BRICKYARD RD
CANANDAIGUA, NY 14424

01-46-24-18-00000.0150
FRISBIE DANIEL M III TR +
22 KIRK LAKE DR
MAHOPAC, NY 10541

01-46-24-18-00000.0170
KRISMAN JANET
6181 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0190
CUTTING ROBERT E + CLAIRE O
6191 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0210
REYNOLDS MICHAEL M + AILEEN M
5931 VENUS PATH
SYRACUSE, NY 13209

01-46-24-18-00000.0230
STABILE PAULINE S
6211 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0250
HOWELL RANDY N + NANCY B
8000 SHOSHONE PL
LARKSPUR, CO 80118

12-46-24-00-00005.1080
VEATS PROPERTIES LLC
THOMAS R KREGEL
8 FOX HOLLOW RIDINGS RD
NORTHPORT, NY 11768

12-46-24-00-00005.1110
TERRA VERDE COUNTRY CLUB DEV
REYNALDO F MAYOR
6365 COLLINS AVE APT 4708
MIAMI BEACH, FL 33141

01-46-24-18-00000.0120
GULLETT ELEANOR MARIE J L/E
16928 VILLAS SQUARE
FORT MYERS, FL 33908

01-46-24-18-00000.0140
HERRICK RODERICK K + SUSAN J
3381 ROCKY CREST DR
ROCHESTER, MI 48306

01-46-24-18-00000.0160
WALLACE JOAN F TR
6173 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0180
WESTERMAN FLORENCE TR
6183 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0200
MOLA WILLIAM J TR
2332 BUCKINGHAM AVE
WESTCHESTER, IL 60154

01-46-24-18-00000.0220
PALMIETTO ALFONSO + GLORIA A
6203 FOREST VILLAS CIR
FORT MYERS, FL 33908

01-46-24-18-00000.0240
HENRIKSEN ELIZABETH C
12345 LITTLE FLINT RD
WEST BURLINGTON, IA 52655

01-46-24-18-00000.0260
KINGTON DIANE D
6003 FOREST VILLAS CIR
FORT MYERS, FL 33908

12-46-24-00-00005.10CE
TERRA VERDE C C DEV INC
17000 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-00-00005.15CE
TERRA VERDE C C DEV INC
TERRA VERDE OWNERS ASSN
PO BOX 7326
FORT MYERS, FL 33911

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12-46-24-11-00000.00CE
GOLFSIDE OF LEE
CONDOMINIUM ASSOC INC
17018 GOLFSIDE CIR #202
FORT MYERS, FL 33908

12-46-24-11-00001.1020
JOHNSON TERESA A TR
5580 KENSINGTON LOOP
FORT MYERS, FL 33912

12-46-24-11-00001.1040
DUNCAN LINDA M
17020 GOLFSIDE CIR #104
FORT MYERS, FL 33908

12-46-24-11-00002.2020
MILLER JOHN P + MARY E
17018 GOLFSIDE CIR #202
FORT MYERS, FL 33908

12-46-24-11-00002.2040
GAUNDER JOHN R + KATHERINE E
8734 STAHLEY RD
EAST AMHERST, NY 14051

12-46-24-11-00002.2060
TEMPLE UNCHUNG C
17018 GOLFSIDE CIR APT 206
FORT MYERS, FL 33908

12-46-24-11-00003.3020
FIELDING JUSTIN P +
17025 GOLFSIDE CIR #302
FORT MYERS, FL 33908

12-46-24-11-00003.3040
PRELLER KATHY L
6498 ROYAL WOODS DR APT 7
FORT MYERS, FL 33908

12-46-24-11-00003.3060
THOMAS BARBARA A
17025 GOLFSIDE CIR #306
FORT MYERS, FL 33908

12-46-24-11-00004.4020
STROHMEYER MARIE M
17017 GOLFSIDE CIR #402
FORT MYERS, FL 33908

12-46-24-11-00001.1010
SANTOS LORENA
17033 TERRA VERDE CIR
FORT MYERS, FL 33908

12-46-24-11-00001.1030
SWEENEY SHANE J + KIMBERLY A
182 GULF RD
PETERBOROUGH, NH 03458

12-46-24-11-00002.2010
BISHOP STEVEN L
17018 GOLFSIDE CIR # 201
FORT MYERS, FL 33908

12-46-24-11-00002.2030
MOTA-TORRES CONNIE M
17018 GOLFSIDE CIR #203
FORT MYERS, FL 33908

12-46-24-11-00002.2050
VEGLIA CONCETTA VICTORIA
17018 GOLFSIDE CIR # 205
FORT MYERS, FL 33908

12-46-24-11-00003.3010
ELLIS BETTY M TR
1296 DOUGLASS DR
BOYERTOWN, PA 19512

12-46-24-11-00003.3030
BARRIE TINA R
17025 GOLFSIDE CIR APT 303
FORT MYERS, FL 33908

12-46-24-11-00003.3050
FEDERAL NATIONAL MORTGAGE ASSN
950 E PACES FERRY RD STE 1900
ATLANTA, GA 30326

12-46-24-11-00004.4010
BENOIT RONALD
9 LAMPER DR
LITCHFIELD, NH 03052

12-46-24-11-00004.4030
SEWELL TERRY W
17017 GOLFSIDE CIR #403
FORT MYERS, FL 33908

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12-46-24-11-00004.4040
PECKHAM KATHLEEN L
17017 GOLFSIDE CIR #404
FORT MYERS, FL 33908

12-46-24-11-00004.4060
SCHULZ BRIGITTE
17017 GOLFSIDE CIR #406
FORT MYERS, FL 33908

12-46-24-11-00005.5020
BUSTILLOS LISA ANN
17033 GOLFSIDE CIR #502
FORT MYERS, FL 33908

12-46-24-11-00005.5040
FELKER SAMUEL S III
17033 GOLFSIDE CIR APT 504
FORT MYERS, FL 33908

12-46-24-11-00005.5060
THOMPSON TIM
17033 GOLFSIDE CIR #506
FORT MYERS, FL 33908

12-46-24-19-00000.0090
WILLIAMS WILLIAM +
16 WILLIAMSVILLE PL
SOUTHAMPTON SN04,
BERMUDA

12-46-24-19-00000.0100
NICHOLSON BECKY A
209 CHARLESTON CT #6
SCHAUMBURG, IL 60193

12-46-24-19-00000.0120
COTTET KEVIN M + KAREN A +
3532 MANHASSET ST
SEAFORD, NY 11783

12-46-24-19-00000.0140
SMITH DAVID E
3039 GERALD
ROCHESTER HILLS, MI 48307

12-46-24-19-00000.0720
DEBOER CASANDRA S
17049 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-11-00004.4050
JOHNSON TERESA A TR
5580 KENSINGTON LOOP
FORT MYERS, FL 33912

12-46-24-11-00005.5010
FIDLER RICHARD C + ARLENE M
712 OLD SWEDE RD
DOUGLASSVILLE, PA 19518

12-46-24-11-00005.5030
SUTHERLAND DONALD G + NANCY D
335 WELLINGTON RD
DELMAR, NY 12054

12-46-24-11-00005.5050
JOHNSON GARY L TR
5580 KENSINGTON LOOP
FORT MYERS, FL 33912

12-46-24-19-00000.0080
REDHEAD MARLENE M
17030 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.00CE
TERRAVERDE A-Z CONDO
17750 ISLAND PARK RD
FORT MYERS, FL 33908

12-46-24-19-00000.0110
ST JOHN MARCY
5131 REGENTS PARK RD
ROCKFORD, IL 61107

12-46-24-19-00000.0130
POTRATZ MATTHEW
17040 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0150
CARLSEN DEBERAH A
17044 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0730
SHACKELL IAN S + SUSAN J
5588 CARRISON DR
MANOTICK, ON K4M 1K7
CANADA

12-46-24-19-00000.0740
STEFANEC TAMARA
118 SE 44TH ST
CAPE CORAL, FL 33904

12-46-24-19-00000.0760
CRANE AARON
17041 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0780
FARRISH KENNETH + ROBIN
38 CINGUE LN
BAYPORT, NY 11705

12-46-24-19-00000.0800
SANTOS LORENA MARIA
490 SAN ISIDRO
LIMA 27,
PERU

12-46-24-19-00000.0820
CUBELLO ANTHONY III PER REP
17029 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0750
DRYMOUSIS JOHN + CARMELA TR
7583 DIBERVILLE
MONTREAL, QC H2E 2Z1
CANADA

12-46-24-19-00000.0770
HUNTER ELAINE N TR
17039 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0790
DAVIS THEA
17035 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-19-00000.0810
DIMON SHEILA
17031 TERRAVERDE CIR
FORT MYERS, FL 33908

12-46-24-31-00000.00CE
TERRAVERDE 25 CONDO ASSN
3364 CLEVELAND AVE
FORT MYERS, FL 33901

Ann Pierce
Local Planning Agency Member
3332 Avacodo Drive
Fort Myers, FL 33901

Jack Lienesch
ECPP
23640 Peppermill Ct.
Bonita Springs, FL 34134

Leslee Chapman
Town of Fort Myers Beach
2523 Estero Boulevard
Fort Myers Beach, FL 33931

Meg Judge,Chairman of the Board
Estero Chamber of Commerce
P.O. Box 588
Estero, FL 33928

Neal Noethlich
ECPP
20225 Wildcat Run Drive
Estero, FL 33928

Ron Inge
Inge and Associates, Inc.
5571 Halifax Avenue
Fort Myers, FL 33912

Weston & Sampson Engineers
Corkscrew Road Service Area (CRSA)
4210 Metro Parkway, Suite 250
Fort Myers, FL 33916

WES ALLOWAY
FOREST PROPERTY OWNERS ASSOC.
5990 FOREST BLVD
FORT MYERS FL 33908

GREGORY J DISERIO, RLA
DAVID M JONES & ASSOCIATES
2221 MCGREGOR BLVD
FORT MYERS FL 33901

MR. CHAHRA BADAMTCHIAN
1500 MONROE STREET
FORT MYERS FL 33901

THE FOREST PROPERTY OWNERS ASSOC
5990 FOREST BLVD
FORT MYERS FL 33908

FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS FL 33908



REQUEST FOR PUBLIC HEARING SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings (and other administrative applications) where it can be clearly demonstrated 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.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements (34-202)
- ☐ Public Hearing - Mining Excavation Planned Development (12-110)
- ☐ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact (34-203(a))
 - ☐ Planned Developments (34-203(b))
 - ☐ Master Concept Plan Extension (34-381(c))
 - ☐ Master Concept Plan Reinstatement (34-381(d))
 - ☐ Rezoning other than Planned Developments (34-203 (c))
 - ☐ Mobile Home Park (34-203(d))
 - ☐ Special Exception (34-203(e))
 - ☒ Variances (34-203(f))
- ☐ Administrative Action Requirements

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MAR 29 2012
COMMUNITY DEVELOPMENT
PRE 2012-00065

PLEASE PRINT OR TYPE:

STRAP Number: Refer to Attached Exhibit A and Key Map Sheets
Name of Project: The Forest Property Owners Association Island Park Road Fence Replacement

Name of Agent: Gregory J. Diserio, RLA c/o David M. Jones, Jr. and Associates Inc.
Street Address: 2221 McGregor Boulevard
City, State, Zip: Fort Myers, Florida 33901
Phone Number: 239-337-5525 Fax Number: 239-437-4494
Email Address: gdiserio@dmjafl.com

Name of Applicant*: The Forest Property Owners Association
Street Address: 5990 Forest Boulevard
City, State, Zip: Fort Myers, Florida 33908
Phone Number: 239-481-1109 Fax Number: 239-482-3366
Email Address: fpoa@forestpropertyowners.com

*If applicant is not the owner, a letter of authorization from the owner must be submitted.

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-202(a)(1)	Sealed sketch of legal description
#2	34-202(a)(2)	Boundary Survey tied to state plane coordinates
#3		
#4		
#5		

SCOPE OF PROJECT AND REASON(S) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The proposed variance is being requested to permit the replacement of an existing chain link fence along the perimeter of The Forest Country Club, specifically along Island Park Road. At the time the properties were developed a 15' buffer setback and a setback for the fence was not a code requirement. The replacement of the fence is required due to the age and condition of the fence; however, replacement can't be accomplished without a variance due to the setback issues. A specific purpose survey of the property encompassing the limits of work has been provided. The fence is located on five separate parcels within the Forest Country Club Community. The costs associated with a survey and sealed legal description of all five parcels would add undue excessive costs to the applicant while having no bearing on the decision process of the hearing examiner.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Victor F. Ennis

Signature of Applicant

3/27/12

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☒ Request Approved

☐ Request Denied

Comments:

Paul Howard

Director Signature

April 10, 2012

Date



David M. Jones, Jr. and Associates, Inc.
Landscape Architects and Planners

March 28, 2012

Lee County Community Development
150 Monroe Street
Fort Myers, Florida 33902

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MAR 29 2012
C J R
COMMUNITY DEVELOPMENT

Re: **The Forest Property Owners Association- Island Park Road Fence Replacement Variance Justification** VAR2012-00007

To Whom It May Concern,

On behalf of the Forest Property Owners Association, our firm is submitting an application for public hearing for zoning action for **The Forest Property Owners Association- Island Park Road Fence Replacement**.

Specifically variance requests are being submitted to permit the replacement of an existing chain link fence that doesn't comply with current County setback requirements, with a solid wall or fence in approximately the same location. The area being requested in this variance includes The Forest frontage along Island Park Road.

It is understood specific criteria must be met in order for the variances to be granted. This justification letter will outline the responses to the following specific criteria:

1. The granting of the variance would not threaten the health, safety or welfare of abutting property owners or the general public.
2. The requested variance is consistent with the Lee Plan
3. The requested variance will not create an undue burden on essential public facilities;
4. The standard from which the variance is being requested is unreasonably burdensome, as applied to the applicant's property and development plans.

Outlined below is a summary of the existing conditions and findings which have led to the application of this variance request. Additional information is provided in the attached Application and Supplemental Exhibits.

PROJECT HISTORY AND EXISTING CONDITIONS

The Forest Country Club is a residential planned community approved and constructed around 1980. The Forest Country Club is a golf course residential community with both single family and multi-family residential units. A fence replacement is being proposed along the Island Park Road Right of Way due to the deteriorating conditions and aesthetic qualities of the existing fence. One

single family residential unit and two condominium developments exist along with common area property within the limits of the proposed enhancements. The Island Park property frontage is approximately 2,300 feet in length. The land area between the right of way and the access drive or parking for the condominium residential units, vary from 0' to 18' in width. There is currently existing landscaping maintained by the property owners association along the outside of the existing fence. Said landscaping currently provides an aesthetically pleasing dense screening of the fence.

A fence/wall structure is required to maintain the gated community safety. The poor condition of the existing chain link fence has increased the opportunity for access by persons not authorized to access the property as well as compounds the permitting process to maintain the fence in a safe condition.

SPECIFIC REGULATIONS FROM WHICH RELIEF IS SOUGHT:

34-1743 (b) 3: Required or optional residential project walls must be landscaped on the exterior side (between the wall and the abutting property or street right-of way) with a minimum of five trees per 100 lineal feet and shrub hedges, with in a minimum plantable width of seven and one-half feet located on the exterior side of the wall or fence.

A variance request to permit a minimum planting width of 0' in accordance with the attached fence replacement plans submitted with this application and to utilize the existing plantings where horticultural conditions are appropriate, along with additional landscaping to satisfy the planting requirements.

10-420 (b) Plant material standards: Native varieties. At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

A variance request to permit the use of the existing non-native plantings supplemented with additional plantings to satisfy the planting requirements without obtaining the native percentage requirements.

10-421a(2)(5) Plant Installation and Maintenance Standards: No code required landscaping may be located in any street easement or right of way.

A variance request to permit any existing vegetation currently within the County right of way to remain and permit installation of additional vegetation as necessary, not extending past the existing planting beds to complete the code and aesthetic improvements.

- 1. The granting of the variance would not threaten the health, safety or welfare of abutting property owners or the general public.***

The abutting property is a County owned right of way (Island Park Road). Properties across Island Park Road include the back side of a commercial retail center and several residential communities.

The existing fence provides security required of a gated community. The fence is non-conforming due to setback requirements which were established after the fence was originally constructed. The fence is in need of repair and/or replacement. Current County codes would prohibit any replacement of this non conforming fence with a fence in compliance with County codes without a variance. Existing landscaping on the outside of the fence provides sufficient buffer/screening for adjacent properties and is proposed to remain to the greatest extent possible. Additional landscaping is proposed to be installed to enhance the buffers effectiveness and aesthetic appeal. By installing a solid wall/fence, with additional plantings between the residential units and the right of way, an enhanced aesthetic buffer from and for the adjacent properties will be realized.

2. *The requested variance is consistent with the Lee Plan.*

The variances requested under this application are necessary to permit the safety and aesthetic improvements on an existing well established and recognized residential community site. The Lee Plan primarily deals with future development criteria and goals and doesn't speak directly to developed sites requiring minor rehabilitation; however, a few of the policies of the Lee Plan are applicable to this request. Outlined below are these policies and our justification statements on how the project is consistent with those policies.

GOAL 4: SUSTAINABLE DEVELOPMENT DESIGN.

POLICY 4.1.1: Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.

Justification: The existing conditions of the site prohibit compliance with the existing codes by requiring replacement of the existing fence in a manner which would greatly impact the existing infrastructure on the site. Complying with the required setbacks would create a non compliant internal traffic circulation system. No additional street or utility expansions are required as a condition of this request.

POLICY 4.1.2: Development designs will be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development.

Justification: The existing conditions of the site prohibit compliance with the existing codes by requiring replacement of the existing fence in a manner which would greatly impact the existing traffic patterns on the site. Complying with the required setbacks would create a non compliant internal traffic circulation system.

POLICY 4.3.4: Parking: Parking areas will be designed to minimize intrusiveness and impacts on the pedestrian character, through the following techniques:

- c. *Parking lots will be screened from streets*, sidewalks, and open spaces, and will be designed to maintain or *enhance the street edge*.

Justification: Replacing the existing fence which is in need of repair due to age, will improve the aesthetic appearance of the street edge by fully screening the on-site parking and traffic patterns, while providing for additional security, increased buffer, enhanced community image and assist in street noise abatement.

GOAL 5: RESIDENTIAL LAND USES.

POLICY 5.2.4: The site design of the proposed development must be *compatible with surrounding land* uses to the maximum extent possible.

Justification: Providing an architectural wall will enhance the surrounding land uses and be compatible with similar residential neighborhoods with project walls along Island Park Road.

GOAL 135: MEETING HOUSING NEEDS.

POLICY 135.9.6: Lee County will administer the planning, zoning, and development review process in such a manner that proposed land uses acceptably *minimize adverse drainage, environmental, spatial, traffic, noise, and glare impacts, as* specified in county development regulations, *upon adjacent residential properties, while maximizing aesthetic qualities*.

Justification: The proposed architectural wall will enhance in the reduction of traffic noise and maximize the existing aesthetic qualities of The Forest Country Club while enhancing the buffer viewed from the surrounding land uses. Drainage systems will not be altered as part of this request.

POLICY 135.9.8: County land development regulations will implement standards to *protect aesthetic qualities and the physical natural environment*, while providing incentives for residential development designs which emphasize energy-efficient construction, appropriate solar exposure, air circulation, and the use of natural shading.

Justification: While the existing landscape buffer is not a naturally occurring plant community, it does currently provide quality aesthetic and functional values to the residential community and the streetscape of Island Park Road. Replacing the existing landscaping with immature plant species in strict compliance with the Land Development Code would initially provide a lesser function while infusing unnecessary horticultural waste into the waste stream.

3. ***The requested variances will not create an undue burden on essential public facilities;***

The existing conditions currently pose no burden on essential public facilities.

The replacement of the existing fence with a solid wall or fence will not create any burden on essential public facilities. The proposed wall will provide (as the fence currently does) access gates to fire hydrants located along Island Park Road. The landscaping and overall theme, layout and organization of the proposed improvements would enhance the visible locations and access to these hydrants. No additional public facilities or services are being requested as part of this application.

4. *The standard from which the variances is being requested is unreasonably burdensome, as applied to the applicant's property and development plans.*

The required setbacks, for walls or fences, were implemented by code long after the existing developments within the limits of work were permitted and constructed. The internal drives and parking prohibit compliance with the current setback and buffer width requirements. Complying with these requirements would eliminate a portion of the access ways and parking to the condominium units. This would make the condominium parcels non compliant for access and parking as well as create a safety issue for all residents.

The Forest Country Club is a well established residential community that self enforces compliance with a strong commitment to excellence in maintaining the community appearance through the use of extensive well maintained landscaping. The existing landscaping along the outside of the fence is currently providing screening to protect both the residents and the adjacent properties. The landscaping is currently being maintained through the Forest Property Owners Association. While a portion of the existing landscaping encroaches into the County Right of Ways it doesn't impact the safety of the roadway or operations of the drainage or utilities.

The Forest Property Owners Association, on behalf of their members, wish to apply for the variances based on the above criteria to permit the replacement of the existing fence with a wall or fence in approximately the same location. Therefore, based on the above statements, we request approval of the proposed variances to permit the construction of a project perimeter wall/fence with reduced setbacks and buffer widths and the use of non native existing vegetation.

We look forward to your favorable approval.

Sincerely,

DAVID M. JONES, JR. AND ASSOCIATES, INC.



Gregory J. Diserio, RLA
Vice-President

Cc: Wes Alloway, CAM

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VAR 2012-00007



David M. Jones, Jr. and Associates, Inc.
Landscape Architects and Planners

March 26, 2012

Peter J. Eckenrode
Development Services Director
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33902

VAR2012-00007
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MAR 29 2012
COMMUNITY DEVELOPMENT

Re: The Forest Property Owners Association- Island Park Road Wall/Fence Variance: Submittal Waiver

Mr. Eckenrode;

David M. Jones, Jr. and Associates, Inc. is assisting the Forest Property Owners Association in obtaining a variance for the replacement of an existing fence along Island Park Road with a wall or fence. We are requesting a waiver from the submittal requirements of providing a boundary survey and sealed legal description for the entire common area owned by the association.

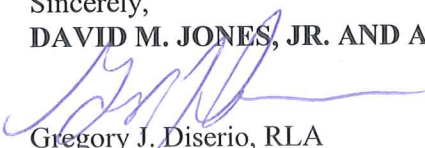
The proposed work is along the limited buffer area between the Island Park Road Right of Way and the internal access drives and parking for two condominium associations. We propose to provide the attached Specific Purpose Survey for the limits of work area, which includes the pertinent information required by staff to sufficiently review the project. Providing these two submittal requirements for all properties owned by the association for the entire parcels within this application would add undue costs to the project without any benefit. We believe these two exhibits would have no bearing on the decision of the hearing examiner.

We respectfully request being waived from these two requirements.

Enclosed for your reference are:

- Request for public hearing submittal requirement waiver for unincorporated areas with Supplement B.
- Application for public hearing for a zoning action
- Letter of authorization
- Property appraisers maps depicting ownership
- Specific Purpose Survey
- Drawing sheet L1-L4 which shows the limits and proposed work.

Sincerely,
DAVID M. JONES, JR. AND ASSOCIATES, INC.


Gregory J. Diserio, RLA
Vice-President

Cc: File,
The Forest Country Club
Attachments:

2221 McGregor Boulevard
Fort Myers, FL 33901

LC000063

Phone: (239) 337-5525
Fax: (239) 337-4494

2705 Tamiami Trail Unit 415
Punta Gorda, Florida 33950

Phone: (941) 235-2217



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COMMUNITY DEVELOPMENT

APPLICATION FOR PUBLIC HEARING FOR ZONING ACTION UNINCORPORATED AREAS ONLY

Applicant's Name: **THE FOREST COUNTRY CLUB**

Project Name: **THE FOREST PROPERTY OWNERS ASSOCIATION- ISLAND PARK ROAD FENCE**

REPLACEMENT

STRAP Number(s): **REFER TO ATTACHED EXHIBIT A**

TYPE OF APPLICATION

- ☐ Special Exception (attach Supplement A)
☒ Variance (attach Supplement B)
☐ Conventional Zoning (attach Supplement C)
☐ Planned Development (not a Compact Community PD) (attach Supplement D)
☐ Amendment to built Planned Development (Supplement D may be required)
☐ Private Recreational Facilities Planned Development (PRFPD) (attach Supplement D)
☐ Extension of a Master Concept Plan (attach Supplement E)
☐ Reinstatement of a Master Concept Plan (attach Supplement F)
☐ Limited Amendment to an Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration under LCLDC Section 12-121(j) (attach Supplement G)
☐ Compact Community Planned Development (CCPD) per LCLDC Section 32-501 et. seq. (attach Supplement H)
☐ DRI - with rezoning (submit completed DRI Application Form {do not use this form} and Supplement D)
☐ DRI - without rezoning (submit completed DRI Application Form {do not use this form})

Is this project located in one of the following planning communities: Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, Palm Beach Boulevard, Buckingham, Pine Island or Lehigh Acres?
____ YES* ☒ NO *If YES, please note PART 4.G below for public information meeting summary document requirements.

STAFF USE ONLY

Case Number: VAR 2012-00007 Commission District: 3
Current Zoning: PUD Fee Amount: \$1,000
Land Use Classification: _____ Intake by: C. J. M.
Planning Community: San Carlos

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

PART 1
APPLICANT\AGENT INFORMATION

A. Name of applicant: The Forest Property Owners Association

Address: Street : 5990 Forest Blvd
City, State, Zip: FORT MYERS, FLORIDA 33908
Phone Number: 239-482-1109 Fax: 239-482-3366
E-mail address: fpoa@forestpropertyowners.com

B. Relationship of Applicant to owner (check one):

_____ Applicant (including an individual or husband & wife) is the sole owner of the property.
[34-201(a)(1)a.1.]

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]

 X Applicant has been authorized by the owner(s) to represent them for this action.

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2.
(Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) [34-202(b)(1)c.]

_____ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. [34-202(b)(1)c.] (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

_____ Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3'**

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: FOREST PROPERTY OWNERS ASSOCIATION, INC.

Contact Person: Wes Alloway, CAM

Address: Street : 5990 FOREST BOULEVARD
City, State, Zip: FORT MYERS, FLORIDA 33908
Phone Number: 239-482-1109 Fax: 239-482-3366

E-mail address: fpoa@forestpropertyowners.com

C.2. X Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as **Exhibit PH-1.C.2. [34-202(b)(1)c.]**

**PART 2
PROPERTY OWNERSHIP'**

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]

A.1. Name: _____
Mailing Address: Street: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
E-mail: _____

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].

B.1. _____ Disclosure of (Ownership) Interests Form is attached as **Exhibit PH-2.B.1.** [34-201(b)2]

C. Multiple parcels

C.1. X Property owners list is attached as **Exhibit PH-2.C.1.** [34-202(a)(5)]

C.2. X Property owners map is attached as **Exhibit PH-2.C.2.** [34-202(a)(5)]

D. Confirmation of Ownership/Title Certification [34-202(a)(3)]

D.1. N/A Title certification document is attached as **Exhibit PH-2.D.1.** [34-202(a)(3)]

E. Date property was acquired by present owner(s): Varies (+/-1980)

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): Refer to Attached Exhibit A

B. Street Address of Property: Refer to Attached Exhibit A

C. Legal Description

 X Legal description (on 8 1/2" by 11" paper) is attached as **Exhibit PH-3.C.1.** [34-202(a)(1)]

Refer to Attached Exhibits A and Lee County Property Appraiser Online Parcel Inquiry

WAIVER Sealed sketch of the legal description is attached as **Exhibit PH-3.C.2.** [34-202(a)(1)]

D. Boundary Survey

WAIVER A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.1.** [34-202(a)(2)]

_____ This is not a Planned Development Application and the property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable Plat Book page(s) is attached as **Exhibit PH-3.D.2.** The Plat Book Number and the Page Number (or the Instrument Number) are provided as well as the Block Number and Lot Number (if applicable). [34-202(a)(2)]

E. Planning Community: San Carlos

F. General Location of Property: Property is located at the Forest Country Club located on the west side of Island Park Road in Lee County.

F.1. Area location map (for all applications other than Planned Developments) is attached as **Exhibit PH-3.F.** [34-202(a)(4)] {NOTE: For Planned Development Applications see Supplement D [34-
X 373(a)(4)b.]}]

This request is for the properties located along Island Park Road within The Forest Country Club Community. Access into the site is from The Forest Country Club main entrance on U.S. 41.

G. Surrounding property owners:

G.1. X List of surrounding property owners is attached as **Exhibit PH-3.G.1.** [34-202(a)(6)]

G.2. X Map of surrounding property owners is attached as **Exhibit PH-3.G.2.** [34-202(a)(7)]

G.3. X 2 sets of mailing labels are attached as **Exhibit PH-3.G.3.** [34-202(a)(6)]

H. Current Zoning of Property: MULTI-FAMILY, SINGLE FAMILY RESIDENTIAL AND COMMON AREAS

H.1 N/A Copies of all Zoning Resolutions and Zoning Approvals applicable to the subject property are attached as **Exhibit PH-3.H.1.** [34-202(a)(8)]

I. Current use of property:

I.1. X Current use(s) of the property are:

The properties are residential properties either as a condominium association or a single family site and /o r Common Areas within the Forest Country Club Community. The area under consideration for this variance is the landscape strip between the residential improvements and Island Park Road Right of Way.

I.2. X If buildings or structures exist on the property, an affidavit is required stating whether the buildings & structures will be removed or retained and specific details regarding any structures proposed to be retained. Attach as **Exhibit PH-3.I.2.** and entitle "**Structure Affidavit**". [34-202(b)(3)]

I.3. N/A If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval an Existing Agricultural Use Affidavit must be provided. Attach as **Exhibit PH-3.I.3.** and entitled "**Existing Agricultural Uses at Time of Zoning Application.**" [34-202(b)(7)]

J. Land Use Classification:

<u>Common Areas</u>	<u>N/A</u> Acres	<u>100%</u> of total
_____	_____ Acres	_____ % of total
_____	_____ Acres	_____ % of total
_____	_____ Acres	_____ % of total

N/A The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

N/A The minimum elevation required for the first habitable floor is NGVD (MSL)

L.1. _____ There are no deed restrictions or other covenants on this property that affect this request. [34-202(b)(2)]

L.2. X Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2.** [34-202(b)(2)]

L.3. X A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]

1. Width (average if irregular parcel): N/A Feet
2. Depth (average if irregular parcel): 2'-10' (project limit of work area) Feet
3. Total area: N/A Acres or square feet
4. Frontage on road or street: 2,300 lineal Feet on Street

A. Action Requested: [check applicable action(s)]

Special Exception for _____ Attached is Supplement A

X Variance for replacement of an existing chain link fence with a wall or fence in approximately the same location as the existing fence. Attached is Supplement B

Conventional Rezoning from: _____ to _____ Attached is Supplement C

Planned Development Rezoning from _____ to _____

DCI - Major: **Attached is Supplement D**

DCI - Minor: **Attached is Supplement D**

Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area.

Attached is Supplement D

Planned Development Amendment. **Attached is Supplement D**

Extension of Master Concept Plan. **Attached is Supplement E**

Reinstatement of Master Concept Plan. **Attached is Supplement F**

Limited Amendment to an Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration pursuant to LCLDC Section 12-121(j). **Attached is Supplement G**

Compact Community Planned Development (CCPD) per LCLDC Section 32-501 et. seq.

Attached is Supplement H

B. Blasting:

 X No blasting will be used in the excavation of lakes or other site elements.

 If blasting is proposed, Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information) is attached as **Exhibit PH-4.B** [34-202(b)(6)]

C. Bonus Density: (put NA if not applicable)

N/A Bonus density will be used. Attached is a copy of the Bonus Density application showing calculations labeled as **Exhibit PH-4.C**. [34-202(b)(5)]

D. Hazardous materials: (put NA if not applicable)

N/A A Hazardous materials emergency plan is attached as **Exhibit PH-4.D** [34-202(b)(4)]

E. Mobile Home Park: (put NA if not applicable)

N/A Request includes rezoning of a Mobile Home Park. Attached is **Exhibit PH-4.E** [34-203(d)]

F. Aviation Hazard: (put NA if not applicable)

N/A Property is subject to Airport Hazard District regulations. Attached is **Exhibit PH-4.F** [34-1001 et seq]

N/A A tall structures permit will be required.

N/A Property is located within Airport Noise Zone:

G. Planning Communities. A meeting summary document for the required public informational session (put NA if not applicable).

N/A **Estero Planning Community.** Attached is **Exhibit PH-4.G.1** [34-373(a)(10); 33-54(a) & (b); Lee Plan Policy 19.5.3]

N/A **Captiva Planning Community and/or North Captiva Community Plan area.** Attached is **Exhibit PH-4.G.2** [Lee Plan Policy 13.1.7 & 25.1.1]

N/A **Boca Grande Planning Community.** Attached is **Exhibit PH-4.G.3** [Lee Plan Policy 22.1.5]

N/A **Caloosahatchee Shores Community Plan area.** Attached is **Exhibit PH-4.G.4** [Lee Plan Policy 21.6.3]

N/A **Page Park Community Plan area.** Attached is **Exhibit PH-4.G.5** [Lee Plan Policy 27.11.2; 33-1203]

N/A **Palm Beach Boulevard Community Plan area.** Attached is **Exhibit PH-4.G.6** [Lee Plan Policy 23.5.2]

N/A **Buckingham Planning Community.** Attached is **Exhibit PH-4.G.7** [Lee Plan Policy 17.7.2]

N/A **Pine Island Planning Community.** Attached is **Exhibit PH-4.G.8** [Lee Plan Policy 14.7.1]

N/A **Lehigh Acres Planning Community.** Attached is **Exhibit PH-4.G.9** [Lee Plan Policy 32.12.2]

- H. **Waivers from Application Submission Requirements:** The following waivers, approved by the Director of Zoning Services, are attached as **Exhibit PH-4.H** [34-202(a)]

Section Number	Name of item
<u>C-PH3.C2</u>	<u>REQUIREMENT FOR A SEALED SKETCH OF LEGAL DESCRIPTION</u>
<u>D PH3.D.1</u>	<u>REQUIREMENT FOR A BOUNDARY SURVEY</u>

- I. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property? _____YES. _____NO. **NOT APPLICABLE**

If the answer is YES, please provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service. Label letter as **Exhibit PH 4-I**. [34-202(b)(8)]

If the answer is NO, please provide a narrative explaining why the connection to potable water and/or central sewer is not planned. Label explanation as **Exhibit PH 4-I**. [BOCC Policy]

**PART 5
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

Number of Copies*				
Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS
1 ✓				Completed application for Public Hearing [34-201(b)]
1				Filing Fee - [34-202(a)(9)]

Var. or Spe. Exc.	Conv. Rez.	PDs	SUP	SUPPLEMENTAL FORMS (select applicable request/form)
N/A	✓		SUP A	Special Exception request
1 ✓			SUP B	Variance request
N/A			SUP C	Conventional Rezoning request
N/A			SUP D	Planned Development Rezoning request
N/A			SUP D	Planned Development Amendment request
N/A			SUP D	PRFPD in Overlay Area Rezoning request
N/A			SUP E	Master Concept Plan Extension request
N/A			SUP F	Master Concept Plan Reinstatement request
N/A			SUP G	Limited Amendment to Special Exception or Planned Development request
N/A			SUP H	Compact Community Planned Development (CCPD) request

Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS
1 ✓			PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
N/A	✓		PH-1.B.3	BOCC authorization (if applicable)
1 ✓			PH-1.C.2	Additional Agents [34-202(b)(1)c.]
N/A	✓		PH-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
1 ✓			PH-2.C.1	Subject Property Owners list (if applicable) [34-202(a)(5)]
1 ✓			PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
1 ✓			PH-2.D.1	Confirmation of Ownership/Title Certification [34-202(a)(3)]
1 ✓			PH-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
WAIVER	—		PH-3.C.1	Legal Description (8.5" x 11") (2 originals required) [34-202(a)(1)]
WAIVER	—		PH-3.C.2	Sealed Sketch of the Legal Description (2 originals required) [34-202(a)(1)]
WAIVER	—		PH-3.D.1	Boundary Survey (tied to State Plane Coordinate System) (2 originals required) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications (see Supplement D & Supplement H)} [34-373(a)(4)a.]
N/A	✓		PH-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1 ✓			PH-3.F	Area Location Map (8.5" by 11") pursuant to LCLDC Section 34-202(a)(4).(Non Planned Developments) [34-202(a)(4)]
N/A	✓		PH-3.F	Area Location Map for Planned Developments - see Supplement D & Supplement H [34-373(a)(4)b]
1 ✓			PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1 ✓	1		PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2 ✓			PH-3.G.3	Mailing labels [34-202(a)(6)]
N/A			PH-3.H.1	Zoning Resolutions and Zoning Approvals [34-202(a)(8)]

Number of Copies*			Exhibit	SUBMITTAL ITEMS <i>(continued)</i>
Var. or Spe. Exc.	Conv. Rez.	PDs	Number	
1 ✓			PH-3.I.2.	Structure Affidavit (if applicable) [34-202(b)(3)]
N/A			PH-3.I.3.	Affidavit entitled "Existing Agricultural Uses at Time of Zoning Application" (if applicable) [34-202(b)(7)]
N/A	✓		PH-3.L.2	Deed Restrictions\Covenants (if applicable) [34-202(b)(2)]
1 ✓			PH-3.L.3	Narrative addressing effect of Deed Restrictions (if applicable) [34-202(b)(2)]
N/A			PH-4.B	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
N/A			PH-4.C	Bonus Density Application (if applicable) [34-202(b)(5)]
N/A			PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
N/A			PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
N/A			PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
N/A			PH-4.G.1	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Estero Planning Community (if applicable) [33-54; Lee Plan Policy 19.5.3]
N/A			PH-4.G.2	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Captiva Planning Community and/or North Captiva Community Plan area (if applicable) [Lee Plan Policy 13.1.7 & 25.1.1]]
N/A			PH-4.G.3	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Boca Grande Planning Community (if applicable) [Lee Plan Policy 22.1.5]
N/A			PH-4.G.4	Summary of Public Informational Session for Planned Development Applications located within Caloosahatchee Shores Community Plan area (if applicable) [Lee Plan Policy 21.6.3]
N/A			PH-4.G.5	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Page Park Community Plan area (if applicable) [Lee Plan Policy 27.11.2; 33-1203]
N/A			PH-4.G.6	Summary of Public Informational Session for Planned Development Applications located within Palm Beach Boulevard Community Plan area (if applicable) [Lee Plan Policy 23.5.2]
N/A			PH-4.G.7	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within or adjacent to the Buckingham Planning Community or with access to Buckingham Road (if applicable) [Lee Plan Policy 17.7.2]
N/A			PH-4.G.8	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Pine Island Planning Community(if applicable) [Lee Plan Policy 14.7.1]
N/A			PH-4.G.9	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Lehigh Acres Planning Community(if applicable) [Lee Plan Policy 32.12.2]
1			PH-4.H	Approved Waivers.(if applicable) [34-202(a)]
N/A			PH-4.I	Potable Water & Sanitary Sewer. If the answer to Item 4.I was YES, provide a letter from the appropriate utility entity indicating the utility entity's name and ability to provide service to support the proposed development. If the answer to Item 4.I was NO, a written explanation as to the reasons why connection will not be made must be submitted along with an explanation as to the means proposed to meet the water and sewer needs for the project. [34-202(b)(8)]

* At least one copy must be an original.

**THE FOREST PROPERTY OWNERS ASSOCIATION-
ISLAND PARK ROAD FENCE REPLACEMENT
PROPERTY STRAP NUMBERS AND OWNERS**

EXHIBIT A

STRAP NO. AND ADDRESS

OWNER OF RECORD

PARCEL DESCRIPTION

KEY

A

**01-46-24-00-00001.0000
6227/6301 Deer Run
Fort Myers, FI 33908**

**Forest Country Club Membership
6100 Club Blvd SW
Fort Myers, Florida 33908**

**OR 2042 PG 4511, Sec 1 + 2
Forest Golf Course**

B

**01-46-24-00-00002.00CE
Common Element
Fort Myers, FI 33908**

**Forest Property Owners
Association
5990 Forest Blvd.
Fort Myers, Florida 33908**

**The Forest IDD Canal
Easements, Tracts s T + All
Private R/W +OR 2058 PF
4447 Common Elements**

C

**01-46-24-06-00000.00CE
16640 Island Park Road
Fort Myers, FI 33908**

**Partridge Court Condo Association
14360 S. Tamiami Trail, STWW B
Fort Myers, Florida 33912**

**Partridge Court Condo
OR 1544P0228 Pool
+ All Common Elements**

D

**01-46-24-07-00000.00CE
Common Element
Fort Myers, FI**

**Partridge Place Condo Association
STE 138 PMB 324
16520 S. Tamiami Trail
Fort Myers, FI 33908**

**Partridge Place Condo
OR 1488/0372 CP7
PG22 Common Elements**

E

**01-46-24-02-00009.0010
6001 Deer Run
Fort Myers, FI 33908**

**Tabarrini Maria
6001 Deer Run
Fort Myers, FI 33908**

**The Forest Unit 1
BLK 9 PB 33
PG 86 Lot 1**

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COMMUNITY DEVELOPMENT

VAR2012-00007



Lee County Property Appraiser

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

MAP KEY A

Tax Year

Property Data for Parcel 01-46-24-00-00001.0000

Owner Of Record

FOREST COUNTRY CLUB MEMBERSHIP
6100 CLUB BLVD SW
FORT MYERS FL 33908

Site Address

6227/6301 DEER RUN
FORT MYERS FL 33908

Legal Description

PARL DESC OR 2042 PG 4511
SEC 1 + 2
FOREST GOLF COURSE

Classification / DOR Code

GOLF COURSE, DRIVING RANGE / 38

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date October of 2010 ▶



Property Values (2011 Tax Roll)



Just	4,636,192
Assessed	4,636,192
Portability Applied	0
Cap Assessed	4,636,192
Taxable	4,636,192
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	AC
Units	277.62
Frontage	0
Depth	0
Total Number of Buildings	5
Total Bedrooms / Bathrooms	0 / 69.0
Total Buildings Sq Ft	66,816
1st Year Building on Tax Roll	1981
Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

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COMMUNITY DEVELOPMENT

Map 1:4 B

Lee County Property Appraiser

Tax Year [Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 01-46-24-00-00002.00CE

Owner Of Record

FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS FL 33908

Site Address

COMMON ELEMENT
FORT MYERS FL 33908

Legal Description

THE FOREST IDD CANAL ESMTS
TRACTS S T + ALL PRIVATE
R/W + OR 2058 PG 4447
COMMON ELEMENT

Classification / DOR Code

RIGHT-OF-WAY / 94

[Tax Map Viewer]



[Pictometry Aerial Viewer]



Property Values (2011 Tax Roll)

Exemptions

Attributes

		Homestead / Additional	0 / 0	Land Units Of Measure	AC
Just	0	Widow / Widower	0 / 0	Units	54.82
Assessed	0	Disability	0	Frontage	0
Portability Applied	0	Wholly	0	Depth	0
Cap Assessed	0	Senior	0	Total Number of Buildings	0
Taxable	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
Cap Difference	0			Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

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COMMUNITY DEVELOPMENT

VAR2012-00007



Lee County Property Appraiser

Tax Year
[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 01-46-24-06-00000.00CE

Owner Of Record

PARTRIDGE COURT CONDO ASSN
P + M PROPERTY MGMT
14360 S TAMIAMI TRL STE B
FORT MYERS FL 33912

Site Address

16640 ISLAND PARK RD
FORT MYERS FL 33908

Legal Description

PARTRIDGE COURT CONDO
DESC OR 1544P0228 POOL
+ ALL COMMON ELEMENTS

Classification / DOR Code

ACREAGE NOT AG CLASSIFIED / 99

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date April of 2006 ▶



Property Values (2011 Tax Roll)

Exemptions

Attributes

		Homestead / Additional	0 / 0	Land Units Of Measure	
Just	0	Widow / Widower	0 / 0	Units	0.00
Assessed	0	Disability	0	Frontage	0
Portability Applied	0	Wholly	0	Depth	0
Cap Assessed	0	Senior	0	Total Number of Buildings	0
Taxable	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
Cap Difference	0			Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

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TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

COMMUNITY DEVELOPMENT

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VAR2012-00007



Lee County Property Appraiser

Tax Year
[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)
map KEY D

Property Data for Parcel 01-46-24-07-00000.00CE

Owner Of Record

PARTRIDGE PLACE CONDO ASSOC
STE 138 PMB 324
16520 S TAMIAMI TRL
FORT MYERS FL 33908

Site Address

COMMON ELEMENT
FORT MYERS FL 33908

Legal Description

PARTRIDGE PLACE CONDO
DESC OR 1488/0372 CP 7
PG 22 COMMON ELEMENTS

Classification / DOR Code

ACREAGE NOT AG CLASSIFIED / 99

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure


[Photo Date April of 2006](#)


Property Values (2011 Tax Roll)

Just	0
Assessed	0
Portability Applied	0
Cap Assessed	0
Taxable	0
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	0.00
Units	0
Frontage	0
Depth	0
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0 / 0
Total Buildings Sq Ft	0
1st Year Building on Tax Roll	0
Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

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COMMUNITY DEVELOPMENT



Lee County Property Appraiser

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Map KEY E

Tax Year

Property Data for Parcel 01-46-24-02-00009.0010

Owner Of Record

TABARRINI MARIA
6001 DEER RUN
FORT MYERS FL 33908

Site Address

6001 DEER RUN
FORT MYERS FL 33908

Legal Description

THE FOREST UNIT 1
BLK 9 PB 33 PG 86
LOT 1

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure


[Photo Date December of 2005](#)


Property Values (2011 Tax Roll)

Exemptions

Attributes

		Homestead / Additional	25,000 / 25,000	Land Units Of Measure	LT
Just	162,238	Widow / Widower	0 / 0	Units	1.00
Assessed	162,238	Disability	0	Frontage	0
Portability Applied	0	Wholly	0	Depth	0
Cap Assessed	162,238	Senior	0	Total Number of Buildings	1
Taxable	112,238	Agriculture	0	Total Bedrooms / Bathrooms	3 / 2.0
Cap Difference	0			Total Buildings Sq Ft	2,953
				1st Year Building on Tax Roll	1992
				Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

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COMMUNITY DEVELOPMENT

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

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AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, DAVID F. HAINES, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-00001.0000) and that:

VAR2012-00007

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

David F. Haines
Signature

DAVID F. HAINES
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 22, 2012
(date) by DAVID F. HAINES (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.



Angela C. Brant
Signature of Notary Public
Angela C. Brant
Printed Name of Notary Public

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

VAR2012-00007

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AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, VICTOR ERML, swear or affirm under oath, that I am the owner or the
authorized representative of the owner(s) of the property

(Strap No. 01-46-24-00-00002.00C0) and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Victor J. Erml
Signature

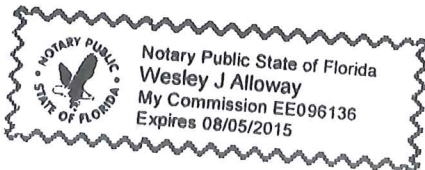
VICTOR ERML
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this
MARCH 21, 2012
(date) by VICTOR ERML (name of person providing oath or affirmation),
who is personally known to me or who has produced
(type of identification) as identification.

Wesley J. Alloway
Signature of Notary Public
WESLEY J. ALLOWAY
Printed Name of Notary Public



PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

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COMMUNITY DEVELOPMENT

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, MIKE BECKER, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-06-00000.00CE) and that:

VAR2012-00007

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

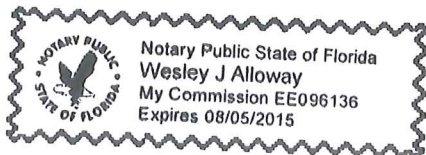
Mike Becker
Signature

MIKE BECKER
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 23, 2012 (date) by MIKE BECKER (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.



Wesley J. Alloway
Signature of Notary Public
WESLEY J. ALLOWAY
Printed Name of Notary Public

**AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT**

I, DEBBIE GILLESPIE, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-07-00000.00CE) and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

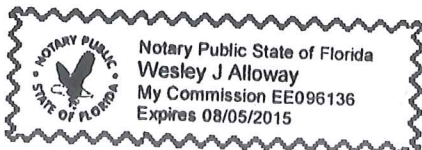
Debbie Gillespie
Signature

DEBBIE GILLESPIE
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 21, 2012
(date) by DEBBIE GILLESPIE (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.



Wesley J. Alloway
Signature of Notary Public

WESLEY J. ALLOWAY
Printed Name of Notary Public

PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B2)

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AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

COMMUNITY DEVELOPMENT

I, MARIA TABARRINI MANDERS swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property

(Strap No. 01-46-24-02-00009.0010) and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and Restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

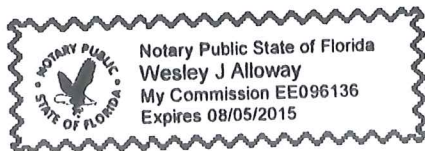
Maria R. Manders
Signature

MARIA TABARRINI MANDERS
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this MARCH 23, 2012 (date) by MARIA TABARRINI MANDERS (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Wesley J. Alloway
Signature of Notary Public
WESLEY J. ALLOWAY
Printed Name of Notary Public

EXHIBIT PH-1.C.2
ADDITIONAL AGENTS

Company Name: DAVID M. JONES, JR. AND ASSOCIATES, INC.
Contact Person: Gregory J. Diserio, RLA
Address: Street : 2221 McGregor Boulevard
City, State, Zip: Fort Myers, Florida 33901
Phone: 239-337-55255 Fax: 239-337-4494
E-mail: Gdiserio@dmjafl.com

Company Name: _____
Contact Person: _____
Address: Street : _____
City, State, Zip: _____
Phone: _____ Fax: _____
E-mail: _____

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COMMUNITY DEVELOPMENT

THE FOREST PROPERTY OWNERS ASSOCIATION ISLAND PARK ROAD
FENCE REPLACEMENT

Exhibit PH-3.1.2. and entitle "Structure Affidavit".

AFFIDAVIT FOR PUBLIC HEARING
STRUCTURE AFFIDAVIT

I, VICTOR ERML, swear or affirm under oath, that I am the owner or the
authorized representative of the owner(s) of the property and that:

1. The existing single family residential unit, multi-family condominium units, gate house and
entrance wall features existing on the properties will remain on the properties;
2. The existing chainlink fence structure along Island Park Road, upon granting of the
variance and obtaining the local permits will be removed and replaced with a wall.

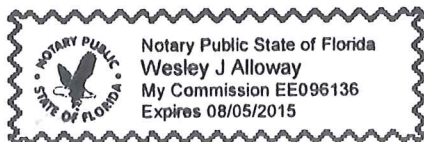
Victor F. Erml
Signature

VICTOR ERML
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this
MARCH 26, 2012
(date) by VICTOR ERML (name of person providing oath or affirmation),
who is personally known to me or who has produced
(type of identification) as identification.



Wesley J. Alloway
Signature of Notary Public
WESLEY J. ALLOWAY
Printed Name of Notary Public

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COMMUNITY DEVELOPMENT

VAR2012-00007



PUBLIC HEARING SUPPLEMENT B

ADDITIONAL REQUIRED INFORMATION FOR A VARIANCE APPLICATION UNINCORPORATED AREAS ONLY VAR2012-00007

Case Number: _____
Project Name: THE FOREST PROPERTY OWNERS ASSOCIATION- ISLAND PARK ROAD
FENCE REPLACEMENT
Applicant's Name: THE FOREST PROPERTY OWNERS ASSOCIATION
STRAP Number(s): REFER TO EXHIBIT 'A' ATTACHED

Brief Summary of Project:

An existing project fence along Island Park Road is in poor condition and will require replacement to maintain the safety of the residents and provide maintain the aesthetic requirements of the community. The project consists of the replacement of an existing chain link fence along Island Park Road with a solid wall or fence in the approximate same location as the existing fence. Due to the existing developed and permitted conditions the setbacks required by codes that were created after the initial fence approval and installation can't be obtained.

VARIANCE FOR (indicate the section or sub-section number and title):

Section Number	Title of LCLDC section or subsection
34-1743 (b) 3	Residential Project Walls
10-420 (b)	Plant material standards
10-421a(2)(5)	Plant Installation and Maintenance Standards
_____	_____
_____	_____
_____	_____
_____	_____

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COMMUNITY DEVELOPMENT

**PART 1
NARRATIVE**

Every application for a variance from the terms of this chapter must include the following narrative statements. Complete the following questions for each variance requested. **[34-203(f)]**

A. Section number from which variance is requested

34-1743 (b) 3 Residential Project Walls
10-420 (b) Plant material standards
10-421a(2)(5) Plant Installation and Maintenance Standards

B. Specific regulation from which relief is sought

Variance No. 1 from Section 34-1743 (b) 3: Required or optional residential project walls must be landscaped on the exterior side (between the wall and the abutting property or street right-of way) with a minimum of five trees per 100 lineal feet and shrub hedges, with in a minimum plantable width of seven and one-half feet located on the exterior side of the wall or fence; To permit a minimum planting width of 0' and to utilize the existing vegetated plantings where horticultural conditions are appropriate and with proposed landscaping within the Island Park Road Right of Way which will not extend past the existing planting areas to satisfy the planting requirements.

Variance No. 2 from Section 10-420 (b) requiring plant material of at least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species to permit a variance for the use of the existing vegetated plantings supplemented with additional plantings to satisfy the planting requirements without obtaining the native percentage requirements.

Variance No. 3 from Section 10-421a(2)(5) Plant Installation and Maintenance Standards requiring no code required landscaping may be located in any street easement or right of way. To permit installation of landscaping within the Island Park Road Right of Way not to extend past the existing planting beds to comply with code requirements of the County and the aesthetic requirements of the applicant.

C. Reason why the variance is needed (use additional sheets if needed; label as Exhibit B-1.C.)

Variance #1: 34-1743 (b) 3 Residential Project Walls: Due to the existing developed conditions obtaining a minimum planting area of 7.5' in width is not obtainable. The existing landscape vegetation may also prohibit strict compliance with the 5 trees per 100 lineal feet without the removal of the existing vegetation which is providing or exceeding the intent of the landscape requirements.

Variance #2: 10-420 (b) Plant material standards: Native varieties: There is existing mature non native vegetation providing buffering along the existing fence. A large portion of this vegetation is proposed to remain, thereby not meeting the native requirement of 75% of trees and 50% of shrubs.

Variance #3: 10-421a(2)(5) Plant Installation and Maintenance Standards:

The existing vegetated buffer and landscaping encroaches within the County right of way and has been safely maintained by the property owners association for years. The existing vegetation does not create a safety issue or hardships on the County.

D. What effect, if any, granting the variance would have on adjacent properties (use additional sheets if needed; label as Exhibit B-1.D.)

Variance #1: 34-1743 (b) 3: Residential Project Walls: The project abuts a County roadway with commercial properties and residential communities on the opposite side of the roadway. No hardship or impact to adjacent properties will be recognized by granting the variance due to the current existing conditions with an existing fence and landscaping. The proposed wall will be located in approximately the same location and will be more aesthetically pleasing than the current conditions. Plantings will be supplemented to further enhance the landscape buffering.

Variance #2: 10-420 (b) Plant material standards: Native varieties: No hardship or impact to adjacent properties will be recognized by granting the variance due to the current existing conditions with a fence and landscaping. The current landscaping provides a more mature screen than what would be initially created if the existing landscaping was removed and replaced with native species.

Variance #3: 10-421a(2)(5) Plant Installation and Maintenance Standards: No hardship or impact to adjacent properties will be recognized by granting the variance due to the current existing conditions with an existing fence and landscaping. The existing vegetated buffer and landscaping encroaches within the County right of way and is currently being safely maintained by the property owners association. The existing vegetation does not create a safety issue or hardships on the County.

E. The nature of the hardship which is used to justify the request (use additional sheets if needed; label as Exhibit B-1.E.)

Variance #1: 34-1743 (b) 3: Residential Project Walls: The required setbacks for walls or fences was implemented through code changes long after the existing developments within the limits of work were permitted and constructed. The internal drives and parking layout prohibit compliance with the current setback and buffer width requirements.

Variance #2: 10-420 (b) Plant material standards: Native varieties. The existing mature vegetation is currently providing a vegetative screening of the fence and will continue to provide the screening for the proposed wall. Removal of the existing vegetation would initially decrease the visual screening and add unnecessary horticultural waste into the waste stream. No benefit to the adjacent properties would be realized if the existing vegetation was required to be removed.

Variance #3: 10-421a(2)(5) Plant Installation and Maintenance Standards: The proposed conditions will be similar in nature to the existing conditions with the addition of enhanced aesthetics and buffering. The existing landscaping is currently being maintained in a safe and aesthetically pleasing manner and currently has no negative impact on the right of way or surrounding properties.

**PART 2
SITE PLAN**

Copies required*	Exhibit	SITE PLAN (check applicable plan)
1	B-2.A or PH-3.D.1	☐ SITE PLAN: All requests for a variance (excluding a setback variance on a collector or arterial road [see below]) must include a site plan showing: a. All existing public streets, easements or other reservations of land within the site; b. All existing and proposed structures on the site; c. All existing structures within 100 feet of the perimeter boundary of the site; and d. The proposed variance from the adopted standards.
1	B-2.B or PH-3.D.1	☒ SITE PLAN: All requests for a variance from a required street setbacks on a collector or arterial road must include a site plan, drawn to scale, showing: a. All structures, easements, and rights-of-way, etc., within 100 feet of the peripheral boundary of the subject property; b. The location of all proposed structures, easements, rights-of-way and vehicular access onto the property, including entrance gates or gatehouses; and c. The extent of modification from street setbacks requested.

* At least one copy must be an original

**THE FOREST PROPERTY OWNERS ASSOCIATION-
ISLAND PARK ROAD FENCE REPLACEMENT
PROPERTY STRAP NUMBERS AND OWNERS**

EXHIBIT PH-2.C.1 & PH-2.A.1

STRAP NO. AND ADDRESS

OWNER OF RECORD

PARCEL DESCRIPTION

KEY A B C D E	01-46-24-00-00001.0000 6227/6301 Deer Run Fort Myers, FI 33908	Forest Country Club Membership 6100 Club Blvd SW Fort Myers, Florida 33908	OR 2042 PG 4511, Sec 1 + 2 Forest Golf Course
	01-46-24-00-00002.00CE Common Element Fort Myers, FI 33908	Forest Property Owners Association 5990 Forest Blvd. Fort Myers, Florida 33908	The Forest IDD Canal Easements, Tracts s T + All Private R/W +OR 2058 PF 4447 Common Elements
	01-46-24-06-00000.00CE 16640 Island Park Road Fort Myers, FI 33908	Partridge Court Condo Association 14360 S. Tamiami Trail, STWW B Fort Myers, Florida 33912	Partridge Court Condo OR 1544P0228 Pool + All Common Elements
	01-46-24-07-00000.00CE Common Element Fort Myers, FI	Partridge Place Condo Association STE 138 PMB 324 16520 S. Tamiami Trail Fort Myers, FI 33908	Partridge Place Condo OR 1488/0372 CP7 PG22 Common Elements
	01-46-24-02-00009.0010 6001 Deer Run Fort Myers, FI 33908	Tabarrini Maria 6001 Deer Run Fort Myers, FI 33908	The Forest Unit 1 BLK 9 PB 33 PG 86 Lot 1

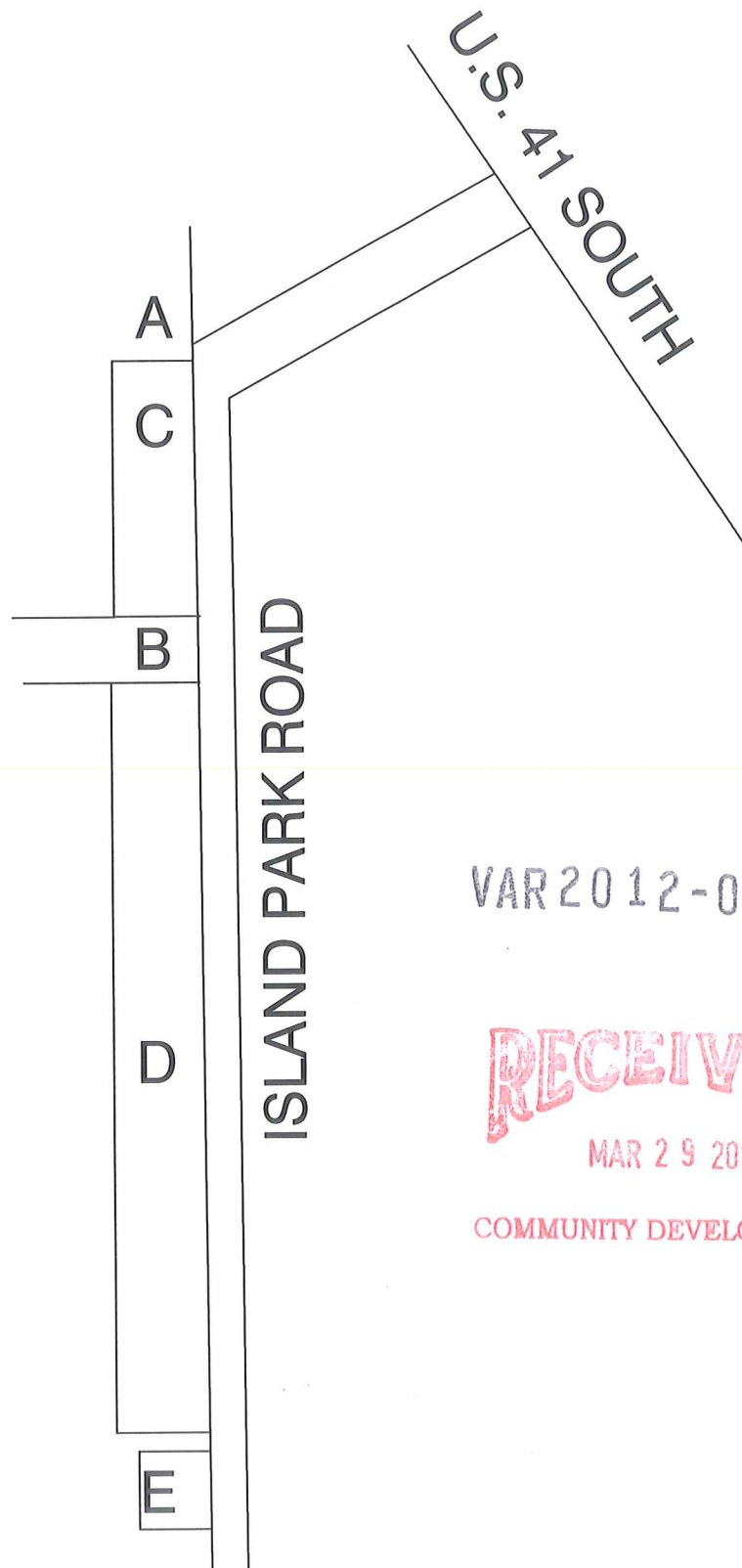
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VAR2012-00007

EXHIBIT PH-2.C.2
PROPERTY OWNERS MAP



VAR2012-00007

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COMMUNITY DEVELOPMENT



Lee County Property Appraiser

Tax Year
[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 01-46-24-00-00001.0000

Owner Of Record

FOREST COUNTRY CLUB MEMBERSHIP
6100 CLUB BLVD SW
FORT MYERS FL 33908

Site Address

6227/6301 DEER RUN
FORT MYERS FL 33908

Legal Description

PARL DESC OR 2042 PG 4511
SEC 1 + 2
FOREST GOLF COURSE

Classification / DOR Code

GOLF COURSE, DRIVING RANGE / 38

[Tax Map Viewer]

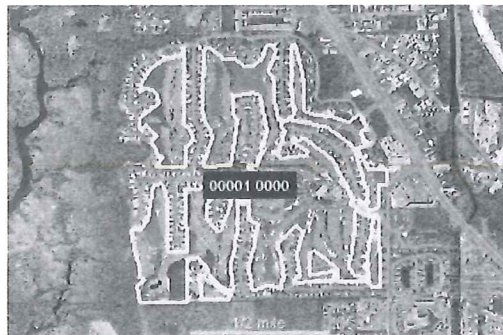


Image of Structure



[Pictometry Aerial Viewer]

◀ Photo Date October of 2010 ▶



Property Values (2011 Tax Roll)

Exemptions

Attributes

		Homestead / Additional	0 / 0	Land Units Of Measure	AC
Just	4,636,192	Widow / Widower	0 / 0	Units	277.62
Assessed	4,636,192	Disability	0	Frontage	0
Portability Applied	0	Wholly	0	Depth	0
Cap Assessed	4,636,192	Senior	0	Total Number of Buildings	5
Taxable	4,636,192	Agriculture	0	Total Bedrooms / Bathrooms	0 / 69.0
Cap Difference	0			Total Buildings Sq Ft	66,816
				1st Year Building on Tax Roll	1981
				Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

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COMMUNITY DEVELOPMENT



Lee County Property Appraiser

Tax Year
[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 01-46-24-00-00002.00CE

Owner Of Record

FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS FL 33908

Site Address

COMMON ELEMENT
FORT MYERS FL 33908

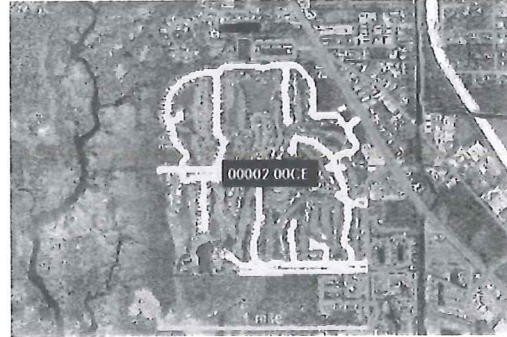
Legal Description

THE FOREST IDD CANAL ESMTS
TRACTS S T + ALL PRIVATE
R/W + OR 2058 PG 4447
COMMON ELEMENT

Classification / DOR Code

RIGHT-OF-WAY / 94

[Tax Map Viewer]



[Pictometry Aerial Viewer]



Property Values (2011 Tax Roll)

Exemptions

Attributes

		Homestead / Additional	0 / 0	Land Units Of Measure	AC
Just	0	Widow / Widower	0 / 0	Units	54.82
Assessed	0	Disability	0	Frontage	0
Portability Applied	0	Wholly	0	Depth	0
Cap Assessed	0	Senior	0	Total Number of Buildings	0
Taxable	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
Cap Difference	0			Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No

+

Taxing Authorities

VAR2012-00007

+

Sales / Transactions

+

Building/Construction Permit Data

+

Parcel Numbering History

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+

Solid Waste (Garbage) Roll Data

MAR 29 2012

+

Flood and Storm Information

COMMUNITY DEVELOPMENT

+

Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

Tax Year
[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 01-46-24-06-00000.00CE

Owner Of Record

PARTRIDGE COURT CONDO ASSN
P + M PROPERTY MGMT
14360 S TAMIAMI TRL STE B
FORT MYERS FL 33912

Site Address

16640 ISLAND PARK RD
FORT MYERS FL 33908

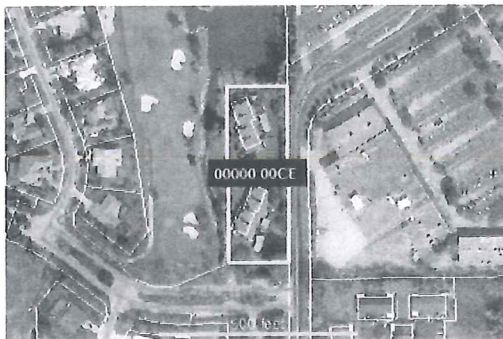
Legal Description

PARTRIDGE COURT CONDO
DESC OR 1544P0228 POOL
+ ALL COMMON ELEMENTS

Classification / DOR Code

ACREAGE NOT AG CLASSIFIED / 99

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date April of 2006 ▶



Property Values (2011 Tax Roll)

Exemptions

Attributes

		Homestead / Additional	0 / 0	Land Units Of Measure	
Just	0	Widow / Widower	0 / 0	Units	0.00
Assessed	0	Disability	0	Frontage	0
Portability Applied	0	Wholly	0	Depth	0
Cap Assessed	0	Senior	0	Total Number of Buildings	0
Taxable	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
Cap Difference	0			Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No



Taxing Authorities



Sales / Transactions

VAR2012-00007



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

MAP KEY D

Lee County Property Appraiser

Tax Year [Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 01-46-24-07-00000.00CE

Owner Of Record

PARTRIDGE PLACE CONDO ASSOC
STE 138 PMB 324
16520 S TAMiami TRL
FORT MYERS FL 33908

Site Address

COMMON ELEMENT
FORT MYERS FL 33908

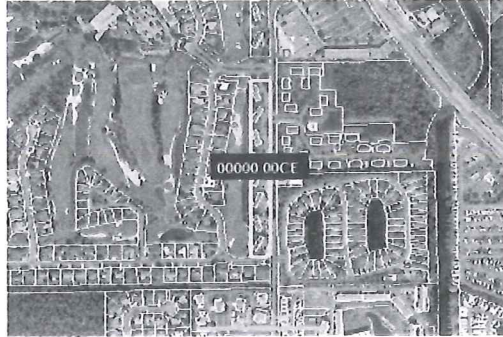
Legal Description

PARTRIDGE PLACE CONDO
DESC OR 1488/0372 CP 7
PG 22 COMMON ELEMENTS

Classification / DOR Code

ACREAGE NOT AG CLASSIFIED / 99

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date April of 2006 ▶



Property Values (2011 Tax Roll)

Just

0

Assessed

0

Portability Applied

0

Cap Assessed

0

Taxable

0

Cap Difference

0

Exemptions

Homestead / Additional

0 / 0

Widow / Widower

0 / 0

Disability

0

Wholly

0

Senior

0

Agriculture

0

Attributes

Land Units Of Measure

Units

0.00

Frontage

0

Depth

0

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0 / 0

Total Buildings Sq Ft

0

1st Year Building on Tax Roll

0

Historic District

No

+

Taxing Authorities

+

Sales / Transactions

+

Building/Construction Permit Data

+

Solid Waste (Garbage) Roll Data

+

Flood and Storm Information

+

Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

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COMMUNITY DEVELOPMENT



Lee County Property Appraiser

map KEY E

Tax Year
[Next Lower Parcel Number](#)
[Next Higher Parcel Number](#)
[Tax Estimator](#)
[Tax Bills](#)
[Print](#)

Property Data for Parcel 01-46-24-02-00009.0010

Owner Of Record

TABARRINI MARIA
6001 DEER RUN
FORT MYERS FL 33908

Site Address

6001 DEER RUN
FORT MYERS FL 33908

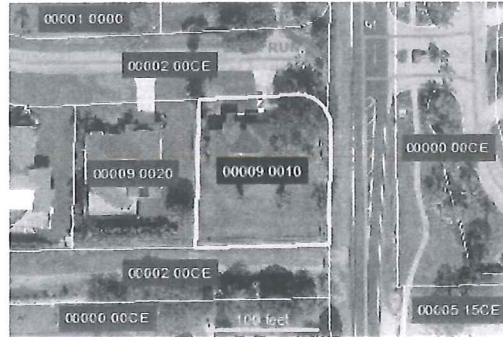
Legal Description

THE FOREST UNIT 1
BLK 9 PB 33 PG 86
LOT 1

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



< Photo Date December of 2005 >



Property Values (2011 Tax Roll)

Exemptions

Attributes

		Homestead / Additional	25,000 / 25,000	Land Units Of Measure	LT
Just	162,238	Widow / Widower	0 / 0	Units	1.00
Assessed	162,238	Disability	0	Frontage	0
Portability Applied	0	Wholly	0	Depth	0
Cap Assessed	162,238	Senior	0	Total Number of Buildings	1
Taxable	112,238	Agriculture	0	Total Bedrooms / Bathrooms	3 / 2.0
Cap Difference	0			Total Buildings Sq Ft	2,953
				1st Year Building on Tax Roll	1992
				Historic District	No



Taxing Authorities



Sales / Transactions

VAR2012-00007



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data

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Flood and Storm Information



Appraisal Details

COMMUNITY DEVELOPMENT

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#)
[Next Higher Parcel Number](#)
[New Query](#)
[Search Results](#)
[Home](#)

SEE PAGE 85

SEE PAGE 100

MAR 29 2012

85 COMMUNITY DEVELOPMENT

WAF 2012-0007

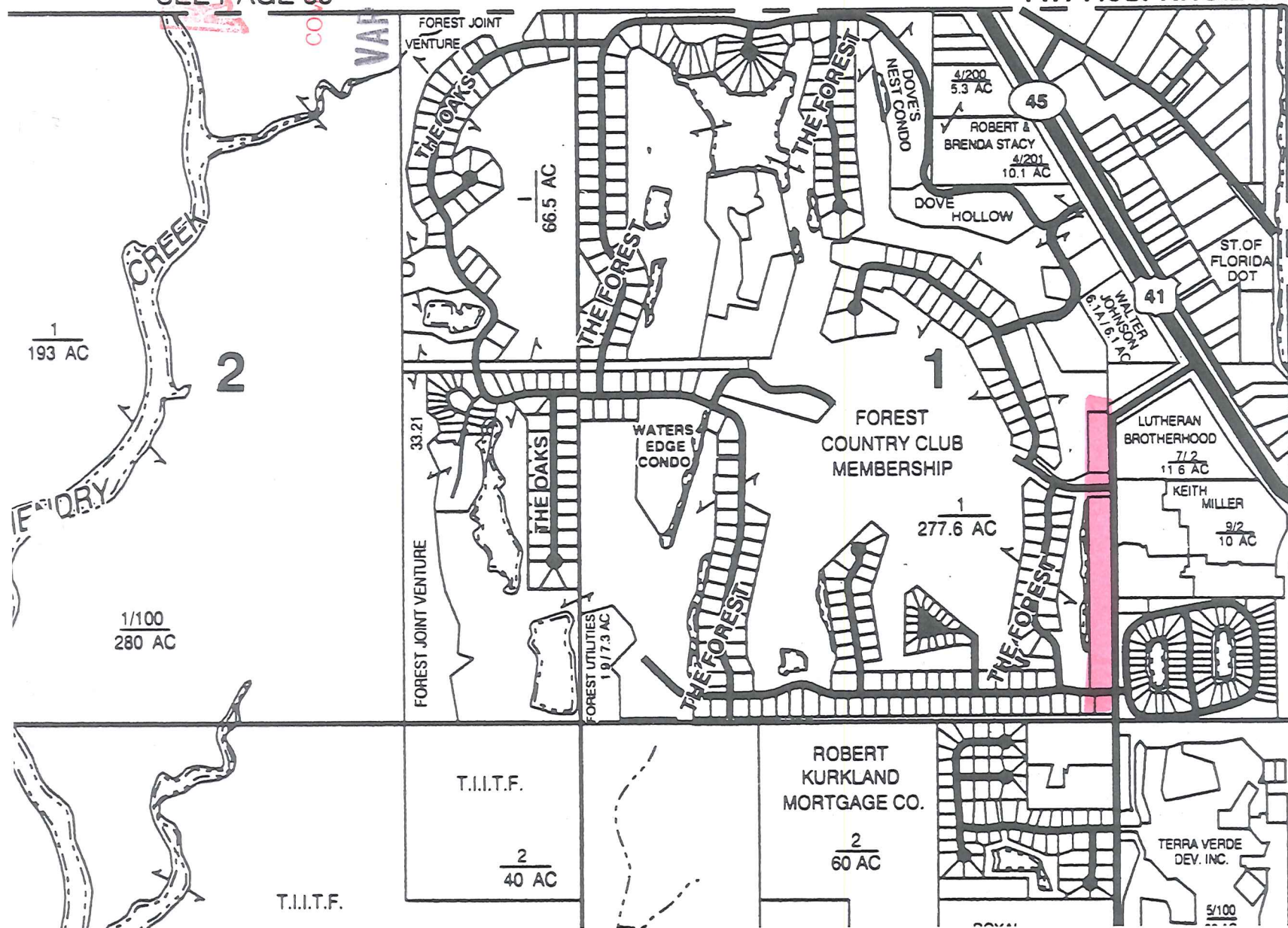
TWP. 46S.-RNG. 24E.

**NORTHEAST QUADRANT
LEE COUNTY, FLORIDA**

TWP.45S.-RNG.24E.

TWP. 46S.-RNG. 25E.

AREA LOCATION
Exhibit PH-3.F



**THE FOREST PROPERTY OWNERS ASSOCIATION- ISLAND PARK ROAD FENCE
REPLACEMENT**

Exhibit PH-3.L.3

Narrative explanation as to how the deed restrictions or covenants may affect this request.

A copy of the Amended and Restated Deed of Restrictions, Unit One has been included with this application. The applicant is The Forest Property Owners Association whom the deed restrictions are provided for. The intent of this application is to bring the existing fence into compliance with the Land Development Regulations, enhance the aesthetics and safety of the property owners.

Therefore, there are no restrictions, based on the deed restrictions, which pertain to this application.

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COMMUNITY DEVELOPMENT

Exh. 51 PH3.L.2

Prepared by and returned to:

Becker & Poliakoff, P.A.
Yeline Goin, Esquire
12140 Carissa Commerce Court, Suite 200
Fort Myers, FL 33966

INSTR # 2010000133987, Pages 11
Doc Type CER, Recorded 05/27/2010 at 12:46 PM.
Charlie Green, Lee County Clerk of Circuit Court
Rec. Fee \$95.00
Deputy Clerk CFELTMAN
#1

CERTIFICATE OF RECORDATION

THE FOREST

AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT ONE

I HEREBY CERTIFY that the attached Amended and Restated Deed of Restrictions for The Forest, Unit One was duly adopted by the Owners in The Forest, Unit One, at a Special Members' Meeting on the 18th day of May 2010 and by written consent. Said amendment(s) were approved by a proper percentage of Owners in The Forest, Unit One. The original Deed of Restrictions for The Forest, Unit One is recorded at O.R. Book 1431, at Page 664 *et seq.*, of the Lee County Public Records, and has been amended from time to time. The property encompassed by the Deed of Restrictions is further described at Plat Book 33, Pages 85 - 88, of the Lee County Public Records.

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COMMUNITY DEVELOPMENT

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Page 1 of 2

LAW OFFICES
BECKER & POLIAKOFF, P.A.
SIX MILE CORPORATE PARK • 12140 CARISSA COMMERCE COURT, SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

WITNESSES:
(TWO)

THE FOREST PROPERTY OWNERS'
ASSOCIATION, INC.

Robert A Nemes
Signature

Robert A Nemes
Printed Name

Wesley J. Alloway
Signature

WESLEY J. ALLOWAY
Printed Name

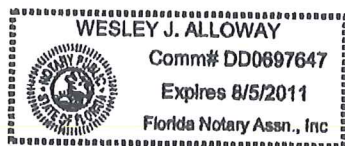
BY: Gary Hamilton
Gary Hamilton, Vice President

Date: 5/26/10

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF LEE) SS:

The foregoing instrument was acknowledged before me this 26th day of MAY, 2010, by Gary Hamilton as Vice President of The Forest Property Owners' Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced (type of identification) _____ as identification.



Wesley J. Alloway
Notary Public
WESLEY J. ALLOWAY
Printed Name

My commission expires: 08/05/2011

ACTIVE: 2982922_2

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COMMUNITY DEVELOPMENT

Page 2 of 2

LAW OFFICES
BECKER & POLIAKOFF, P.A.
SIX MILE CORPORATE PARK • 12140 CARISSA COMMERCE COURT, SUITE 200 • FORT MYERS, FL. 33966
TELEPHONE (239) 433-7707

VAR 2012-00007

THE FOREST

AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT ONE

ALL PRESENT AND FUTURE OWNERS OF Lots located in that Subdivision in the County of Lee, State of Florida, known as THE FOREST, UNIT ONE, According to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 33, Pages 85-88.

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COMMUNITY DEVELOPMENT

WHEREAS, the Forest Unit One (hereinafter "Subdivision") was platted at Plat Book 33, Pages 85 – 88, Public Records of Lee County, Florida; and

WHEREAS, the Subdivision was subjected to that certain Deed of Restrictions recorded on June 2, 1980 at O.R. Book 1431, Pages 664 – 667, Public Records of Lee County, Florida; and

WHEREAS, the Subdivision consists of 96 single family Lots on Bobcat Drive, Deer Run and Fox Den, and the Partridge Court Condominium located on 4 Lots within the Subdivision and as described in the Declaration of Condominium recorded at O.R. Book 1544, Page 228 *et seq.*, of the Public Records of Lee County, Florida, as amended from time to time; and

WHEREAS, the Deed of Restrictions was further amended at O.R. Book 1432, Pages 1470 – 1474; O.R. Book 1140, Pages 1037 – 1038; O.R. Book 1477, Pages 1138 – 1139; O.R. Book 1713, Page 4838; O.R. Book 1768, Page 1016; O.R. Book 1793, Page 2625; O.R. Book 1924, Pages 4524 – 4527; and O.R. Book 1924, Pages 4528 – 4529; O.R. Book 1925, Pages 3087 – 3089; and O.R. Book 2400, Page 2241 – 2242; all of the Public Records of Lee County, Florida; and

WHEREAS, the Lot Owners in the Subdivision wish to enact certain amendments to the Deed of Restrictions and Restate the Deed of Restrictions in its entirety.

NOW, THEREFORE, the Lot Owners do hereby impose and/or ratify the following easements, restrictions and reservations upon the use of the hereinabove described real property as follows:

DEFINITIONS. The following terms as used in this Deed of Restrictions shall have the following meaning:

1.1 "Articles of Incorporation" shall mean the Articles of Incorporation for the Association.

1.2 "Association" shall mean and refer to THE FOREST PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns.

1.3 "Assessment" means a share of the funds required for the payment of the expenses of the Association.

1.4 **"Common Area"** shall mean all real property within The Forest which is owned or leased by the Association, or dedicated for use or maintenance by the Association, including, regardless of whether title has been conveyed to the Association:

1.5 **"The Forest"** shall include the geographic area and residential development commonly known as "The Forest". "The Forest", which may also be interchangeably referred to as "Community" consists of the lands described in the Amended and Restated Articles of Incorporation filed with the Secretary of State on March 24, 2010 and recorded in the Public Records of Lee County, Florida at Instrument No. 2010000082899 on April 1, 2010.

1.6 **"Lot"** shall refer to a separately platted single-family lot, as described in the Plat, and all improvements thereon.

1.7 **"Lot Owner"** means the owner of a Lot in the Subdivision.

1.8 **"Member"** shall mean and refer to those persons entitled to membership in the Association as provided in the Articles of Incorporation.

1.9 **"Owner"** shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or Unit within the Subdivision.

1.10 **"Plat"** shall mean the Plat for the Forest Unit One recorded at Plat Book 33, Pages 85 – 88, Public Records of Lee County, Florida.

1.11 **"Subdivision"** shall mean and refer to that certain tract of real property described in the Plat.

1.12 **"Unit"** shall mean any Condominium Unit located in the Subdivision.

1.13 **"Unit Owner"** means the owner of a Condominium Unit located in the Subdivision.

A.1. **FLOOD ELEVATION DISCLOSURE**

Owners should be aware that the property herein is covered by the Federal Flood Insurance Administration's Flood Insurance Rate Map for the unincorporated areas of Lee County and said Map establishes the recommended minimum building floor elevation for the subject property at 13.0 feet NGVD and 14.0 feet NGVD. While said minimum building floor elevations have not been adopted by the County of Lee as a zoning requirement, any construction within this Subdivision should be constructed with minimum building floor elevations in accordance with the Flood Insurance Rate Map for the unincorporated areas of Lee County in order to protect the owners thereof from possible flooding. *[NOTE THIS LANGUAGE IS CONTAINED IN THE ORIGINAL DEED OF RESTRICTIONS AND HAS NOT BEEN AMENDED. LOT OWNERS SHOULD CONSULT CURRENT GOVERNMENTAL DATA FOR FLOOD ELEVATION INFORMATION AND BUILDING REQUIREMENTS.]*

A.2. **ASSESSMENTS:** Section 1. Each Owner of a Lot (and as provided in Paragraph O, each Owner of a Unit within the Subdivision is deemed to covenant, whether or not

it shall be expressed within his deed, to pay to the Association a Florida not for profit corporation, annual Assessments and special Assessments and other expenditures that said Association deems appropriate. Said Assessments are to be fixed, established, and collected from time to time as determined by the Association. The Assessments, together with such interest thereon at the rate of eighteen percent per annum, late fees permissible for Homeowners Associations as determined in Chapter 720 of the Florida Statutes and costs and expenses of collection and attorneys' fees thereof as hereinafter provided, shall also be the personal obligation of the property owner who was the owner of such property at the time the Assessment fell due and shall be the joint and several liability of successors in title. Each Owner covenants by acceptance of a deed to any property herein described that liens may be placed against his property for nonpayment of any such assessments.

Section 2. Assessments may be made for the purpose of promoting the health, safety and welfare of the Owners in the Subdivision and the Members of the Association, including but not limited to, maintenance, and repair of the roads and such lighting and access control/privacy measures as the Association deems appropriate for The Forest, including such materials, supplies, equipment, personnel, and insurance as is related thereto, as well as maintenance of Common Areas, surface water management, and such other purposes as are set forth in the Articles of Incorporation and By-Laws of the Association.

Section 3. The Assessments provided for herein shall be established and collected as determined by the Association.

Section 4. If any Assessment is not paid when due then such assessment shall become delinquent and shall, together with such interest thereon and costs and expenses of collection and attorneys' fees become a continuing lien on the Lot. No marketable title shall be conveyed nor be effective until a seller has obtained from the Association a certificate attesting to the fact that all assessments are paid to date. If no said certificate is obtained any purchaser of a Lot shall be conclusively presumed to have assumed any such past due assessments.

If any Assessment is not paid within thirty (30) days after the due date, the Assessment shall bear interest from said due date at the maximum permissible by law. Further, the Association may bring action against the Owner personally and/or bring any action to foreclose its lien against the Lot by suit brought in the name of the Association in like manner as a foreclosure of mortgage on real property.

Section 5. The Association shall perfect its lien against any Lot Owner for any Assessment provided for herein by recording a notice of lien in the Lee County, Florida Public Records which said notice shall sufficiently describe the Lot, the last known owner of said property and the amount of said claim.

Section 6. The lien of Assessments provided for herein shall be subordinate to the lien of any first mortgage now or hereafter placed upon the property subject to the Assessment.

In the event that a first mortgagee obtains title to such property as a result of a foreclosure of the lien of such first mortgage, or as a result of a deed given in lieu of said foreclosure, then such acquirer of title shall not be liable for any such assessments and payments which become

due prior to such acquisition, except as provided in Section 720.3085 (2009), Florida Statutes, as amended from time to time, which is hereby incorporated by reference. Such acquisition shall not release said acquirer from Assessments thereafter becoming due or any subsequent Assessments.

B. LAND USE

1. Lots 1, 2, 3 and 4, Block 1, may have a use other than single family residential. The remaining Lots in the Subdivision shall be used only for single family residential purposes.

2. Single Family Residential Lots shall have a dwelling with a minimum of 1800 square feet for Lots on the golf course and a minimum of 1600 square feet for other Lots, plus a finished two-car garage on those portions of the Subdivision designated as Single Family Residential Lots. The square footages in this paragraph shall refer to air conditioned space.

3. All buildings shall be of new and durable good quality material and workmanship, subject to approval by the Architectural Control committee. All roof material to be cement tile, heavy-duty asphalt shingle, or that recommended by the Architectural Control Committee.

4. After the start of any construction of any single family home or approved utility structure on any Lot, said construction must proceed at a reasonable rate of progress and must be completed within twelve (12) months from the date of the start of construction. Start of construction is defined as the date of construction permit issue.

5. No prefabricated or module type houses or "sheds" shall be constructed or placed upon any Lot without express approval of the Association herein, through the Architectural Control committee.

6. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any Lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in any Lot.

7. No overnight truck parking of trucks one ton or larger shall be permitted, and no camper or boat parking in excess of forty-eight (48) hours shall be permitted.

8. **Television and Other Outdoor Antennae.** No television, radio, satellite, or other antenna or satellite system may be installed on the Common Areas by any person other than the Association, except as provided herein. Certain television, satellite, or other antenna systems may be erected or installed on Lots subject to compliance with the following requirements:

Permitted antennas include (collectively hereinafter referred to as "antennas"):

- Direct broadcast satellite dishes (DBS) that are less than one meter in diameter.

- Multi-channel, multi-point distribution service devices (MMDS) that are less than one meter in diameter or diagonal measurement. Such devices may be mounted on "masts" to reach the height needed to establish line of sight contact with the transmitter provided no mast may be higher than twelve feet above the roof line of a residence without prior written approval of the Association.
- Television broadcast antennas for local stations, which may be any reasonable size, which may be secured to a mast located no higher than twelve feet above the roof line. Any mast located higher than twelve feet above the roof line must be approved in writing by the Association.

Location of Antennas. To the extent feasible, all antennas must be placed in locations that are not visible from any street and in a location to minimize annoyance or inconvenience to other residents of the Subdivision if this placement would still permit reception of an acceptable quality signal.

Color and Screening of Antennas. All antennas shall be painted to blend into the background against which it is mounted for so long as the paint will not interfere with an acceptable quality signal. If the antenna is not mounted on a building, it must be made the color of the exterior walls of the residence on that Lot. All antennas shall be screened from view from neighboring properties, and pedestrian and vehicular access areas, with landscaping plants commonly used in or about the community at a height of at least 48 inches. Taller antennas shall be screened to their full height if reasonably practicable and if the screening would not impair the reception of an acceptable quality signal.

Safety Requirements. To safeguard the safety of the Owners, occupants of the residence in which the antenna is located, neighboring property owners, and other owners in the Subdivision, it shall be the obligation of the Owner to comply with all applicable local, state and federal safety requirements, including but not limited to obtaining a permit for the installation of the antenna, if any, hiring licensed contractors with sufficient expertise and adequate insurance to protect their work, installing the antennas away from power lines and other potentially dangerous areas, installing and using the antenna in accordance with safety recommendations and requirements of the antenna manufacturer, and in accordance with the customs and standards for the antenna industry, including compliance with electrical code requirements to properly ground the antenna, and installation requirements to properly secure the antenna.

C. ARCHITECTURAL CONTROL

1. The Forest Property Owners' Association, Inc., hereinafter "Association", its Representatives and Assigns shall have the authority to exercise Architectural approval of all construction plans, specifications, footings, elevations, setbacks, etc. for new construction, exterior renovations, exterior structures, and exterior additions and improvements. These items will comply with minimums established by local, state and federal laws. All plans and specifications will be evaluated as to harmony of external design and location in relation to surrounding structures and topography.

2. The Association shall give prompt approval or disapproval of plans, drawings and specifications submitted, and it is further provided that in the event neither approval nor disapproval is served upon the persons submitting such plans, drawings and specifications, at an address designated by them, within thirty (30) days of being so submitted, then such plans, drawings and specifications shall be deemed to be approved.

3. Appropriate submissions shall include a complete set of "working drawings", a landscape plan, and exterior color selections by name, number, and source for stucco walls, wood siding and trim, and roofing material.

4. No home or improvement shall be considered completed until its yard is reasonably landscaped in accordance with an approved landscape plan. It must be maintained in a manner in keeping with the general character of the Subdivision and The Forest. Where any Owner neglects such maintenance, Association, or its authorized agent, reserves the right to effect such maintenance at a reasonable charge to the Owner. Any boundary wall, fence or hedge planned must be submitted to the Association for its written approval prior to construction (with the exception of pool enclosures).

5. Mailboxes – Association may install uniform mailboxes from time to time. The cost will be billed to the Lot Owner, and may be included in the Assessment. The intent of this provision is to maintain the level and character of the Subdivision and The Forest to the benefit of all Lot Owners.

D. BUILDING LOCATION – SINGLE FAMILY

1. Minimum 25-foot setback from front (Street) and side (Street) property lines. Minimum setback at rear to be twenty per cent (20%) of depth of Lot.

2. Side setbacks to be 15-foot minimum.

3. Provided, however, if two adjacent Lots are used for one common structure, the setback requirements as to the common boundary line of the Lots involved and shall not apply.

E. LOTS

1. All Lots shall be filled in keeping with the engineering drainage plan of development as approved by the South Florida Water Management District. All existing trees and other desirable natural vegetation possible shall remain on Lots. Individual plans submitted to Association for architectural approval must contain a site clearing plan identifying which trees and shrubs will be removed, etc. No site clearing may commence until the Association has approved the site clearing plan.

2. Association may install and maintain uniform lamps and posts/bases adjacent to driveway entries. Lot Owners shall be responsible to continuously provide electric service from the home to said lamps, and to pay the costs of such electricity.

F. EASEMENTS

1. There shall be a ten (10') foot utility easement on front of all Lots and a six (6') foot Utility easement on all side lot lines.

2. There shall be no side lot line easements along the common boundary of two or more Lots used as a single building site when the existence of such an easement would interfere with the proposed structure.

G. REFUSE DISPOSAL

1. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and screened with appropriate materials or landscaped so as not to be visible from adjoining property or roadways.

H. SIGNS

1. No signs of any kind shall be displayed to the public view on any Lot except the property owner's name signs of not more than two (2) square feet.

2. Signs used by approved builders must comply with the Association's specification for same, if any.

I. NUISANCES

1. Noxious or offensive activity shall not be allowed upon any Lot. No Lot, or any building erected on any Lot shall at any time be used for the purpose of any trade, business or manufacture.

2. Unused Lots must be kept cleared of rubbish, weeds, or high grass so as not to become objectionable to adjoining Lot. Where Owners cannot or do not provide this maintenance Association, or its authorized agent, reserves the right to effect such service at a reasonable charge to the Owners.

J. UNDERGROUND SERVICES

1. Underground electric power, cable t.v. and/or telephone service from tie-in source to dwelling is mandatory at the Lot Owner's expense.

K. THE FOREST PROPERTY OWNERS' ASSOCIATION

1. In order to provide for the continuing maintenance of the drainage and surface water management system, and such other purposes as set forth in this Deed of Restrictions or in its Articles of Incorporation or By-Laws, each Lot Owner and each Lot Owner's heirs, successors and assigns shall by virtue of being the owner of any residential site or any parcel thereof (including but not limited to condominium unit owners and owners of any

other parcels of land within the Subdivision) shall be a member of the Forest Property Owners' Association, Inc.

2. The Association shall have the power, as an Association, to enforce the covenants and restrictions common to the Subdivision as set forth herein and in addition thereto, shall have the power to levy an Assessment and collect the same for the purpose of providing funds with which to continue the operation and maintenance of the drainage and surface water management system as designated for the Subdivision and permitted by the South Florida Water Management District and to perform the other functions of the Association as set forth in its Articles of Incorporation or By-Laws. Any such Assessment shall be secured by a lien on the real property of the member so assessed; which may be enforced in accordance with Florida laws applicable to the foreclosure of a Homeowners' Association lien, if said assessment is not paid when due.

L. TERM

1. The agreements, covenants, restrictions and conditions contained in this Deed of Restrictions shall constitute an easement and servitude in and upon the lands herein described running with the land, and shall be deemed for the benefit of all the lands in the Subdivision, and it shall remain in full force for twenty (20) years from the date of the recording of the original Deed of Restrictions (June 2, 1980), after which they shall be automatically extended for successive periods of ten (10) years each, unless by vote of two-thirds (2/3rds) of the then owners of the Lots in the Subdivision it is agreed to terminate them. Amendments to the Deed of Restrictions may be effectuated as provided in Paragraph M.

M. AMENDMENT: This Deed of Restrictions may be amended at any time as follows:

1. **Resolution.** A proposed amendment may be proposed either by the Board of Directors of the Association, or by not less than twenty percent (20%) of the Lot Owners in the Subdivision.

2. **Approval.** Except as otherwise required by law, a proposed amendment to this Deed of Restrictions shall be adopted if it is approved by not less than a majority of the Lot Owners in the Subdivision.

3. **Execution and Recording.** A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed with the formalities of a deed. The amendment shall be effective when the certificate and a copy of the amendment is recorded in the Public Records of Lee County.

4. **Proviso.** Provided, however, that this paragraph shall not be used to change the residential character of the Subdivision. Provided, further that any amendment which would affect the surface water management system, including the water management portions of the Common Areas, must have the prior approval of the South Florida Water Management District.

5. **Condominium Voting on Amendments.** Partridge Court Condominium Association, Inc. shall be entitled to vote with regard to any amendment to this Deed of Restrictions which affects the rights or interests of the Unit Owners in Partridge Court Condominium. The Condominium shall have four (4) votes, which shall be exercised as directed by the Board of Directors of said Condominium Association.

N. SEVERABILITY

1. Invalidation of any one of the provisions contained in the restrictions by judgment or court order shall not affect any of the other provisions of the restrictions, which shall remain in full force and effect.

O. THE CONDOMINIUM

1. Lots 1, 2, 3 and 4, Block 1, consist of Partridge Court, a Condominium, which contains sixteen (16) units. Said property has been removed from the coverage of any and all provisions in said Deeds of Restrictions, except for Paragraph A, Paragraph B, Subparagraph (1) and (8) and Paragraph K, Subparagraphs (1) and (2).

Unit Owners in the Partridge Court Condominium are members of The Forest Property Owners' Association, Inc., for the purpose of providing for the continued operation and maintenance of a drainage and surface water management system and the proportionate cost thereof, as well as other services provided by the Association.

P. MISCELLANEOUS

1. **Access Control.** Access control gates and personnel have been established on behalf of the Lot Owners and Unit Owners. Each Lot Owner and Unit Owner shall pay his prorated share based on the number of Lots or Units in The Forest as part of the Assessment.

2. **Lighting District.** Association may cause to be established a lighting district to provide lighting to The Forest. All Lot Owners and Unit Owners agree to join in such applications as may be necessary to establish such a district.

ACTIVE: 2825973_6

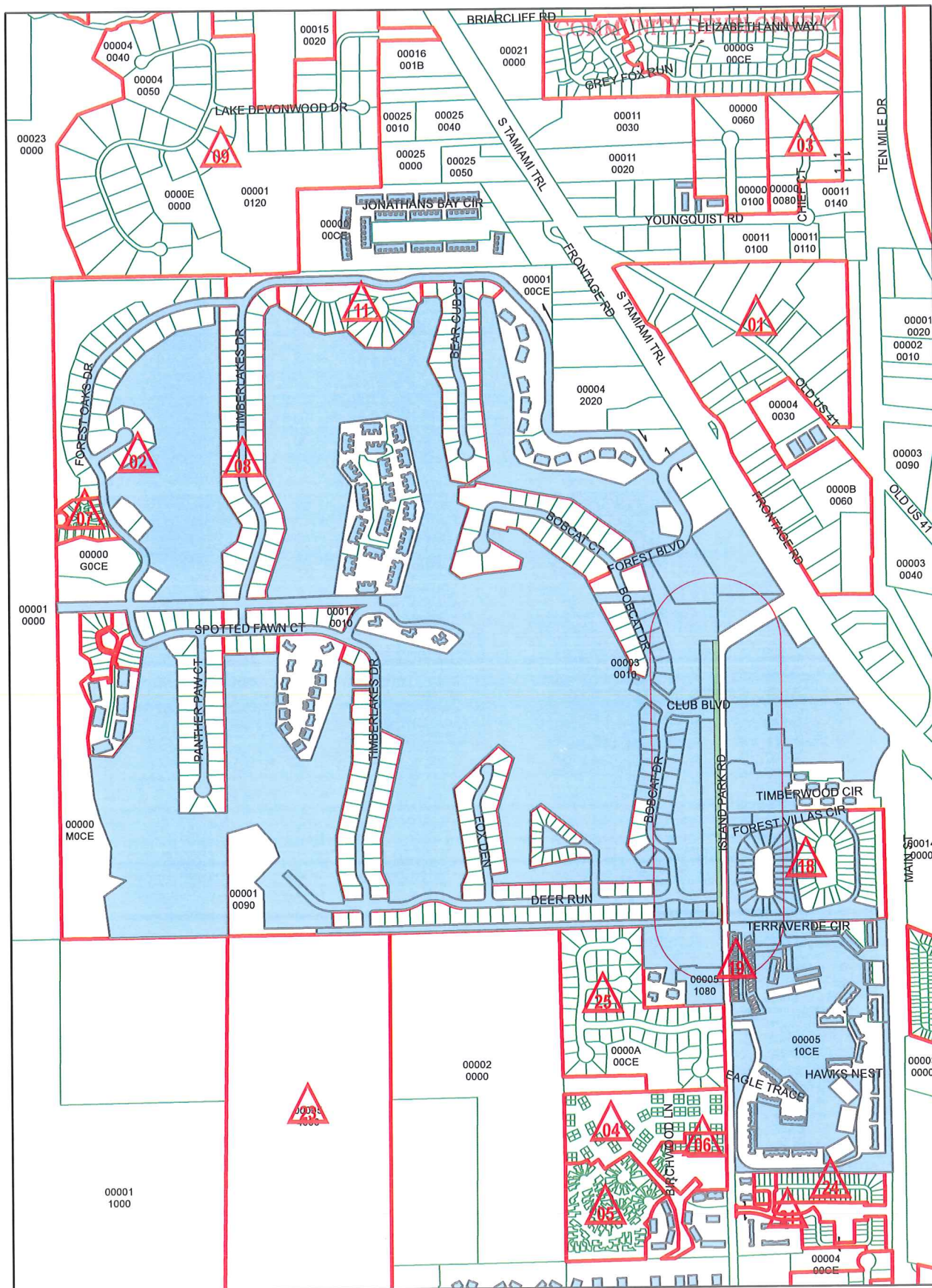
MAR2012-00007

RECEIVED

Ownership Report

MAR 29 2012

3/27/2012



1,250 625 0 1,250 Feet

VAR 2012-00007

RECEIVED

MAR 29 2012

PROPERTY OWNERSHIP REPORT

Date of Report: March 27, 2012

Parcels Selected: 270

Source: Lee County Property Appraiser

COMMUNITY DEVELOPMENT

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
FOREST COUNTRY CLUB MEMBERSHIP 6100 CLUB BLVD SW FORT MYERS FL 33908	01-46-24-00-00001.0000 6227/6301 DEER RUN FORT MYERS FL 33908	PARL DESC OR 2042 PG 4511 SEC 1 + 2 FOREST GOLF COURSE
SAN CARLOS PARK FIRE PROT + 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913	01-46-24-00-00001.002A 16901 ISLAND PARK RD FORT MYERS FL 33908	PARL IN SE 1/4 AS DESC IN OR 1819 PG 4392
FOREST PROPERTY OWNERS ASSN 5990 FOREST BLVD FORT MYERS FL 33908	01-46-24-00-00002.00CE RIGHT OF WAY FORT MYERS FL 33908	THE FOREST IDD CANAL ESMTS TRACTS S T + ALL PRIVATE R/W + OR 2058 PG 4447 COMMON ELEMENT
JOHNSON WALTER LEE 2150 W FIRST ST STE 2A FORT MYERS FL 33901	01-46-24-00-00006.001A 16400/470 S TAMIAMI TRL FORT MYERS FL 33908	PT OF N 880 FT OF E 1/2 OF NE 1/4 OF SECTION 1 LYING N OF ISLAND PK RD AND W OF US 41
GOODWILL INDUSTRIES OF 4940 BAYLINE DR NORTH FORT MYERS FL 33917	01-46-24-00-00006.001E 16480 S TAMIAMI TRL FORT MYERS FL 33908	PT OF N 880 FT OF E 1/2 OF SE 1/4 OF SECT LYING N OF IS PK RD + W OF US 41
US BANK NATIONAL ASSOCIATION 5221 N OCONNOR BLVD STE 600 IRVING TX 75039	01-46-24-00-00007.0020 16520 S TAMIAMI TRL FORT MYERS FL 33908	THE N 880 FT OF E 1/2 OF SE 1/4 LYING W OF US 41 + S + E OF ISLAND PK RD LESS INST#2007-128696
ISLAND PARK INVESTMENTS LLC 11220 METRO PKWY STE 27 FORT MYERS FL 33966	01-46-24-00-00009.0020 NEED ACCESS CONFIRMED FORT MYERS FL 33908	PARL NE 1/4 OF SE 1/4 W OF US 41 DESC IN OR 2123 PG 2737 LESS ROW DESC IN 2008000106271
PAULSON MARLOW H + 16690 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00002.0010 16690 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 2 PB 33 PG 86 LOT 1
STAIDL ALAN UNIT 33-B 2800 MAPLE AVE DOWNERS GROVE IL 60515	01-46-24-02-00002.0020 16688 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 2 PB 33 PG 86 LOT 2
HOLCOMB-KEEFE MARY JANE + 16686 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00002.0030 16686 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 2 PB 33 PG 86 LOT 3
NELLANS WILLIAM K + CHRISTINE 16684 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00002.0040 16684 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 2 PB 33 PG 86 LOT 4
CREGER ROBERT E 16682 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00002.0050 16682 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 2 PB 33 PG 86 LOT 5
SHAFFER JAMES R JR + LORI J 16680 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00002.0060 16680 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 2 PB 33 PG 86 LOT 6
BOCA STEL LLC 23061 VIA STEL BOCA RATON FL 33433	01-46-24-02-00004.0010 16718 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 86 LOT 1
DEMAREST ELMER L + GERALDINE M 16716 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00004.0020 16716 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 86 LOT 2
FLANAGAN JOSEPH P JR + 1200 FOREST AVE EVANSTON IL 60202	01-46-24-02-00004.0030 16714 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 86 LOT 3
FULTON ASHLEY III + 16712 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00004.0040 16712 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 86 LOT 4

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
DEWOLFE NORMAN S + CAROLYN H 16710 BOBCAT DR SW FORT MYERS FL 33908	01-46-24-02-00004.0050 16710 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 86 LOT 5
KENNEDY TIMOTHY J + 16708 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00004.0060 16708 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 86 LOT 6
BOTELL MARTIN + PATRICIA 14300 RIVA DEL LAGO DR APT 705 FORT MYERS FL 33907	01-46-24-02-00004.0070 16706 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 86 LOT 7
FIFTH THIRD MORTGAGE COMPANY 5001 KINGSLEY DR CINCINNATI OH 45227	01-46-24-02-00004.0080 16704 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 88 LOT 8
LEFTON PHILLIP TR + 16702 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00004.0090 16702 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 4 PB 33 PG 88 LOT 9
PIERSON ROBERT A + PATRICIA M 330 ASHLEY DR NEW LENOX IL 60451	01-46-24-02-00005.0010 16725 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 86 LOT 1
PETERS ROSE M 16723 BOBCAT DR SW FORT MYERS FL 33908	01-46-24-02-00005.0020 16723 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 86 LOT 2
GODSEY MINOR A JR + MARILYN W 16713 BOBCAT DRIVE SW FORT MYERS FL 33908	01-46-24-02-00005.0070 16713 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 86 LOT 7
DEGEUS KAY E TR 3020 HAVEN CT JOLIET IL 60435	01-46-24-02-00005.0080 16711 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 86 LOT 8
LOCHHEAD ANITA M TR 16709 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00005.0090 16709 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 86 LOT 9
TUFFREE DOUGLAS J + LINDA A 16707 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00005.0100 16707 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 86 LOT 10
LABADIE ROBERT + ALIX 16705 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00005.0110 16705 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 88 LOT 11
ROMITO JOHN A + CYNTHIA L 4016 W 110TH ST LEAWOOD KS 66211	01-46-24-02-00005.0120 16703 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 88 LOT 12
ANDERSON CLARE T TR 16701 BOBCAT DR FORT MYERS FL 33908	01-46-24-02-00005.0130 16701 BOBCAT DR FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 5 PB 33 PG 88 LOT 13
CURRAN PATRICIA A 1/2 TR + 6102 DEER RUN FORT MYERS FL 33908	01-46-24-02-00006.0010 6102 DEER RUN FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 6 PB 33 PG 86 LOT 1
TABARRINI MARIA 6001 DEER RUN FORT MYERS FL 33908	01-46-24-02-00009.0010 6001 DEER RUN FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 9 PB 33 PG 86 LOT 1
3964205 CANADA INC 91 POYNTZ AVE TORONTO ON M2N 1J3 CANADA	01-46-24-02-00009.0020 6003 DEER RUN FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 9 PB 33 PG 86 LOT 2
SMITH STEVEN M + JANINE T 6005 DEER RUN FORT MYERS FL 33908	01-46-24-02-00009.0030 6005 DEER RUN FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 9 PB 33 PG 86 LOT 3
MCGINLEY CATHY 6007 DEER RUN FORT MYERS FL 33908	01-46-24-02-00009.0040 6007 DEER RUN FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 9 PB 33 PG 86 LOT 4
GAITHER JANET L 899 E LAKE SHORE DR #2C DECATUR IL 62521	01-46-24-02-00009.0050 6101 DEER RUN FORT MYERS FL 33908	THE FOREST UNIT 1 BLK 9 PB 33 PG 86 LOT 5
PARTRIDGE COURT CONDO ASSN P + M PROPERTY MGMT 14360 S TAMiami TRL STE B FORT MYERS FL 33912	01-46-24-06-00000.00CE 16640 ISLAND PARK RD FORT MYERS FL 33908	PARTRIDGE COURT CONDO DESC OR 1544P0228 POOL + ALL COMMON ELEMENTS

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
MELNECIUC PERRY + KELLE 193 ETSSEL LN BRASELTON GA 30517	01-46-24-06-00001.1010 16540 PARTRIDGE CLUB RD #101 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 1 OR 1544 PG 228 UNIT 101
RAY JEFFREY G + TIFFANY M 1314 S MAIN ST ROYAL OAK MI 48067	01-46-24-06-00001.1020 16540 PARTRIDGE CLUB RD #102 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 1 OR 1544 PG 228 UNIT 102
HALASZ JOHN + ROSEANN 3940 HARVARD ST HAMBURG NY 14075	01-46-24-06-00001.1040 16540 PARTRIDGE CLUB RD #104 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 1 OR 1544 PG 228 UNIT 104
JOUSMA GORDON + CHARI + 9020 BUCKINGHAM ST WHITE LAKE MI 48386	01-46-24-06-00001.2010 16540 PARTRIDGE CLUB RD #201 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 1 OR 1544 PG 228 UNIT 201
ALVES KENNETH O + CYNTHIA M 14 SHIRETOWNE COMMON DR KENNEBUNK ME 04043	01-46-24-06-00001.2020 16540 PARTRIDGE CLUB RD #202 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 1 OR 1544 PG 228 UNIT 202
CANDAFFIO JOSEPH 16540 PARTRIDGE CLUB RD #203 FORT MYERS FL 33908	01-46-24-06-00001.2030 16540 PARTRIDGE CLUB RD #203 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 1 OR 1544 PG 228 UNIT 203
FORBES DAVID G + LAURA S 32529 PINE RIDGE DR WARREN MI 48093	01-46-24-06-00001.2040 16540 PARTRIDGE CLUB RD #204 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 1 OR 1544 PG 228 UNIT 204
VEAL LLC 14790 LAKE OLIVE DR FORT MYERS FL 33919	01-46-24-06-00002.1010 16530 PARTRIDGE CLUB RD #101 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 2 OR 1544 PG 228 UNIT 101
WILES MARK THOMAS + BONNIE J 15861 SWALLOWTAIL LN FORT MYERS FL 33912	01-46-24-06-00002.1020 16530 PARTRIDGE CLUB RD #102 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 2 OR 1544 PG 228 UNIT 102
SUPERIOR DISTRIBUTION AND 29927 LONNIE DR WESTLAND MI 48185	01-46-24-06-00002.1030 16530 PARTRIDGE CLUB RD #103 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 2 OR 1544 PG 228 UNIT 103
HOUCK ROBERT + FAITH 7530 NW 96TH TER TAMARAC FL 33321	01-46-24-06-00002.1040 16530 PARTRIDGE CLUB RD #104 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 2 OR 1544 PG 228 UNIT 104
MOTA ANTONIO D + MARIAN N 36 TARA CRT HAMILTON ON L8K 6E6 CANADA	01-46-24-06-00002.2010 16530 PARTRIDGE CLUB RD #201 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 2 OR 1544 PG 228 UNIT 201
BECKER MICHAEL W 16530 PARTRIDGE CLUB RD #202 FORT MYERS FL 33908	01-46-24-06-00002.2020 16530 PARTRIDGE CLUB RD #202 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 2 OR 1544 PG 228 UNIT 202
MULVANY DENNIS G + NANCY L 609 S EDWIN ST CHAMPAIGN IL 61821	01-46-24-06-00002.2030 16530 PARTRIDGE CLUB RD #203 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 2 OR 1544 PG 228 UNIT 203
PINEAU JANET A + 16530 PARTRIDGE CLUB RD #204 FORT MYERS FL 33908	01-46-24-06-00002.2040 16530 PARTRIDGE CLUB RD #204 FORT MYERS FL 33908	PARTRIDGE COURT CONDO BLDG 2 OR 1544 PG 228 UNIT 204
PARTRIDGE PLACE CONDO ASSOC STE 138 PMB 324 16520 S TAMiami TRL FORT MYERS FL 33908	01-46-24-07-00000.00CE COMMON ELEMENT FORT MYERS FL 33908	PARTRIDGE PLACE CONDO DESC OR 1488/0372 CP 7 PG 22 COMMON ELEMENTS
CRIPPEN J PHIL + DIANE 54 NEW HAMPSHIRE AVE CUMBERLAND MD 21502	01-46-24-07-00001.1010 16560 PARTRIDGE PLACE RD #101 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 1 OR 1488 PG 372 UNIT 101
JOHNSON EUGENE K + LOIS 5090 TORREY RD FLINT MI 48507	01-46-24-07-00001.1020 16560 PARTRIDGE PLACE RD #102 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 1 OR 1488 PG 372 UNIT 102
ZULFER JOSEPH A + JOAN 2837 SCOTT CRES FLOSSMOOR IL 60422	01-46-24-07-00001.1030 16560 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 1 OR 1488 PG 372 UNIT 103
WARWICK DAVID + 16560 PARTRIDGE PLACE RD # 104 FORT MYERS FL 33908	01-46-24-07-00001.1040 16560 PARTRIDGE PLACE RD #104 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 1 OR 1488 PG 372 UNIT 104
NEWMAN CHRISTOPHER J + LORENE 51 JEFFERSON DR ABBOTTSTOWN PA 17301	01-46-24-07-00001.2010 16560 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 1 OR 1488 PG 372 UNIT 201

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
PARTRIDGE PLACE CONDOMINIUM BECKER + POLIAKOFF PA 12140 CARISSA COMMERCE CT STE 200 FORT MYERS FL 33966	01-46-24-07-00001.2020 16560 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 1 OR 1488 PG 372 UNIT 202
FORMAN ROBERT S 16560 PARTRIDGE PLACE RD #203 FORT MYERS FL 33908	01-46-24-07-00001.2030 16560 PARTRIDGE PLACE RD #203 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 1 OR 1488 PG 372 UNIT 203
PRICE DERECK W + FAY H 16560 PARTRIDGE PL RD UNIT #204 FORT MYERS FL 33908	01-46-24-07-00001.2040 16560 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 1 OR 1488 PG 372 UNIT 204
SINKER STEPHEN M + KERON L 38 SOLOMANS DR BARNEGAT NJ 08005	01-46-24-07-00002.1010 16590 PARTRIDGE PLACE RD #101 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 2 OR 1488 PG 372 UNIT 101
GAITHER NANCY PO BOX 296 BLUE MOUND IL 62513	01-46-24-07-00002.1020 16590 PARTRIDGE PLACE RD #102 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 2 OR 1488 PG 372 UNIT 102
CARLEY ROBERT 2611 CHERRY HILLS DR CHAMPAIGN IL 61822	01-46-24-07-00002.1030 16590 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 2 OR 1488 PG 372 UNIT 103
DALESSIO SAM 504-851 QUEENSTON RD STONE CREEK ON L8G 1B4 CANADA	01-46-24-07-00002.1040 16590 PARTRIDGE PLACE RD #104 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 2 OR 1488 PG 372 UNIT 104
PECK BARBARA R 16590 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	01-46-24-07-00002.2010 16590 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 2 OR 1488 PG 372 UNIT 201
DOUGLAS BRIAN R 8982 TACKELS DR WHITE LAKE MI 48386	01-46-24-07-00002.2020 16590 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 2 OR 1488 PG 372 UNIT 202
PARTRIDGE PLACE CONDO ASSN INC 12140 CARISSA COMMERCE CT #200 FORT MYERS FL 33966	01-46-24-07-00002.2030 16590 PARTRIDGE PLACE RD #203 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 2 OR 1488 PG 372 UNIT 203
BEN-SUSAN PAUL F 16606 WATERS EDGE CT APT 201J FORT MYERS FL 33908	01-46-24-07-00002.2040 16590 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 2 OR 1488 PG 372 UNIT 204
MENARD DENIS J 2883 TRAILWOOD DR ROCHESTER HILLS MI 48309	01-46-24-07-00003.1010 16620 PARTRIDGE PLACE RD #101 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 3 OR 1488 PG 372 UNIT 101
FAGAN ELIZABETH B 16127 FOREST OAKS DR FORT MYERS FL 33908	01-46-24-07-00003.1020 16620 PARTRIDGE PLACE RD #102 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 3 OR 1488 PG 372 UNIT 102
GERLER RUTH B TR 16620 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	01-46-24-07-00003.1030 16620 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 3 OR 1488 PG 372 UNIT 103
COGLAN LORETTA F TR 4647 COTTONWOOD DR ANN ARBOR MI 48108	01-46-24-07-00003.1040 16620 PARTRIDGE PLACE RD #104 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 3 OR 1488 PG 372 UNIT 104
PEREZ MARIA J 6048 MACBETH LN FORT MYERS FL 33908	01-46-24-07-00003.2010 16620 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 3 OR 1488 PG 372 UNIT 201
BRUCE WILLIAM P 16620 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	01-46-24-07-00003.2020 16620 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 3 OR 1488 PG 372 UNIT 202
GAETA RICHARD T 7915 BELLFLOWER RD MENTOR OH 44060	01-46-24-07-00003.2030 16620 PARTRIDGE PLACE RD #203 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 3 OR 1488 PG 372 UNIT 203
ROSS DONALD A 16620 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	01-46-24-07-00003.2040 16620 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 3 OR 1488 PG 372 UNIT 204
LOWELL STEPHANIE 11268 BIENVENIDA WAY UNIT 202 FORT MYERS FL 33908	01-46-24-07-00004.1010 16650 PARTRIDGE PLACE RD #101 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 4 OR 1488 PG 372 UNIT 101
ARGENTO MARY JEAN 3427 VOLLMER RD UNIT 304 FLOSSMOOR IL 60422	01-46-24-07-00004.1020 16650 PARTRIDGE PLACE RD #102 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 4 OR 1488 PG 372 UNIT 102

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
REILLY PAUL J 502 COLFAX AVE MICHIGAN CITY IN 46360	01-46-24-07-00004.1030 16650 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 4 OR 1488 PG 372 UNIT 103
VICTORIA PETER + JUDITH A PO BOX 1130 MATTITUCK NY 11952	01-46-24-07-00004.1040 16650 PARTRIDGE PLACE RD #104 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 4 OR 1488 PG 372 UNIT 104
SCHALLES CAROLINE B 2251W SAINT PAUL AVE APT 4B CHICAGO IL 60647	01-46-24-07-00004.2010 16650 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 4 OR 1488 PG 372 UNIT 201
STUART TRUDI 16650 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	01-46-24-07-00004.2020 16650 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 4 OR 1488 PG 372 UNIT 202
SHIVELY LARRY L + MARILYN 29224 OAK POINT DR FARMINGTON HILLS MI 48331	01-46-24-07-00004.2030 16650 PARTRIDGE PLACE RD #203 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 4 OR 1488 PG 372 UNIT 203
KLOTSCH OLIVER + KATHLEEN R 6 CAPTAIN TENBROCK TERR ST CATHARINES ON L2W 1B2 CANADA	01-46-24-07-00004.2040 16650 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 4 OR 1488 PG 372 UNIT 204
FORD GUILLERMO C 7515 VERNON SQUARE DR APT 304 ALEXANDRIA VA 22306	01-46-24-07-00005.1010 16680 PARTRIDGE PLACE RD #101 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 5 OR 1488 PG 372 UNIT 101
ECONOMUS GEROG + ADELLE 4510 EUCLID BLVD YOUNGSTOWN OH 44512	01-46-24-07-00005.1020 16680 PARTRIDGE PLACE RD #102 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 5 OR 1488 PG 372 UNIT 102
KIRKPATRICK THOMAS + PO BOX 269 ROME NY 13442	01-46-24-07-00005.1030 16680 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 5 OR 1488 PG 372 UNIT 103
SMITH JEFFREY G + TRACY A 50%+ 13087 E NAGEL RD ALEXANDRIA KY 41001	01-46-24-07-00005.1040 16680 PARTRIDGE PLACE RD #104 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 5 OR 1488 PG 372 UNIT 104
GREENMAN ERIK 16680 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	01-46-24-07-00005.2010 16680 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 5 OR 1488 PG 372 UNIT 201
GILLESPIE GENE A + GLORIA A 6319 FAIRWAY DR MASON OH 45040	01-46-24-07-00005.2020 16680 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 5 OR 1488 PG 372 UNIT 202
LEIMER PAMELA H + 1580 SILERMAN AVE #902 EVANSTON IL 60201	01-46-24-07-00005.2030 16680 PARTRIDGE PLACE RD #203 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 5 OR 1488 PG 372 UNIT 203
CARLSON CRAIG L 16680 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	01-46-24-07-00005.2040 16680 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 5 OR 1488 PG 372 UNIT 204
BORDAS FRANCA J 16710 PARTRIDGE PLACE RD #101 FORT MYERS FL 33908	01-46-24-07-00006.1010 16710 PARTRIDGE PLACE RD #101 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 6 OR 1488 PG 372 UNIT 101
BERTORELLI ROBERT + ANNE MARIE 18 VASSAR PL SCARSDALE NY 10583	01-46-24-07-00006.1020 16710 PARTRIDGE PLACE RD #102 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 6 OR 1488 PG 372 UNIT 102
GATE PROPERTIES LLC PO BOX 100742 CAPE CORAL FL 33910	01-46-24-07-00006.1030 16710 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 6 OR 1488 PG 372 UNIT 103
AMSTER MORTON 90 PARK AVE FL 21 NEW YORK NY 10016	01-46-24-07-00006.1040 16710 PARTRIDGE PLACE RD #104 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 6 OR 1488 PG 372 UNIT 104
DYSON WALTER C + DONNA L 5804 MEROLD DR MINNEAPOLIS MN 55436	01-46-24-07-00006.2010 16710 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 6 OR 1488 PG 372 UNIT 201
FARRELL CRAIG J + 16710 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	01-46-24-07-00006.2020 16710 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 6 OR 1488 PG 372 UNIT 202
JOHNSON BRIAN G 3109 KNOX ST UNIT 741 DALLAS TX 75205	01-46-24-07-00006.2030 16710 PARTRIDGE PLACE RD #203 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 6 OR 1488 PG 372 UNIT 203

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
ROSETTA JAMES J 2 KENSINGTON CT PRINCETON NJ 08540	01-46-24-07-00006.2040 16710 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 6 OR 1488 PG 372 UNIT 204
CRAWFORD SALLY A 16740 PARTRIDGE PL RD #103 FORT MYERS FL 33908	01-46-24-07-00007.1010 16740 PARTRIDGE PLACE RD #101 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 7 OR 1488 PG 372 UNIT 101
ROBINSON SHELBY 16740 PARTRIDGE PLACE RD #102 FORT MYERS FL 33908	01-46-24-07-00007.1020 16740 PARTRIDGE PLACE RD #102 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 7 OR 1488 PG 372 UNIT 102
HENRICH DAVID K 16740 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	01-46-24-07-00007.1030 16740 PARTRIDGE PLACE RD #103 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 7 OR 1488 PG 372 UNIT 103
KEARNS JAMES H + DONNA R 20 CULPEPPER CT BOLTON ON L7E 5V6 CANADA	01-46-24-07-00007.1040 16740 PARTRIDGE PLACE RD #104 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 7 OR 1488 PG 372 UNIT 104
KEARNEY KAREN 16740 PARTRIDGE PL RD # 201 FORT MYERS FL 33908	01-46-24-07-00007.2010 16740 PARTRIDGE PLACE RD #201 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 7 OR 1488 PG 372 UNIT 201
WRIGHT DEBORAH B TR 730 E LOWER SPRINGBORO RD SPRINGBORO OH 45066	01-46-24-07-00007.2020 16740 PARTRIDGE PLACE RD #202 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 7 OR 1488 PG 372 UNIT 202
GILLESPIE BENJAMIN M + DEBORAH 4406 ENGLISH OAK CT MASON OH 45040	01-46-24-07-00007.2030 16740 PARTRIDGE PLACE RD #203 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 7 OR 1488 PG 372 UNIT 203
DELAVEGA NADINE I 16740 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	01-46-24-07-00007.2040 16740 PARTRIDGE PLACE RD #204 FORT MYERS FL 33908	PARTRIDGE PLACE CONDO BLDG 7 OR 1488 PG 372 UNIT 204
QUAIL COVE CONDO SENTRY MANAGEMENT INC 2180 W SR 434 STE 5000 LONGWOOD FL 32779	01-46-24-09-00000.00CE COMMON ELEMENT FORT MYERS FL 33908	QUAIL COVE CONDO DESC OR 1606 PG 1563 POOL TENNIS+ALL COMMON ELEM
LAPLANTE HARRY E + LUCILLE A 16679 FOREST BLVD APT 101 FORT MYERS FL 33908	01-46-24-09-00002.1010 16679 FOREST BLVD #101 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 2 OR 1606 PG 1563 UNIT 101
MOEHN DONNA M TR DEBORAH TUTTLE 50921 RIDGEVIEW LN GRANGER IN 46530	01-46-24-09-00002.1020 16679 FOREST BLVD #102 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 2 OR 1606 PG 1563 UNIT 102
PEARL DWIGHT J + CAROLE L 34 WESTBROOK RD SOUTH HADLEY MA 01075	01-46-24-09-00002.1030 16679 FOREST BLVD #103 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 2 OR 1606 PG 1563 UNIT 103
KRIESCH WILLIAM K TR 16679 FOREST BLVD #104 FORT MYERS FL 33908	01-46-24-09-00002.1040 16679 FOREST BLVD #104 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 2 OR 1606 PG 1563 UNIT 104
BRITTO GLADYS A + ROBERT M 16679 FOREST BLVD #201 FORT MYERS FL 33908	01-46-24-09-00002.2010 16679 FOREST BLVD #201 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 2 OR 1606 PG 1563 UNIT 201
FARRINGTON MARY KATHRYN 2460 S TAYLOR RD DECATUR IL 62521	01-46-24-09-00002.2020 16679 FOREST BLVD #202 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 2 OR 1606 PG 1563 UNIT 202
KUZNESKI WILLIAM E + MARIANNE 103 GREENVIEW DR INDIANA PA 15701	01-46-24-09-00002.2030 16679 FOREST BLVD #203 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 2 OR 1606 PG 1563 UNIT 203
PORTERFIELD FAMILY L P 17660 S TAMiami TRL STE 106 FORT MYERS FL 33908	01-46-24-09-00002.2040 16679 FOREST BLVD #204 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 2 OR 1606 PG 1563 UNIT 204
BULLARD GRETCHEN L TR 16683 FOREST BLVD #101 FORT MYERS FL 33908	01-46-24-09-00003.1010 16683 FOREST BLVD #101 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 3 OR 1606 PG 1563 UNIT 101
CAHALAN THOMAS J 16683 FOREST BLVD #102 FORT MYERS FL 33908	01-46-24-09-00003.1020 16683 FOREST BLVD #102 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 3 OR 1606 PG 1563 UNIT 102
GRIMES MARYAN TR 41333 CLAIRPOINTE ST HARRISON TOWNSHIP MI 48045	01-46-24-09-00003.1030 16683 FOREST BLVD #103 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 3 OR 1606 PG 1563 UNIT 103

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STOUFER RICHARD C + SIGRID H 16683 FOREST BLVD #104 FORT MYERS FL 33908	01-46-24-09-00003.1040 16683 FOREST BLVD #104 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 3 OR 1606 PG 1563 UNIT 104
BELSTRA KAREN K 948 W MADISON ST APT 2NE CHICAGO IL 60607	01-46-24-09-00003.2010 16683 FOREST BLVD #201 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 3 OR 1606 PG 1563 UNIT 201
SLAY CAROL A 16683 FOREST BLVD #202 FORT MYERS FL 33908	01-46-24-09-00003.2020 16683 FOREST BLVD #202 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 3 OR 1606 PG 1563 UNIT 202
CAMPEGLIA MARY ANN TR 1330 SABLE DR ADDISON IL 60101	01-46-24-09-00003.2030 16683 FOREST BLVD #203 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 3 OR 1606 PG 1563 UNIT 203
GUSTAFSON KRISTIN A PO BOX 158 WINDSOR ME 04363	01-46-24-09-00003.2040 16683 FOREST BLVD #204 FORT MYERS FL 33908	QUAIL COVE CONDO BLDG 3 OR 1606 PG 1563 UNIT 204
TIMBERWOOD VILLAGE PO BOX 7198 FORT MYERS FL 33911	01-46-24-14-00000.00CE COMMOM ELEMENT FORT MYERS FL 33908	COMMON ELEMENTS TIMBERWOOD VILLAGE I II + III DESC OR 1794 PG 2466
JACKSON CATHERINE M 5751 ARVINE CIR FORT MYERS FL 33919	01-46-24-14-00000.1010 6250 TIMBERWOOD CIR #101 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 101
GARLAND CAROL 6250 TIMBERWOOD CIR #102 FORT MYERS FL 33908	01-46-24-14-00000.1020 6250 TIMBERWOOD CIR #102 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 102
MAZZA NEIL J + DOROTHY J PO BOX 541 VAUGHN WA 98394	01-46-24-14-00000.1030 6250 TIMBERWOOD CIR #103 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 103
NEGIP STEPHANIE TR 6250 TIMBERWOOD CIR #104 FORT MYERS FL 33908	01-46-24-14-00000.1040 6250 TIMBERWOOD CIR #104 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1841 PG 2968 UNIT 104
BARKLEY HILLARY A 1991 W SKYLINE DR CLEARWATER FL 33763	01-46-24-14-00000.1050 6244 TIMBERWOOD CIR #105 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 105
RICHARDSON CINDY M 6244 TIMBERWOOD CIR #106 FORT MYERS FL 33908	01-46-24-14-00000.1060 6244 TIMBERWOOD CIR #106 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 106
SADDLESON SANDY B PO BOX 61324 FORT MYERS FL 33908	01-46-24-14-00000.1070 6244 TIMBERWOOD CIR #107 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 107
DIFRANCESCO EMILIO + ERSILIA 428 STOUT AVE SCOTCH PLAINS NJ 07076	01-46-24-14-00000.1080 6244 TIMBERWOOD CIR #108 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 108
DIONNE RAYMOND + ANN MARIE 141 GROVE ST LEWISTON ME 04240	01-46-24-14-00000.1090 6238 TIMBERWOOD CIR #109 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 109
ROCCO JULIE A 6238 TIMBERWOOD CIR #110 FORT MYERS FL 33908	01-46-24-14-00000.1100 6238 TIMBERWOOD CIR #110 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 110
HANSON JACOB 18430 PIONEER RD FORT MYERS FL 33908	01-46-24-14-00000.1110 6238 TIMBERWOOD CIR #111 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 111
NOFZIGER PAMELA K 6238 TIMBERWOOD CIR #112 FORT MYERS FL 33908	01-46-24-14-00000.1120 6238 TIMBERWOOD CIR #112 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 112
THIBODEAU ROGER M + NANCY S 125 BIRCH DR CHARLESTOWN NH 03603	01-46-24-14-00000.1130 6232 TIMBERWOOD CIR #113 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 113

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
KEMP DAVID H + BETTY A 6232 TIMBERWOOD CIR APT 114 FORT MYERS FL 33908	01-46-24-14-00000.1140 6232 TIMBERWOOD CIR #114 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 114
DALRYMPLE DANIEL C + DEBORAH A 6232 TIMBERWOOD CIR #115 FORT MYERS FL 33908	01-46-24-14-00000.1150 6232 TIMBERWOOD CIR #115 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 115
JUDSON PAUL PO BOX 60511 FORT MYERS FL 33906	01-46-24-14-00000.1160 6232 TIMBERWOOD CIR #116 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 116
ZEITZ LAURENE A 6226 TIMBERWOOD CIR #117 FORT MYERS FL 33908	01-46-24-14-00000.1170 6226 TIMBERWOOD CIR #117 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 117
JAMIESON WILLIAM 5753 ELIZABETH ANN WAY FORT MYERS FL 33912	01-46-24-14-00000.1180 6226 TIMBERWOOD CIR #118 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 118
GOEBELT LEE + LINDA J 2189 BERKLEY WAY LEHIGH ACRES FL 33973	01-46-24-14-00000.1190 6226 TIMBERWOOD CIR #119 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 119
CHRISTIAN PAUL + KAREN JEAN 1592 DOGWOOD TERRACE MARIETTA GA 30066	01-46-24-14-00000.1200 6226 TIMBERWOOD CIR #120 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 120
PLOWY JOHN 477 SWEET HOME RD AMHERST NY 14226	01-46-24-14-00000.1210 6220 TIMBERWOOD CIR #121 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 121
ECKENROAD PAUL J 6220 TIMBERWOOD CIR #122 FORT MYERS FL 33908	01-46-24-14-00000.1220 6220 TIMBERWOOD CIR #122 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 122
GRUBE JEFF 6220 TIMBERWOOD CIR #123 FORT MYERS FL 33908	01-46-24-14-00000.1230 6220 TIMBERWOOD CIR #123 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 123
GINCHEREAU ADRIEN E + FRANCES 45 FRANKLIN ST DERRY NH 03038	01-46-24-14-00000.1240 6220 TIMBERWOOD CIR #124 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 124
CHRISTOFFERSEN DANNY 6213 TIMBERWOOD CIR #127 FORT MYERS FL 33908	01-46-24-14-00000.1270 6213 TIMBERWOOD CIR #127 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 127
DUROCHER ROBERT A + ROBIN L 113 JUDSON STREET RD CANTON NY 13617	01-46-24-14-00000.1280 6213 TIMBERWOOD CIR #128 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 128
AHERN OWEN C TR 1/2 + 4040 HILLSDALE DR AUBURN HILLS MI 48326	01-46-24-14-00000.1290 6213 TIMBERWOOD CIR #129 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 129
MELVIN LISA N + 6213 TIMBERWOOD CIR #130 FORT MYERS FL 33908	01-46-24-14-00000.1300 6213 TIMBERWOOD CIR #130 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 130
HUMMEL WADE + DOROTHY K 6219 TIMBERWOOD CIR #131 FORT MYERS FL 33908	01-46-24-14-00000.1310 6219 TIMBERWOOD CIR #131 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 131
ORANGE JACK + 6159 GLEN EAGLE HIGHLANDS HUDSONVILLE MI 49426	01-46-24-14-00000.1320 6219 TIMBERWOOD CIR #132 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 132
WEAVER GARY G + DONNA HUNTINGTON MORTGAGE TAX DEPT PO BOX 961239 FORT WORTH TX 76161	01-46-24-14-00000.1330 6219 TIMBERWOOD CIR #133 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741PG 2968 UNIT 133

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SIGTERMANS HENRY W + NANCY M 5307 CHIQUITA BLVD S CAPE CORAL FL 33914	01-46-24-14-00000.1340 6219 TIMBERWOOD CIR #134 FORT MYERS FL 33908	TIMBERWOOD VILLAGE I CONDO OR 1741 PG 2968 UNIT 134
TIMBERWOOD VILLAGE II CONDO SENTRY MANAGEMENT INC 2180 WEST SR 434 STE 5000 LONGWOOD FL 32779	01-46-24-16-00000.00CE HDR: TIMBERWOOD II FORT MYERS FL 33908	A CONDOMINIUM LOCATED IN SEC 01 TWP 46 RGE 24 AS DESC IN OR 1820 PG 673 COMMON ELEMENTS
BENKHATAR BEVERLY C 6000 TIMBERWOOD CIR #201 FORT MYERS FL 33908	01-46-24-16-00000.2010 6000 TIMBERWOOD CIR #201 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II CONDO OR 1820 PG 673 UNIT 201
DURHAM DAVID A + BARBARA J 6000 TIMBERWOOD CIR #202 FORT MYERS FL 33908	01-46-24-16-00000.2020 6000 TIMBERWOOD CIR #202 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II CONDO OR 1820 PG 673 UNIT 202
TRIBBY SHARI L 2270 NW 15TH ST CAPE CORAL FL 33993	01-46-24-16-00000.2030 6000 TIMBERWOOD CIR #203 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II CONDO OR 1820 PG 673 UNIT 203
PLOWY JOHN M 477 SWEET HOME RD AMHERST NY 14226	01-46-24-16-00000.2040 6000 TIMBERWOOD CIR #204 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II CONDO OR 1820 PG 673 UNIT 204
LIPPOLD ANDI 6006 TIMBERWOODS CIR #205 FORT MYERS FL 33908	01-46-24-16-00000.2050 6006 TIMBERWOOD CIR #205 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 205
SMITH BEM + DORI 2565 68TH ST SW NAPLES FL 34105	01-46-24-16-00000.2060 6006 TIMBERWOOD CIR #206 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 206
BURGOS JUANITA + RAMOS FREDERICO W/H 217 BURNSIDE ST LEHIGH ACRES FL 33936	01-46-24-16-00000.2070 6006 TIMBERWOOD CIR #207 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 207
FINNEY JAMES R 6006 TIMBERWOOD CR #208 FORT MYERS FL 33908	01-46-24-16-00000.2080 6006 TIMBERWOOD CIR #208 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 208
LINCOLN TRUST COMPANY TR 790 MILLVALE PL LAWRENCEVILLE GA 30044	01-46-24-16-00000.2090 6012 TIMBERWOOD CIR #209 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 209
MEYERS JOHN J 6012 TIMBERWOOD CIR #210 FORT MYERS FL 33908	01-46-24-16-00000.2100 6012 TIMBERWOOD CIR #210 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 210
RANDOLPH KYMBERLY L 3208 VIRGINIA AVE SE CHARLESTON WV 25304	01-46-24-16-00000.2110 6012 TIMBERWOOD CIR #211 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 211
SANDERS CHRISTOPHER J 6012 TIMBERWOOD CIR #212 FORT MYERS FL 33908	01-46-24-16-00000.2120 6012 TIMBERWOOD CIR #212 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 212
RAPOSA NANCY L 6018 TIMBERWOOD CIR #213 FORT MYERS FL 33908	01-46-24-16-00000.2130 6018 TIMBERWOOD CIR #213 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 213
SIMMONS TEDDY B + SHARON G 6018 TIMBERWOOD CR #214 FORT MYERS FL 33908	01-46-24-16-00000.2140 6018 TIMBERWOOD CIR #214 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 214
STENLUND ANNA-MALIN 9690 BAY HARBOR CIR APT 206 FORT MYERS FL 33919	01-46-24-16-00000.2150 6018 TIMBERWOOD CIR #215 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 215
HEATH CHRISTY M + BRYAN M 6018 TIMBERWOOD CIR #216 FORT MYERS FL 33908	01-46-24-16-00000.2160 6018 TIMBERWOOD CIR #216 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 216
MCGOWAN MARCIA TR 6024 TIMBERWOOD CIR #217 FORT MYERS FL 33908	01-46-24-16-00000.2170 6024 TIMBERWOOD CIR #217 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 0673 UNIT 217
FILZINGER COLLEEN A 5830 TALLOWOOD CIR FORT MYERS FL 33919	01-46-24-16-00000.2180 6024 TIMBERWOOD CIR #218 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 0673 UNIT 218
WALHA SANDEEP + 14189 REFLECTION LAKES DR FORT MYERS FL 33907	01-46-24-16-00000.2190 6024 TIMBERWOOD CIR #219 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 0673 UNIT 219

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KIDD IRENE S 6024 TIMBERWOOD CIR #220 FORT MYERS FL 33908	01-46-24-16-00000.2200 6024 TIMBERWOOD CIR #220 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 220
BREN KAYE 6043 TIMBERWOOD CIR #221 FORT MYERS FL 33908	01-46-24-16-00000.2210 6043 TIMBERWOOD CIR #221 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 221
LEVIN BRIAN D + 6043 TIMBERWOOD CIR # 222 FORT MYERS FL 33908	01-46-24-16-00000.2220 6043 TIMBERWOOD CIR #222 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 222
ALGER DAVID L + KAREN A 6043 TIMBERWOOD CIR #223 FORT MYERS FL 33908	01-46-24-16-00000.2230 6043 TIMBERWOOD CIR #223 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 223
EVANS CHRISTIE R 6043 TIMBERWOOD CIR #224 FORT MYERS FL 33908	01-46-24-16-00000.2240 6043 TIMBERWOOD CIR #224 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 224
TYKOWSKI LORETTA H 6044 TIMBERWOOD CIR #227 FORT MYERS FL 33908	01-46-24-16-00000.2270 6044 TIMBERWOOD CIR #227 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 227
GAUDRY DEBRA L 6044 TIMBERWOOD CIR #228 FORT MYERS FL 33908	01-46-24-16-00000.2280 6044 TIMBERWOOD CIR #228 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 228
ALLEN FELLECCITA A 6044 TIMBERWOOD CIR #229 FORT MYERS FL 33908	01-46-24-16-00000.2290 6044 TIMBERWOOD CIR #229 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 229
POGARCH KEITH G + VALERIE K + 4291 MICHELLE CT WALLED LAKE MI 48390	01-46-24-16-00000.2300 6044 TIMBERWOOD CIR #230 FORT MYERS FL 33908	TIMBERWOOD VILLAGE II OR 1820 PG 673 UNIT 230
DAVIS GUY F III + SUSAN J 6011 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0010 6011 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 1
LONERGAN BIRGIT G TR 6013 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0020 6013 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 2
KELLY THOMAS F TR 6021 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0030 6021 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 3
BEAVERS PHILIP J + SUSAN J TR 6023 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0040 6023 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 2024 PG 445 LOT 4
BARTO ROBERT C + DEANNA G 16960 VILLAS SQUARE FORT MYERS FL 33908	01-46-24-18-00000.0050 16960 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 5
ODEN FRANK M JR TR 1/2 INT + 16958 VILLAS SQUARE FORT MYERS FL 33908	01-46-24-18-00000.0060 16958 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 6
EDLEMAN THOMAS M 16950 VILLAS SQUARE FORT MYERS FL 33908	01-46-24-18-00000.0070 16950 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 7
WILLARETH GLENN C + JUDITH L 2414 LYNWOOD ST MORRIS IL 60450	01-46-24-18-00000.0080 16948 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 8
BENTLEY WILLIAM ROY 16940 VILLAS SQUARE FORT MYERS FL 33908	01-46-24-18-00000.0090 16940 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 9
FOREST VILLAS H/O ASSN INC PEGASUS PROPERTY MGMT 17959 S TAMiami TRL STE 100 FORT MYERS FL 33908	01-46-24-18-00000.00CE 6060/6064 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 C/E LAKES/AMENITIES + R/W
RENDLEN ALBERT L + DONA M 16938 VILLAS SQUARE FORT MYERS FL 33908	01-46-24-18-00000.0100 16938 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 10
DAVIDSON JOHN + SHARLA 207 STONEWALL CT RICHMOND KY 40475	01-46-24-18-00000.0110 16930 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 11

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GULLETT ELEANOR MARIE J L/E 16928 VILLAS SQUARE FORT MYERS FL 33908	01-46-24-18-00000.0120 16928 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 12
FLUGEL CHRISTIAN TR 1900 BRICKYARD RD CANANDAIGUA NY 14424	01-46-24-18-00000.0130 16920 VILLAS SQUARE FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 2021 PG 4757 LOT 13
HERRICK RODERICK K + SUSAN J 3381 ROCKY CREST DR ROCHESTER MI 48306	01-46-24-18-00000.0140 6163 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 2024 PG 4473 LOT 14
FRISBIE DANIEL M III TR + 22 KIRK LAKE DR MAHOPAC NY 10541	01-46-24-18-00000.0150 6171 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 15
WALLACE JOAN F TR 6173 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0160 6173 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 16
KRISMAN JANET 6181 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0170 6181 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 17
WESTERMAN FLORENCE TR 6183 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0180 6183 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 18
CUTTING ROBERT E + CLAIRE O 6191 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0190 6191 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 19
MOLA WILLIAM J TR 2332 BUCKINGHAM AVE WESTCHESTER IL 60154	01-46-24-18-00000.0200 6193 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 20
REYNOLDS MICHAEL M + AILEEN M 5931 VENUS PATH SYRACUSE NY 13209	01-46-24-18-00000.0210 6201 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 21
PALMIETTO ALFONSO + GLORIA A 6203 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0220 6203 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 22
STABILE PAULINE S 6211 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0230 6211 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 23
HENRIKSEN ELIZABETH C 12345 LITTLE FLINT RD WEST BURLINGTON IA 52655	01-46-24-18-00000.0240 6213 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 24
HOWELL RANDY N + NANCY B 8000 SHOSHONE PL LARKSPUR CO 80118	01-46-24-18-00000.0250 6001 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 25
KINGTON DIANE D 6003 FOREST VILLAS CIR FORT MYERS FL 33908	01-46-24-18-00000.0260 6003 FOREST VILLAS CIR FORT MYERS FL 33908	FOREST VILLAS UNREC DESC OR 1972 PG 3208 LOT 26
VEATS PROPERTIES LLC THOMAS R KREGEL 8 FOX HOLLOW RIDINGS RD NORTHPORT NY 11768	12-46-24-00-00005.1080 17049 GOLFSIDE CIR #52 FORT MYERS FL 33908	PAR LYING IN NW 1/4 OF NE 1/4 OF SECT DESC IN OR 3425/1323
TERRA VERDE C C DEV INC 17000 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-00-00005.10CE 17000 TERRAVERDE CIR FORT MYERS FL 33908	TERRA VERDE GOLF COURSE AND CLUB HOUSE LESS INST 2005-17610+166546+166521+ 2007-136509 + 2007-136508
TERRA VERDE COUNTRY CLUB DEV REYNALDO F MAYOR 6365 COLLINS AVE APT 4708 MIAMI BEACH FL 33141	12-46-24-00-00005.1110 RESERVED FORT MYERS FL 33908	PAR LOC IN THE N 1/2 OF THE E 1/2 OF THE NE 1/4 AS DESC IN OR 3849 PG 1141 LESS INST 2006-78376
TERRA VERDE C C DEV INC TERRA VERDE OWNERS ASSN PO BOX 7326 FORT MYERS FL 33911	12-46-24-00-00005.15CE COMMON ELEMENT FORT MYERS FL 33908	PARL IN N1/2 OF E1/2 OF NE1/4-REMAINDER PARL DESC IN OR2236/3913 LESS OR2881/3067 + OR3218 PG2255 + OR3849/1141 + OR 4085/149 + LESS INST 2005-17610
GOLFSIDE OF LEE CONDOMINIUM ASSOC INC 17018 GOLFSIDE CIR #202 FORT MYERS FL 33908	12-46-24-11-00000.00CE COMMON ELEMENT FORT MYERS FL 33908	GOLFSIDE CONDO PH 1 DESC OR2529 PG370 RECREATION AREA C/E

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SANTOS LORENA 17033 TERRA VERDE CIR FORT MYERS FL 33908	12-46-24-11-00001.1010 17020 GOLFSIDE CIR #101 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 1 OR 1715 PG 1966 UNIT 101
JOHNSON TERESA A TR 5580 KENSINGTON LOOP FORT MYERS FL 33912	12-46-24-11-00001.1020 17020 GOLFSIDE CIR #102 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 1 OR 1715 PG 1966 UNIT 102
SWEENEY SHANE J + KIMBERLY A 182 GULF RD PETERBOROUGH NH 03458	12-46-24-11-00001.1030 17020 GOLFSIDE CIR #103 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 1 OR 1715 PG 1966 UNIT 103
DUNCAN LINDA M 17020 GOLFSIDE CIR #104 FORT MYERS FL 33908	12-46-24-11-00001.1040 17020 GOLFSIDE CIR #104 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 1 OR 1715 PG 1966 UNIT 104
BISHOP STEVEN L 17018 GOLFSIDE CIR # 201 FORT MYERS FL 33908	12-46-24-11-00002.2010 17018 GOLFSIDE CIR #201 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 2 OR 1715 PG 1966 UNIT 201
MILLER JOHN P + MARY E 17018 GOLFSIDE CIR #202 FORT MYERS FL 33908	12-46-24-11-00002.2020 17018 GOLFSIDE CIR #202 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 2 OR 1715 PG 1966 UNIT 202
MOTA-TORRES CONNIE M 17018 GOLFSIDE CIR #203 FORT MYERS FL 33908	12-46-24-11-00002.2030 17018 GOLFSIDE CIR #203 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 2 OR 1715 PG 1966 UNIT 203
GAUNDER JOHN R + KATHERINE E 8734 STAHLER RD EAST AMHERST NY 14051	12-46-24-11-00002.2040 17018 GOLFSIDE CIR #204 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 2 OR 1715 PG 1966 UNIT 204
VEGLIA CONCETTA VICTORIA 17018 GOLFSIDE CIR # 205 FORT MYERS FL 33908	12-46-24-11-00002.2050 17018 GOLFSIDE CIR #205 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 2 OR 1715 PG 1966 UNIT 205
TEMPLE UNCHUNG C 17018 GOLFSIDE CIR APT 206 FORT MYERS FL 33908	12-46-24-11-00002.2060 17018 GOLFSIDE CIR #206 FORT MYERS FL 33908	GOLFSIDE CONDO PH I BLDG 2 OR 1715 PG 1966 UNIT 206
ELLIS BETTY M TR 1296 DOUGLASS DR BOYERTOWN PA 19512	12-46-24-11-00003.3010 17025 GOLFSIDE CIR #301 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 3 UNIT 301
FIELDING JUSTIN P + 17025 GOLFSIDE CIR #302 FORT MYERS FL 33908	12-46-24-11-00003.3020 17025 GOLFSIDE CIR #302 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 3 UNIT 302
BARRIE TINA R 17025 GOLFSIDE CIR APT 303 FORT MYERS FL 33908	12-46-24-11-00003.3030 17025 GOLFSIDE CIR #303 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 3 UNIT 303
PRELLER KATHY L 6498 ROYAL WOODS DR APT 7 FORT MYERS FL 33908	12-46-24-11-00003.3040 17025 GOLFSIDE CIR #304 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 3 UNIT 304
FEDERAL NATIONAL MORTGAGE ASSN 950 E PACES FERRY RD STE 1900 ATLANTA GA 30326	12-46-24-11-00003.3050 17025 GOLFSIDE CIR #305 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 3 UNIT 305
THOMAS BARBARA A 17025 GOLFSIDE CIR #306 FORT MYERS FL 33908	12-46-24-11-00003.3060 17025 GOLFSIDE CIR #306 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 3 UNIT 306
BENOIT RONALD 9 LAMPER DR LITCHFIELD NH 03052	12-46-24-11-00004.4010 17017 GOLFSIDE CIR #401 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 4 UNIT 401
STROHMEYER MARIE M 17017 GOLFSIDE CIR #402 FORT MYERS FL 33908	12-46-24-11-00004.4020 17017 GOLFSIDE CIR #402 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 4 UNIT 402
SEWELL TERRY W 17017 GOLFSIDE CIR #403 FORT MYERS FL 33908	12-46-24-11-00004.4030 17017 GOLFSIDE CIR #403 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 4 UNIT 403
PECKHAM KATHLEEN L 17017 GOLFSIDE CIR #404 FORT MYERS FL 33908	12-46-24-11-00004.4040 17017 GOLFSIDE CIR #404 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 4 UNIT 404
JOHNSON TERESA A TR 5580 KENSINGTON LOOP FORT MYERS FL 33912	12-46-24-11-00004.4050 17017 GOLFSIDE CIR #405 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 4 UNIT 405
SCHULZ BRIGITTE 17017 GOLFSIDE CIR #406 FORT MYERS FL 33908	12-46-24-11-00004.4060 17017 GOLFSIDE CIR #406 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 4 UNIT 406

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FIDLER RICHARD C + ARLENE M 712 OLD SWEDE RD DOUGLASSVILLE PA 19518	12-46-24-11-00005.5010 17033 GOLFSIDE CIR #501 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 5 UNIT 501
BUSTILLOS LISA ANN 17033 GOLFSIDE CIR #502 FORT MYERS FL 33908	12-46-24-11-00005.5020 17033 GOLFSIDE CIR #502 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 5 UNIT 502
SUTHERLAND DONALD G + NANCY D 335 WELLINGTON RD DELMAR NY 12054	12-46-24-11-00005.5030 17033 GOLFSIDE CIR #503 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 5 UNIT 503
FELKER SAMUEL S III 17033 GOLFSIDE CIR APT 504 FORT MYERS FL 33908	12-46-24-11-00005.5040 17033 GOLFSIDE CIR #504 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 5 UNIT 504
JOHNSON GARY L TR 5580 KENSINGTON LOOP FORT MYERS FL 33912	12-46-24-11-00005.5050 17033 GOLFSIDE CIR #505 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 5 UNIT 505
THOMPSON TIM 17033 GOLFSIDE CIR #506 FORT MYERS FL 33908	12-46-24-11-00005.5060 17033 GOLFSIDE CIR #506 FORT MYERS FL 33908	GOLFSIDE CONDO OR 1715 PG 1966 BLDG 5 UNIT 506
REDHEAD MARLENE M 17030 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0080 17030 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 8
WILLIAMS WILLIAM + 16 WILLIAMSVILLE PL SOUTHAMPTON SN04 BERMUDA	12-46-24-19-00000.0090 17032 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 9
TERRAVERDE A-Z CONDO 17750 ISLAND PARK RD FORT MYERS FL 33908	12-46-24-19-00000.00CE HDR: TERRAVERDE FORT MYERS FL 33908	LAND CONDOMINIUM LOCATED IN SEC 12 TWP 46 RGE 24 AS DESC IN OR 1952 PB 3144 COMMON ELEMENT
NICHOLSON BECKY A 209 CHARLESTON CT #6 SCHAUMBURG IL 60193	12-46-24-19-00000.0100 17034 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 10
ST JOHN MARCY 5131 REGENTS PARK RD ROCKFORD IL 61107	12-46-24-19-00000.0110 17036 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 11
COTTET KEVIN M + KAREN A + 3532 MANHASSET ST SEAFORD NY 11783	12-46-24-19-00000.0120 17038 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 12
POTRATZ MATTHEW 17040 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0130 17040 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 13
SMITH DAVID E 3039 GERALD ROCHESTER HILLS MI 48307	12-46-24-19-00000.0140 17042 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 14
CARLSEN DEBERAH A 17044 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0150 17044 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 15
DEBOER CASANDRA S 17049 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0720 17049 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 72
SHACKELL IAN S + SUSAN J 5588 CARRISON DR MANOTICK ON K4M 1K7 CANADA	12-46-24-19-00000.0730 17047 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 73
STEFANEC TAMARA 118 SE 44TH ST CAPE CORAL FL 33904	12-46-24-19-00000.0740 17045 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 74
DRYMOUSIS JOHN + CARMELA TR 7583 DIBERVILLE MONTREAL QC H2E 2Z1 CANADA	12-46-24-19-00000.0750 17043 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 75
CRANE AARON 17041 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0760 17041 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 76
HUNTER ELAINE N TR 17039 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0770 17039 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO RO 1952 PG 3144 UNIT 77

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FARRISH KENNETH + ROBIN 38 CINGUE LN BAYPORT NY 11705	12-46-24-19-00000.0780 17037 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 78
DAVIS THEA 17035 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0790 17035 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 79
SANTOS LORENA MARIA 490 SAN ISIDRO LIMA 27 PERU	12-46-24-19-00000.0800 17033 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 80
DIMON SHEILA 17031 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0810 17031 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 81
CUBELLO ANTHONY III PER REP 17029 TERRAVERDE CIR FORT MYERS FL 33908	12-46-24-19-00000.0820 17029 TERRAVERDE CIR FORT MYERS FL 33908	TERRAVERDE CONDO OR 1952 PG 3144 UNIT 82
TERRAVERDE 25 CONDO ASSN 3364 CLEVELAND AVE FORT MYERS FL 33901	12-46-24-31-00000.00CE TERRAVERDE COMMON ELEMENT FORT MYERS FL	TERRAVERDE 25 CONDO DESC IN OR 4854 PG 80 COMMON ELEMENTS

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