

GENOVA COMPREHENSIVE PLAN AMENDMENT

Prepared for:

Genova Partners, LLC
3798 Cracker Way
Bonita Springs, Florida 34134

Prepared by:

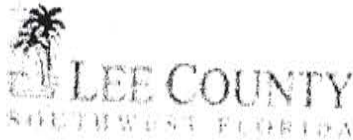


3800 Colonial Boulevard, Suite 100
Fort Myers, Florida 33966

MARCH 2015

RECEIVED
MAR 24 2015
COMMUNITY DEVELOPMENT

COMPLETED APPLICATION



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Genova

PROJECT SUMMARY:

A Comprehensive Plan Map Amendment to change the Future Land Use Category on a +/-17 acre parcel located on the southeast corner of Corkscrew Road and Via Coconut Point from Suburban to Intensive Development

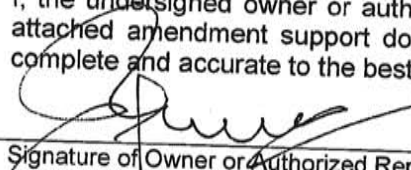
Plan Amendment Cycle: ☒ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.


Signature of Owner or Authorized Representative

JAMES WALLACE
Printed Name of Owner or Authorized Representative

MARCH 18 2015
Date

RECEIVED
MAR 24 2015

COMMUNITY DEVELOPMENT

CPA 2015-00004

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: Genova Partners, LLC c/o James Wallace, Managing Partner
Address: 3798 Cracker Way
City, State, Zip: Bonita Springs, FL 34134
Phone Number: 239-405-3208 Email: Wallacejm@earthlink.net

Agent*: Josh Philpott, AICP
Address: 3800 Colonial Boulevard, Suite 100
City, State, Zip: Fort Myers, FL 33966
Phone Number: (239)939-1020 Email: Josh.Philpott@stantec.com

See attached list of additional authorized agents

Owner(s) of Record: See attached Multiple Property Owners List
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

- ☐ Text Amendment
☒ Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: _____

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: See Attached List of Parcels

2. STRAP(s): See Attached List of Parcels

B. Property Information:

Total Acreage of Property: 16.95+/- acres

Total Acreage included in Request: 16.95+/- acres

Total Uplands: 16.95+/- acres

Total Wetlands: 0.0+/- acres

Current Zoning: Agriculture (AG-2) and Commercial Planned Development (CPD)

Current Future Land Use Designation: Suburban

Area of each Existing Future Land Use Category: 16.95+/- Acres

Existing Land Use: Active Agricultural operation

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Request to change from Suburban FLU to Intensive Development FLU

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 6 dwelling units per acre

Commercial intensity

Industrial intensity

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 7-14DU/AC up to 22DU/AC with Bonus Density

Commercial intensity

Industrial intensity

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles
Be sure to support all conclusions made in this justification with adequate data and analysis.
- H. Planning Communities/Community Plan Area Requirements
If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.
- ☐ Not Applicable
 - ☐ Alva Community Plan area [Lee Plan Objective 26.7]
 - ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
 - ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
 - ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
 - ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
 - ☒ Estero Planning Community [Lee Plan Objective 19.5]
 - ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
 - ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
 - ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
 - ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
 - ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
 - ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
 - ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT OF AUTHORIZATION

James
JAMES

AFFIDAVIT

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

[Signature]
Signature of Applicant

MARCH 18, 2015.
Date

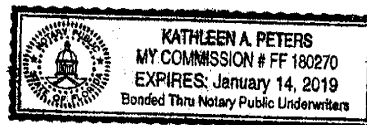
JAMES WALLACE
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/18/15 (date) by JAMES WALLACE (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Kathleen A. Peters
Signature of Notary Public

KATHLEEN A. PETERS
(Name typed, printed or stamped)



AUTHORIZED AGENTS FORM

ADDITIONAL AGENTS

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry St		
City, State, Zip:	Fort Myers, FL		
Phone Number:	(239)336-6235	Email:	Nealemontgomery@paveselaw.com

Company Name:	Genova Partners		
Contact Person:	John Suoboda		
Address:	3798 Cracker Way		
City, State, Zip:	Bonita Sp, FL 34134		
Phone Number:	863 8402667	Email:	jhsatvhe@yahoo.com

Company Name:	Genova Partners		
Contact Person:	Kathleen Peters		
Address:	3798 Cracker Way		
City, State, Zip:	Bonita Sp, FL 34134		
Phone Number:	239 633-3640	Email:	kpeters239@earthlink.net

Company Name:	Genova Partners		
Contact Person:	Kevin Wallace		
Address:	3798 Cracker Way		
City, State, Zip:	Bonita Sp, FL 34134		
Phone Number:	239 249-2590	Email:	kmwallace101@comcast.net kmwallace101@comcast.net

Company Name:	Genova Partners		
Contact Person:	Dabbi Wallace		
Address:	3798 Cracker Way		
City, State, Zip:	Bonita Sp, FL 34134		
Phone Number:	239 2160638	Email:	rapallo@earthlink.net

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

LIST OF PROPERTIES



List of Parcels, Ownership, and Addresses

STRAP	Owner	Address	City	Site Zip
344625E10100C035C	MILLER STEPHANIE TR FOR CORKSCREW PALMS LAND TRUST	ACCESS UNDETERMINED	ESTERO	33928
344625E1019872364	MILLER STEPHANIE TR FOR LAND TRUST AGREEMENT	9100 CORKSCREW RD	ESTERO	33928
344625E10100C035F	MILLER STEPHANIE TR FOR CORKSCREW PALMS LAND TRUST	ACCESS UNDETERMINED	ESTERO	33928
344625E1019912358	MILLER STEPHANIE TR FOR LAND TRUST DATED AUGUST 1999	9150 CORKSCREW RD	ESTERO	33928
344625E10100C035G	MILLER STEPHANIE TR FOR CORKSCREW PALMS LAND TRUST	ACCESS UNDETERMINED	ESTERO	33928
344625E10100C035A	MILLER STEPHANIE TR FOR AUGUST 1999 TRUST	ACCESS UNDETERMINED	ESTERO	33928
344625E1019812358	MILLER STEPHANIE TR FOR SANDY LANE PNSHP SE TRUST	9050 CORKSCREW RD	ESTERO	33928
344625E10100C0350	MILLER STEPHANIE TR FOR SANDY LANE PNSHP SE TRUST	21451 VIA COCONUT POINT	ESTERO	33928
344625E10100C035D	MILLER STEPHANIE TR FOR CORKSCREW PALMS LAND TRUST	ACCESS UNDETERMINED	ESTERO	33928
344625E10100C035B	MILLER STEPHANIE TR FOR LAND TRUST DATED 3/21/97	ACCESS UNDETERMINED	ESTERO	33928
344625E10100C035E	MILLER STEPHANIE TR FOR CORKSCREW PALMS LAND TRUST	ACCESS UNDETERMINED	ESTERO	33928

REQUEST NARRATIVE

Request Narrative:

The subject property consists of 11 parcels, under single ownership, that encompass approximately 17 acres, which is currently developed with an active agricultural operation which includes row-crops and a small vegetable stand. The property is located at the southeast corner of two major roads in Estero. Corkscrew Road, an east-west arterial roadway, is along the northern boundary of the property. Via Coconut Point, a collector roadway, runs along the western property line. All urban services are either located adjacent to the property, or available to serve the proposed development.

The applicant is requesting to amend the existing Future Land Use Category for the subject property from Suburban to Intensive Development. The proposed Comprehensive Plan Amendment will allow for the development of a multi-family residential development that will be subject to a companion zoning application.



Figure 1 - Location Map

Current Zoning and History

The majority of the subject property is zoned Agriculture (AG-2). The northwest 4.84 acres was zoned to Commercial Planned Development (CPD) by Lee County Zoning Resolution Z-00-055. The CPD permits the development of the property for three potential development alternatives with a mixture of commercial office, retail, and



Assisted Living Facility uses. A copy of the zoning resolution has been included in the application packet.

Surrounding Development and Land Uses

To the east of the subject property, along Corkscrew Road, is a small parcel which is developed with a communication tower, beyond that is a multifamily residential development named Estero Park Commons. Estero Regional Park is located to the south of the communication tower and residential development and abuts the eastern property line of the subject property and wraps around the southern boundary of the subject property to Via Coconut Point. Via Coconut Point extends along the entire western boundary of the subject property and serves as a major north-south collector roadway for the Village of Estero. As its name implies, it connects Corkscrew Road to Coconut Point Mall, a major shopping destination in South Lee County. Across Via Coconut Point from the subject property is a narrow parcel of undeveloped land that extends south from Corkscrew Road the entire length of the subject property. This property is currently the subject of a Comprehensive Plan Amendment Application (CPA2014-00007) and Rezoning (DCI2014-00023). North of the subject property, across Corkscrew Road, is an undeveloped parcel that is zoned Commercial Planned Development approved in Lee County Zoning Resolution Z-05-038.

With the exception of Estero Regional Park, the surrounding properties are located within the Suburban Future Land Use designation. Estero Regional Park is designated as Public Facilities Future Land Use. The undeveloped property on the opposing corner of the intersection of Corkscrew Road and Via Coconut Point is designated as Urban Community Future Land Use.

LEGAL DESCRIPTION



Stantec Consulting Services Inc.
3800 Colonial Blvd., Suite 100
Fort Myers FL 33966
Tel: (239) 939-1020
Fax: (239) 939-3412

LEGAL DESCRIPTION
GENOVA CPA & PD RE-ZONE
Section 34, Township 46 South, Range 25 East
Lee County, Florida

A parcel of land lying in Section 34, Township 46 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of the aforementioned Section 34; thence, along the West line of the Northwest one-quarter of said Section 34, S.01°10'57"E., 1,353.36 feet to an intersection with the centerline of Corkscrew Road, according to the survey of said right-of-way prepared by Jeffrey C. Cooner & Associates dated December 29, 2000 and according to the Florida Department of Transportation right-of-way Map Section 12640-2601; thence, along said centerline, N.89°38'03"E., 663.00 feet; thence S.01°09'27"E., 40.00 feet to an intersection with the South right-of-way of Corkscrew Road and the **POINT OF BEGINNING**; thence, along the Easterly line of lands described in Official Records Book 3159, page 3433 of the Public Records of Lee County, Florida, for the following two (2) courses:

1. S.01°09'27"E., 571.64 feet;
2. S.88°59'56"W., 4.80 feet;

thence S.01°07'57"E., 653.52 feet to an intersection with the South line of the Northwest one-quarter of the aforementioned Section 34; thence, along said South line for the following two (2) courses:

1. S.89°55'17"W., 326.18 feet;
2. S.89°55'17"W., 273.13 feet

to the Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records; thence, along said Easterly right-of-way for the following two (2) courses:

1. along the arc of a non-tangent circular curve concave to the East having for its elements a radius of 1,622.00 feet, a central angle of 01°03'58", a chord distance of 30.18 feet, a chord bearing of N.06°22'48"W., an arc distance of 30.18 feet;
2. along the arc of a tangent circular curve concave to the East, having for its elements a radius of 1622.00 feet, a central angle of 04°09'58", a chord distance of 117.91 feet, a chord bearing of N.03°45'50"W., an arc distance of 117.94 feet;

thence, along the Easterly line of additional right-of-way for Via Coconut (formerly Sandy Lane) as described in Official Records Instrument 2007000177427 of the aforementioned Public Records for the following three (3) courses:



DATE: March 23, 2015

Page 2 of 2

Reference: Genova CPA & PD Re-Zone

1. N.08°23'52"E., 50.73 feet;
2. N.01°10'56"W., 298.99 feet;
3. S.88°49'04"W., 8.50 feet;

thence, along the aforementioned Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records, N.01°10'56"W., 258.75 feet; thence, along the aforementioned Easterly line of additional right-of-way for Via Coconut (formerly Sandy Lane) as described in Official Records Instrument 2007000177427 of the aforementioned Public Records for the following three (3) courses:

1. N.08°27'57"E., 50.72 feet;
2. N.01°10'56"W., 353.09 feet;
3. N.48°49'04"E., 97.16 feet

to an intersection with the aforementioned South right-of-way of Corkscrew Road; thence, along said South right-of-way, N.89°38'03"E., 530.04 feet to the **POINT OF BEGINNING**.

Said parcel contains 16.923 acres, more or less.

SEE ATTACHED SKETCH

This description and the attached sketch are not valid without the signature and raised seal of a Florida licensed Surveyor and Mapper. Bearings shown hereon are based on the State Plane Coordinate System, Florida West Zone, fixing the West line of the Northwest one-quarter of Section 34, Township 46 South, Range 25 East, Lee County, Florida as S.01°10'57"E.

Stantec Consulting Services Inc.
Licensed Business No. LB7866
State of Florida

Mark D. Haines
Professional Surveyor and Mapper No. LS5312
State of Florida

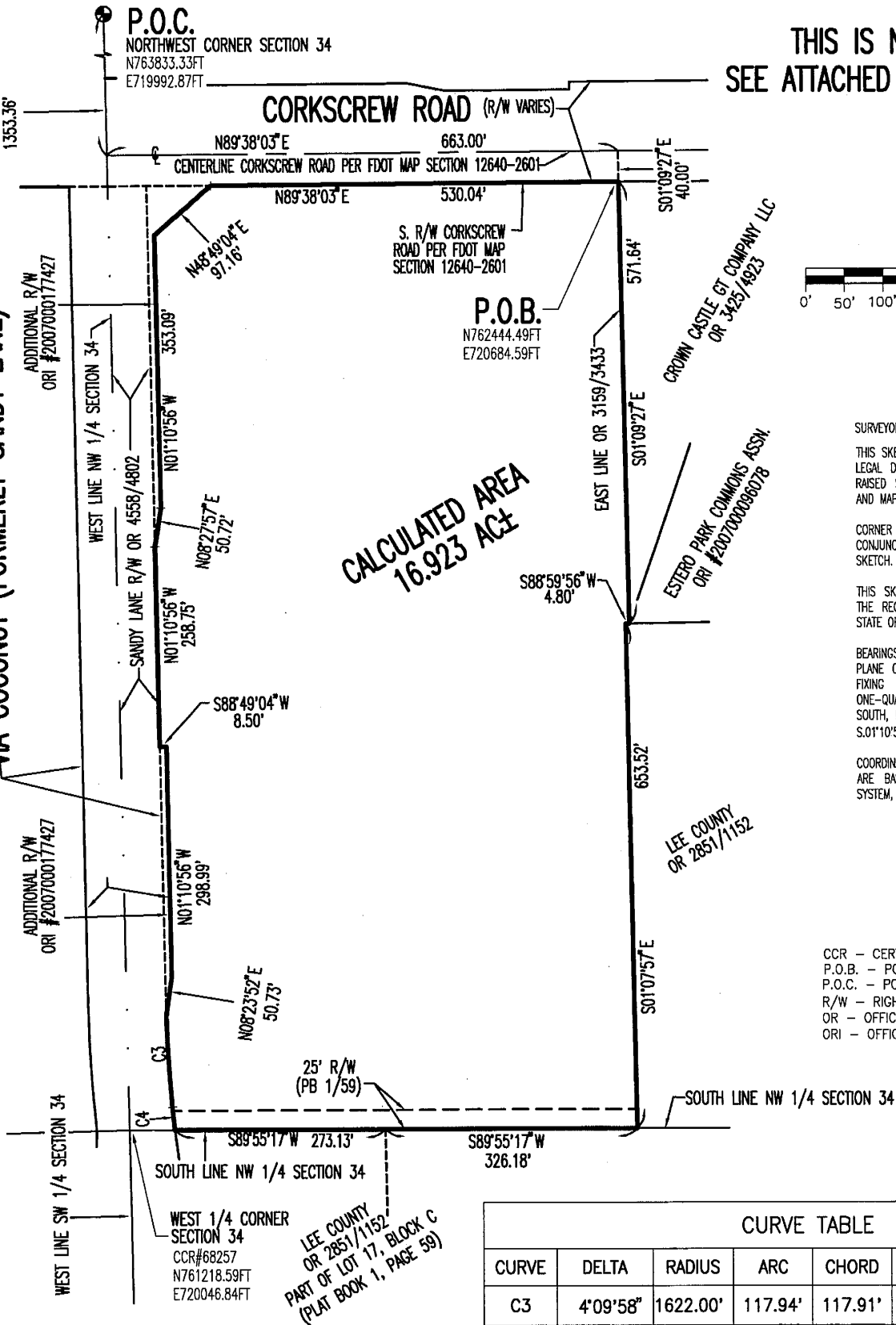
3/23/15
Date:

Proj: 215612546 Task 210
Ref: 215612546001-K01.dwg
Date: March 23, 2015
File: \\us1255-f01\workgroup\2156\active\215612546\survey\docs\leg_genova_cpa_pd-rezone_21560323.docx

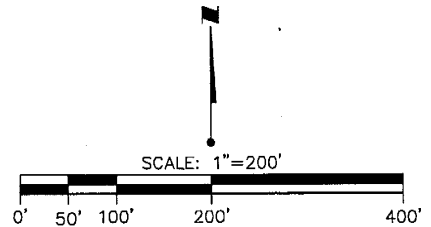
Mar 23, 2015 - 13:19:57 MHAINES\\us1255-f01\workgroup\2156\active\215612546\survey\drawing\A-215612546-001K01.dwg

(REFERENCE BEARING)
S01°10'57"E
1353.36'

VIA COCONUT (FORMERLY SANDY LANE)



THIS IS NOT A SURVEY.
SEE ATTACHED LEGAL DESCRIPTION



SURVEYOR'S NOTES

THIS SKETCH IS NOT VALID WITHOUT THE ATTACHED LEGAL DESCRIPTION BEARING THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CORNER MONUMENTS WERE NOT PLACED IN CONJUNCTION WITH THE PREPARATION OF THIS SKETCH.

THIS SKETCH DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.

BEARINGS HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, FIXING WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS S.01°10'57"E.

COORDINATES SHOWN HEREON ARE IN FEET AND ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE.

LEGEND

CCR - CERTIFIED CORNER RECORD
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT OF WAY
OR - OFFICIAL RECORDS BOOK/PAGE
ORI - OFFICIAL RECORDS INSTRUMENT#

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C3	4°09'58"	1622.00'	117.94'	117.91'	58.99'	N03°45'50"W
C4	1°03'58"	1622.00'	30.18'	30.18'	15.09'	N06°22'48"W

FOR: GENOVA PARTNERS, LLC

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
GENOVA CPA & PD RE-ZONE
SECTION 34, TOWNSHIP 46S., RANGE 25E.
LEE COUNTY, FLORIDA



Stantec

3800 Colonial Blvd., Suite 100, Fort Myers, FL 33966
Phone 239-939-1020 • Fax 239-939-3412

Certificate of Authorization #27013 • Licensed Business No. LB7866 • www.stantec.com

TASK CODE: 420	DRAWN BY: MDH	CHKD BY: MDH	CAD FILE: 210	PROJECT NO: 215612546	SHEET 1 OF 1	DRAWING INDEX NO: A-215612546-001-K01	REV:
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COPY OF DEEDS

INSTR # 4701135

OR BK 03159 PG 3433

RECORDED 08/24/99 08:46 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY

RECORDING FEE	15.00	
DOC TAX PD(F.S.201.02)		0.70
DEPUTY CLERK T Sherwood		

Quitclaim Deed

This QUITCLAIM DEED, executed this 19 day of August 1999, by **Anthony Compagnone and Dorothy Compagnone**, husband and wife, first party to **Stephanie Miller, Trustee Under Land Trust Agreement Dated August 1999**, whose address is 9371 Cypress Lake Drive, Fort Myers, Fl. 33919, second party: **The Grantee, Stephanie Miller**, as trustee, and her successors in trust, has the full power and authority to protect, sell, convey, lease, encumber, & otherwise manage and dispose* WITNESSETH, that the first party, for and in consideration of the sum of \$10.00 and other good and valuable considerations in hand paid by the second parties, the receipt of which is acknowledged does remise, release and quit-claim to the second party forever, all the right, title, interest, claim and demand which the first party has in and to the following described lot, piece or parcel of land:

See legal description attached.
Dorothy Compagnone is also known as Dorothy C. Compagnone.
TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien and equity and claim whatsoever of the first party, either in law or equity, to the only proper use benefit and behoof of the second party forever.

*of said real property pursuant to F.S. 689.071.

IN WITNESS WHEREOF, the first party has hereunto caused to be executed on his behalf and set his official seal this 18 day of August, 1999.

Signed, sealed and delivered
in the presence of:

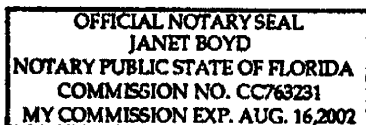
WITNESS
 SON
ANTHONY COMPAGNONE
 Printed Name MICHAEL P. COMPAGNONE
Michael P. Compagnone
DOROTHY COMPAGNONE D.L.
 Printed Name KATHLEEN COMPAGNONE
Kathleen L Compagnone

Anthony Compagnone
Anthony Compagnone

Dorothy Compagnone
Dorothy Compagnone

State of Florida
County of Broward

I HEREBY CERTIFY that the foregoing document was acknowledged before me this 18 day of August, 1999, by **Anthony Compagnone** and **Dorothy Compagnone**, husband and wife, who is (or are) personally known to me or who has (have) produced as identification the following: _____, and who did/did not take an oath.



Janet Boyd
Notary Public

EXHIBIT "A"LEGAL DESCRIPTION

Situated in the State of Florida, County of Lee, being part of Section 34, Township 46 South, Range 25 East, and further bounded and described as follows:

Starting at a spike in a disc marking the intersection of the centerline of Corkscrew Road (50 feet wide) and the West line of aforesaid Section 34; thence S 89° 11' E along the centerline of Corkscrew Road a distance of 497.25 feet to a point and the principal place of beginning; thence continuing S 89° 11' E along the centerline of Corkscrew Road a distance of 165.75 feet; thence S 0° 01' 30" W a distance of 611.64 feet; thence N 88° 49' 07" W a distance of 4.80 feet; thence S 0° 03' W a distance of 268.32 feet; thence N 88° 52' 30" W a distance of 326.43 feet; thence N 0° 00' 45" E a distance of 268.65 feet; thence on a curve deflecting to the right a distance of 170.46 feet; said CURVE HAVING a radius of 214.94 feet and an included angle of 45° 26' 23"; thence N 45° 27' 18" E a distance of 52.61 feet; thence by a curve deflecting to the left a distance of 170.46 feet, said curve having a radius of 214.94 feet and an included angle of 45° 26' 23"; thence N 0° 00' 45" E a distance of 264.00 feet to the place of beginning.

The northerly 25 feet and the westerly 30 feet are reserved for the use of the public as a right-of-way.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Verified -
Factory in this Document when Received.

INSTR # 5071584
OR BK 03368 PG 3293

RECORDED 02/26/01 09:36 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD (F.S. 201.02) 187.60
DEPUTY CLERK B Cruz

Prepared by and return to:
Truman J. Costello, P.A.
Costello, Sims & Royston
Post Office Drawer 60205
Fort Myers, Florida 33906
(941) 939-2222
Parcel Identification Number: 34-46-25-01-0000C.035C

WARRANTY DEED

THIS INDENTURE, made this 26 day of February, 2001, between Truman J. Costello, trustee, having a mailing address of 1221 Shadow Lane, Fort Myers, Florida 33901, herein called Grantor, and Stephanie Miller, trustee of the Corkscrew Palms Land Trust Agreement dated March 21, 1997, granting to said Trustee and her successors in trust, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, having a mailing address of: 1700 Medical Lane, Fort Myers, Florida 33907, herein called Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, her successors and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

See attached Exhibit "A"

Subject to easements, restrictions and reservations of record, and taxes for the year 2001 and subsequent years;

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

IN WITNESS WHEREOF, the said Grantor has executed this deed on the date above stated.

Signed, sealed and delivered
in the presence of:

Stephanie Miller
Witness

Stephanie Miller
Typed/Printed Name of Witness

Truman J. Costello
Truman J. Costello, trustee

Brenda Lawmaster
Witness
BRENDA LAWMASTER
Typed/Printed Name of Witness

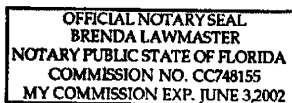
STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared TRUMAN J. COSTELLO, trustee who is personally known to me, or who produced a driver's license as identification and who executed the foregoing instrument and acknowledged before me that he executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County
and State last aforesaid this 26 day of February, 2001.

(SEAL)

Brenda Lawmaster
Notary public state of Florida
Commission Expires: _____



Legal Description

Exhibit "A"

From the West quarter corner of Section 34, Township 46 South, Range 25 East, run South $88^{\circ} 52' 30''$ East along the East-West center of Section line a distance of 331.25 feet; thence North $0^{\circ} 00' 45''$ East a distance of 234.93 feet to a point and the principal place of beginning; thence continuing North $0^{\circ} 00' 45''$ East a distance of 75.01 feet; thence South $88^{\circ} 52' 30''$ East a distance of 251.34 feet; thence South $45^{\circ} 35' 15''$ West a distance of 105.08 feet; thence North $88^{\circ} 52' 30''$ West a distance of 176.28 feet to the place of beginning. The Westerly 30 feet of the above described land is reserved for right-of-way.

c:\subhy

Rec 1500
Da 104650

RECORDED 02/26/01 09:36 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 15.00
DOC TAX PD(F.S.201.02) 1,046.50
DEPUTY CLERK B Cruz

WARRANTY DEED

1

Exhibit "A"
Legal Description
Parcel 1

Starting at the West $\frac{1}{4}$ corner of Section 34, Township 46 South, Range 25 East, thence S $88^{\circ}52'30''$ E along the East-West center of Section line a distance of 582.38 feet to a point at the principal place of beginning; thence, continuing S $88^{\circ}52'30''$ E. a distance of 75.01 feet; thence N $0^{\circ}03'E$ a distance of 384.95 feet; thence S $45^{\circ}35'15''$ W a distance of 105.08 feet; thence S $0^{\circ}03'W$ a distance of 309.94 feet to the place of beginning. BEING Lot No. 6 of Parcel 4, TOLOMEO FARMS, unrecorded.

The southerly 30 feet of the above described land is reserved for the use the public as a right of way.

Together with:

Legal Description
Parcel 2

A part of Section 34, Township 46 South, Range 25 East, and further bounded and described as follows:

Starting at the West $\frac{1}{4}$ corner of the aforesaid Section 34, thence South $88^{\circ}52'30''$ East, along the East-West center of Section line a distance of 507.37 feet to a point and the principal place of beginning; thence continuing South $88^{\circ}52'30''$ East a distance of 75.01 feet; thence North $0^{\circ}, 3'E$, a distance of 309.94 feet; thence South $45^{\circ}35'15''$ West a distance of 105.08 feet; thence South $0^{\circ}, 3'W$ a distance of 234.93 feet to the place of beginning.

The southerly 30 feet of the above described land is reserved for the use of the public as a right of way.

Together with:

Legal Description
Parcel 3

Situated in the State of Florida, County of Lee, being a part of Section 34, Township 46 South, Range 25 East, and further bounded and described as follows: Starting at the Southwest corner of the Northwest $\frac{1}{4}$ of the aforesaid Section 34; thence S $88^{\circ}52'30''$ E. along the South line of the Northwest $\frac{1}{4}$ of the aforesaid Section 34 a distance of 331.25 feet to a point and the principal place of beginning; thence continuing

S 88° 52' 30" E a distance of 176.12 feet; thence N 0°03' E a distance of 132.47 feet; thence N 88° 52' 30" W a distance of 176.21 feet; thence S 0° 00' 45" W a distance of 132.47 feet to the Place of Beginning; the Westerly 30.00 feet and the Southerly 30.00 feet of the above described property is reserved for use as a right-of-way easement. Being Lot 4 of Parcel 4, TOLOMEO FARMS.

Together with:

Legal Description
Parcel 4

Starting at the West ¼ corner of Section 34, Township 46 South, Range 25 East, thence S.88° 52' 30" E along the East-West center of section line a distance of 331.25 feet; thence N 0° 00' 45" E a distance of 132.47 feet to a point and the principal place of beginning; thence continuing N 0° 00' 45" E a distance of 102.46 feet; thence S 88° 52' 30" E a distance of 176.28 feet; thence S 0° 03' W a distance of 102.46 feet; thence N 88° 52' 30" W a distance of 176.21 feet to the place of beginning. BEING Lot No. 3 of Parcel 4 of TOLOMEO FARMS, unrecorded.

The Westerly 30 feet of the above described land is reserved for the use of the public as a right-of-way.

INSTR # 5079498

OR BK 03374 PG 2021

RECORDED 03/09/01 09:48 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 15.00
DOC TAX PD(F.S.201.02) 1,598.10
DEPUTY CLERK K Cartwright

Prepared by and return to:
Truman J. Costello, P.A.
Costello, Sims & Royston
Post Office Drawer 60205
Fort Myers, Florida 33906
(941) 939-2222
Parcel Identification Number:

WARRANTY DEED

THIS INDENTURE, made this 1st day of March 2001, between DOMINGUEZ BUTTE, LLC, a Florida limited liability company having a mailing address of 5100 Tamiami Trail, Suite 105, Naples, Florida 34103, herein called Grantor, and Stephanie Miller, Trustee of the Land Trust Agreement dated March 21, 1997, having a mailing address of: 1700 Medical Lane, Fort Myers, Florida 33907, herein called Grantee, granting to said Trustee and her successors in trust, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, her heirs and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

See attached Exhibit "A"

Subject to easements, restrictions and reservations of record, and taxes for the year 2001 and subsequent years;

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

IN WITNESS WHEREOF, the said Grantor has executed this deed
on the date above stated.

Signed, sealed and delivered
in the presence of:

Witness

Andrew C. McCabe
Typed/Printed Name of Witness

Witness Annie Shell

Donnie Schell
Typed/Printed Name of Witness

DOMINGUEZ BUTTE, LLC

BY: Gary R. Gorman
Typed or printed name
its: Manager

STATE OF COLORADO
COUNTY OF ARAPAHOE

I HEREBY CERTIFY that on this day before me, an officer
duly authorized in the State and County aforesaid to take
acknowledgments, personally appeared

Gary R. Gorman, as Danget, of
Dominguez Butte, LLC, who is personally known to me, or who
produced a driver's license as identification and who executed the
foregoing instrument and acknowledged before me that he executed
same for the purposes therein expressed.

WITNESS my hand and official seal in the County
and State last aforesaid this 1st day of March, 2001.

Commission Number

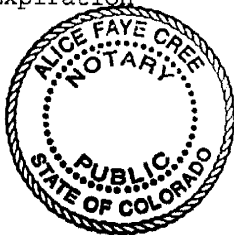
6016/2003

Commission Expiration

Alice Faye Cree
Notary Public State of Colorado

Alice Faye Cree

Typed/Printed Name of Notary



My Commission Expires 08/16/2003

OR BK 03374 PG 2022

EXHIBIT "A"

A lot or parcel of land lying in Section 34, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Starting at a spike in a disc marking the intersection of the centerline of Corkscrew Road (50 feet wide) with the West line of aforesaid Section 34; thence South 89°11' East along the centerline of Corkscrew Road a distance of 331.50 feet to a point and the principal place of beginning; thence continuing South 89°11' East along the centerline of Corkscrew Road a distance of 165.75 feet; thence South 0°00'45" West a distance of 264.00 feet; thence North 89°59'15" West a distance of 165.73 feet; thence North 0°00'45" East a distance of 264.33 feet to the place of beginning. The Easterly 25 feet of the above described property is reserved for use as a right of way easement.

LESS AND EXCEPT that portion of the above described parcel described in Order of Taking dated March 28, 1977 and recorded March 29, 1977, in O. R. Book 1190, Page 356, Public Records of Lee County, Florida.

DR BK 03374 PG 2023

OR BK 03455 PG 2999

RECORDED 07/24/01 04:20 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD(F.S.201.02) 244.30
DEPUTY CLERK A Janke

Prepared by and return to:
Truman J. Costello, P.A.
Costello, Sims & Royston
Post Office Drawer 60205
Fort Myers, Florida 33906
(941) 939-2222

Parcel Identification Number:34-46-25-01-0000C.035B

WARRANTY DEED

THIS INDENTURE, made this 19th day of July, 2001, between Professional Research, Inc., a Florida corporation, having a mailing address of 1676 Many Road, North Fort Myers, Florida 33903, herein called Grantor, and Stephanie Miller, trustee of the Land Trust Agreement dated March 21, 1997, granting to said Trustee and her successors in trust, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, having a mailing address of: 1700 Medical Lane, Fort Myers, Florida 33907, herein called Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, her successors and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

See attached Exhibit "A"

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

IN WITNESS WHEREOF, the said Grantor has executed this deed on the date above stated.

Signed, sealed and delivered
in the presence of:

Professional Research, Inc.

by: Patrick O'Sullivan, President

Witness
IRUMAN J. COSTELLO
Typed/Printed Name of Witness

Witness GREGORY F. TOTM
Typed/Printed Name of Witness

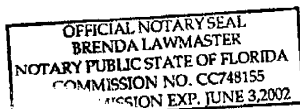
STATE OF FLORIDA)
) ss
COUNTY OF LEE)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Patrick O'Sullivan, president Professional Research, Inc., who is personally known to me and who executed the foregoing instrument and acknowledged before me that he executed same for the purposes therein expressed.

WITNESS my hand and official seal in the Country and County
or Province last aforesaid this 19th day of July, 2001.

SEAL

Notary Public
BLENOA LAWMASTER
Typed/Printed name of notary



Legal Description

Exhibit "A"

Toth p/f Professional Research

Lot 1, PARCEL 4, TOLOMEO FARMS, more particularly described as follows:

Situated in the State of Florida, County of Lee, being part of Section 34, Township 46 South, Range 25 East and further bounded and described as follows: Starting at the West $\frac{1}{4}$ corner of aforesaid Section 34; thence South $88^{\circ}52'30''$ East along the East-West center of Section line a distance of 331.25 feet; thence North $0^{\circ}00'45''$ East a distance of 309.94 feet to a point and the principal place of beginning; thence continuing North $0^{\circ}00'45''$ East a distance of 75.01 feet; thence South $88^{\circ}52'30''$ East a distance of 326.40 feet; thence South $45^{\circ}35'15''$ West a distance of 105.08 feet; thence North $88^{\circ}52'30''$ West a distance of 251.34 feet to the place of beginning. The Westerly 30 feet of the above described land is reserved for the use of the public as a right of way.

Prepared by and return to:

Truman J. Costello, P.A.

Costello & Royston

Post Office Drawer 60205

Fort Myers, Florida 33906

(239) 939-2222

Parcel Identification Number: 34-46-25-00-00005.0020 &
34-46-25-01-0000C.0350

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 12th day of October, 2006
between Stephanie Miller, Trustee, having a mailing address of
9250 Corkscrew Road #8, Estero, FL 33928, herein called Grantor,
and Stephanie Miller, Trustee of the Sandy Lane Partnership S.E.
Land Trust Agreement dated February 14, 2000, having a mailing
address of: 9250 Corkscrew Road #8, Estero, FL 33928 herein
called Grantee.

WITNESSETH: That the said Grantor, for and in consideration
of the sum of TEN AND 00/100 (\$10.00) DOLLARS, to it in hand paid
by the said Grantee, the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said Grantee, its successors
and assigns forever, the following described land, situate, lying
and being in the County of Lee, State of Florida, to-wit:

See Exhibit "A" attached hereto

Subject to easements, restrictions and reservations of
record, and taxes for the current and subsequent years;

This deed is given to correct the legal description contained in
that certain Warranty Deed recorded in Official Record Book 03844
at page 4566 of the Public Records of Lee County, Florida.

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

The above described property does not constitute the
homestead of the Grantors nor is such property contiguous to
Grantor's homestead.

IN WITNESS WHEREOF, the said Grantor has executed this deed on the date above stated.

Signed, sealed and delivered
in the presence of:

Gwen R. Messersmith
Witness
Gwen R. Messersmith
printed name of witness

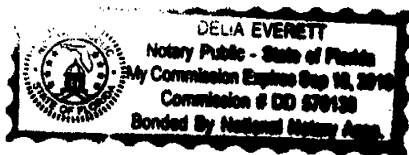
Stephanie Miller
Stephanie Miller, Trustee

Patricia MERKEL
Witness
Patricia MERKEL
printed name of witness

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Stephanie Miller, Trustee, ☒ who is personally known to me, or ☐ who produced a _____ as identification and who executed the foregoing instrument and acknowledged before me that she executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of October, 2006.

SEAL



Delia Everett
Notary Public State of Florida
Delia Everett
printed name of notary

EXHIBIT 'A'

Being part of Section 34, Township 46 South, Range 25 East, Lee County, Florida, and further bounded and described as follows: Beginning at a spike in disc marking the intersection of the centerline of Corkscrew Road (50 feet wide) with the West line of aforesaid Section 34; thence S 89°11'E along the centerline of Corkscrew Road a distance of 331.50 feet; thence S 0°00'45"W a distance of 264.33 feet; thence S89°59'15"E a distance of 165.73 feet to the centerline of a 60 feet right-of-way; thence Swly along the centerline of aforesaid right-of-way by a non-tangent curve deflecting to the right a distance of 170.46 feet, said curve having a radius of 214.94 feet and an included angle of 45°26'23"; thence continuing along the centerline of aforesaid right-of-way S45°27'18"W a distance of 52.61 feet; thence continuing Swly along the centerline of aforesaid right-of-way by a curve deflecting to the left a distance of 170.46 feet, said curve having a radius of 214.94 feet and an included angle of 45°26'23" thence continuing along the centerline of aforesaid right-of-way S 0°00'45"W a distance of 653.60 feet to an intersection of an East-West 60 foot right-of-way; thence S 0°04'15" W a distance of 30.00 feet to the South line of aforesaid East-West right-of-way; thence continuing S0°04'15"W a distance of 631.64 feet; to the South line of the N 1/2 of the NW 1/4 of the SW 1/4 of Section 34; thence N88°52'22"W along the South line of the N 1/2 of the NW 1/4 of the SW 1/4 of aforesaid Section 34 a distance of 331.20 feet to the West line of the aforesaid Section 34 N0°04'E along the West line of aforesaid Section 34 a distance of 651.63 feet to the NW corner of the SW 1/4 of aforesaid Section 34; thence North along the West line of aforesaid Section 34 a distance of 1,261.35 feet to the POB. (Grantor John L. Tolomeo and Anne M. Tolomeo, reserved unto themselves, their assigns, the right-of-ingress and egress over and across the 60-foot right-of-way of the North-South road right-of-way described herein.) This includes a perpetual non-exclusive easement described as follows: Perpetual non-exclusive road right-of-way easement over and across a 60 feet wide road having as its center line a line described as follows: Commencing at a point which is 497.25 feet Ely of the West section line of Section 34, Township 46 South, Range 25 East and in the Sly right-of-way line of Corkscrew Road, proceed thence S0°0'45"W 234 feet; thence Swly by a curve deflecting to the right a distance of 170.46 feet, said curve having a radius of 214.94 feet and an included angle of 45°26'23"; thence continuing S45°27'18"W a distance of 52.61 feet; thence continuing Swly by a curve deflecting to the left a distance of 170.46 feet, said curve having a radius of 214.94 feet and an included angle of 45°26'23"; thence continuing S0°00'45"W a distance of 653.60 feet to the centerline of an East-West 60 feet right-of-way. LESS the following described parcels:

Beginning at spike in a disc marking intersection of the centerline of Corkscrew Road (50 feet wide) with the Wly line of Section 34, Township 46 South, Range 25 East, Lee County, Florida, proceed thence Sly 1231.35 feet along said Section line to the Nly right-of-way line of a road in the Florida Gulf Land Company Subdivision, recorded in Plat Book 1, page 69, of the Public Records of Lee County, Florida, and the POB; thence S0°04'W along said Section line a distance of 691.63 feet to the South line of the N 1/2 of the NW 1/4 of the SW 1/4 of said Section 34, Thence run S88° 52'22"E along said quarter section line a distance of 331.20 feet; thence N0°04'15"E a distance of 691.64 feet; thence in a Wly direction along the aforesaid North right-of-way line to the POB.

Right-of-way over following parcel:

Begin at a spike in disc marking the intersection of the centerline of Corkscrew Road (50' wide) with the West line of said Section 34, thence S 89°11'E along the centerline of Corkscrew Road 331.50 feet; thence S0°00'45"W 264.33 feet; thence S89°59'15"E 165.73 feet to the centerline of a 60 foot right-of-way; thence Swly along the centerline of said right-of-way by a curve deflecting to the right 170.46 feet, said curve having a radius of 214.94 feet and an included angle of 45°26'23"; thence continuing along the centerline of said right-of-way S45°27'18"W 52.61 feet; thence continue Swly along the centerline of said right-

of-way by a curve deflecting to the left 170.46 feet, said curve having a radius of 214.94 feet and an included angle of $45^{\circ}26'23''$; thence continue along the centerline of said right-of-way $S0^{\circ}00'45''W$ 653.60 feet to an intersection of an East-West 60 foot right-of-way; thence $S0^{\circ}04'15''W$ 30.00 feet to the South line of said East-West right of way; thence continue $S0^{\circ}04'15''$ 631.64 feet to the South line of the $N\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 34; thence $N88^{\circ}52'22''W$ along the South line of the $N\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 34 331.20 feet to the West line of Section 34; thence $N0^{\circ}04'E$ along the West line of Section 34, 661.63 feet to the NW corner of the SW $\frac{1}{4}$ of said Section 34; thence North along the West line of said Section 34 1,261.35 feet to the POB. Lying within 40 feet of the Survey line on State Road S-850, Section 12640, said Survey line being described as follows: Begin on the Wly boundary of Section 34, Township 46 South, Range 25 East, at a point 46.64 feet Sly of the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, said corner being 1,308.09 feet Nly of the SW corner of the NW $\frac{1}{4}$ of said Section 34, run thence $N89^{\circ}37'03''E$ 662.79 feet to the Ely boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 34 at a point 41.67 feet Sly of the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 34, said corner being 653.36 feet Nly of the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 34, Less existing rights-of-ways.

COMPREHENSIVE PLAN COMPLIANCE



Internal Consistency with the Estero Comprehensive Plan

The newly formed Village of Estero has not yet adopted its own Comprehensive Plan. The Village will continue to use the Lee County Comprehensive Plan, as it existed on the date of incorporation, until such time the Village adopts their own Comprehensive Plan. The discussion below refers to the Estero Comprehensive Plan, as represented by the Lee County Comprehensive Plan on December 31, 2014.

The subject property is located in Future Urban Areas as designated by the Estero Comprehensive Plan. Future Urban Areas are areas where increased densities and intensities are expected to allow for the greatest amount of economic opportunities, housing densities, and recreational opportunities. These areas are designated based on the availability of public services, developing growth patterns, and environmental features.

The property has access to the necessary public facilities and services, each of which has the capacity available to provide for the additional 205 residential units proposed. Additionally, the site has been previously impacted by the existing agricultural operation and has no environmental features that would cause any concern.

Seth Harry & Associates and Spikowski Planning Associates recently completed a Community Planning Initiative Report for the Estero Council of Community Leaders. This report was endorsed by the Estero Council of Community Leaders and was intended to provide guidance on the future growth of the newly formed Village of Estero. The report defines several distinct areas of Estero; specifically it calls for the establishment of a Village Center. The Village Center concept is intended to be developed with higher commercial intensities and residential densities to promote a more urban environment. The Village Center generally includes undeveloped properties along US-41, Via Coconut Point, and Corkscrew Road, including the property subject to this request. The report goes on to state that Estero should promote a variety of housing types at densities ranging from 8 to 40 units per acre. The proposed Intensive Development future Land Use designation allows a density range of 8-14 dwelling units per acre which is more consistent with the Seth Harry Report that than 1-6 dwelling units per acre allowed in the Suburban Future Land Use designation.

The proposed Comprehensive Plan Amendment to Intensive Development is Consistent with Object 1.1 of the Estero Comprehensive Plan by promoting development in areas where public services are available, encouraging the developing growth pattern for the Village, and minimizing impacts to environmental features.

Goal 2 of the Estero Comprehensive Plan is intended to guide development to areas where public services exist and are available to serve the development to take advantage of the investment of public infrastructure to the greatest extent possible. As



indicated in the Impacts to Public Facilities analysis included the proposed development is consistent with Goal 2 of the Estero Comprehensive Plan.

Goal 19 of the Estero Comprehensive Plan is intended to provide specific development guidelines to protect the quality of life for the Estero community. Goal 19 promotes the development of Estero as a community with a distinct character, diverse housing options, and protections for natural environment. The proposed development will meet the intent of Goal 19 by providing an aesthetically pleasing development, which will not impact any environmental resources, and will provide the urban densities it desires.

Impacts on Adjacent Local Governments Comprehensive Plan

The proposed development is located in the newly formed Village of Estero. The Village will use the Lee County Comprehensive Plan as their own, until such time that they either adopt their own, or revise it.

The proposed development will not have any impacts on the Estero Comprehensive Plan. All the analysis included for the Estero Comprehensive Plan indicates that the proposed development is consistent with the Estero Comprehensive Plan.

The proposed development will have no impacts on the Bonita Springs Comprehensive Plan.

Consistency with State of Florida Comprehensive Plan

The State of Florida's Comprehensive Plan included in Chapter 187 of the Florida Statutes, provides long-range policy guidance for the orderly social, economic, and physical growth of the State. It is intended to be reasonably applied in a economical and environmentally feasible way, and consistent with the protection of private property rights. The proposed Comp Plan Amendment to designate the property as Intensive Development Future Land will have no impact on the State's Comprehensive Plan.

The proposed amendment will comply with the intent of the State's Comprehensive Plan by focusing growth to where urban services are currently provided and will provide an alternative to the single-family development style that dominates the area.

The project will provide pedestrian connections to Estero Regional Park to allow residents the opportunity to live active and healthy lifestyles by taking advantage of the numerous active and passive recreation opportunities provided at the park. This



complies with Goal 5 of the State's Comprehensive Plan by promoting healthy lifestyles for the residents.

The proposed project is consistent with Goal 7 of the State Comprehensive Plan by developing a site that has previously been impacted and has no environmental features of special concern. Prior to developing the property the applicant will be required to acquire permits from local and state agencies to address any potential environmental impacts.

The Comprehensive Plan Amendment to intensify the development potential of the property is Consistent with Goal 17 by providing incentives for developing land in a way that maximizes the use of existing public facilities.

PUBLIC FACILITY IMPACT ANALYSIS



Public Facilities Impacts

Sanitary Sewer

The proposed development is located on the southeast corner of the intersection of Corkscrew Road and Via Coconut Point and will be served by the Three Oaks Wastewater Treatment Plant. The plant has a permitted treatment capacity of 6,000,000GPD. The Level of Service (LOS) standard for sanitary sewer is 200 gallons per day per residential connection. A portion of the subject property is approved for commercial uses, but none were constructed. The existing agricultural operation is not connected to sanitary sewer.

Based on the information in the 2014 Lee County Concurrency Report, the Three Oaks Wastewater Treatment Plant had an actual average daily flow of 3,295,000 Gallons Per Day (GPD) in 2014. The projected daily flow for 2015 is 3,400,000 GPD. Based on the 205 dwelling units, the proposed development will generate 41,000 GPD, which is below the 2,600,000 GPD of available capacity. The attached letter from Lee County Utilities states that capacity is currently available to serve the proposed development.

A portion of the subject property is approved for commercial uses, but they were never constructed. The existing agricultural operation is not connected to sanitary sewer.

Proposed Sanitary Sewer Use:

Residential: 205 dwelling units x 200 gallons = 41,000 Total GPD

Commercial: The proposed development does not include any commercial uses.

The amendment results in an increase demand of 41,000 GPD.

Potable Water

The proposed development is located on the southeast corner of the intersection of Corkscrew Road and Via Coconut Point and will be served by the Pinewood Water Treatment Plant. The plant has a design capacity of 5,300,000 GPD. The LOS standard for Potable Water is 250 gallons per residential connection. A portion of the subject property is approved for commercial uses, but none were constructed. The existing agricultural operation is not connected to potable sewer.

Based on the information in the 2014 Lee County Concurrency Report, the 2013 actual daily flows for the Pinewood Water Treatment Plant were 3,891,968 GPD. The projected average daily flow for 2015 is 4,115,250 GPD. The proposed development will generate approximately 51,250 GPD, which is below the remaining available capacity of 1,184,750 GPD. The attached letter from Lee County Utilities states that sufficient capacity to serve the proposed development is currently available.

Existing Potable Water:

A portion of the subject property is approved for commercial uses, but they were never constructed. The existing agricultural operation is not connected to potable water.

Proposed Potable Water Use:

Residential: 205 dwelling units x 250 gallons= 51,250 Total GPD

Commercial: The proposed development does not include any commercial uses.



The amendment results in an increase demand of 51,250 GPD.

Solid Waste

The existing agricultural uses are serviced by Waste Pro for solid waste disposal. The LOS standard for Solid Waste is 7 pounds per capita per day. The Lee County Waste To Energy Facility has a capacity to process 569,619 tons of waste per year, or 1,836 tons per day. The 2014 Lee County Concurrency Report does not include the operational statistics for the solid waste facilities. However, it does include a statement that all areas of Lee County are in compliance with the Solid Waste LOS standards set forth in the Lee Plan. Additionally, a letter from Lee County Solid Waste is included stating that capacity is available to provide Solid Waste services to the site.

Proposed Solid Waste Generation:

205 dwelling units x 2.55 people per household = 523 people

523 people x 7 lbs. per day = 3,661 lbs./day (1.8 tons/day)

The proposed development would result in an increased additional amount of 3,661 lbs. per day, or 1.8 tons per day of additional solid waste. The anticipated needs of the proposed amendment are well within the remaining capacity of the current facility and in compliance with the LOS standard set forth in The Lee Plan.

Public Schools

The proposed development site is within the South Zone, sub-zone S-3. The LOS Standard for Elementary, Middle, and High School is based upon the number of students generated by the development for each school type (Elementary, Middle, and High Schools) and the capacity of each school by type. The cumulative calculation for multi-family dwelling units is .091 students per dwelling unit. The number of students for each school type is then compared with the existing capacity of the schools in Concurrency Service Area (CSA).

Additional Students:

Elementary School

205 dwelling units x .046 = 9.43

Middle School

205 dwelling units x .022 = 4.51

High School

205 dwelling units x .023 = 4.72

Lee District School District South CSA Capacity

Elementary Schools

CSA Capacity = 12,413

Projected Enrollment = 10,768

Seats Available = 1,645

Additional Students Generated = 9

Middle Schools

CSA Capacity = 5,6213



Projected Enrollment = 5,325
Seats Available = 296
Additional Students Generated = 5

High Schools
CSA Capacity = 7,070
Projected Enrollment = 7,550
Seats Available = -480
Additional Students Generated = 5

A letter from Lee County School District is attached stating that capacity is available for South Zone 2 to meet the demand of the proposed development for elementary and middle schools. The letter also states that although there not is sufficient capacity in the South CSA for the additional High School students, sufficient capacity is available to serve the need in the contiguous CSA.

Parks, Recreation and Open Space

Lee County reviews the Level of Service standards for Parks and recreation based on the amount of Community Parks and Regional parks provided for a seasonal population. The adopted Level of Service standard for Parks, and Recreation, and Open Space is 6 acres of Regional Parks per every 1,000 seasonal residents. A similar population based calculation of 2 acres of parks per every 1,000 seasonal residents is used to set the Level of Service Standards for Community Parks.

Currently, there are approximately 7,235 acres of Regional Parks in Lee County, of which Lee County manages 3,149 acres. There are an additional 844 acres of regional parks planned to be developed by Lee County.

Regional Parks Service Level of Service Impact:
6 acres per 1,000 seasonal population
205 dwelling units x 2.55 people per household = 523 people
523 people/1,000 seasonal population = .52
.52 x 6 acres= 3.12 acres

The proposed development will generate the need for an additional 3.16 acres of Regional Park space. The Lee County Concurrency Report states that sufficient acreage is available to meet the Level of Service standards for the foreseeable future.

Lee County operates 823 acres of Community Parks, with an additional 84 jointly used with the Lee County School District.

Community Park Level of Service Impact:
2 acres per 1,000 seasonal population
205 dwelling units x 2.55 people per household = 523 people
523 people/1,000 seasonal population = .52
.52 x 2 acres = 1.04 acres



The proposed development will generate the need for an additional 1.04 acres of Community Park space. The Lee County Concurrency Report states that sufficient acreage is available to meet the Level of Service standards for the foreseeable future.

CHANGES TO TABLE 1(B)

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,376	0	0	0	20	0	27	0	250	0	0	0
	Central Urban	14,766	0	0	0	225	0	0	0	230	0	0	0
	Urban Community	18,425	520	485	0	637	0	0	0	0	0	0	0
	Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0
	Outlying Suburban	4,105	30	0	0	40	20	2	500	0	0	0	1,700
	Sub-Outlying Suburban	1,548	0	0	0	367	0	0	0	0	0	0	0
	Industrial Development	79	0	0	0	0	0	0	0	39	0	20	0
	Public Facilities	1	0	0	0	0	0	0	1	0	0	0	0
	University Community	850	0	0	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	4	0	0	0	0	4	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	42	0	0	0	0	0	0	0	0	0	0	2
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	New Community	900	0	0	0	0	0	0	0	0	0	900	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	9	0	0	0	0	0	0	0	0	0	9	0
	Rural	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500
	Rural Community Preserve	3,100	0	0	0	0	0	0	0	0	0	0	0
	Coastal Rural	1,300	0	0	0	0	0	0	0	0	0	0	0
	Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0
	Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120
	Density Reduction/Groundwater Resource	6,905	711	0	0	0	0	0	0	0	0	94	0
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential		81,361	3,464	485	0	4,500	1,250	29	651	604	0	1,023	3,322
Commercial		12,793	57	52	0	400	50	17	125	150	0	1,100	440
Industrial		13,801	26	3	0	400	5	26	0	300	0	3,100	10
Non Regulatory Allocations													
Public		82,252	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416
Active Agriculture		17,027	5,100	0	0	550	150	0	0	0	0	0	20
Passive Agriculture		45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20
Conservation (wetlands)		81,948	2,214	611	0	1,142	3,236	133	1,603	748	0	2,809	1,719
Vacant		22,134	1,953	0	0	226	931	34	0	45	0	300	20
Total		357,175	33,463	1,572	0	11,718	12,731	259	4,340	2,197	0	17,323	7,967
Population Distribution*		495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	11,582	16,488

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore	
Residential By Future Land Use Category	Intensive Development	0	0	0	660	3	42	0	365	0	26	9	0
	Central Urban	375	17	0	3,140	0	8,179	0	2,600	0	0	0	0
	Urban Community	850	1,000	0	860	500	13,013	0	0	110	450	0	0
	Suburban	2,488	1,975	0	1,200	675	0	0	6,690	0	1683	1,700	0
	Outlying Suburban	377	0	0	0	600	0	0	382	0	454	0	0
	Sub-Outlying Suburban	0	25	0	0	0	0	0	140	66	0	950	0
	Industrial Development	5	5	0	10	0	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	850	0	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	15	7	0	6	12	0
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	90	0	0	190	14	0	500	50	635	1,350	0
	Rural Community Preserve	0	0	0	0	0	0	0	0	3,100	0	0	0
	Coastal Rural	0	0	0	0	1,300	0	0	0	0	0	0	0
	Outer Islands	1	0	0	0	45	0	0	0	0	0	0	0
	Open Lands	0	0	0	0	0	0	0	45	0	0	1,800	0
	Density Reduction/Groundwater Resourse	0	0	0	0	0	0	4,000	0	0	0	2,100	0
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential		4,104	3,962	0	5,870	3,313	21,248	4,015	10,729	3,326	3,254	6,212	0
Commercial		1,100	1,944	0	2,100	226	1,420	68	1,687	18	1,700	139	0
Industrial		320	450	0	900	64	300	7,246	554	5	87	5	0
Non Regulatory Allocations													
Public		3,550	3,059	0	3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500	0
Active Agriculture		0	0	0	0	2,400	0	7,171	200	411	125	900	0
Passive Agriculture		0	0	0	0	815	0	18,000	1,556	3,619	200	4,000	0
Conservation (wetlands)		9,306	2,969	0	188	14,767	1,541	31,359	1,317	336	5,068	882	0
Vacant		975	594	0	309	3,781	8,106	470	2,060	1,000	800	530	0
Total		19,355	12,978	0	12,867	27,466	47,904	80,329	22,103	10,201	18,234	14,168	0
Population Distribution*		34,538	36,963	0	58,363	13,265	164,517	1,270	70,659	6,117	25,577	8,410	0

* Population for Unincorporated Area of Lee County

LETTERS OF AVAILABILITY OF SERVICE FROM PUBLIC SERVICE PROVIDERS



John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

March 12, 2015

Josh Philpott
Santec Consulting Services, Inc.
3200 Bailey Lane, Ste. 200
Naples, FL 34105

Re: Letter of Service Availability

Mr. Philpott,

I am in receipt of your letter dated March 5, 2015 requesting a Letter of Service Availability for the development of property at the intersection of Corkscrew Road and Via Coconut Point.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 21; there are two other locations within 5 miles of the proposed development. All of these locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and current response times in that area are compliant with this ordinance. No additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans or access to the property change, a new analysis of this impact would be required.

If you have any questions, please contact me at (239) 533-3961.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Abes".

Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services



Estero Fire Rescue

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

March 11, 2015

Josh Philpott
Senior Planner
Stantec Consulting Services
3200 Bailey Lane
Suite 200
Naples, Florida 34105

Re: Genova

Mr. Philpott,

Please accept this notice as a Letter of Service Availability for the property located at SE corner of the intersection of Corkscrew Road and Via Coconut Point. This approximately 17 acre site is located within the established boundaries of the Estero Fire Rescue District. Estero Fire Rescue can provide fire suppression and Non Transport Advanced Life Support Services to this location.

Should you require additional information, please feel free to contact me at 239-390-8000.

Respectfully,

Phillip Green
Division Chief of Prevention



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
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Larry Kiker
District Three

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Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

March 5, 2015

Ms. Sabina Hardy
Permit Coordinator
Stantec Consulting Services, Inc.
3200 Bailey Lane Suite 200
Naples FL 34105-8523

SUBJECT: Wallace Homes of SW Florida – Via Coconut Point & Corkscrew Rd.
(Strap Nos. 34-46-25-E1-U1981.235, 34-46-25-E1-U1987.2364,
34-46-25-E1-U1991.2358, 34-46-25-E1-0100C.0350,
34-46-25-E1-0100C.035A through -.100C.035G)

Dear Ms. Hardy:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned 205 multi-family dwelling units proposed for the Wallace Homes of SW Florida Planned Development for the strap numbers identified above through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please be sure to provide me a copy of the site plan of the development prior to construction, showing container enclosures for garbage and recycling. Please allow for additional space for the placement/staging of bulk waste (furniture), large appliances, and electronics. Review the Solid Waste Ordinance No. 11-27 which defines the requirements for container spaces for multi-family dwellings. The Ordinance includes provisions pertaining to the collection and payment of the annual Solid Waste Collection and Disposal Assessment.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor
Operations Manager
Solid Waste Division

Link to website:

<http://www.leegov.com/gov/BoardofCountyCommissioners/ordinances/Pages/default.aspx>

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111

Internet address <http://www.lee-county.com>

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

March 11, 2015

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

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District Four

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Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Josh Philpott
Senior Planner
Stantec
3200 Bailey Lane, Suite 200
Naples, FL 34105

**RE: Genova Partners, LLC.
Comprehensive Plan Amendment**

Dear Mr. Philpott,

I have received your letter request for services availability concerning the Comprehensive Plan Amendment and Rezoning for the Genova Partners, LLC development. After reviewing the aerial of the site and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan, I have determined the following:

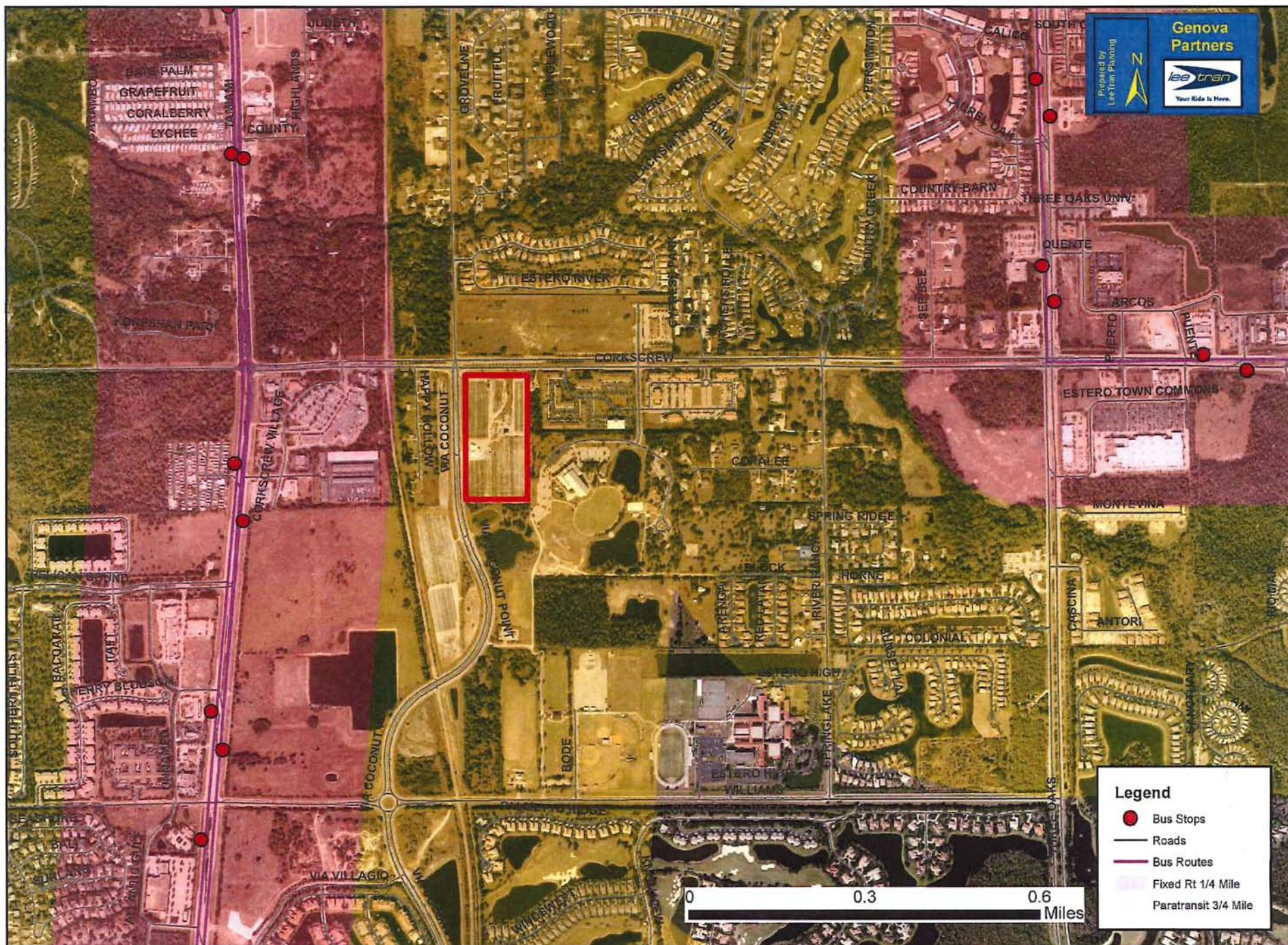
- The identified site does not lie within the ¼ mile service area of the LeeTran fixed route system.
- The site does lie within the LeeTran ¾ mile paratransit services corridor.
- The LeeTran Transit Development does recognize a need for services adjacent to the property over the 10 year planning horizon. However, this service is listed as an unfunded need.

I am attaching a map of our route services and bus stops in relation to the proposed development. If you have any questions or require further information, please feel free to contact me at (239) 533-0319 or at ABielawska@leegov.com.

Sincerely,



Anna Bielawska
Planner
Lee County Transit



Genova Partners

Prepared by
Lee Tran Planning

lee tran
Your Ride Is Here.



Writer's Direct Dial Number: (239) 533-8531

March 11, 2015

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Josh Philpott, AICP
Stantec
3800 Colonial Blvd, Ste 100
Fort Myers, FL 33966

**RE: Potable Water and Wastewater Availability
Genova, at the southwest corner of Corkscrew Road and Via Coconut Point
STRAP #s 34-46-25-E1-U1981.2358, 0100C.0350, U1987.2364, U1991.2358, 0100C.035A,
0100C.035B, 0100C.035C, 0100C.035D, 0100C.035E, 0100C.035F, 0100C.035G**

Dear Mr. Philpott:

The subject properties are located within Lee County Utilities Future Service Area as depicted on Maps 6 & 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 205 multi-family units with an estimated flow demand of approximately 41,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer.

Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant. Sanitary sewer service will be provided by our Three Oaks Wastewater Treatment Plant.

The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of Water and Wastewater service to be utilized for Comp Plan Amendment purposes for this project Only. Individual letters of availability will be required to obtaining regulatory permits and/or building permits.

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in cursive script, appearing to read "Mary McCormic".

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.lee-county.com>
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



Lee County Southwest Florida

LEE COUNTY UTILITIES REQUEST FOR LETTERS OF AVAILABILITY

DATE: MARCH 5, 2015

TO: Mary McCormic
Utilities' Senior Engineering Technician

FROM: JOSH PHILPOTT, AICP

FIRM: STANTEC

ADDRESS: 3800 COLONIAL BLVD, STE 100

ADDRESS: FORT MYERS, FL 33966 -

PHONE#: (239)939-1020 FAX: (239)939-3412

E-MAIL ADDRESS: JOSH.PHILPOTT@STANTEC.COM

PROJECT NAME: GENOVA

PROJECT ID (IF APPLICABLE): _____

STRAP #: MULTIPLE

LOCATION/SITE ADDRESS: SOUTHEAST CORNER OF VIA COCONUT POINT AND CORKSCREW ROAD

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) COMPREHENSIVE PLAN AMENDMENT

PLANNED USE:

- ☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☐ SINGLE-FAMILY ☒ MULTI-FAMILY)
☐ OTHER: (PLEASE SPECIFY) _____

PLANNED # OF UNITS/BUILDINGS: 205 MULTI-FAMILY DWELLING UNITS

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) _____

AVERAGE ESTIMATED DAILY FLOW (GPD): 41,000 GPD (☒ WATER ☒ WASTE-WATER ☐ REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: _____

Water Demand = 205 Mf Units X 200 Gpd/Mf Unit = 41,000 Gpd

Waste-Water Demand = 205 Mf Units X 200 Gpd/Mf Unit = 41,000 Gpd

Please e-mail the completed form at mccormmm@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

Mccormic, Mary

From: Hardy, Sabina [Sabina.Hardy@stantec.com]
Sent: Thursday, March 05, 2015 2:57 PM
To: Mccormic, Mary
Cc: Hardy, Sabina
Subject: Request for Letter of Service Availability
Attachments: Location Map.pdf; LeeCounty Utilities_Request_for_Letter_of_Availability.pdf

Good Afternoon, Mary

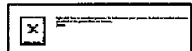
Please find attached request for letter of Service Availability and Location Map for your review and response.

Please let me know if you have any questions.

Please respond via email back to my attention.

Sincerely,

Sabina Hardy
Permit Coordinator
Stantec
3200 Bailey Lane Suite 200 Naples FL 34105-8523
Phone: (239) 649-4040
Sabina.Hardy@stantec.com



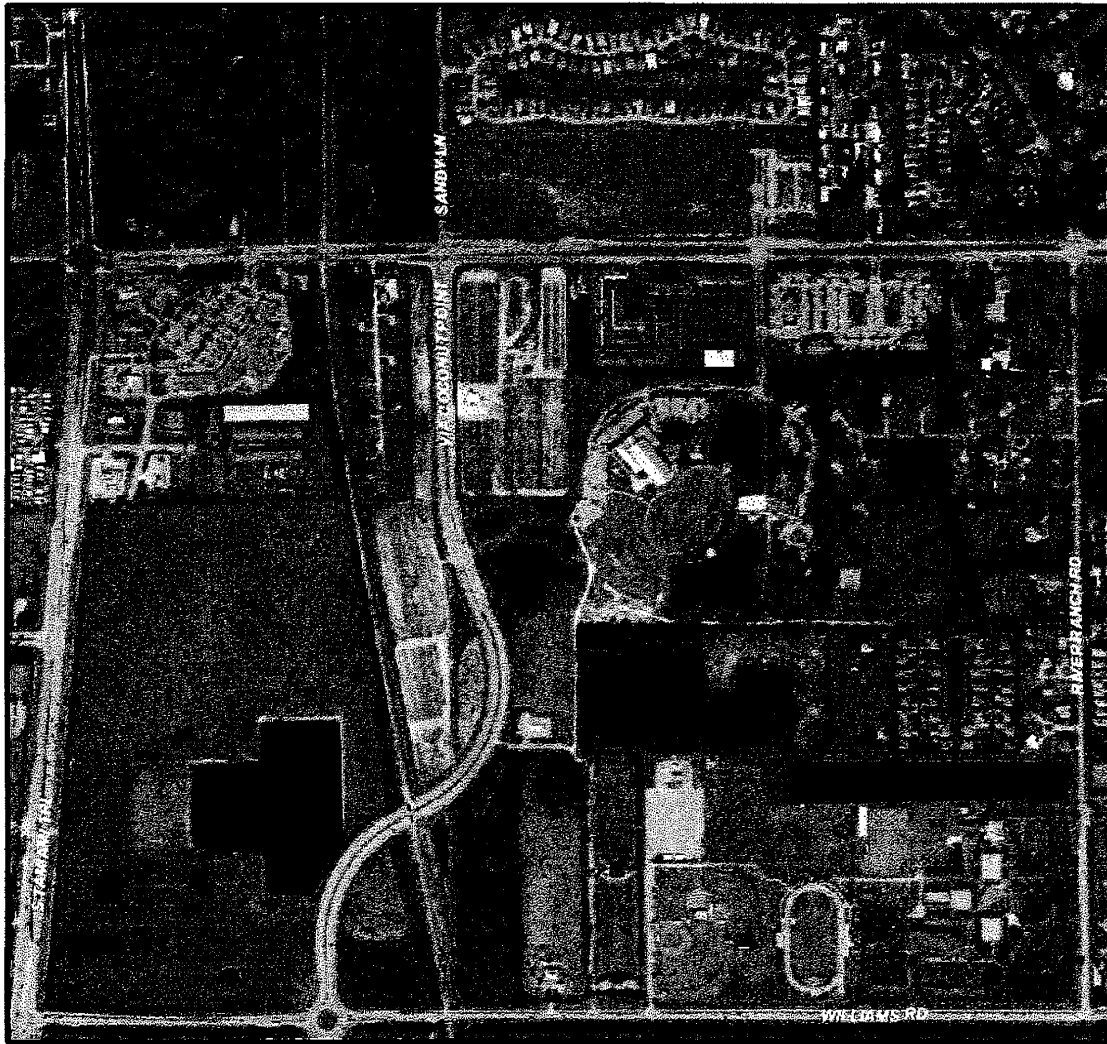
Celebrating 60 years of community, creativity, and client relationships.

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 Please consider the environment before printing this email.

Location Map

±17 acre site located at the corner of Via Coconut Point and
Corkscrew Road



Mccormic, Mary

From: Osterhout, Thom
Sent: Tuesday, March 10, 2015 4:03 PM
To: Mccormic, Mary
Subject: RE: Letter of Availability Request - Genova

Okay

Thom Osterhout
Senior Manager
Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Florida 33901
(239) 533-8165
tosterhout@leegov.com

From: Mccormic, Mary
Sent: Tuesday, March 10, 2015 3:50 PM
To: Osterhout, Thom
Subject: RE: Letter of Availability Request - Genova

Thom,
This parcel is within our current water and wastewater service area (Pinewood and Three Oaks).
It is located along the south side of Corkscrew Road between US 41 and Three Oaks Parkway.
The amendment is for 205 MF units.

Thank you!
Mary McCormic
Technician Senior
Engineering Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Fl. 33901
mmccormic@leegov.com
Phone 239-533-8532

From: Osterhout, Thom
Sent: Tuesday, March 10, 2015 3:39 PM
To: Mccormic, Mary
Subject: RE: Letter of Availability Request - Genova

Are they in our current service area and if so what is the amendment for.

Thom Osterhout
Senior Manager
Development

Lee County Utilities
1500 Monroe Street
Fort Myers, Florida 33901
(239) 533-8165
tosterhout@leegov.com

From: McCormic, Mary
Sent: Tuesday, March 10, 2015 3:09 PM
To: Osterhout, Thom
Subject: Letter of Availability Request - Genova

Thom,

I have a Letter of Availability Request for **WATER AND WASTEWATER**

Purpose of Letter – **COMP PLAN AMENDMENT**

Project Name – **GENOVA**

Location – **SE CORNER OF CORKSCREW ROAD AND VIA COCONUT (ACROSS FROM SANDY LANE)**

Proposed – **205 MF UNITS**

Estimated Daily Flows – **40,800 GPD**

This request is from Stantec.

Is it okay to write this letter?

Thank you!

Mary McCormic

Technician Senior

Engineering Development

Lee County Utilities

1500 Monroe Street

Fort Myers, Fl. 33901

mccormmm@leegov.com

Phone 239-533-8532

Fax 239-485-8385

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF
LONG RANGE PLANNER
239-337-8142
DAWNMHU@LEESCHOOLS.NET

CATHLEEN O'DANIEL MORGAN
CHAIRMAN, DISTRICT 3

STEVEN K. TEUBER
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

PAMELA H. LARIVIERE
DISTRICT 5

NANCY J. GRAHAM, ED.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

March 11, 2015

Josh Philpott, Senior Planner
Stantec Consulting Services, Inc.
3200 Baily Ln Suite 200
Naples, FL 34105

RE: Via Coconut Point & Corkscrew Rd

Dear Mr. Philpott;

This letter is in response to your request dated March 5, 2015 for a Comprehensive Plan Amendment proposed development for sufficiency comments in reference to the educational impact. This proposed development is located in the South Choice Zone, Sub Zone S-3.

The Developers request states there is a possibility of 205 multi-family dwellings. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level

For multi-family the generation rate is .091 with the following break-down, .046 for elementary, .022 for middle and .023 for high. A total of 19 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary and middle seats are not an issue within the Concurrency Service Area (CSA). For high school, the development adds to the projected deficit within the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 337-8142.

Sincerely,

Dawn Huff, Long Range Planner
Planning Department

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Via Coconut Point & Corkscrew Rd
OWNER/AGENT Genova Partners, LLC
ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S3

LOCATION South east corner of Via Coconut Point & Corkscrew Rd
ACRES 17.00
CURRENT FLU Suburban (S)
CURRENT ZONING Agricultural (AG2)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	205	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.046		9.43
Middle School	0.022		4.51
High School	0.023		4.72

Source: Lee County School District, March 11, 2015 letter

CSA SCHOOL NAME 2018/19

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	12,413	10,768	1,645	9	1636	87%
South CSA, Middle	5,621	5,325	296	5	291	95%
South CSA, High	7,070	7,550	-480	5	-485	107%

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by:

Dawn Huff, Long Range Planner

IMPACTS TO HISTORICAL RESOURCES



March 12, 2015

Dr. Marion Smith
Department of State
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

**Subject: Public Records Information Request - Historic and Archaeological Sites
Genova Development
Section 34, Township 46 South, Range 25 East; Lee County, Florida**

Dear Dr. Smith:

We are requesting any information your office may have regarding: a) known historical or archaeological sites in the study area (indicated on the enclosed location map); b) the likelihood of historical or archaeological sites occurring within the study area; and, c) whether any known sites are significant, are listed or are eligible for listing on the National Register of Historic Places, or are listed in the Florida Master Site File.

Enclosed please find a location map with the study area shown. If there are any such features as mentioned above, please indicate their approximate locations on the map enclosed. Also, please provide a printout of any findings from your records search.

We appreciate your assistance with this matter. Should you have any questions regarding this request, please feel free to contact me at (239) 939-1020.

Sincerely,

Stantec Consulting Ltd

A handwritten signature in blue ink, appearing to read "Craig D. Schmittler", with a long, sweeping horizontal line extending to the right.

Craig D. Schmittler, CSE, PWS
Senior Ecologist

Enclosure as stated

CC: Jim Wallace w/enclosures



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and consistency of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Genova Rezoning Extended Location Map

MARCH 2014

Stantec Consulting Services Inc.
3200 Bailey Ln. Ste. 200
Naples, FL 34105
tel 239.649.4040
fax 239.649.5716



TRAFFIC IMPACT STATEMENT

**Genova
Comprehensive Plan Amendment
Traffic Circulation Analysis
215612546**

Prepared for
Genova Partners, LLC
3798 Cracker Way
Bonita Springs, Florida 34134

Prepared by
Stantec Consulting Services Incorporated
Wilson Professional Center
3200 Bailey Lane, Suite 200
Naples, Florida 34105

March 9, 2015



PURPOSE

The following traffic impact statement (TIS) is intended to satisfy the applicable requirements associated with a **Traffic Circulation Analysis** to support a Comprehensive Plan Amendment for the **Genova RPD** project (hereafter "PROJECT") located in the southeast quadrant of the intersection of Corkscrew Road and Via Coconut Point. The PROJECT has a current Future Land Use Map designation of **Suburban**, and is currently zoned **Corkscrew Road Square CPD** and **AG-2**.

The proposed Map Amendment will change the future land use designation from **Suburban** to **Intensive Development** which would then permit the 205 multi-family dwelling units proposed in the companion RPD application.

The purpose of this traffic circulation analysis is to determine the effect of the land use change on the Financially Feasible Transportation Plan (20-Year horizon) and on the Capital Improvement Element (5-Year horizon).

STUDY AREA

The +/- 17 acre site is located in the southeast quadrant of the intersection of Corkscrew Road and Via Coconut Point, approximately ¼ mile east of US 41. The site is located in TAZ # 1624 (Figure 1). The Study area includes those roadways located within 3-miles of the site as shown in Figure 2.

Figure 1: TAZ 1624

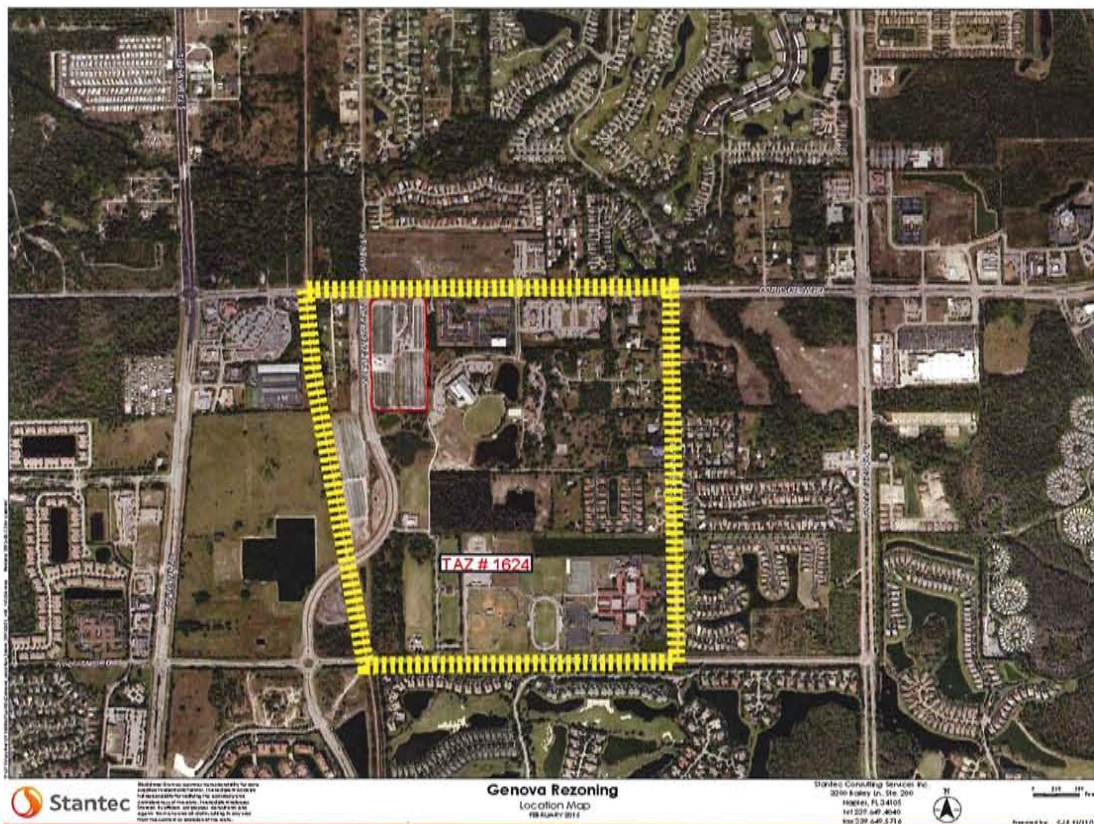


Figure 2: Site Location with 3-Mile Radius



20-YEAR HORIZON

The currently approved 2035 FSUTMS travel demand model was reviewed to determine the current land use distributed to TAZ 1624. **Table 1** indicates that the zonal data is a mix of residential, commercial and service employment, and school enrollment.

Table 1: TAZ #1624 Land Use Variables

LC 2035 Model (TAZ #1624) Variable	Value
Single Family Residential Units	56
Multi-Family Residential Units	922
Hotel/Motel Units	150
Employment – Industrial	14
Employment – Commercial	114
Employment – Service	1326
Employment Total	1454
School Enrollment	1527

The current **Suburban** land use designation could reasonably accommodate 170,000 square feet of retail development at 10,000 square feet per acre, or 255,000 square feet of multi-story medical/business office “service” development at 15,000 square feet per acre. The proposed land use allows for a similar amount of commercial develop, but would also allow for a high density level of residential development. The applicant is proposing a companion rezone petition to develop a residential planned development to include 205 multi-family dwelling units (resultant density is +/-12.1 DU/Ac.). **Table 2** provides a trip generation and model variable comparison of the different land use intensities. All trip generation data was developed using *ITE Trip Generation Manual (9th Ed.)* equations where available.

Table 2: Land Use Trip Generation Comparison

Land Use	LU#	Units of Measure	ADT	P.M. PkHr (2-way)	Emp./Sq Ft Conv. Rate	EMP
Retail Shopping	#820	170,000 Sq. Ft.	9588	1070	1/500 sq. ft.	340
Medical/Office (50/50)	#720/710	255,000 Sq. Ft.	6575	1121	1/350 sq. ft.	728
Residential Multi-Family	#230	205 DUs	1201	200	NA	NA

Absent regulating floor area ratios (FARs) in the two land use designations, under the current **Suburban** and proposed **Intensive Development** land use designations, the same level of commercial development could likely occur. The proposed level of residential density is only permitted under the proposed Intensive Development designation, and as can be seen in **Table 2**, the proposed residential land use is

far less intense than the most intense land uses allowed under the current and proposed designations. We therefore believe that while the type of land use will change within the TAZ from commercial employment to residential, no change to the TAZ socioeconomic data is required, and no further analysis of the 2035 horizon is required.

SHORT-RANGE 5-YEAR CIP HORIZON

A review of the current Lee County Capital Improvement Program and the FDOT 5-Year Work Program revealed no programmed improvements to the arterial network within 3-miles of the site.

TRIP GENERATION

Development of the site is proposed to include 205 multi-family dwelling units. Trip generation is depicted in **Table 3**. All trip generation data was developed using *ITE Trip Generation Manual (9th Ed.)* equations where available. During the p.m. peak hour, a total of 108 trips are expected to be generated by the project, with 72 entering and 36 exiting.

Table 3: Land Use Trip Generation

ITE Land Use (LU)	ITE LU#	Units	Unit of Measure	24-Hr Trips (2-Way)		Peak Hour Trips	Entering Rate	Exiting Rate	Driveway Volume	
									Entering Trips	Exiting Trips
Multi-family	230	205	DU	1,201	AM Pk Hr	92	17%	83%	16	76
					PM Pk Hr	108	67%	33%	72	36

TRIP DISTRIBUTION

The percent of p.m. peak hour directional project trips assigned to the network (trip distribution) is depicted below in **Figure 3**. Directional trips are noted on each segment, with the peak hour directional projects trips assigned to each segment in the p.m. peak hour shown in **red** (minor differences are due to rounding.)

Figure 3: Project Trips Directional Distribution



Project Trips in the P.M. Peak Direction

2020 5-YEAR HORIZON ANALYSIS

The major roadways within the 3-mile radius of the project were identified and are shown in **Table 4**. Roadway capacity (service volume) and 2014 peak direction volumes were obtained from the Lee County 2014 Concurrency Report. The Lee County 2014 Traffic Count Report was used to develop annual average growth rates (AAGR) in order to project traffic to the 5-year horizon (2020). In all but one case, the calculated AAGR derived from the available data seemed reasonable. One roadway segment in particular, Three Oaks Parkway, south of Corkscrew Road, reported an unusually high 2014 traffic volume of 35,100, an 86% increase over the 2013 volume of 18,800, which resulted in a 9-year AAGR of 13% (2005-2014). While such growth is conceivable in a single year, it is unreasonable to expect the facility to sustain that level of growth for any period. On Three Oaks Parkway north of Corkscrew Road, the AAGR was calculated at 5.6%, so for the purposes of this evaluation, a 6% AAGR increase was used for Three Oaks Parkway south of Corkscrew Road. The existing roadway conditions and the estimated annual average growth are shown in **Table 4**.

Table 4: Existing Conditions & Annual Average Traffic Growth

Facility	Limits	Type	LOS	Pk. Hr. Dir.	2014 Pk. Hr. Dir. Vol. (1)	2014 V/Std.	2014 LOS (2)	STA#	PCS	PM Pk. Dir. (2)	Base Year AADT (2)	Last Year AADT (2)	AAGR	Years
Ben Hill Griffin Blvd.	Corkscrew Rd to FGCU	4LD	E	1,960	852	0.43	B	517	60	NB	17,200	19,500	1.40%	9 2005-2014
Coconut Rd.	US 41 to Three Oaks Pkwy	4LD	E	1,790	588	0.33	C	490	15	EB	12,100	12,200	0.10%	8 2005-2013
Corkscrew Rd.	US 41 to Three Oaks Pkwy	4LD	E	1,900	688	0.36	C	247	15	EB	13,900	14,300	0.36%	8 2005-2014
Corkscrew Rd.	Three Oaks Pkwy to I-75	4LD	E	1,900	1,520	0.80	C	15	15	EB	29,400	30,600	0.45%	9 2005-2014
Corkscrew Rd.	I-75 to Ben Hill Griffin Blvd.	4LD	E	1,900	1,128	0.59	C	249	15	EB	10,100	13,000	3.21%	8 2005-2013
Three Oaks Pkwy	Corkscrew Rd. to Coconut Road	4LD	E	1,940	865	0.45	B	525	25	NB	11,600	35,100	13.09%	9 2005-2014
Three Oaks Pkwy	Corkscrew Rd. to San Carlos Blvd.	4LD	E	1,940	935	0.48	B	415	25	NB	12,900	19,900	5.57%	8 2005-2013
Via Coconut Point	Corkscrew Rd. to South End	4LD	E	1,790	249	0.14	C	454	25	NB	5,100	5,400	1.92%	3 2007-2010
Williams Rd.	US41 to River Ranch Rd.	2LU	E	860	202	0.23	C	468	15	EB	2,000	4,200	9.72%	8 2005-2013
US41	Old 41 to Corkscrew Rd.	6LD	E	3,020	2,509	0.83	B	436	25	NB	45,300	42,000	-1.50%	5 2005-2010
US41	Corkscrew Rd. to Sanibel Blvd.	6LD	E	3,000	1,817	0.61	B	25	25	NB	41,500	37,700	-1.06%	9 2005-2014

(1) Source: 2014 Concurrency Report

(2) Source: 2014 Traffic County Report

The AAGR was applied to the 2014 peak hour direction volumes reported in the 2014 Concurrency Report for each road within the 3-mile radius to generate a 2020 background traffic volume (without project trips). Peak direction project trips were then applied to the peak direction background volumes on each segment and are reported in **Table 5**.

Table 5: 2020 Conditions With and Without Project Trips

Facility	Limits	Type	LOS	Pk. Hr. Dir. Serv. Vol. ⁽¹⁾	2014 Pk. Hr. Dir. Vol. ⁽¹⁾	2014 V/Std.	Growth Rate Used	2020 W/Out Project Trips		PM Pk. Dir.		2020 With Project Trips	
								PmPkDir	V/Std	Trips	%SV	PmPkDir	V/Std
Ben Hill Griffin Blvd.	Corkscrew Rd to FGCU	4LD	E	1,960	852	0.43	1.40%	926	0.47	2	0.001	928	0.47
Coconut Rd.	US 41 to Three Oaks Pkwy	4LD	E	1,790	588	0.33	1%	624	0.35	4	0.002	628	0.35
Corkscrew Rd.	US 41 to Three Oaks Pkwy	4LD	E	1,900	688	0.36	1%	730	0.38	11	0.006	741	0.39
Corkscrew Rd.	Three Oaks Pkwy to I-75	4LD	E	1,900	1,520	0.80	1%	1,614	0.85	5	0.003	1,619	0.85
Corkscrew Rd.	I-75 to Ben Hill Griffen Blvd.	4LD	E	1,900	1,128	0.59	3.21%	1,363	0.72	2	0.001	1,365	0.72
Three Oaks Pkwy	Corkscrew Rd. to Coconut Road	4LD	E	1,940	865	0.45	6.00%	1,227	0.63	7	0.004	1,234	0.64
Three Oaks Pkwy	Corkscrew Rd. to San Carlos Blvd.	4LD	E	1,940	935	0.48	5.57%	1,294	0.67	2	0.001	1,296	0.67
Via Coconut Point	Corkscrew Rd. to South End	4LD	E	1,790	249	0.14	1.92%	279	0.16	22	0.012	301	0.17
Williams Rd.	US41 to River Ranch Rd.	2LU	E	860	202	0.23	9.72%	352	0.41	4	0.004	356	0.41
US41	Old 41 to Corkscrew Rd.	6LD	E	3,020	2,509	0.83	1%	2,663	0.88	11	0.004	2,674	0.89
US41	Corkscrew Rd. to Sanibel Blvd.	6LD	E	3,000	1,817	0.61	1%	1,929	0.64	9	0.003	1,938	0.65

(1) Source: 2014 Concurrency Report

(2) Source: 2014 Traffic County Report

As can be seen in **Table 5**, all roadway segments within the study area are expected to operate at an acceptable level of service in 2020, and project trips will not have a significant impact on the adjacent roadway network.

CONCLUSIONS

The proposed change in land use designation from **Suburban** to **Intensive Development** does not require the modification of the 2035 Long Range Transportation Plan model TAZ data. Additionally, the proposed residential use of the site associated with the companion RPD application, will generate substantially less traffic than would be otherwise generated by the highest intensity land use permitted by either the current or proposed land use designation.

Within the 5-year horizon, the proposed land use designation change has no significant impact on the adjacent roadways and does not require any modifications to the Lee County Capital Improvement Program.

ENVIRONMENTAL ASSESSMENT

**GENOVA PROPERTY
PRELIMINARY ENVIRONMENTAL
ASSESSMENT REPORT**



PREPARED FOR:
Mr. James Wallace
Genova Partners, LLC
3798 Cracker Way
Bonita Springs, Florida 34134

PREPARED BY:
STANTEC CONSULTING SERVICES INC.
3800 COLONIAL BOULEVARD, SUITE 100
FORT MYERS, FLORIDA 33966

March 2015

Sign-off Sheet

This document entitled GENOVA PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT was prepared by Stantec Consulting Services Inc. for the account of Genova Partners, LLC.. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by


(signature)

Craig Schmittler

Reviewed by


(signature)

Tom Trettis

**GENOVA PROPERTY
PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT**

March 20, 2015

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1.0 Introduction

Stantec Consulting Services Inc. (Stantec), entered into a contractual agreement with Genova Partners, LLC, to provide environmental consulting services related to the comprehensive plan amendment and rezoning of the property and the preparation and submittal of a Development Order Application to develop the subject property located in Section 34, Township 46 South, Range 25 East, Lee County, Florida. The property encompasses approximately 16.5 acres immediately south of Corkscrew Road which runs along the northern property boundary and east of Via Coconut Point Road which forms the western property boundary. The subject property consists primarily of highly disturbed land that has been cleared in the past and is currently being farmed as part of a U-Pick vegetable facility. This report documents the findings of the environmental assessment and will address the environmental issues required for the rezoning of the property and subsequent preparation and submittal of an application for a Development Order from Lee County. This report will describe and discuss the vegetative habitats using FLUCCS identifiers, identify the potential listed flora and fauna issues, discuss environmental permitting, and describe the Natural Resources Conservation Service (NRCS) soil types mapped within the assessment area.

Stantec ecologist Craig D. Schmittler, CSE, PWS performed the preliminary environmental assessment of the subject property on February 13, 2015. This inspection included listed species surveys, a preliminary jurisdictional wetland assessment as well as a general environmental evaluation of the property. As required by Lee County, the spacing of pedestrian transects ensured that a minimum of 80% of the site was visually inspected during the assessment. This will also satisfy the minimum requirements for a listed species assessment for the Florida Fish and wildlife Conservation Commission (FWC).

2.0 Site Location

The assessment area is located in Section 34, Township 46 South, Range 25 East, Lee County, Florida. A Location Map and a 2014 Aerial Photograph are included as Exhibits 1 & 2, respectively.

3.0 Environmental Survey and Results

3.1 SURVEY METHODOLOGY

Prior to the field investigation, a literature search as performed and color aerals were reviewed to identify the potential listed plants and wildlife that could inhabit or utilize the project site. Information regarding listed plant and wildlife that have the potential to occur in habitats on the site was also obtained from the Florida Fish and Wildlife Conservation Commission (FWC) and

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the Florida Natural Areas Inventory (FNAI). The FWC's publication Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List, January 2013, was reviewed to determine the current state and federal status of listed plant and wildlife species potentially present on site.

This preliminary environmental assessment included identifying the current vegetation and habitat types present on site. The current vegetative habitats found on the subject property were mapped according to the Florida Land Use, Cover and Forms Classification System (FLUCCS) mapping codes as described in the Florida Department of Transportation's (FDOT) January 1999 handbook. The entire property has been previously cleared and is currently being used as agriculture (vegetable row crops) with various associated supporting uses such as a U-Pick sales facility and a small maintenance facility.

Aerial photographs combined with ground-truthing were used for mapping the vegetative habitats existing vegetative habitats, and land uses (refer to Exhibit C).

3.2 VEGETATION DESCRIPTIONS

This section lists and describes each of the vegetative habitat types or land uses by the specific FLUCCS categories that best identify each habitat type found within the assessment area. Each FLUCCS code is listed followed by the name of the category and a listing of the dominant plant species present in each vegetative stratum within each FLUCCS code. A general description of the FLUCCS category is then provided.

A. Maintenance / Storage Area (FLUCCS 201) – This category describes the small cleared area near the east central section of the property where the irrigation facilities, equipment storage (open air) and a small soft sided storage facility are located.

B. Farmers Market Shed & Parking (FLUCCS 202) – This code describes the small building used as the sales center for the produce grown on site. It also includes the associated parking facilities (sand / shell lot – impervious surface).

C. Agricultural (Row Crops) (FLUCCS 214) – This category represents a majority of the property which has been cleared, graded and bedded for the production of row crops. The property contains a U-Pick farmers market and the farming activities have resulted in the clearing of a majority of the property.

D. Open Land, Previously Cleared (FLUCCS 260) – These small areas remain as field roads or open space at the northern and southern ends of the property. There is also a narrow strip between the eastern and western field blocks that is not being farmed. Several cabbage palms are present in the northern portion of this area. These palms represent the only remaining native tree species present on site.

Table 1 - Existing Vegetative Associations and Land Use Descriptions on the Project Site

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FLUCCS Code	Description	Acres
201	Maintenance / Storage Area	0.53
202	Farmers Market Shed and Parking	0.79
214	Agricultural (Row Crops)	13.16
260	Open Land, Previously Cleared	2.47
Total		16.95

3.3 SOILS

The Natural Resources Conservation Service (NRCS) soil survey maps for Lee County indicate that the soils types present on the subject property are non-hydric. There are only two (2) separate soil types identified within the limits of the subject property as categorized by the NRCS. The soil identifications and their status (hydric – non-hydric) are as follows:

Table 2 - Soil Types on the Project Site

Soils #	Description	Status
No. 10	Pompano Fine Sand	Non-hydric
No. 28	Immokalee Sand	Non-hydric

These soil types were identified using the NRCS publication: Soil Survey of Lee County Area, Florida, Issued 1984.

A GIS map showing soil types contained within and adjacent to the project area is included with this report. (See Attached Soils Map Exhibit D).

A hydric soil is defined as, "A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that favor the growth and regeneration of hydrophytic vegetation" [U.S.D.A. Natural Resources Conservation Service (NRCS), 1991]. A soil is inundated when the water table is at or above the soil surface. A soil is flooded if the water is moving across the soil surface as in a slough or on a floodplain. A soil is ponded if the water is sitting on top of the soil with no movement to an outlet, as in the case with some isolated depressional systems. The hydric soils found on site will most likely fall under the regulatory permitting jurisdiction of the South Florida Water Management District (SFWMD) and potentially the U.S. Army Corps of Engineers (COE).

3.4 HYDROLOGY

There was no standing water observed on site during the preliminary environmental assessment of the property. There are no remaining native habitats and no wetland habitats were present on site. None of the areas observed showed any signs of hydrophytic (wetland) vegetation and no signs of hydrology (stain lines, adventitious rooting, algal mats, etc.) were observed. Lacking evidence to the contrary, it is assumed

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that there are no jurisdictional wetlands present on the subject property. There is a small drainage swale along the southern 1/3 of the site on the western edge that empties into a small other surface water ditch that crosses the extreme southern edge of the site that appears to temporarily contain water during periods when irrigation water is actively being pumped through the farm fields. No hydric indicators were observed within or adjacent to this small ditch and no hydric vegetation was present.

4.0 Potential Federal Jurisdictional Wetlands Under Existing Criteria

The three (3) criteria used to determine if an area is considered to be a U.S. Army Corps of Engineers (COE) jurisdictional wetland under current federal rules and guidelines are:

- Domination by hydrophytic (wetland) vegetation,
- Presence of hydric soils (field verified) and,
- Presence of wetland hydrology producing saturated conditions within six inches of the surface for at least five percent (18 consecutive days) of the growing season (the growing season in Florida is considered year-round).

All three (3) criteria must be present for the area to be considered a jurisdictional wetland for the COE.

There were no wetland systems observed on site, but there was a small ditch at the southern end of the site. The COE may assert jurisdiction over this small ditch but it's small size in total area wouldn't have a significant effect on developing the property. If this ditch is connected to ditches or other features that flow offsite, it will allow the COE to assert jurisdiction over the ditch due to direct connections to State and Navigable Waters. A request for a SWANCC determination should be filed immediately to get a determination on this area. In any case, the total area affected by this small ditch is not significant and is so small it cannot be shown on the attached exhibits.

5.0 Potential State Jurisdictional Wetlands Under Existing Criteria

The South Florida Water Management District (SFWMD) has the responsibility for determining state wetland jurisdiction when applying for an Environmental Resource Permit (ERP).

The criteria used to determine if an area is considered jurisdictional wetlands under current state rules and guidelines are:

- Domination by hydrophytic (wetland) vegetation,
- Presence of hydric soils (field verified) and,
- Presence of wetland hydrology producing saturated (at the soil surface) conditions for approximately 21 consecutive days or inundated (above the soil surface) conditions for 7 consecutive days.

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There were no wetland habitats onsite that would fall within the regulatory jurisdiction of the SFWMD based upon the criteria found in Chapter 62-340 of the Florida Administrative Code. The small ditch at the southern end of the site would be classified as a jurisdictional other surface water and would not require mitigation if it were moved or otherwise impacted, as long as current flows affecting other properties (if any) are maintained.

6.0 Environmental Permitting Requirements

The SFWMD office in Fort Myers would review any applications for an Environmental Resource Permit (ERP) permit to develop this property.

The COE will no longer perform a wetland determination until a federal permit application has submitted. The submittal of the ERP joint application to the SFWMD office for review should trigger a review by the COE. Once an application for the project has been submitted and received by the COE, they will schedule a field review to verify the presence or absence of jurisdictional wetlands.

The regulatory agencies generally take a three-tiered approach to authorizing wetland impacts: avoidance, minimization and compensatory mitigation. If avoidance cannot be accomplished given the location of wetlands onsite, compensatory mitigation will be required for unavoidable adverse impacts. The objective of mitigation for unavoidable impacts is to offset environmental losses of wetland function and habitat. According to Federal guidance, such mitigation should provide, at a minimum, one to one functional replacement (i.e., no net loss of wetland values), with an adequate margin of safety to reflect the expected degree of success associated with the proposed mitigation plan.

If wetland impacts are proposed, the COE and SFWMD will require a detailed analysis for the site to quantify the existing functional value of on-site wetlands versus functional value of the wetlands proposed as mitigation to determine whether proposed mitigation adequately off-sets the loss of wetlands resulting from project impacts. Currently, both the COE and the SFWMD utilize the Uniform Mitigation Assessment Method (UMAM). UMAM scores 3 parameters, based upon both existing and proposed wetland conditions. The total functional value (score) of the enhanced wetland is then subtracted from the total functional value (score) of the wetland in its existing condition separately for each assessment method.

UMAM evaluates the post-development scores as if the mitigation is fully functional, but then it incorporates a correction factor for both lag and risk (i.e., the uncertainty of a successful mitigation outcome) to lower the total mitigation from fully functional.

The goal is to have post-development functional values be equal to or greater than pre-development values (i.e., the total wetland value will be maintained or improved once both wetland impacts and wetland mitigation are executed). Otherwise, there will be a net functional loss that needs to be offset by off-site mitigation. If offsite mitigation is pursued it might entail the purchase of mitigation credits from a private commercial wetland mitigation bank.

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7.0 Potential Listed Flora and Fauna

As part of the preliminary listed species surveys of the subject property, the Stantec ecologist performed an inspection of nearly 100% aerial cover of the subject property. These surveys of the property were conducted using the Florida Fish and Wildlife Conservation Commission (FWC) publication "Official Lists of Florida's Endangered Species, Threatened Species and Species of Special Concern," 1999, to determine the status of protected wildlife and plant species that may potentially occur within the subject property. In addition, the Florida Natural Areas Inventory (FNAI) element occurrence GIS database for Lee County and FWC databases were researched to obtain any information they may have concerning rare, threatened or endangered species on and surrounding the subject property. Compilation of this information and use of these sources is accepted practice in conducting research to determine the potential use of a property by specific protected species. The purpose of this preliminary listed species survey was to identify listed species known to be present and listed species that could potentially be present based upon habitat types found on the property. The spacing of pedestrian transects was established to take into account the open nature of the property and to ensure a minimum of 80% (as required by Lee County) of the project site was visually inspected (Exhibit E). Detailed listed species surveys targeting specific species could possibly be required prior to the submittal of permit applications to the regulatory agencies for the development of the property if the current agricultural uses are terminated prior to initiating site development processes. These surveys would identify potential listed species issues and determine the types of permitting that may be required to address listed species concerns with FWC and the U.S. Fish and Wildlife Service (FWS) so the proposed project is fully compliant with permitting agency requirements.

Since there were no jurisdictional wetland habitats identified on site, the potential for wetland dependent species to be present is highly unlikely. In addition, the preliminary listed species survey performed by Stantec indicated most of the natural habitats potentially utilized by listed species have been eliminated and replaced by row crops. As such, the only two listed species considered potentially present under the current conditions on site were the burrowing owl (*Athene cunicularia floridana*) and the gopher tortoise (*Gopherus polyphemus*). The Eastern indigo snake (*Drymarchon corais couperi*) would have also been considered potentially present as a commensal species to the gopher tortoise should any of them had been found on site.

During the preliminary listed species survey of the property there were no observations made of listed species, nests, burrows or any other signs of their presence. Since this is simply a comprehensive plan amendment and rezone application, no further species specific surveys are currently planned.

The FNAI/FWC databases do not contain any specific species occurrence records on the subject property.

During the course of performing the environmental assessment, the Stantec ecologist also searched for plants listed by the Florida Department of Agriculture (FDA) and FWS that may be present on the project site.

The above-noted agencies have categorized the various listed plant species based upon their relative abundance in natural communities. Those categorizations include "Endangered;" "Threatened," and "Commercially Exploited". "Endangered" means species of plants native to the State that are in imminent danger of extinction within the State, the survival of which is unlikely if

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the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened, pursuant to the Federal Endangered Species Act of 1973, as amended, Public Law No. 93-205 (87 Stat. 884). "Threatened" means species native to the State that are in rapid decline in number of plants within the State, but which have not decreased in such number as to cause them to be endangered. "Commercially exploited" means species native to the State which are subject to removal in significant numbers from native habitats in the State and sold or transported for sale.

The protection afforded plants listed by the Florida Department of Agriculture entails restrictions on harvesting or destroying plants found on private lands of another, or public lands, without permission and/or a permit from the FDA. There are no restrictions for landowners, unless the sale of plants is involved. These provisions are found in Section 581.185, FDA under State law.

The results of the floral surveys on site were similar to the faunal surveys. Since the entire site has been cleared and no native habitats remain, there were no sightings of listed floral species during the preliminary listed species survey. Given the disturbed nature of the site, no listed floral species are expected to be present on the property. The FNAI/FWC databases do not contain any plant occurrence records onsite.

Table 3 - Listed Plant and Animal Species Potentially Occurring on the Project Site

Common Name	Scientific Name	FWC/ FDA	FWS
AMPHIBIANS & REPTILES			
Gopher tortoise	<i>Gopherus polyphemus</i>	T	NL
Eastern indigo snake	<i>Drymarchon corais couperi</i>	T	T
BIRDS			
Southeastern American kestrel	<i>Falco sparverius paulus</i>	T	NL
Florida burrowing owl	<i>Athene cunicularia floridana</i>	SSC	NL

FDA = Florida Department of Agriculture and Consumer Services
 FWC = Florida Fish and Wildlife Conservation Commission
 FWS = United States Fish & Wildlife Service
 E = Endangered
 T = Threatened
 T* = Currently in the process of being removed from the Federal list of endangered and threatened animals and plants
 T(S/A) = Threatened by Similarity of Appearance
 SSC = Species of Special Concern
 NL = Not listed

"Upland Surveys" - Methods used were consistent except that in the majority of cases, the density of transects exceeded the recommended density; and surveys addressed more species than those listed in the 1988 FWC publication.

"Small Mammal Sampling" - No small mammal trapping was performed. None of the species listed under his methodology would be reasonably expected to occur on the property due to inappropriate range and habitat.

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"Herpetofaunal Surveys" - No herpetofaunal trapping was performed. None of the species listed under this methodology could be reasonably expected to occur on the property due to inappropriate habitat. Indigo snakes are assumed to have the potential to be present.

8.0 Archaeological Resources

No comprehensive archaeological studies were undertaken during the Stantec preliminary environmental assessment of this property. Due to the notable absence of any significant upland habitats that remain undisturbed on the site, it is unlikely that the Department of State would request an archaeological survey for the purpose of documenting any onsite archaeological and/or historical resources. However, we will request confirmation from the Department of State that no significant historical or archaeological resources are present on site.

9.0 Conclusions

Based upon the highly disturbed and previously cleared condition of the subject property, the absence of hydrophytic vegetation and signs of inundation, it is unlikely that any of the site will be considered jurisdictional wetlands by the SFWMD and the COE. A verification of the conditions on site may be required from the SFWMD and the COE during the ERP permitting process to verify the absence of jurisdictional wetlands.

The SFWMD will require the preparation and submittal of an Environmental Resource Permit (ERP). Due to the absence of jurisdictional wetlands on site, the application will be processed and approved through the Fort Myers Service Center.

If the COE determines that federal wetlands occur on the site, a Section 404 Dredge and Fill Permit will need to be prepared and submitted for approval. This process will take an estimated 12-24 months to attain approval. Based upon conditions observed during the environmental assessment of the property, it is unlikely that there are COE jurisdictional wetlands present on site.

No listed species were observed within the project area. Wildlife utilization of the property is anticipated to be low due to the highly disturbed habitat conditions. Based on information obtained from available databases, combined with the results of the preliminary listed species surveys, it is unlikely that there should be any listed species permitting required by FWC or other regulatory agencies.

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10.0 Recommendations

Prepare and submit the regulatory applications for the ERP permit as well as the Lee County Development Order. Schedule agency site inspections as requested to verify site conditions as applicable.

11.0 Hazardous Materials Disclaimer

This evaluation did not include work that may be necessary for an environmental audit for reduction of liability for hazardous materials under the provisions of the Federal Comprehensive Environmental Response.

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PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT**

March 20, 2015

EXHIBITS

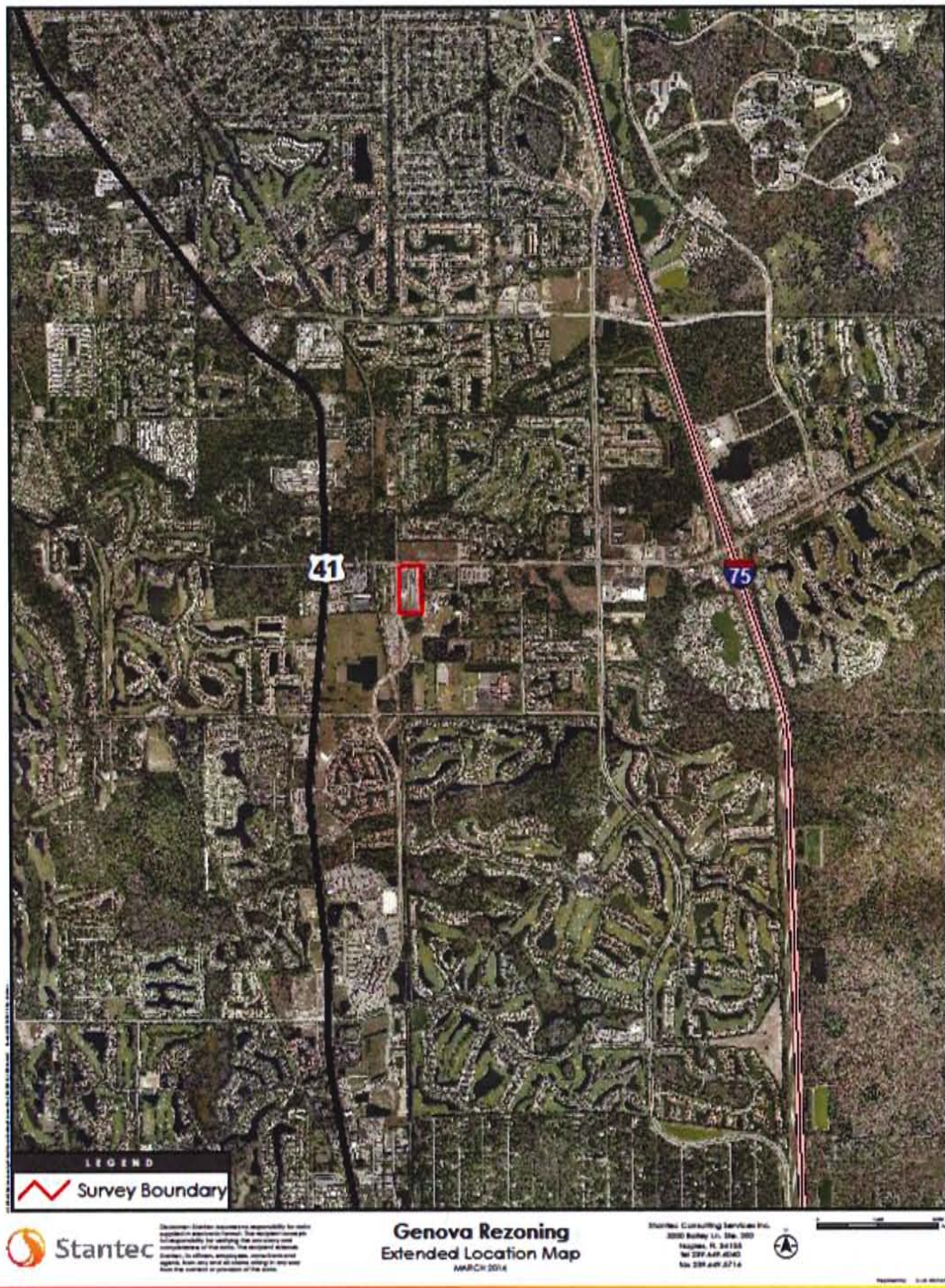
**GENOVA PROPERTY
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**Exhibit A -
Location Map**

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**Exhibit B -
2014 Aerial Photograph**

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**Exhibit C -
FLUCCS MAP**

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**Exhibit D -
NRCS SOILS MAP**

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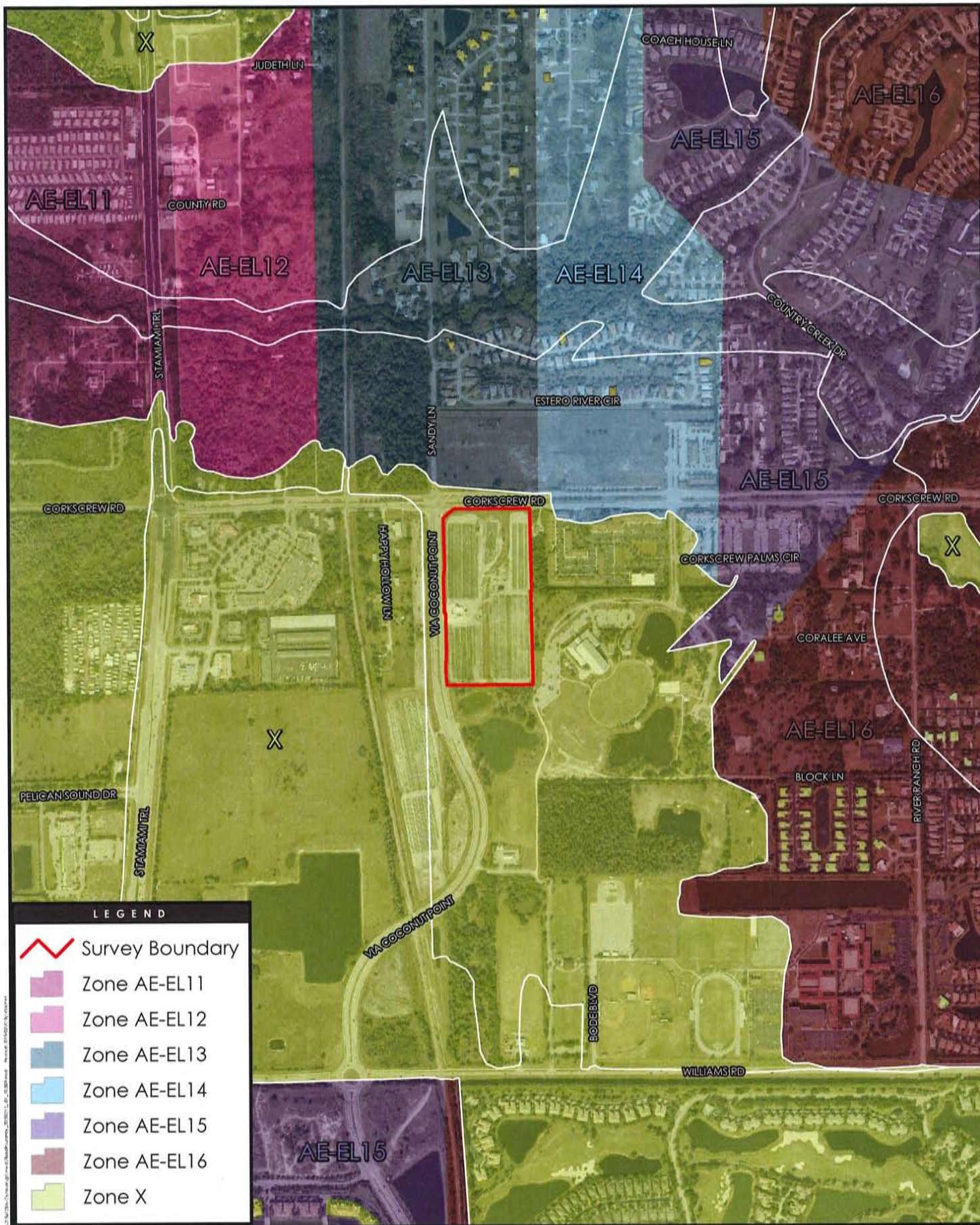
**Exhibit E -
Listed Species Transect Map**

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MAPS AND EXHIBITS

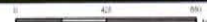


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Genova Rezoning Flood Insurance Rate Map

February 2015

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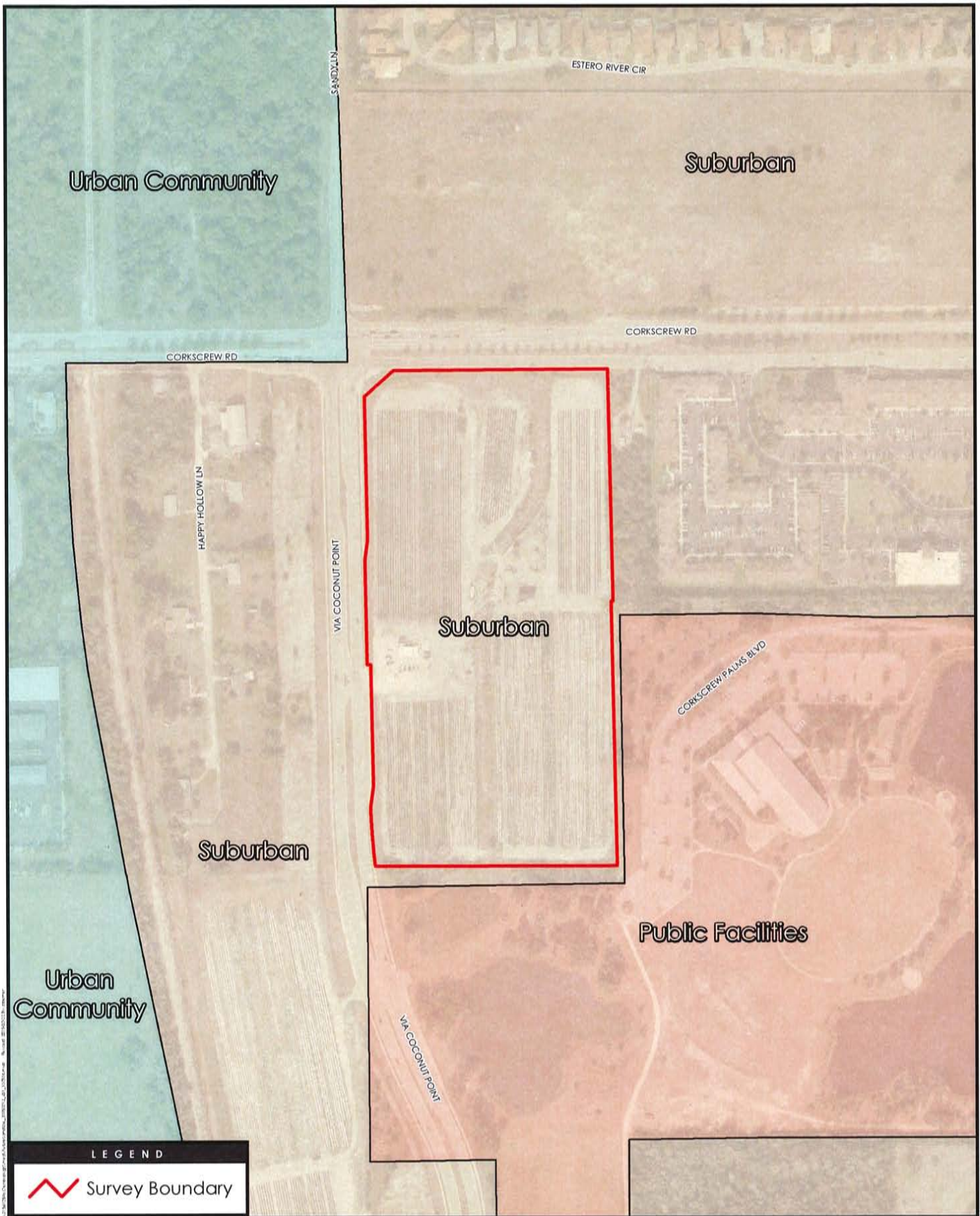
Genova Rezoning Historic Flow Ways Map

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0 100 200 feet



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Genova Rezoning

Existing Future Land Use Map

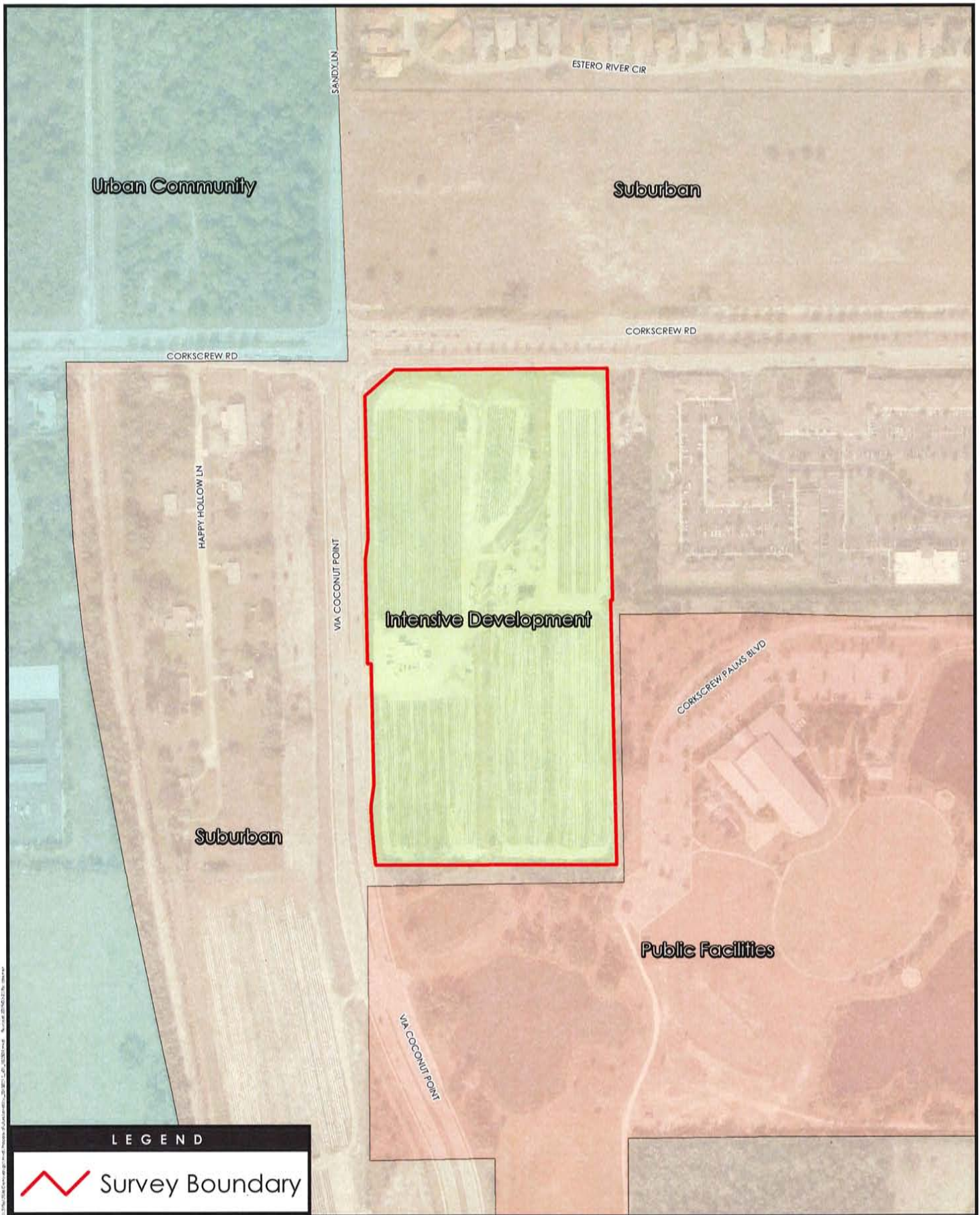
February 2015

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0 100 200 Feet





 Survey Boundary



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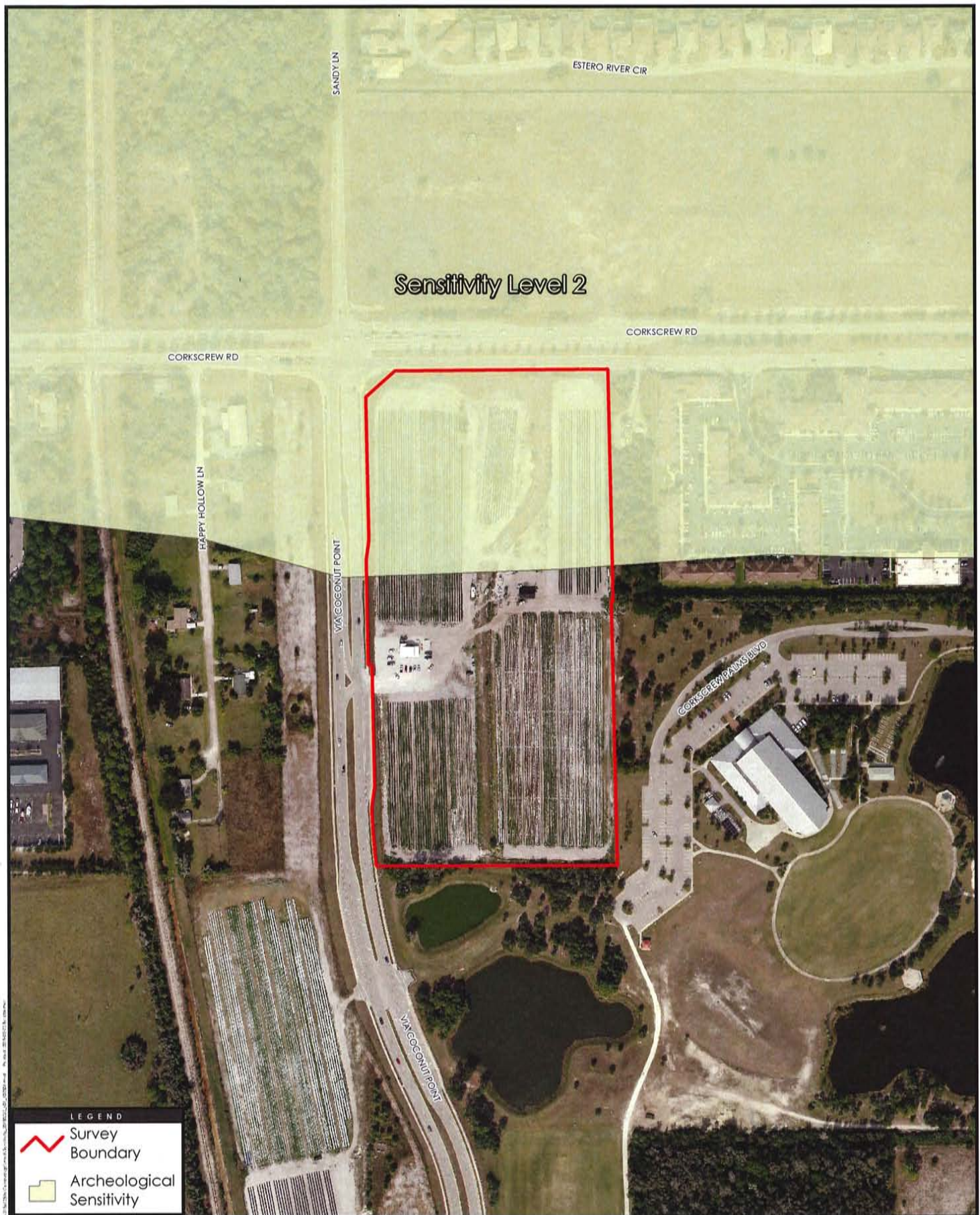
Genova Rezoning Proposed Future Land Use Map

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0 150 300 Feet



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Genova Rezoning Archeological Sensitivity Map

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Soil Number	Soil Description	Acreage
10	Cocoa Fine Sand	0.06 ac
28	Pompano Fine Sand	16.89 ac
Total		16.95 ac



LEGEND

 Survey Boundary



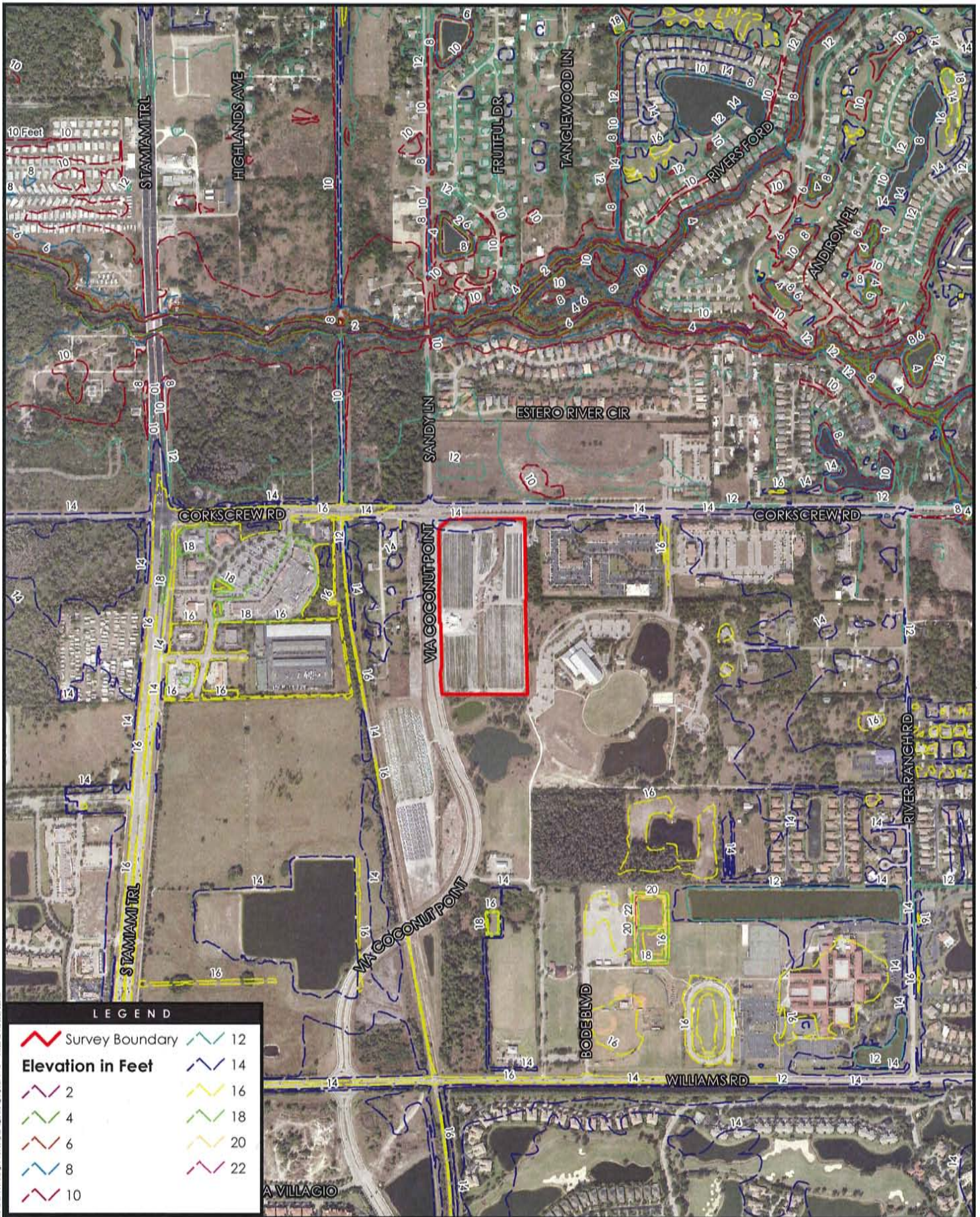
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Genova Rezoning Soils Map February 2015

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0 25 50 Feet



LEGEND

Survey Boundary

Elevation in Feet

2	12
4	14
6	16
8	18
10	20
	22

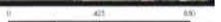


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Genova Rezoning Topographic Map

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Genova Rezoning Utilities Map

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0 100 200 Feet



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Genova Rezoning Transit Facilities Map

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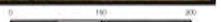


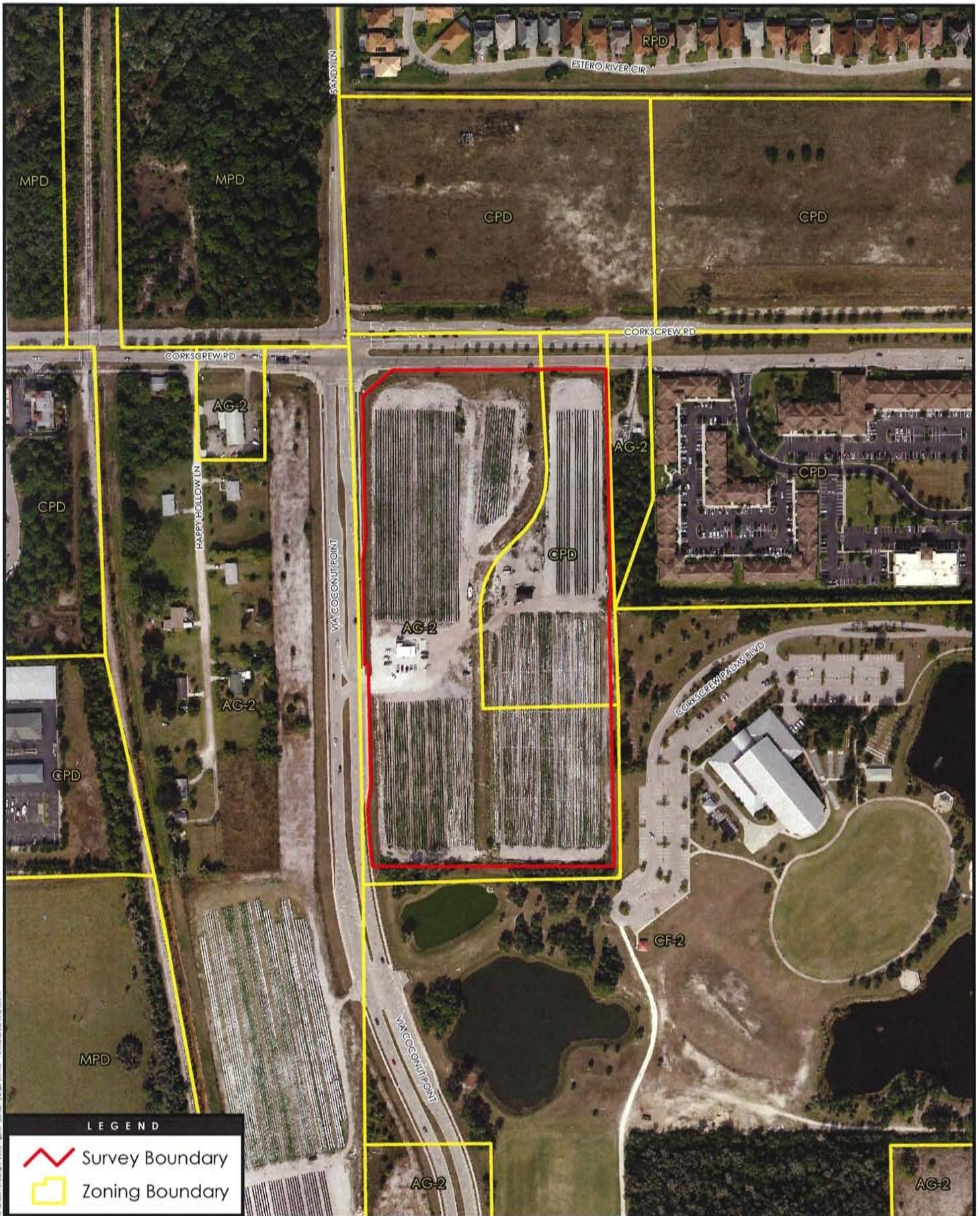
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Genova Rezoning Wetlands Map

February 2015

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ESTERO COMMUNITY PLANNING INITIATIVE REPORT



Community Planning Initiative Final Report Estero, Florida

January 2015

Seth Harry & Associates, Inc.
Spikowski Planning Associates

ACKNOWLEDGEMENTS

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Howard Levitan, Vice Chairman
Marilyn Edwards, Communications Director
Phil Douglas, Environmental Director
Bob Lienesch, Finance Director
Roger Strelow, Planning Director
Jim Boesch, Transportation Director
Don Eslick, Chairman Emeritus

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The Consultant would like to thank all of the participants for their time and interest in this process, and in particular, both ECCL and the community of Estero.

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Above: An illustrative model showing a potential build out for the future Village Center.

1.0 PART ONE INTRO AND BACKGROUND

1.1 Background and Overview:

In early 2013, as the market continued its long recovery from the recent economic downturn, Seth Harry & Associates, Inc. (SHA) was hired to assist the Estero Council of Community Leaders (ECCL) in redefining Estero's market position, in anticipation of the changing demographic trends, and consumer preferences to follow. This work took place in a three phase process beginning with an initial market overview, followed by a more comprehensive, in-depth market assessment, culminating in a three-day planning workshop which took place in February 2014 led by SHA and attended by ECCL, local property owners, and other interested parties, to illustrate and explore various development scenarios for a possible Village Center, as identified through the earlier market exercises.

The study area for the February 2014 workshop was chosen from one of three mixed-use nodes well-suited for more intensive development. The three nodes are situated along a central, north-south corridor in Estero, between US 41 to the west and the existing rail corridor to the east, and from the Estero River on the north, to just south of Williams Road on the south, referred to as the Village Center node, the Coconut Point node, and the Medical District node. The Village Center node -- the northernmost of the three -- was chosen as the subject of the workshop because it contained the largest undeveloped parcel within the corridor, and seemed the most well positioned for near-term development within a longer-term strategic context.

In the fall of 2014, as a follow-up to this initial effort, Seth Harry & Associates, Inc. and Spikowski Planning Associates were asked to undertake a series of community presentations to present and discuss a possible framework for the future development in Estero, based on the strategic goals and principles outlined through this process.

The purpose of those community meetings was to develop and support a shared community vision for the development of the proposed Village Center area, based on the underlying principles of compact, walkable, transit supportive, mixed-use development, with an emphasis on employment, housing, recreational and civic uses, and the possibility of using those principles to inform a broader policy framework which could help to guide Estero in shaping a more sustainable model for future development, one that not only served the current residents of Estero, but which anticipated the needs and desires of new residents and future generations to come.

A Power Point slide show was presented to the residents of Estero at each of the three meetings, and was updated and refined based on community input and feedback. The presentation began with a review of the findings, policy goals and strategic objectives identified through the initial market evaluation, intended to help restart and strengthen the stalled economy, by focusing on new development which will attract and retain higher-paying jobs and the work force to sustain them. These included:

- Maximizing short-term market potential and appeal, while still working toward a larger strategic vision; that will achieve a more balanced and sustainable economic foundation for the community, moving forward.
- Though residential development will lead the market recovery in the near term, the nature and type of the residential products offered could have a significant impact on how Estero positions itself in the marketplace relative to other uses.
- The physical plan of the community and related building types are critically relevant to achieving the strategic goals of mixed use (greater convenience and reduction in the cost of services), expanded housing choice (responding to demographically-driven lifestyle preferences), and reduced automobile reliance (enhanced mobility choice).
- Managing urban form is just as important as managing use, and both can be managed most effectively through the use of flexible building types that can accommodate a wide range of uses within a well-defined physical plan, based on a coherent and recognizable neighborhood structure (i.e., with an identifiable center and edge, spatially defined by a 5-minute walking radius).
- Development in this form, when done properly, can help to encourage and support the use of transit, reduce congestion, lower the cost of services, and reduce the burden on both natural and man-made systems.

It is possible to achieve these outcomes working within the existing planning and zoning legal framework, using existing entitlements and the recognized benefits of this approach as a basis for negotiation, by adapting the bulk regulations to better serve these strategic purposes. This can be accomplished in a consistent and predictable manner, which can be accurately represented in an easily understood graphic format, such as to encourage legitimate community buy-in and support.

This document is a summary of those presentations, the work that informed them, and the community's input and response to the ideas and concepts contained within them.

Right: Since its founding, ECCL has played a significant role in shaping the attractive and successful community that Estero is today. This most recent effort represents a continuation of that legacy, updated to reflect the current challenges and opportunities facing the community.

Planning and Zoning Achievements By the Estero Community Planning Panel and the Estero Design Review Committee:

- No "bubble zoning"
- Heavy emphasis on prohibited uses
- Specific signage restrictions
- Upscale landscaping requirements
- Pedestrian/traffic networks
- Architectural standards
- Overlay districts
- Big-box & convenience store standards

Realizing Estero's full potential:

Estero has come a long way in realizing its vision...

The community faces many new challenges in today's dynamic marketplace

What do we need to do during this coming decade to help fully realize this vision?

1.2 Village Center Visioning Strategy:

From the beginning of this process, the visioning strategy for Estero was driven by a couple of big ideas. The first of these was that the market that was coming back, post-downturn, was likely to be very different than the market that had gone away, seven years earlier.

The second was that during the height of Estero's growth spurt over the previous decade, the type of development that occurred was largely one of a rather specific type -- large, gated single-family home communities, centered around a single major recreational amenity, i.e., golf courses, that required a great deal of land relative to the number of households it contained, and the commercial uses that served those communities were, without exception, located outside of those communities, usually at the intersection of two major roadways, and built as an oversized network of connecting arterials.

Third, that the amount of available land left for development would be rapidly reduced if development continued in the form that it had prior to the downturn, meaning that whatever other uses and amenities the citizens of Estero wished to see in their community in the coming years, now was the time to make sure those uses were accommodated, and the needs of the future residents, whose preferences and expectations might differ significantly from those who currently live in Estero, are met. And finally, that all of this should and could be accomplished without diminishing the value of Estero's hard earned, and well deserved, "brand."

After an informal market assessment, a more detailed market analysis was undertaken to document existing unmet, and future needs, with a particular emphasis on housing types which would attract and retain residents with the skill and knowledge to support a more diversified local economy, long term, as well as identifying the types of employers who would benefit from that workforce.

LIFE STAGE INFLUENCES HOUSING CHOICE
GEN Y MOVES TO HOME OWNERSHIP IN NEAR FUTURE

Year	Student Housing	Single & Roommate Rental	Rent as Couple / 1st Home	Young Family Own	Mature Family Own	Empty Nester Downsize Own	Retiree Senior Housing
2008	Gen Y	Gen Y	Gen X	Gen X	Baby B	Baby B	Eisen Baby B
2010	Gen Y	Gen Y	Gen Y	Gen X Gen Y	Baby B Gen X	Baby B	Eisen Baby B
2015	Gen Y	Gen Y	Gen Y	Gen Y	Gen X	Baby B Gen X	Eisen Baby B
2020	Gen Z	Gen Y	Gen Y	Gen Y	Gen X Gen Y	Gen X Baby B	Baby B

Demographic trends are showing an unprecedented convergence in demand for walkable, mixed-use development

Regional-scale retail market is already well served. Need to balance any new retail supply with new consumer demand

Above: This slide, showing a study produced by RCLCO, shows an unprecedented convergence in consumer housing preferences around compact, walkable, transit-supportive community formats. Millennials (Generation Y), which is just now entering its primary household formation stage, eschews the generic suburban lifestyles of its Baby Boomer generation parents, while aging Boomers and Gen Xers are actively downsizing and looking for more convenient, amenity-rich urban communities to retire to, as they plan for a future in which driving may no longer be an option....

Above Right: There are a number of key market segments that have been largely underserved which creates both a critical need and an opportunity.

Below Right: Estero needs to be strategically proactive in anticipating market changes, and in leverage niche opportunities to maximum effect, both from an economic perspective, but also in supporting ongoing policy objectives.

Unmet Needs Shown By Local Market Research:

Opportunity/need for rental & workforce housing
(housing types to attract/retain desired workforce)

Need for senior housing/continuing care
(by 2017: 14% will be over 75; 46% will be over 65)

Opportunity for critical care medical services
(large population influx needs medical services)

Realizing Estero's full potential:

Estero has come a long way in realizing its vision...

But the community still faces many new challenges in today's dynamic marketplace

What do we need to do during this coming decade to keep Estero moving forward?

1.3 Development Patterns

To better understand both the urgency and need to get this right, a quick review of the development that has taken place in Estero over the past twenty years, and the past 10 years in particular, is in order.

Up until the late eighties and early nineties, development in Estero proceeded in a fairly ad hoc manner, and a fairly leisurely pace. Starting in the late nineties and in the early 2000s, the pace of residential development picked up dramatically, but even more important, the scale of the developments changed dramatically as well, with very large, master-planned gated communities consuming very large parcels of land in fairly rapid succession.

On the commercial side, retail typically follows rooftops, and the rapid increase in the size of the local consumer market certainly helped to support a corresponding level of activity in commercial development. In addition, however, Estero's strategic regional location between Naples and Ft. Meyers, proximity to I-75, excellent infrastructure, and well located, readily available, commercially-zoned parcels attracted several large-scale regional retail projects, supported, in part, but the region's strong seasonal tourist market and second-home market, as well as growing Gulf Coast University.

All of this peaked in the mid-to-late 2000s, before the dramatic slowdown triggered by the international economic crises. However, even before that occurred, there were a number of large parcels already entitled and ready to go, before the market collapse. Taking even these entitled parcels into consideration, the proportional amount of remaining land for development is very small in relation to what has already been developed, making the question of how these remaining parcels are developed critical to rebalancing Estero's offerings to better reflect changing consumer preferences, and in attracting and supporting uses which may have been overlooked prior the downturn.

The question everyone should be asking is, "what's missing?" and making sure it's an integral part of whatever is proposed for the remaining parcels.



Top: Residential development before 1980



Bottom: Residential development 1980s and 1990s



Top: Residential development completed



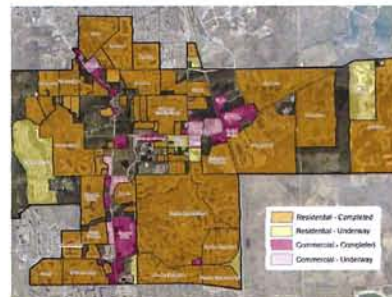
Residential development completed and underway



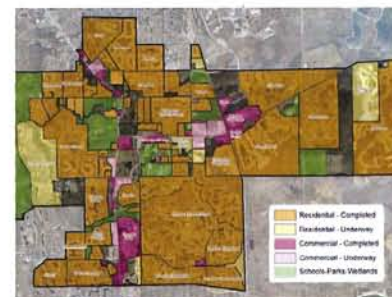
Commercial development completed



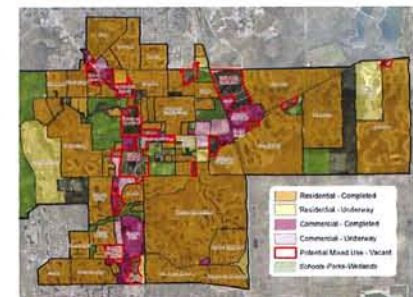
Commercial development completed and underway



Residential and Commercial development completed and underway

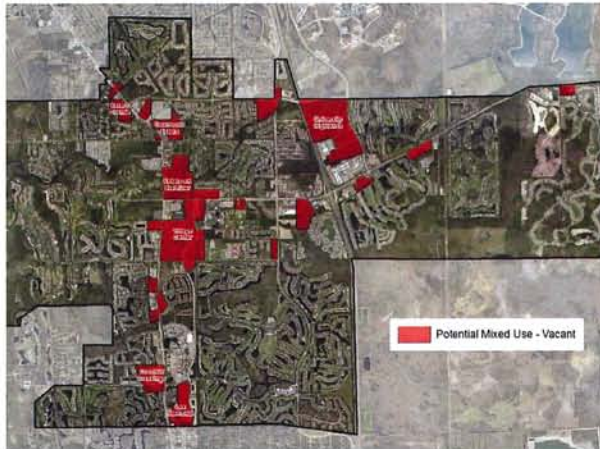


Includes schools, parks and wetlands



Residential and Commercial - completed and underway, parks, schools, wetlands, and Potential Mixed Use

1.3 Development Patterns



Potential Mixed-Use - Vacant

How is What's Left Different?

Much smaller development tracts

The image at left shows the remaining parcels available for mixed-use development, in relation to Estero as a whole. When compared to the parcels in the previous images, one can see that they more closely resemble infill development opportunities, rather than the kind of large planned gated community sites that were more typical pre-downturn.

Looked at in the context of the current market, and given their proximity to major transportation assets, it makes sense that these sites be more intensively developed to meet long term needs.

Given the well-served regional market for retail uses, the initial focus on these infill parcels will be primarily residential, though employment remains a viable option within nodes specifically identified and marketed for that use.

Residential Communities	Size	Vacant Tracts
Brooks: Shadow Wood	1750 acres	
Bella Terra	1000 acres	
Stoneybrook	800 acres	
Wildcat Run	600 acres	
Grandezza	575 acres	
West Bay Club	565 acres	
Pelican Sound	560 acres	
Brooks: Spring Run	315 acres	
Villages at Country Creek	290 acres	
Vines	280 acres	
Brooks: Copperleaf	255 acres	
Bella Lago	245 acres	
Fountain lakes	235 acres	
	230 acres	Univ. Highlands
	210 acres	Village Center area
Cascades	200 acres	

Above: Comparing currently vacant sites to existing developed sites shows how much smaller the remaining parcels are relative to most of the previously developed site.

How is What's Left Different?

Much smaller development tracts

Adjacent to major thoroughfares & infrastructure

The image below shows how strategically located most of the remaining parcels are relative to major transportation infrastructure. When combined with the existing Coconut Point site, which still has significant infill opportunities, it is easy to image a linear development pattern along the US 41 corridor, based on higher-density mixed-use development, also capable of supporting future rail transit.



1.3 Development Patterns

Estero, Florida
Community Planning Initiative



Above: Lee County undertook a Rail Corridor Feasibility Study to explore the potential for a coordinated rail network serving designated mixed-use centers. Three of those possible station locations correspond with the infill development nodes identified in the strategic market study

How is What's Left Different?

Much smaller development tracts
Adjacent to major thoroughfares & infrastructure

Fundamentally different market context – what are the alternatives, and is there space?

And finally -- given the changes in market context and demographically driven consumer preferences discussed earlier, and the smaller sizes of the remaining parcels, large scale, gated communities are not a practical option (and they are already well represented in the market), and the regional-scale retail needs are well served for the foreseeable future. So then, what are the viable alternatives, and can those alternatives fit within the remaining parcels while still providing the kind of investment returns and the incremental long-term build-out potential of a larger site?

The short answer is compact, walkable, mixed-use transit supportive development of the type previously discussed, with a proportional and flexible mix of uses within each site, strategically tailored to maximum market capture and value potential within the regional market as a whole.

Scale Comparisons:

To help illustrate and better understand the theoretical potential of the remaining parcels, it is helpful to put them into a relevant context: One of the quickest and most effective tools for doing so is a "scale comparison" which superimposes an image of a place with similar attributes, to that of what is being proposed, at the same scale as the site. This provides an accurate frame of reference between a known place and the development parcel, allowing one to "experience" the site at full scale, even before a detailed plan is generated. This tool can also be used to quickly test yield, market and feasibility assumptions.

Two of the projects looked at for this comparative analysis were Baldwin Park, a new infill mixed-use neighborhood built on the site of a former Naval Air Station, in suburban Orlando. And downtown Coral Gables, Florida, an upscale 1920's vintage garden suburb, south of downtown Miami. Both markets are comparable to the Estero/Bonita Springs area.

Above, right: This image shows the mixed-use commercial area of Baldwin Park, which is anchored by a grocery store and neighborhood-serving retail, and includes live-works, apartments, townhouses, and single-family detached homes, overlaid on the "Village Center" node area of Estero, east of US 41, and north of Corkscrew road (see following page).

Below, left: an image of a luxury mixed-use neighborhood near downtown Coral Gables, and a top notch local-serving hospital in a very desirable residential neighborhood adjacent to the University of Miami, superimposed at the same scale with the area currently identified as a potential new Health and Wellness, mixed-use neighborhood, just south of Coconut Point Mall.



1.3 Development Patterns

Estero, Florida
Community Planning Initiative

2.0 PART TWO-PLACE MAKING PRINCIPLES

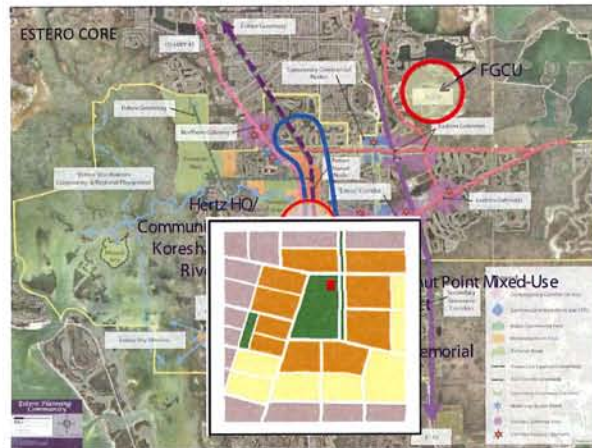
ESTERO: pieces or places?



Looking at these “nodes” in more detail, it is important to understand that they should not, and will not, be developed as a single, generic commercial strip, but as a series of individual, discrete communities, each with its own internal network of interconnected local streets, parks, and civic places, of varying size, format and complexity.

One way to think of these nodes is as either individual neighborhoods, or as a collection of neighborhoods, each with a distinct form and character, based on the fundamental organizing principle of “center, general, and edge” conditions, and each with its own set of development parameters, targeting specific end-users and market preferences.

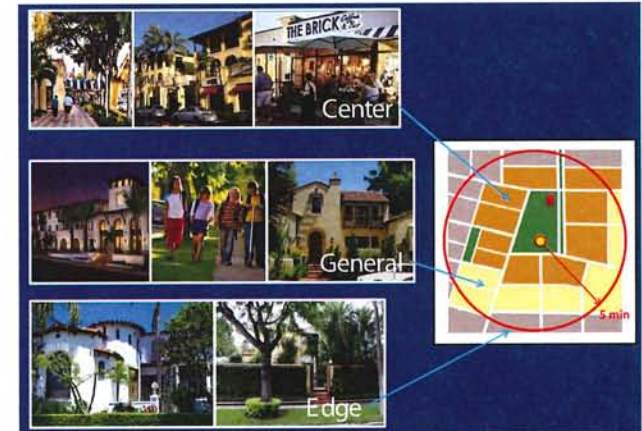
In addition to the variations within the different strata (center, general and edge) of each node, one can also think of – as in this case – of each node being programmatically distinct from one another, while still sharing basic compositional elements and structure. In the following illustrations, you can see how different scales or level of development might be represented in the built product, of each node. This could also apply to differences in focus, or thematic intent, again, specific to each node.



Possible Anchors



Components of Vibrant Places



Above: Each “node” is composed of individual neighborhoods, and each neighborhood is comprised of a Center, General, and Edge condition (or sub-zone), based on a 5 minute, or quarter-mile walking radius, as represent by the diagram above.

The photos show representational building types and relative scale and intensity for a single neighborhood, in this case what might be envisioned for the “Village Center” node, across those three neighborhood sub-zones. The top pictures shows low-scale (2-3 stories) mixed-use residential/office and commercial buildings in the neighborhood center area, the middle pictures, medium density multifamily and attached, to small-lot residential in the neighborhood general area, and the lower pictures show larger lot, single-family detached residential exclusive to neighborhood edge area.

Small:
(Village
Center)

Neighborhood
Center



Neighborhood
General



Neighborhood
Edge



Medium:
(Health
Village)



Large:
(Coconut
Point)



In addition to the distinctions within the different strata of each node, one can think of, as in this case, each node being distinct from one another, while still sharing basic compositional elements and structure. In this illustration, you can see how different scales, or intensities, might be represented in the built product. This could also apply to differences in focus, or thematic intent, relating to each specific node.

Small-scale, inter-connected local streets allow for neighborhood amenities within easy walking distance, including neighborhood parks and playgrounds, elementary schools, neighborhood pools, local coffee shops and gathering places, all to be accessible without crossing major roads or highways

This form of neighborhood structure can support a broad spectrum of housing types, price points, and lifestyle preferences, from large lot, single-family detached homes, to urban townhouses and apartments. Work-housing can be accommodated in a number of ways, from small, detached cottages, to carriage houses (accessory dwelling units, which also enhance affordability for the property owner) -- both good options for working families -- to urban lofts and micro-units, very popular with young tech workers.

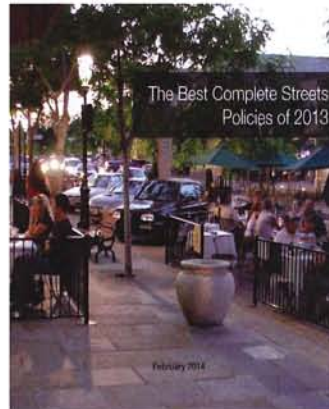
Variety of residential and lifestyle options...



Workplaces...



In addition to Hertz's new headquarters, this form of incremental infill development can support a range of architectural styles and mixed-use building types, attracting and catering to a much wider range of end-users, while the compact, pedestrian-friendly (complete streets) environment readily lends itself to the inclusion of transit, including light rail, BRT (bus rapid transit), or even simple rubber-tired circulators.



Complete Streets:
The key to complete streets is matching street types to walkable context, using a coordinated balance of land-uses and urban form. The connective power of networks is illustrated below

Complete Streets:

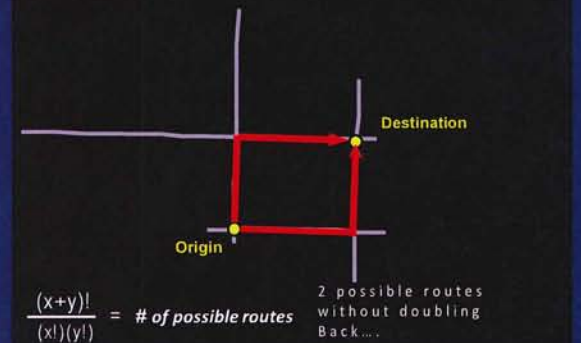
- Streets are designed to match the surrounding character
- Streets make up a diffuse network, with many choices
- Streets serve motorists AND walkers, bicyclists, and transit users



These diagrams (right, above and below) show a simple network, typical of many suburban arterial networks with limited internal connectivity, or connecting street networks, at the local level.

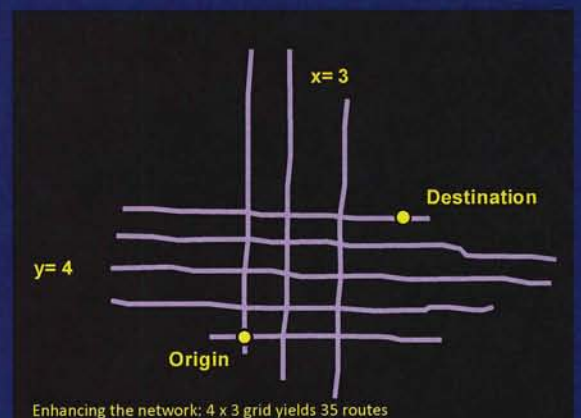
Each addition or enhancement to the network results in an exponential increase in the number of possible routes. This dramatically reduces congestion -- meaning you can use much smaller streets to carry the same amount of traffic, through the use of a diffuse network. This not only allows for shorter trips, it greatly improves the environment for other uses, such as walking or bicycling, sidewalk, cafes, etc.

HOW DO WE GET THERE FROM HERE...?



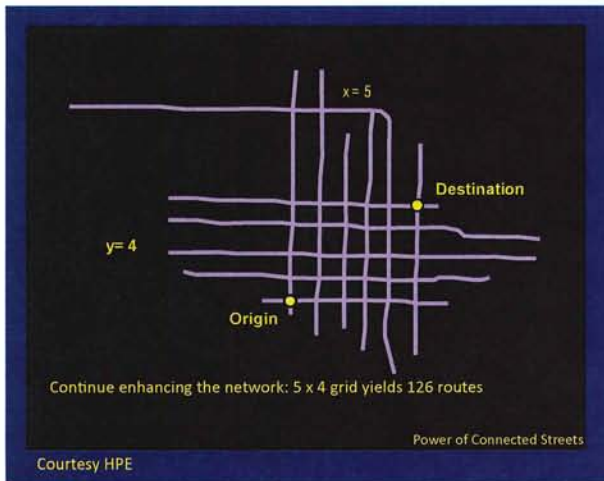
Courtesy of H&H Planning & Engineering, Tallahassee FL

Power of Connected Streets



Courtesy HPE

Power of Connected Streets

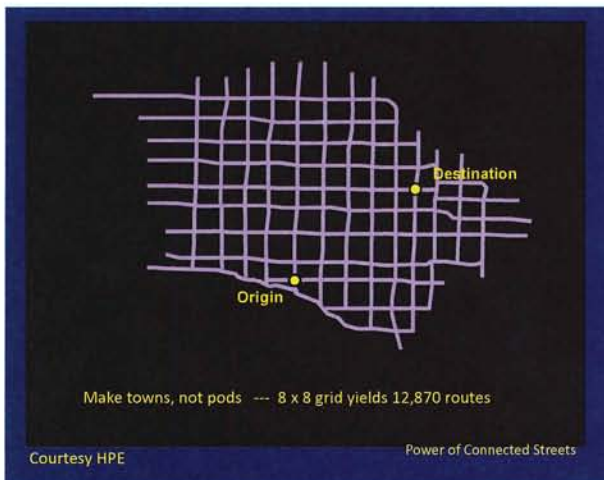
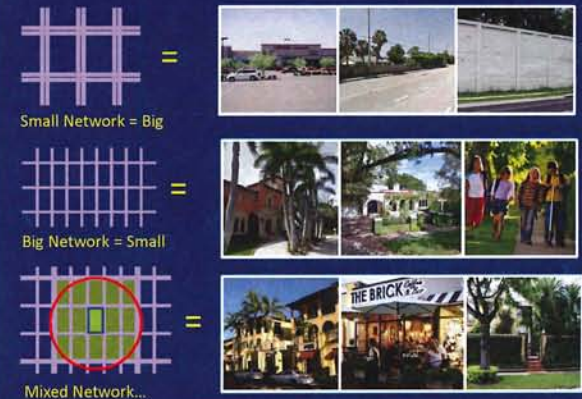


Left above and below: A relatively modest network comprised of an 8 X 8 grid, affords an astonishing number of routes. Ironically, there is probably more pavement than this in many of Estero's existing gated communities, but the lack of connectivity, both internally, and to the larger arterial network, negates most of the benefits this type of network offers.

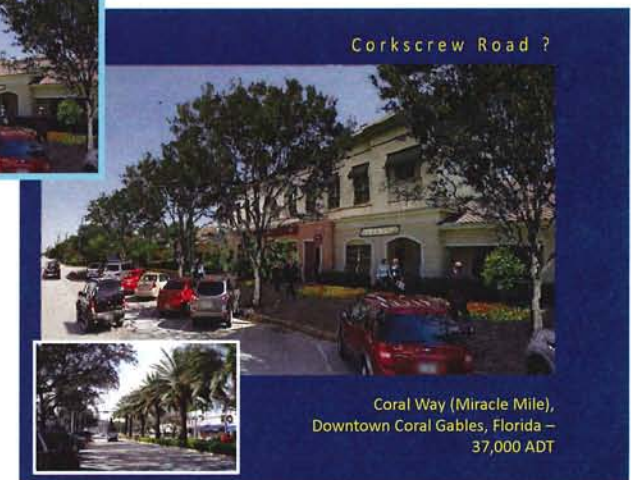
Right, above: A few big roads are great from traveling long distances, but not ideal for local trips. A lot of small roads are great for capturing local trips, but problematic for regional traffic. A combination of small roads, in the form of a neighborhood, keeps local trips off of the large arterial network, freeing up capacity for regional, and/or "journey to work" trips.

This also helps to keep local roads at a perfect scale for walking and bicycling, and provides an ideal pedestrian shed for local amenities already mentioned, such as neighborhood schools and parks, as well as transit.

Why is this important?

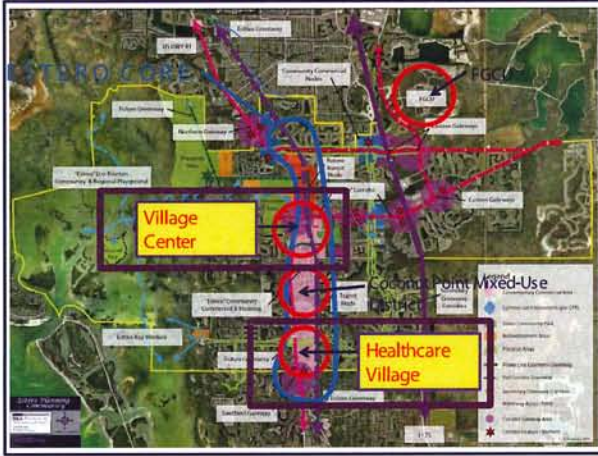


Right, Below: By capturing most local trips within the neighborhood's local street network (approx. 80% of household generated trips are local), it may even be possible to fully realize the long-term intentions of existing policies, implicit in many existing properties, such as this Corkscrew Road example, showing an "after" once the additional capacity design into the roadway is recaptured for on-street parking to serve true streetfront retail, as exemplified by Coral Gables premier shopping street, Miracle Mile (Coral Way).



3.0 PART THREE-WHAT'S MISSING FROM ESTERO?

Possible Anchors



Healthcare Village



Hospital Anchor:
Providing community-wide Acute Medical Care, combined with local at-home services

All of these concepts and ideas relating to walkable mixed-use can also be applied to health care, by combining wellness, senior housing, and long-term care in a pleasant walkable environment, close to services. Though the Healthcare Village is intended to have a health-care focus, it can also support uses that will allow seniors to participate more fully in community life. Southside Village, in Sarasota is a good example of how a hospital/critical care facility can be integrated into neighborhood fabric, supporting local shops and restaurants, providing local jobs, and neighborhood amenities.

Diversity of residential types, serving different housing and care needs.... Aging in Place --

Here are two examples of higher density, multifamily housing products that can comfortably accommodate seniors in the type of walkable mixed-use environment this document envisions, without compromise in terms of quality-of-life, security or convenience. These can be proximate to, but not directly part of, a more active mixed-use commercial area, providing convenience and mobility choice, and very high quality, shared amenities and outdoor communal space. When combined with in-home health care services, this type of development can function as a purpose built NORC (naturally occurring retirement community), or even be part of a CCRC (continuing care retirement community), built in the form of a neighborhood, and seamlessly integrated into its local community context.



Aging at home

- In-home care
- Facilitated care (in-home monitoring, etc.)
- Easy, direct access to daily needs, recreational and cultural amenities
- Home delivery – food/medication/etc.

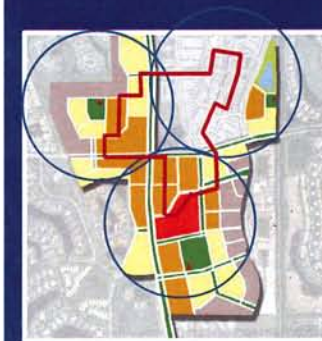
Easy access to transit, or personalized transportation services at low cost

Planning Estero's Future Development

PART 3:

- Healthcare in a New Era
- Creating the Missing Hub

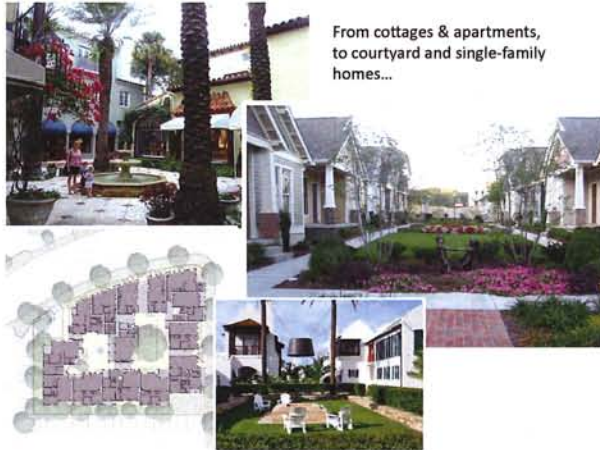
Purpose-Built Health-Care Village, based on 'NORC' precedent (Naturally-Occurring Retirement Community)



- Compact
- Walkable
- Mixed-Use
- Transit supportive
- Acute care and clinical services
- Wellness & prevention
- Senior & assisted living facilities
- Retail, dining, and hospitality
- Urban parks, gardens, bike paths
- Civic & entertainment venues

3.1 Health Care in a New Era

Diversity of residential types, serving different housing and care needs...



From cottages & apartments, to courtyard and single-family homes...

Another version of this same idea, elevator courtyard apartment buildings, offer parking directly below each unit, along with unique charm and a range of unit configurations and sizes, in low-maintenance convenient package, both part of, and distinct from, the neighborhood within which it resides. Bungalow courts, mixed-use courtyards, and small-lot, single family attached, are all options in this kind of walkable, neighborhood context.



A full range of daily needs and activities

- within easy walking distance
- or a short shuttle ride or a phone call away...

Master Project Schedule – Phase I

Project Phase	Q2 '16	Q3 '16	Q4 '16	Q1 '17	Q2 '17	Q3 '17	Q4 '17	Q1 '18	Q2 '18	Q3 '18	Q4 '18	Q1 '19	Q2 '19
Business Planning													
Team Formation													
Design Phase / Approvals													
Construction Phase													
Activation / Move-in													

Phase I scope includes ASC, Freestanding ED, Clinical Decision Unit, Imaging, lab, Wellness, Retail, and Integrative Medicine / Wellness and Physician Offices.

Concept Plan – Phase 1



Phase 1 includes 3 development zones – Integrative Medicine / Wellness / ASC / Emergency, Physician Office Suites and Sports Medicine and Performance Center with retail components augmenting clinical areas.

Alternative Concept Plan – Phase 1

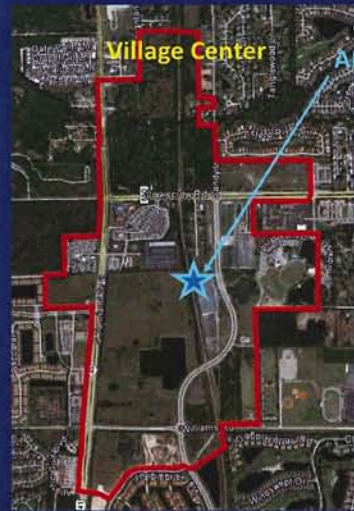


The proposed critical care facility, shown at left in a conventional suburban format, can be better integrated into a more traditional walkable, mixed-use neighborhood context (above), providing a more convenient way to take care of multiple health-related needs in a single visit, or to support nearby assisted living/continuing care-type facilities.

Planning Estero's Future Development

PART 3:

- Village/Town Center
- Civic Heart of Estero



ANCHORS:

- ✓ Civic Center
- ✓ Transportation Hub
- ✓ Entertainment

- New Main Entrance to Estero Community Park
- Potential Site for Village Hall
- Possible Commuter Rail or Bus Rapid Transit Station
- Performing Arts Theater?

Flexible, Incremental Development

As part of an illustrative case-study exercise, the area identified as a potential Village Center node was used to demonstrate how a compact, walkable, mixed-use, transit supportive neighborhood could be incrementally built out to support a flexible array of residential, commercial and civic uses, that the market can support, in a way that optimizes the value and productivity of the underlying real estate, while providing community wide amenities and benefits, including enhanced access and utilization of an existing regional park, and the potential for a future light-rail station/transit-oriented development (TOD).

Two national examples were used to illustrate how a system of streets and blocks can be adapted to allow for either incremental build out, or incremental intensification, over time, in a rational, flexible way, which continuously builds toward value. The benefits of this approach are significant: It allows a property owner to extract value in increments that the current market can support, without undermining or foreclosing the potential for long-term gain, as the market continues to improve, across the broadest possible spectrum of uses, to maximize market potential and absorption, in a neighborhood format that builds value exponentially, and provides opportunities for returning some of that value in the form of neighborhood parks and amenities, that only serve to reinforce and strengthen the market viability and attraction of the location to future end-users and the community as a whole.



This example, overlaid on the Village Center area for demonstration purposes, shows how a more suburban development pattern, properly planned, can actually "evolve" over time, adding density and diversity by anticipating the location and size of future development sites, based on an implied street and block configuration, designed into the existing surface parking lots. The yellow circle shows a possible future "civic center," connecting residential and commercial uses to the amenity of a nearby existing regional park.



This diagram shows another approach, building incrementally across the site, block by block, in increasing layers of intensity, as the market responds favorably to the investment represented by each preceding phase, until the entire site realizes its full potential.... An added bonus -- having created a large ridership population within the 1/2 mile pedestrian shed necessary to support transit, transit becomes a practical and viable economic possibility, as was the case with this example.



Fifth Avenue South, Naples, FL



Park Ave, Winter Park, FL



Baldwin Park, Orlando, FL



City Place, West Palm Beach, FL

To illustrate that there are many existing examples of other places in similar markets across Florida which share these attributes, the images at left show various new and historic mixed-use neighborhood centers, overlaid to scale, across several of the parcels representing what could be a future Village Center for Estero.

The places selected have been oriented and placed to represent a hypothetical development scenario that best relates to the Village Center node area, and it's immediate context, and may have been slightly modified to allow existing site features to remain visible for reference. The comparative sites were also selected because they represent a range of scales and programmatic focus that could be considered feasible for the US 41/Corkscrew location, depending on what the community's preferences were for this area. A brief description of each graphic representation and its implications for this site are as follows:

Fifth Avenue South, Naples

This example was chosen for obvious reasons -- it is close to Estero, and probably familiar to many of Estero's citizens. It is also a good example of smaller-scale, mixed-use development in the form of a small town neighborhood representing a classic network of small streets and blocks. Downtown Naples nonetheless supports a wide range of business and retail establishments, as well as fairly diverse array of housing options within walking distance of its primary commercial areas.

Park Avenue, Winter Park

Winter Park is similar in scale and character to downtown Naples, but has the additional distinction of a large downtown green, through which daily Amtrak service passes, and a small college. Though located within greater suburban Orlando, Winter Park retains its small town character of small, walkable streets, local parks, and charming homes. It is also a local destination for unique dining, and small scale shops and independent businesses.

Baldwin Park, Orlando

A suburban infill redevelopment of a former Naval Air Station, Baldwin Park has a mixed-use commercial main street serving the residents and workplaces within Baldwin Park, and the surrounding neighborhoods. It has a higher concentration of multifamily and single family attached housing immediately around its commercial district, as well as a large number of neighborhood parks, schools and other amenities.

City Place, West Palm Beach

The densest and most urban of the four comparables, City Place is really an extension of West Palm Beach's downtown fabric, and contains, in addition to residential and retail uses, several major civic amenities, including a large performing arts center and nearby civic center. It is also proximate to major employment centers, numerous schools, and a regional rail TOD. Though more intensely developed than anything currently envisioned for Estero's Village Center, it shows the inherent flexibility of the street and block approach to incremental development.

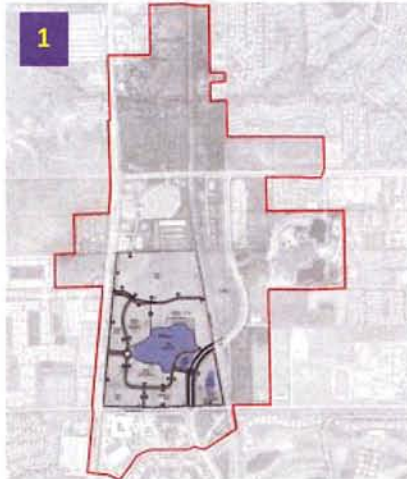
3.2 Creating the Missing Hub

4.0 PART FOUR-VILLAGE CENTER ILLUSTRATIVE BUILD-OUT SCENARIO

VILLAGE CENTER DISTRICT MASTER PLAN

The following six images are intended to document the conceptual basis for a theoretical master plan, produced as an illustrative exercise to demonstrate how the principles described earlier in this report, could be applied to a specific, representative site.

The first image shows the current entitled development schematic, which assumes a half-dozen large development parcels connected by a single internal roadway.



This second image shows how the original schematic plan diagram, with minimal changes, could be used as the basis for a much more flexible development plan, readily able to accommodate a wide-range of uses and building types in a flexible planning format supportive of walkable, mixed-use.



This image shows the overall framework plan for the entire Study Area, illustrating how large development parcels can be broken down into a finer grain network of streets and blocks. This plan also shows the introduction of a potential "civic" center that better leverages the value of the existing park, by connecting it with the North Point site, through the introduction of a new green corridor.



This fourth image introduces the idea of a special "Town Center" sub-area, which could take the form of a more explicitly defined overlay zoning district.

This sub-area would include the aforementioned civic center and green corridor, as well as a mixed-use village center area featuring more local businesses, and smaller scale retailers and local events of the type more typically associated with the idea of a traditional village center.

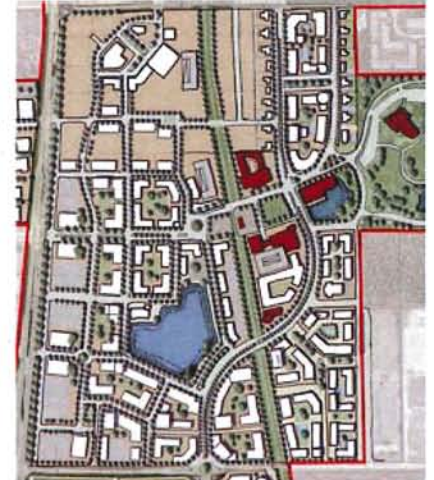


This image shows a more detailed representation of how the larger block-scale parcels can be efficiently sub-divided into even smaller development parcels, well suited for small-scale investors and development interests, dramatically increasing the market potential for these smaller lots, without compromising the value of the larger vision for the entire Village Center area.

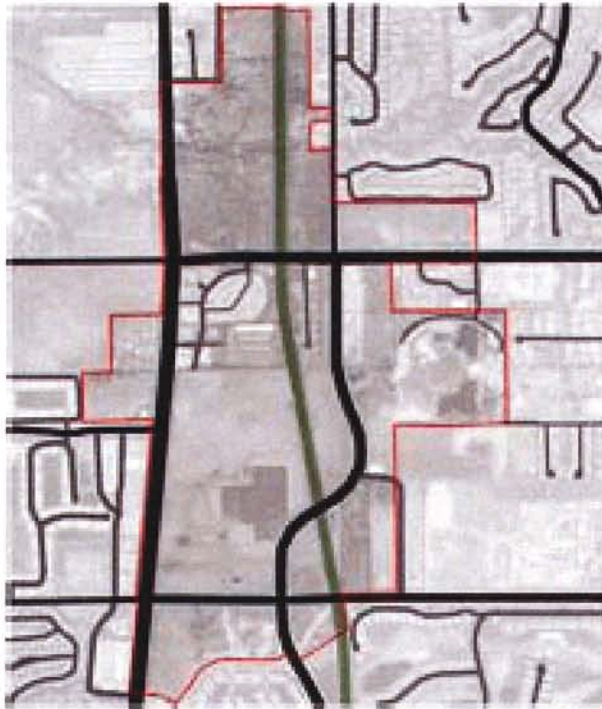


This detailed plan illustrates a potential build-out scenario for the higher-density core of this node, including the proposed civic center.

This drawing shows the possibility of surface parking signature office buildings along US 41, anticipating the potential future intensification, even at this level of build out.



4.1 Illustrative Planning Exercise



EXISTING STREET NETWORK

This diagram shows the existing street network, a disconnected network of isolated local streets juxtaposed against a large-scale network of very big, multi-lane arterials. This model is usually associated with a high-level of traffic congestion per relative density, particularly during peak periods (rush hour), since most local trips are required to use the same large-scale network more typically reserved for intra-regional trips.



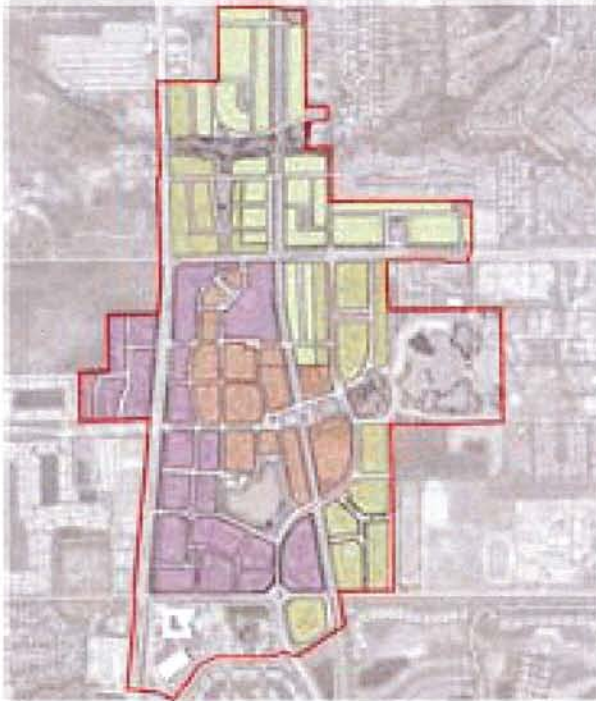
PROPOSED STREET NETWORK

The illustrative Village Center street network, on the other hand, disperses traffic through an efficient network of smaller-scaled streets, capturing most local trips within the neighborhood, thus reducing congestion on the primary arterials. Furthermore, this network facilitates the efficient and cost-effective distribution of basic utilities, typically requires no more asphalt than conventional suburban development, while creating significantly higher value through better access and visibility, and most importantly from a value point of view -- significantly more linear feet of property frontage, on attractive, walkable, amenity rich, pedestrian-friendly streetscapes.



GREEN NETWORK

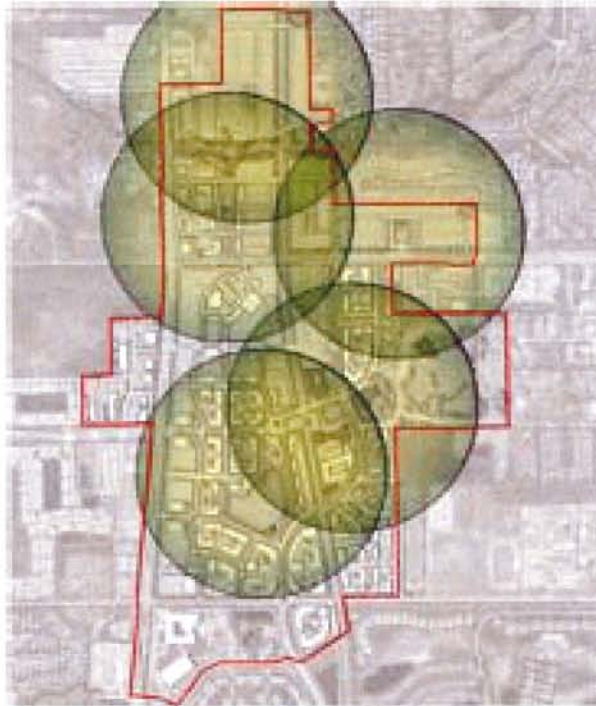
This plan diagram shows the potential of this node to link to meaningful green space through a network of natural, recreational and civic features and amenities including wildlife corridors, pristine natural waterways. Easy pedestrian and bicycle access to this green network from each neighborhood within the Village Center, will provide greater mobility for all ages, and add value to every use within the node, and a future light rail, and regional trail system would connect these amenities directly to the other nodes along the US 41 corridor.



ZONING

Though a range of regulatory tools are available to help ensure the efficient and accurate entitlement and implementation of both individual lots and large-scale parcels within the Study Area, this more form-based coding approach can be graphically represented in terms that would be immediately recognizable to anyone comfortable and familiar with a conventional land-use and zoning map.

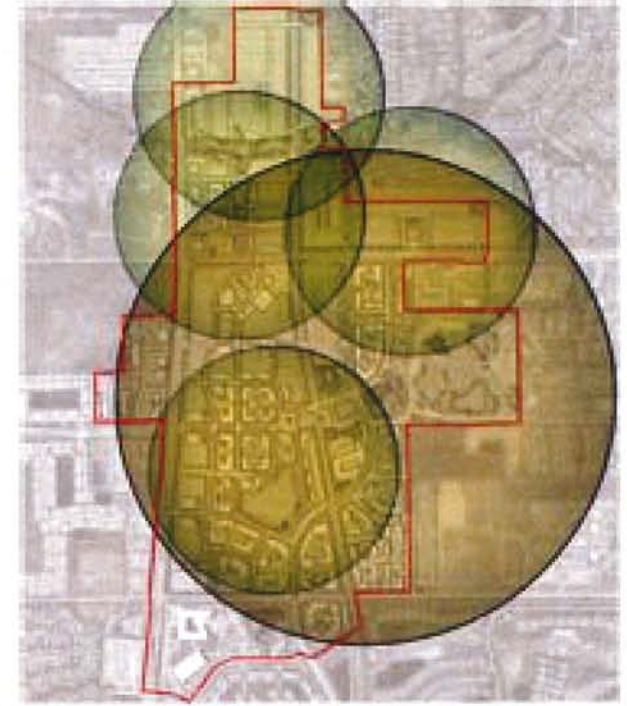
Additional tools could be used to provide even greater clarity and predictability, within a more flexible, integrated approach to zoning approval, resulting in greater market appeal and significantly higher net value than is often achieved through use-based zoning alone.



PEDESTRIAN SHEDS

A "pedestrian shed" is defined as the distance an average person can easily walk in 5 minutes, or about a 1/4 mile radius. Most traditional neighborhoods are based on this dimensional standard, a compact size which can easily accommodate a broad range of housing types, while providing easy access to local parks and daily needs.

This diagram shows that the Village Center node can accommodate between four and five "neighborhoods" within the Study Area, each of which can have its own unique character and flavor, which in turn, will help to define the Village Center in relation to Estero's other core nodes.



TOD PEDESTRIAN SHEDS

TOD, or Transit-oriented development Pedestrian sheds, are similar to conventional pedestrian sheds, except that -- because they typically represent a less frequent, more "purpose-driven trip" than the more frequent and casual neighborhood walking trip -- they are assumed to have a larger ped shed. In this case, a 10 minute walking radius, or half-mile would normally encompass four neighborhoods.

The TOD ped shed illustrated is based on the possibility of a future rail stop at the Village/Civic Center, which would include the existing community park, and shows the potential of capturing additional community-scale recreational uses to the south and east of the potential station.



This model image, left, reflects an earlier conceptual sketch, showing much of the landscaping moving inside the block, while the buildings engage the surrounding community, and provides both convenience and security in an attractive package that reflects the latest market preferences

This scenario-based planning exercise, used a range of comparable projects, based on similar planning principles, to define a set of credible benchmarks against which a proposed design could be reasonably measured in terms of development program, effective yield, and economic performance. This was intended to inform an effective regulatory framework to support the kind of a flexible, incremental approach to long-term development described above.

In summarizing the key points which emerged from this exercise, several warrant specific mention:

- The primary N-S corridor comprising the Estero "core," covers too large an area to develop generically, either strategically or geographically. However, given the flexible parameters of compact, walkable, transit-supportive, mixed-use, it is possible to programmatically differentiate the three nodes, while maintaining the shared benefits of this approach. Given that, the northernmost node could most readily justify a Village Center designation, by consciously including community-serving civic uses as a significant component in the planning and development of this district, thereby setting the tone for the area.
- Though the Village Center will contain some types of retail uses, this is not intended to be just another large regional retail destination, or to have such a use as its primary focus. The difference here from the other mixed-use centers in the market will be in terms of emphasis – which in this case will be primarily on employment and housing – with the retail component intended to serve mostly locally-generated demand, and/or otherwise uses which support the notion of "village center" as a community gathering place.
- There was a lot of consideration given to the "mix" of uses in the Village Center area. Recognizing that some aspect of "live,



This character sketch, produced shortly after the second-day pinup session, captures the essence of "Village Center." A proposed village hall, foreground, flanks a new performing arts center, while across the town green, there is lakeside housing and a mixed-use commercial center.

This view of the Village Center sub-area, below, shows the "green" connection with the regional park in the form of a series of public spaces, both green and hardscaped, framed by various proposed civic uses including a new Village Hall, performing arts center, civic center/potential town library and future light rail station. Beyond that, a small-scale commercial area fronts a more urban lake edge, around which special events can be staged (i.e., farmers markets, art shows, wine festivals, etc.) among local boutiques, cafes and restaurants. To the immediate north of this area, a courtyard block, allows local residents to enjoy easy access to all of these amenities, within a short walk of home.



work, play..." should, and likely will, be common throughout the Estero core, the additional emphasis here will be on "civic," which shall remain the defining feature of this area from the community's point of view, regardless of other uses. Having said that, with a total land area of 500+ acres to work with (over 350 developable), there is nothing to say that it couldn't, or shouldn't, also contain a major employment district, and/or variety of housing and live/work combinations, and still meet that definition.

- This approach is about expanding choice, in a format that can more readily accommodate a recovering market, without diluting the value of the Estero "brand." Individual parcels can be tailored for specific uses, including a combination of niche products that have greater collective appeal in the overall marketplace, while still reflecting a singular narrative vision. Properly planned and executed, this approach can add value both cumulatively and exponentially, building momentum as it goes, while still leaving ample opportunity for additional value

4.2 Potential Civic Center

5.0 PART FIVE - SUMMARY

capture throughout the build out process.

- With the support of a robust regulating plan, an individual property owner could make smaller parcels available to the market right away, reserving the bulk of the property to sell later, as the market continues to recover, in the context of the larger vision. This approach maximizes the rate of return by managing debt service in the near term, without compromising the potential for long-term gains.
- In master planning each individual node, significant value can be gained by building on, and leveraging existing assets to maximize the value of the investment. This includes incorporating the existing regional park – currently an isolated and underutilized amenity – into the civic area, and linking it to a larger green network, which anticipates the potential of a future transit station. By incorporating these disparate elements into a single, cohesive vision, the impact of each individual piece added to the mix is greatly enhanced (the whole outpaces the sum of the parts).

Along the same lines, the value of marginal features, such as the existing lake on the North Point site, can be increased by harnessing it to serve multiple uses and interests. To illustrate the point, it was suggested that a lake that size could have both an urban edge for outdoor cafes, etc., including a waterfront plaza for events such as farmer's markets, art shows, wine festivals, etc., in addition to the more typical naturalistic treatments.

- Issues of density and security can be addressed through the use of building types and residential products specifically designed to work within this kind of flexible, modular system. These, in turn, can be marketed on the basis of life-style preference – balancing price, size and convenience, with similar quality, leaving the existing inventory of large-lot homes an attractive and viable alternative for the segment of the market which prefers a gated golf-course community lifestyle option.
- Examples shown of these types of products included multifamily courtyard buildings, which can provide a high level of privacy and security, in a premium courtyard garden environment, a few short steps from a mixed-use village center, at densities ranging from 8 to over 40 units per acre, depending on style and price point. For other building types and uses, options include smaller boutique hotels and inns, instead of more generic suburban hotel formats, and/or smaller, multi-tenanted office buildings with ground floor retail, in lieu of, or in addition to, more conventional suburban-style single-tenant, signature office buildings.

Important steps to move Estero forward:

- Land-use changes to allow better growth
- A vital and growing local economy
- More housing & transportation choices
- Accessible & comprehensive health care
- A real "Village Center" for Estero

Left, Estero needs to adopt a regulatory approach which will align land-uses to current market realities; diversify the economy, by pursuing jobs that will attract and retain skilled, younger workers; provide more housing and transportation choices which reflect changing demographic preferences; and provide adequate healthcare for its growing senior population, in the form of compact walkable communities; and create a "real" center for Estero, that everyone can identify with.

Conclusion and Next Steps

This document outlines a broad agenda intended to sustain Estero's enviable quality of life and market competitiveness far into the future. In order for this goal to be fully realized, a clear and robust regulatory framework needs to be established which will ensure that whatever future the citizens of Estero chooses for itself, that vision will be fully supported, through a flexible, principle-based model that reflects the increasing market preferences for compact, walkable, transit-ready mixed-use development.

Therefore, it is recommended that the following steps be taken following Estero's incorporation:

1. Build on the recent amendments to the Estero Community Plan by making these additional comprehensive plan amendments by late Spring 2015:
 - a) Adopt a new overlay map that identifies the areas where new mixed-use planning standards would apply (and potentially a larger area where they might be optional). This map would include the village center (east of US 41 between the Estero River and Williams Road) and the healthcare village (surrounding the intersection of US 41 and Coconut Road).
 - b) Adopt policies that describe generally how these new standards will be applied. Higher densities would be allowed in traditional mixed-use patterns (city blocks and a network of walkable streets). Conceptual regulating plans would be adopted into the land development code to provide more predictability to developers. The new review process would consider these mixed-use areas as future interconnected neighborhoods instead of isolated development projects.

2. The Village Council should simultaneously commission the preparation of regulating plans and supporting standards such as block sizes, street connectivity, and building types that could be used in the new mixed-use code. The regulating plans would be created with input from affected landowners and the public.

3. Within one year, the Village Council should adopt detailed comprehensive plan amendments that implement these concepts. At that time, the Village Council should also adopt a set of coordinated code amendments. New density allowances for the mixed-use areas would be tied to a streamlined review process, which would be based on Lee County's compact communities' code:

- a) An initial framework would be adopted by the Village that shows city blocks, interconnected local streets, and transect zones. Amendments to the adopted framework could be proposed by master developers using the LDC amendment process.
- b) A secondary framework would be approved for blocks or groups of blocks, specifying building types and ranges of uses. This secondary framework would be proposed by individual developers through the development order process (just prior to subdividing lots).

4. The Village Council should create a village design office to coordinate and administer the new mixed-use processes and provide design review services to the Village Council and its advisory boards.

**ESTERO COMMUNITY PLANNING PANEL
FEBRUARY 16, 2015 MEETING MINUTES**

ESTERO COMMUNITY PLANNING PANEL
Minutes of Public Meeting #170 – February 16, 2015
Estero Community Park, Estero, Florida

CALL TO ORDER:

The Meeting was called to order at 5:00 p.m. by ECPP Chairman Lienesch.

Panel Members present: Jack Lienesch, Chairman; Estero Community Association, Roger Strelow, ECCL; John Goodrich, ECCL; Ned Dewhirst, Estero Development Community; Paul Roberts, Estero Development Community, Neal Noethlich, Emeritus Chairman, Jeff Maas, Estero Chamber of Commerce, Greg Toth, Founding member; Bev MacNellis, Treasurer (arrived late) and Howard Levitan, Secretary. No member was absent for tonight's meeting.

Also present were Nick Batos, Chairman of the ECCL, various representatives of Stock Development and their agents, and many members of the public mostly from the Wildcat Run Community and the other Eastern Corkscrew Communities. Finally, Sharon Jenkins-Owen from the Lee County DCD Planning Staff was also present at this meeting.

Public Notice: Secretary Levitan reported that the meeting notice was posted on the ECPP website. The Agenda has been posted for over a week on the website. He noted that a quorum of the ECPP was present for this meeting.

Minutes of the Prior Meetings. Chairman Lienesch reported that the minutes of the January 26, 2015 Meeting of the Panel were prepared by the Secretary, had been vetted by the Panel, and had been posted on our ECPP website. Subsequent to posting there were two minor corrections by Neal Noethlich and Greg Toth, which have been corrected and will be reposted with the final version. A motion was made, seconded and unanimously passed to accept the January minutes as corrected to be replaced on the website.

Treasurer's Report: Treasurer MacNellis arrived too late to present her Treasurer's Report.

PRESENTATIONS:

1. Genova Development Comp Plan Amendment and Rezoning: Preliminary Presentation

Materials presented for review: Genova CP – Site Plan 3 by Wallace Homes dated 1/28/2015.

Presentation by the Developer. The presentation was made by Jim Wallace of Wallace Homes and Josh Philpott, Senior Planner from Stantec, Fort Myers. This is a preliminary presentation and does not count as a Public Information Meeting for purposes of the requirements of the Land Development Code.

The concept presented by Jim Wallace is for U shaped buildings with six buildings overall in the development. There would be a clubhouse with fitness center and a covered 25 meter swimming pool. Wallace showed the architectural plans for the buildings, which would include three

stories of residential units over the garage space. The garage level has a unique internal courtyard, which will extend up through the plaza level, which is the first residential floor. There would be two car garages for each unit, which include garage doors. Wallace stated that this design format would reduce the number of parking spaces on the outside of the buildings, and place approximately 21 spaces for guest parking inside each garage scattered around. The atrium or courtyard feature would be unique, and would also serve the purpose of ventilation for the garage.

Typical buildings are U-shaped and all of the living spaces, master bedrooms, lanais and terrace areas are facing the courtyard overlooking the atrium. This is designed in Mediterranean style, but was referenced by Wallace as having a Genoa, Italy style of design with a more urban Italianate theme. Some of the buildings are both three and four stories over parking that step up so that the roofline is varied. The buildings are designed to be as attractive on the outside as the inside. The exterior façade abuts not residences or unit windows, but rather the inside corridor for access to the units. Color schemes will be somewhat consistent throughout the development, and will be harmonious with 9 colors in the palette.

The proposed site plan was then discussed. The Corkscrew and Sandy Lane Overlay Districts require the buildings to be right next to the roads (Corkscrew and Via Coconut). They have moved the buildings back from the road and created a linear park on both sides of the building. There is also a connection on the south as near to the proposed Western exit to the Community Park. This will be a gated community, but without as many walls, as the buildings themselves act as the walls with security fencing in between. The openings in the garages at ground level will have wrought iron security fencing and this feature will also be used between the buildings. The lakes shown on the Site Plan are also security features for this community. There will be a gatehouse on the exit, but carefully designed with the actual security component interior to the architectural features nearest the road. They are considering adding landscaping to the median on Via Coconut adjacent to this development. They also may want to add canopy trees along the road and move the sidewalks back so that the road would be quieted or calmed.

Wallace stated that he had had some discussions with Seth Harry (Estero Consultant for the Village Center Project) to develop the idea to move the sidewalks with the canopy trees and put a wall 5 feet from the property line. This could also be proposed as three feet of buffering with a two foot security wall. Harry is also talking about having some form of smaller, studio or one-bedroom apartment added to the exterior of the garage level looking out to the landscaping to have a softer view upwards. They still are in flux on all of these additional exterior Accessory Dwelling Units (ADUs) concepts. No consensus was achieved between Seth Harry and Jim Wallace, who stated that ultimately Estero has to decide what it wants, e.g. would it be better to have a linear park or these ADU residences along the roadways? There would be more density required to do the exterior units at ground level. He went on to state that he believes that most people feel that Via Coconut will change over time, but this would be Estero's decision.

Josh Philpott, from Stantec, then spoke to some of the land use decisions that they will be looking for. Currently 17 acres of the site is in the Suburban Land Use Category allowing 6 units/acre. The current plan is for 195 units, which would be about 11 units/acre and if they do the exterior ADU units it would be about 12 units/acre. They are proposing to present a

Comprehensive Plan Amendment seeking to change all of the property to the Intensive Development Category. They also will do a concurrent rezoning to Residential Planned Development (RPD). There currently is 4 acres zoned Commercial Planned Development (CPD) in the northeast corner which allows about 50,000 s.f. of commercial uses, therefore they believe that switching to RPD for the whole will reduce the overall traffic impacts.

Comments from the Panel:

Jeff Maas. Asked whether there is a fence or wall around the property? They do not plan to have a perimeter wall, but the buildings act as their own security fence with railings/fences between them which likely will not be seen. Maas then asked what the interplay is with the Community Park? They responded that there is a pedestrian gate at the South and perhaps one on the east side of the property into the Park. The County may want the interconnect to be through the main gate of the park rather than the planned interconnects, because the park is locked at night. Maas also asked what the overall height would be, and the answer given was 45 feet to the eaves.

Paul Roberts. Wanted to clarify that the exterior corridor around each floor would be air conditioned. The answer was yes, and the windows on the corridor would be hurricane glass with the other side of the exterior corridor made from cinder blocks for reduction of noise transmission. Roberts stated that he has no issue with the density, and likes the Seth Harry suggestions.

John Goodrich. Asked about the linear park along Corkscrew and whether it will run down Via Coconut as well. The issue for the developer is satisfying SFWMD with respect to sufficient water management resources. One of the discussions at the EDRC on this project was a bus stop in front of the Via Coconut side or at least a pull off. Wallace stated that this would require County permission. To clarify the height limits, Wallace reiterated that the buildings will be no higher than 3 stories over parking and 45 feet to the eaves.

Greg Toth. He disclosed his conflict of interest in this project. He does not like Seth Harry's suggestions.

Roger Strelow. He thinks this is a very innovative plan. He suggests that they use this development and community as a model for bicycle improvements instead of three-foot wall along the roadside. He wants to use a bike path/sidewalk rather than the roadway. Wallace does not want to lose the linear park along the roadways, but also stated that he likes the added density of the ADUs. Wallace and his team are still in the process of thinking about these concepts in the hopes that somehow they can do both. They do not necessarily like the wall that Seth Harry has suggested.

Ned Dewhirst. Dewhirst stated that he thought the project was well done and well thought out. He advises that when going through the comp. plan amendment and zoning to get the additional density, they include all of these drawings as exhibits of what they are proposing to ensure that the final development order is consistent with the high quality plans they are showing tonight. He favors the linear park at least on Via Coconut, but not necessarily on Corkscrew, since the

sidewalk is close to the road anyway. Also wants to see interconnection with the park, and believes that they will need a deviation for the lack of a second egress. In discussion about building the swimming pool as part of the community park, Wallace also clearly stated that they could not allow the swimming pool to be a public facility. Wallace also disclosed that they are currently seeking an administrative amendment with respect to the CPD area to allow a temporary real estate sales facility near to the adjacent existing cell phone tower.

Chairman Lienesch read the comments from Don Eslick with respect to the Seth Harry/Spikowski Final Report on the Town Center Project (included as a separate attachment). Eslick is opposed to this project and asked that these comments will be a part of and attached to the minutes, which will be done as per Chairman Lienesch. With respect to the pool issue mentioned in the letter, Jim Wallace specifically restated that it would not work, and could not be done.

Neal Noethlich. He is concerned more about process than the architecture. They will have to deal with LDOT as to the sidewalk proposals along with amendments to the Comp. Plan, Rezoning and administrative amendment/deviations. He would like to see a cooperative team going forward so that there is full agreement for the public hearing before the future PZB or Council. They stated that they know they have to coordinate with all sorts of agencies on this project, including LDOT, which has the ROW at present. Noethlich is suggesting that there be a team effort on this development.

Comments from the Public:

Patty Whitehead. She asked about the Spikowski discussion held at Estero Fire and Rescue, and about affordable housing needs in Estero. The developer stated that the price point here would be \$250K-450K and some of the ADU's would be \$250K-295K. The issue is whether this is affordable housing. She asked about the homeowners' fees, and the response was without tennis or golf or dining, they would be about \$500 per year.

Jim Dodge from Wildcat Run. He also suggested putting in the pool on the park property, but Jim Wallace said it would be a problem with security and exclusivity for the residents. It simply is a fact that it is not what people are looking for today from a market standpoint. Wallace believes that the buyers want to obtain a variety of amenities, but at a reasonable cost.

Chairman Lienesch summarized that overall the ECPP supports this project based on these preliminary drawings. There is an issue with the interrelationship of the project with the overall Seth Harry/Spikowski report. Wallace said that he and Harry are in harmony, and that it is now a question of whether Estero is in agreement. There are opinions on both sides of whether to do the linear park or the additional ADUs.

2. Via Coconut Point Urban Place/MPD:

Materials presented for review: Application for Planned Development Public Hearing filed January 20, 2015 with the Lee County DCD; Context Map of Area Dated 1-08-2015; Proposed

Site Plans from Fugleberg-Koch PLLC; Character Images dated 2/16/2015, and Estero Master Plan Side by Side also dated 2/16/2015.

Presentation by the Developer: Steve Hartsell, Esq. of the Pavese Law Firm and Laura DeJohn from Johnson Engineering represented the developer, Focus Development Group, LLC. Jeff Graef of Focus Development was also present along with Bob Koch, Architect. This is the second presentation before the Panel, since the preliminary discussion in July, 2014. The proposal relates to an 18-acre parcel along Via Coconut on the west side. It is zoned AG-2 and is designated as Suburban with 6 units/acre and is in the Mixed Use Overlay. The property is located east of Happy Hollow Lane as it goes up to Corkscrew Road. The 2035 EAR Plan for the County called for this area to become Urban Place with higher density, however the County has not moved forward in enacting these recommendations. They are seeking a land use Comp. Plan Amendment to a new land use category consistent with the Urban Place concept. This would allow 18 units/acre density based on the bonus density by virtue of the mixed-use overlay. There would be a maximum of 335 units on the site plus 30,000 s.f. of commercial space in the narrow part of the land on the north side going up to Corkscrew Road. They say that they have coordinated with the Seth Harry/Bill Spikowski Plan Report, and have changed their designs to comply with the concepts envisioned by this study.

The Comp. Plan Amendment application has been found to be sufficient by Lee County Staff, and they say that the Zoning Application will be deemed sufficient when they have these minutes completed. They are moving forward in the review process with County Staff on the theory that is likely that the Village of Estero will also be contracting for review with the Lee County DCD Staff, but the ultimate decision on the applications will be up to the Village Council both as to process and the final approval. This current discussion will act as the public informational meeting required by the current Land Development Code which will become Estero's transitional Land Development Code.

Laura DeJohn, from Johnson Engineering, gave the background of how the plan has evolved since the July, 2014 presentation. They will be seeking the Mixed Use Plan Development (MPD) designation, however the residential density will be located on the bottom parcel with 30,000 s.f. of commercial space on the northern side running up to Corkscrew Road. Working with Spikowski and Seth Harry, they looked at the bigger picture of the Village Center across the railroad Right of Way (ROW). The emphasis of the Harry/Spikowski Report is on how to connect the development(s) on the North Point land to the west of the railroad ROW with the Community Park, which would be a significant part of the planning for the overall Village Center project.

She also discussed the issues of the Sandy Lane and Corkscrew Overlays, both of which seek to push the buildings up to the street line. Seth Harry thinks we should turn Via Coconut into a two-lane roadway with on-street parking rather than a four-lane 45 mile/hour roadway. They want to design to this concept even though it may be difficult for Estero to achieve this plan. She then stated that their plan is consistent with a zero to 25-foot setback along Corkscrew and Via Coconut Roads. In other words, they would meet current Code, but plan for the future if Estero can make their plans for Via Coconut Road come to fruition. They also have been working with Seth Harry and Spikowski in the central area of their development plan with a roundabout which would be an activity mode to allow for public interconnectivity if there

ultimately is an east-west connection in this area from the North Point property across the ROW to the Community Park.

As stated previously, they are seeking a new land use designation, which they call the Via Coconut Place Urban Category. They are also seeking several deviations for the number of parking spaces in the residential portion, and they seek to not require the internal roads to meet normal street row standards. They also are asking for a deviation for buffering requirements near residential areas in the north part near Happy Hollow lane.

Bob Koch, architect, then presented the architectural features of the site plan. The site along Via Coconut was predetermined for turns in and out due to the median cuts that presently exist. The one in the center of the project would be the primary connective corridor. They understand that the railroad ROW is a real barrier and the interconnection may never occur. The evolution of the centerpiece therefore became an important aspect of the planning for this development, especially to make it attractive and usable even if the interconnect never gets built. They felt that this internal road has to deaden traffic, and thus they decided to utilize a roundabout. This also gives better pedestrian connectivity going north and south. On this connectivity corridor they are also putting mixed-use liner buildings for retail. In other words, the crescent curved buildings along the central right of way would be designed as commercial below with residential units above. Koch feels that putting residences right to the street along Via Coconut for new urban purposes may not be feasible without some buffer zone along the street. These are three-story buildings some of which are facing the building and others are on the other side near the parking. There are two possible east-west crossings based on the current median cuts. The north portion is commercial and they have allocated some connectivity in the planning to interconnect at this point as well (although it not really likely that Estero will be able to obtain two RR crossings). Looking at the plans in the Seth Harry Report, he stated that the interconnections on his plans are the same two connections on an east-west basis.

Koch continued with a discussion of design features in garden districts of various urban areas, including having a stoop or front porch above ground level. They also had a third entrance on the site at the south side for emergency basis, however there is no median cut there and the County was not favorable to this. One problem that Koch has with the Town Center Plan is that the Seth Harry/Spikowski Report did not discuss a unified plan for storm water retention thereby leaving it up to each individual parcel. In this case, the only lake big enough for water retention on their parcel is on the widest part of the parcel at the Southern end. They say that comparing their plan to the Seth Harry plans, it matches up completely. They also say it would be designed for workforce housing.

Comments from the Panel.

Secretary Levitan asked a procedural question as to the requests before the County for right of way vacations. They say that there is a drainage easement running east-west on the property, but not a public ROW. Greg Toth explained that the owners/sellers of the property have a proposed ROW vacation pending for the north/south segment of former Sandy lane that is no longer needed due to construction of Via Coconut Point.

Roger Strelow. This is a property at the east end of a larger piece of property, and he appreciates the careful, creative thinking about how to interconnect to the other lands in the planning process. He thinks we in Estero should therefore be as helpful as possible to the developer and continue to work with them.

Ned Dewhirst. In general it looks like a great project, and he has no problem with the additional density, although for him it is hard to tell what the density is contemplated to be. The proposed CPA is requesting a standard density of 18 units per ac resulting in 333 MF units. The MPD is proposing 297 units on the 16-acre residential parcel at a density of 18 units/acre. Therefore, they are not doing a so-called super mixed-use project with double counting of the commercial acreage. How do we make sure that we get what is described on the Site Plan and photos into the comp. plan amendments and zoning approvals? How do we get the quality of the residential structures as shown on their comparative buildings from other projects? They have not done any detailed building designs yet. Dewhirst says that there needs to be some building and elevation exhibits as part of the zoning request so that we are assured of the high quality of the buildings being represented at this time in exchange for allowing the significant increase in density. Dewhirst then asked whether the main future interconnection to the west would be treated as a public road. If so, there needs to be an access easement to this interconnection or a requirement for public dedication in the zoning approval. He is also concerned from the point of view of the development community where the developers are conforming to a plan concept, like the Harry/Spikowski Report, that is not regulatory. He feels that this is sort of a de facto regulatory plan that has not been approved but we are designing projects to comply with it. Finally, Dewhirst feels that they need to do a better job of buffering along Happy Hollow Road and not deviate from the requirements of the LDC. They responded that additional buffering does not seem right to them, since this area may likely be redeveloped into a commercial area at some future point. Dewhirst responded that this deviation may be difficult to obtain, and the County may need to protect these single-family residents by buffering the commercial areas.

Neal Noethlich. With respect to Walmart, they were able to get the planning concepts regulatory in the approval process.

Greg Toth. Disclosed his conflict of interest with this project due to his interest in the parcel as an owner. He appreciates the effort to line up with the North Point planning done by Seth Harry/Spikowski. He stated that they have already bought one house at the end of Happy Hollow, and there are three more plus the greenhouse, mostly which are used for rentals.

John Goodrich. He wants more clarity as to what happens along Corkscrew Road next to the agriculture building. They show two commercial buildings. The north building is consistent with the Sandy Lane Overlay orienting the building to the corner. It will be right at the sidewalk at this point, which is zero setback (Sandy Lane Overlay is 0 to 25 feet). He does not like this even though it is in compliance with the Overlay. These commercial buildings are only pads since no tenants have been identified, and they said things may change over time. The owner is still trying to obtain some of the parcels on Happy Hollow to make the corner more attractive. John Goodrich again repeated that he does not like the corner building setback.

They stated that they have to revise the MCP for the County. Dewhirst added that he was concerned about ECPP not having the MCP, the requested deviations, or a schedule of uses along with a full application at the time of our review. Dewhirst then asked whether they are planning on coming back to the Panel when they have a full application to present to us. Hartsell responded in the negative, that this would be the only public information meeting. Hartsell did read off the schedule of uses that they propose. It does include fast food, which caused some issues with the Panel. Greg Toth asked them to tailor down the schedule of uses, but Dewhirst said that it is hard to properly respond to just an oral presentation of the uses. Hartsell stated that they understand that we have concerns about gas pumps or fast food. They will get the full application to us including the MCP, Deviations and Schedule of Uses, but do not plan on returning for an additional public information meeting.

Paul Roberts: He stated that he does not have a problem with this development.

Jeff Maas: Maas stated that he was acceptable to a fast food use for the crescent areas in the development, but not with a drive through window as a standalone on Corkscrew or down Via Coconut.

Comments from the Public:

Bill Prysi from the EDRC echoed some of the comments, but stated that based on the previous project which had a commitment of quality and vision, this plan has presented nothing but a site plan to look at with no features that gives us the assurance of high quality.

Chairman Lienesch summarized the feelings of the Panel that we cannot send to the County any sense of whether we are in support of this project, since we have not seen a full application. Hartsell stated that Lee County will not be giving any approvals with respect to this project. It will be decided completely by the Village, but they are continuing with the process of review with Lee County Staff. They understand that the Comp. Plan Amendment needs to get done first and then they will combine it with the zoning application to get the final approvals by the Village Council. Chairman Lienesch also stated that the Panel was not in favor of the deviation for buffering adjacent to the housing on the north side. He also reiterated that they agreed to email us the MCP, Deviations, and the schedule of uses. Dewhirst suggested the panel review these documents and send comments by email only so to alleviate another panel meeting attendance; the panel members agreed.

3. Corkscrew Crossing MPD.

Materials Presented for review: PPT dated 2/16/2015; Resubmittal Documents including Aerial MP Overlay-Site by Grady Minor dated 2/5/15, AMC Master Plan (Rev. 2) – C – Plan by Grady Minor dated 2/4/15, and Traffic Impact Study by JMP Transportation Engineers, Inc. dated 1/27/2015.

Presentation by the Developer. The presentation was made by Wayne Arnold and Sharon Umpenhaur from Grady Minor and Jim Banks as to the traffic impact study (TIS). They came to us in October as a preliminary informational meeting, until they got sufficiency comments from

the Staff, which they now have. The Project consists of 396 acres with access onto Corkscrew Road, and was previously zoned for 724 units, mostly multi-family units. They think that the market is now single-family so they are reducing the density to 625 units. One identifiable issue still outstanding is the wildlife corridor, which would come down from Wild Blue, and the panther crossing near the Preserve to the East.

Off-site preserve areas are on the Preserve to the east, and winding down to the South of their lot. They have a drainage feature along the east and which then discharges to the south. They are working on development standards similar to other RPDs in Estero. The Multi-family product will be on the north side of the project and will be better identified as per Staff comments to them. They are also planning for an emergency interconnect with Wildcat Run, however it is not yet known whether Wildcat Run has agreed to this as an interconnect or just an emergency exit. This is a 100% residential project therefore there should be less concern about architecture for Estero. They want comments from us at this meeting, and will then go back to Staff for a more detailed view to achieve sufficiency. They likely will have to go to the planned Estero Planning and Zoning Board, and then on to the Village Council for final hearing. They are in the ERP process with South Florida Water Management (SFWMD), and have not gone back to the Army Corps of Engineers yet with revised plans.

Comments from the Panel:

Ned Dewhirst. He asked about the planned interconnect with Wildcat Run at the least for emergencies, which would likely benefit both communities. Wildcat Run stated that they have several access points therefore any emergency exits to their streets would not benefit them.

Neal Noethlich also talked about the access points. He asked about the potential purchaser, which was stated to be a company named Argo Corkscrew. His issues are water sources and flow and whether they have to tie into the Wildcat Run water systems for flow ways, ditches and canals. They said they have no connections, but SFWMD may have different thoughts. Noethlich is also concerned about building heights and site lines. Wayne Arnold said the height limitation is 35 feet (two stories) for the residential and 48 feet for the multi-family, which is what was already approved in the previous zoning.

Jeff Maas asked where the amenities were, and Arnold replied on the east boundary. No commercial areas are currently planned.

Howard Levitan asked from a procedural basis as to whether the TIS include potential development from Wild Blue. They say the answer may be different at the development order stage depending on who gets their zoning application done first (i.e. Wild Blue or this project). It depends on which stage the TIS relates to determine which project has to include the traffic generated by the other planned development.

Comments from the Public:

Glen Lawler from Wildcat Run. He asked them to show on the site plan where the homes are proposed and what they will consist of. They say this is shown on the Master Concept Plan, but

it will be one of several varieties of single family, multi-family and villas with common wall. They have not determined how and what will actually be built or where. The people from Wildcat Run are concerned about this especially as to the setbacks and buffer zones. Arnold said that the two developments will be separated based on the roads and buffer and the so-called moat on Wildcat Run property plus the 5-foot residential buffer on the Corkscrew Crossing side. The "moat" ditch is probably 20 feet wide to the property line.

Stewart Katz from Wildcat Run. He asked what the height limitation is on the two-family homes, and the answer given was 35 feet.

Joe Turkell from Wildcat Run asked about the height limitation on multi-family, and the response was 4 stories and 48 feet as allowed by the previous zoning. He asked whether they could put the amenities package on the west side, but Arnold said that this would cause light and noise problems for the adjacent homes in Wildcat Run.

Kate Kurtz from Wildcat Run. She wanted to know about the parking, but Arnold reiterated that this has not been defined yet. She also wanted to know about security, since the moat dries up in the Winter season. They say there will be a perimeter berm but do not yet know about a fence.

Karen Katz from Wildcat Run asked whether it would be a gated community, and the answer was yes.

Jim Kurtz from Wildcat Run. He stated that the traffic is already a real problem for Corkscrew Road.

An unidentified person asked what would be the price point of the units? The answer was market rates at the time they develop.

Joe Tergilgen. In the Monte Christo Plan there was a common entrance with Wildcat Run leading to two gates. Now their entrance has been moved over to one side so no common entrance. He repeated that no emergency access is needed for Wildcat Run, so there is no benefit to them to have an emergency interconnect. Arnold stated that Staff is likely to push for the emergency connection point.

Russ Radcliffe from Wildcat Run. They think that the water flow is a key issue and they do not want to lose any water barrier. They are also concerned about Corkscrew Road getting to 4-lane status.

David Bradford from Wildcat Run. He asked about the water flow as well. Arnold stated that with respect to the water flow from their property, they need to go through an ERP (environmental resource permit) with SFWMD. They cannot impact the Wildcat Run site. He believes that they will ultimately develop 625 units with 62 multi-family units. Nothing will preclude them changing the mix but they have to stay in the areas shown on the MCP. Bradford then asked about setbacks, and Arnold answered that they would be 20' and 25' to water. He went on to state that they are not required to do berms or walls. They are only providing for

minimum type A residential buffers at present, but likely this will be market driven based on the level of the buildings.

Kathleen Fitzgerald (Wildcat Run HOA President) wants to see a more attractive buffer than a Type A plan. Wayne Arnold agreed to meet further with Wildcat Run as they progress with the permitting.

Fred Fitzgerald with Wildcat Run. He asked whether from a procedural point of view can a plan be relooked at later on after it has been approved? Arnold stated that they are vested with what got approved in the past, but are now asking for some changes. These revisions need to get approved by the Village Council as an amendment to the RPD. The issue may also be if Estero changes the time frame for coming back for approvals if a project is not built after a certain time period. Presently there is no end to an approved plan under Lee County Land Development Code.

Chairman Lienesch summarized the fact that this plan has been back to the ECPP many times over the years and has vested approvals. The amendments seem to have the general support of the Panel, but there is still a long way to go with respect to this project. The final approvals will be determined by the Village Council.

ECPP ISSUES:

1. ECPP Procedures Post Incorporation. The Panel will have a meeting in March, and they will continue on in the same fashion until the Village Council says otherwise. Ned Dewhirst feels that there may be a need for the facilitation of public informational meetings well before any final review / decisions by a zoning or development review board, which the ECPP could still deal with if it continued in the same fashion. The problem with this is whether we would have enough volunteers in Estero to populate the Panel along with the other advisory boards.

2. Land Development Code Revisions. Bill Prysi will finish the LDC Revisions draft and give to Roger Strelow for the Transition Book. This will not be the all-inclusive version of the drafts.

3. Member Issues: Howard Levitan has to resign as secretary on 3/3/2015 when the members-elect to the Village Council go into the Sunshine. Jack Lienesch asked for a volunteer to do this for a few months. No volunteers stepped forward at the meeting. Greg Toth will ask at the University for a volunteer. Jack Lienesch also asked whether anyone does not want to continue on to be considered for the PZB. John Goodrich and Jack Lienesch both said that they would prefer not to move to the PZB. All others stated that they would like to do this.

4. Public Comments: None

Next Meeting is March 16, 2015

Meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

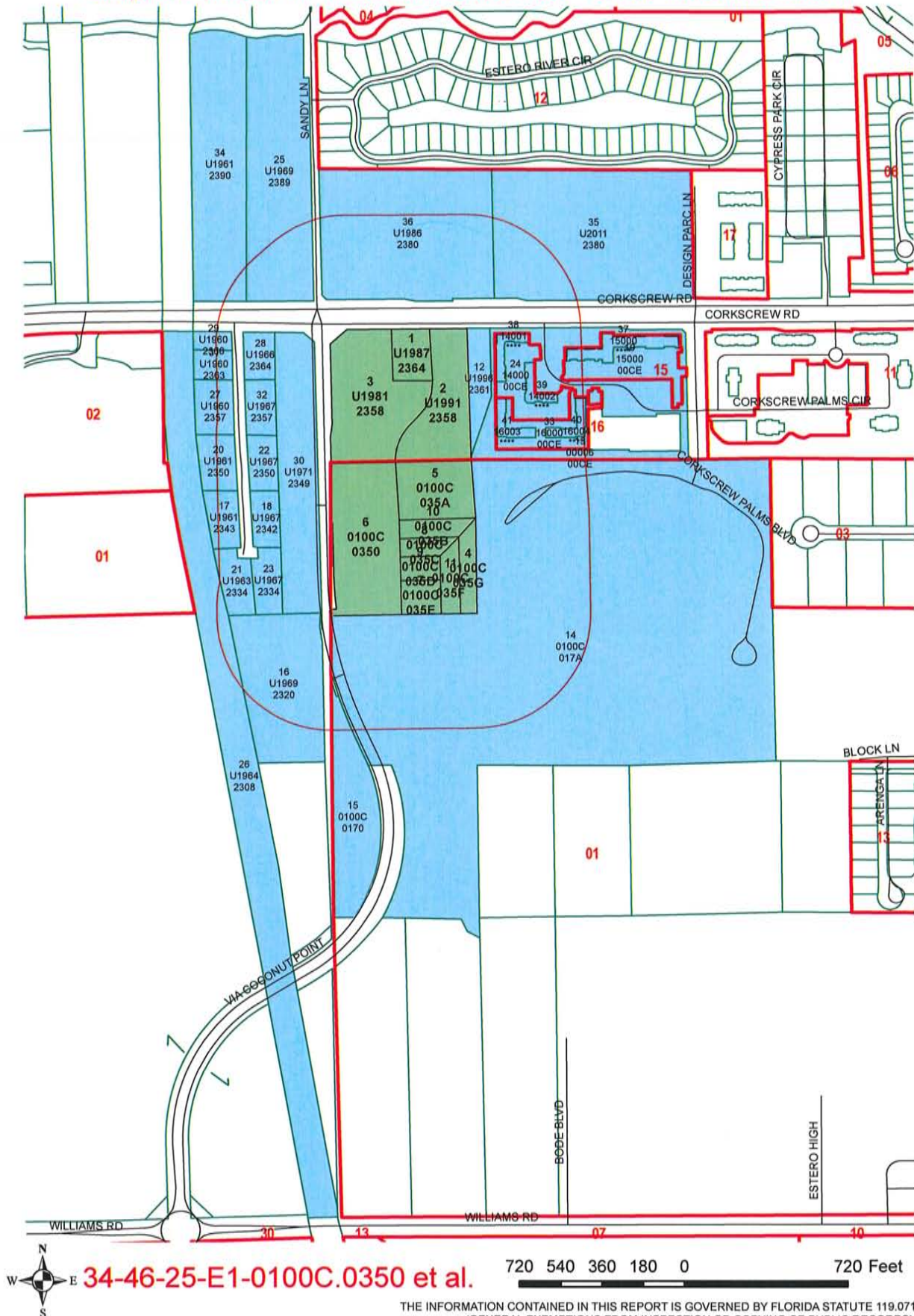
Howard Levitan, Secretary

MAILING LABELS

VARIANCE REPORT

3/19/2015

Subject Parcels: 11 Affected Parcels: 80 Buffer Distance: 500 ft



34-46-25-E1-0100C.0350 et al.

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Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 3/19/2015 11:43:52 AM
Buffer Distance: 500 ft
Parcels Affected: 80
Subject Parcels: 34-46-25-E1-0100C.0350, 34-46-25-E1-0100C.035A, 34-46-25-E1-0100C.035B, 34-46-25-E1-0100C.035C, 34-46-25-E1-0100C.035D, 34-46-25-E1-0100C.035E, 34-46-25-E1-0100C.035F, 34-46-25-E1-0100C.035G, 34-46-25-E1-U1981.2358, 34-46-25-E1-U1987.2364, 34-46-25-E1-U1991.2358

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
CROWN CASTLE GT COMPANY LLC PMB 353 4017 WASHINGTON RD MCMURRAY, PA 15317	34-46-25-E1-U1996.2361 9200 CORKSCREW RD ESTERO FL 33928	BEGIN AT W LINE OF NE 1/4 OF SW 1/4 OF NW 1/4 AND S R/W OF CORKSCREW RD	12
ESTERO PARK COMMONS SELECT REAL ESTATE 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-00006.00CE 9180-9260 ESTERO PARK COMMONS BLVD ESTERO FL 33928	NE 1/4 OF SW 1/4 OF NW 1/4 LESS CORKSCREW RD + 6.0010 + CONDO LESS TRACT 4 DESC IN INST#2007- 96078	13
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	34-46-25-E4-0100C.017A 9190-9398 CORKSCREW PALMS BLVD ESTERO FL 33928	FLA GULF LAND CO SUBD BLK C PB 1 PG 59 PT LOT C17 THE WLY 335 FT + LT 18 + OR 3028 PG 3722 + N 1/2 OF LTS 19 + 20 + PT LTS 21 + 22 + OR 1739 PG 2317 + R/W OR 2816 PG 551 + 4595/2265 LESS OR 4595/2269	14
MILLER STEPHANIE TR CORKSCREW PALMS 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E4-0100C.0170 21750 VIA COCONUT POINT ESTERO FL 33928	FLA.GULF LAND CO. BLK.C PB 1 PG 59 S 1/2 OF LOT 17 + POR OF LOT 16 DESC IN OR 4477/2118 LESS ROW OR 4558/4814 + OR 4565/499 + 4595 PG 2265 + OR 4595/2269 + INST#2007-177379	15
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	33-46-25-E3-U1969.2320 21650 VIA COCONUT POINT ESTERO FL 33928	THAT PT OF SE 1/4 LYING E OF ACL RR R/W AS DESC IN OR 3371 PG 4528 LESS ROW OR 4558/4810 + INST#2007- 177378	16
VILLARREAL ALICIA PO BOX 621 BONITA SPRINGS, FL 34133	33-46-25-E2-U1961.2343 21330 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF E 1/2 OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT	17
LOPEZ OTILA PO BOX 33 ESTERO, FL 33928	33-46-25-E2-U1967.2342 21331 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF E 1/2 OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT	18
ESTERO PARK COMMONS BLDG 7 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-15000.00CE ESTERO PARK COMMONS COMMON EL ESTERO FL 33928	ESTERO PARK COMMONS BLDG 7 DESC IN OR 4831 PG 2829 + INST#2005- 33787 + 2006000244846 COMMON ELEMENTS	19
LOZADA DAMARIS L PO BOX 184 ESTERO, FL 33928	33-46-25-E2-U1961.2350 21300 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF E 1/2 OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT	20
GARCIA ANDY G + PO BOX 207 BONITA SPRINGS, FL 34133	33-46-25-E2-U1963.2334 21350 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT TH S 89 DEG	21

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
CRUZ RAMONA PITRE 21301 HAPPY HOLLOW LN ESTERO, FL 33928	33-46-25-E2-U1967.2350 21301 HAPPY HOLLOW LN ESTERO FL 33928	PARL IN NE 1/4 AS DESC IN OR 1729 PG 0561	22
WILDCAT HOLLOW LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	33-46-25-E2-U1967.2334 21351 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF E 1/2 OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT	23
ESTERO PARK COMMONS 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-14000.00CE ESTERO PARK COMMONS C/E ESTERO FL	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 + INST#2005-60195 COMMON ELEMENTS	24
VILLAGE PARTNERS LLC 9130 CORSEA DEL FONTANA WAY NAPLES, FL 34109	33-46-25-E2-U1969.2389 8991 CORKSCREW RD ESTERO FL 33928	PARL IN NE 1/4 OF NE 1/4 S OF ESTERO R 1V LESS CORKSCREW RD	25
CSX TRANSPORTATION INC 500 WATER ST JACKSONVILLE, FL 32202	33-46-25-E3-U1964.2308 RAILROAD RIGHT OF WAY ESTERO FL	A STRIP OF LAND RR R/W RUNNING SELY ACROSS E 1/2 OF SEC LYING S OF CORKSCREW RD	26
LOZADA FELIX JR 21270 HAPPY HOLLOW LN ESTERO, FL 33928	33-46-25-E2-U1960.2357 21270 HAPPY HOLLOW LN ESTERO FL 33928	BEG AT NE COR OF SE 1/4 OF NE 1/4 + RU S ALG E LI OF SEC 71 FT TH W ALG CTY RD	27
LENGER CHARLENE J 700 INDIAN BEACH CIR SARASOTA, FL 34234	33-46-25-E2-U1966.2364 8980 CORKSCREW RD ESTERO FL 33928	BEG NE COR OF SE 1/4 OF NE 1/4 TH GO S ALG ELY LI OF SEC 71 FT TH W ALG CTY RD	28
MY SAMANTHA LLC 700 INDIAN BEACH CIRCLE SARASOTA, FL 34234	33-46-25-E2-U1960.2366 21250 HAPPY HOLLOW LN ESTERO FL 33928	PARL IN SE 1/4 OF NE 1/4 AS DESC OR 529 PG 601 LESS S 130 FT	29
MILLER STEPHANIE TR CORKSCREW PALMS 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	33-46-25-E2-U1971.2349 8990 CORKSCREW RD ESTERO FL 33928	PARL IN S 1/2 OF NE 1/4 E OF ACLRR R/W LESS CORKSCREW RD + LESS ROW OR 4558/4806 + INST #2007-177405	30
CORDERO NELSON SR + 18624 EVERGREEN RD FORT MYERS, FL 33967	33-46-25-E2-U1960.2363 21256 HAPPY HOLLOW LN ESTERO FL 33928	PARL IN SE 1/4 OF NE 1/4 AS DESC IN OR 1953 PG 1294	31
MONTGOMERY PHYLLIS J 21271 HAPPY HOLLOW LN ESTERO, FL 33928	33-46-25-E2-U1967.2357 21271 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF SE 1/4 OF NE 1/4 GO S ALG E LI OF SEC 71 FT TH GO W ALG CTY RD	32
ESTERO PARK COMMONS 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16000.00CE ESTERO PARK COMMONS C/E ESTERO FL	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006- 84012 COMMON ELEMENTS	33
VILLAGE PARTNERS LLC 9130 CORSEA DEL FONTANA WAY NAPLES, FL 34109	33-46-25-E2-U1961.2390 8901 CORKSCREW RD ESTERO FL 33928	W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 S OF CRK LESS CORKSCREW RD	34
RD INVESTMENT PROPERTIES LLC 5621 STRAND BLVD STE 209 NAPLES, FL 34110	34-46-25-E1-U2011.2380 9301 CORKSCREW RD ESTERO FL 33928	PARL LOC IN THE NW 1/4 OF OF THE NW 1/4 AS DESC IN OR 4357 PG 1316	35
RD INVESTMENT PROPERTIES LLC 5621 STRAND BLVD STE 209 NAPLES, FL 34110	34-46-25-E1-U1986.2380 9201 CORKSCREW RD ESTERO FL 33928	PARL LOC IN THE NW 1/4 OF OF THE NW 1/4 AS DESC IN OR 3649 PG 3766 LESS OR 4357 PG 1316	36
BAXTER HOLDINGS I LLC 9250 CORKSCREW RD STE 1 ESTERO, FL 33928	34-46-25-E1-15000.0001 9250 CORKSCREW RD #1 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 1	37
FLORIDA GULF COAST VENTURES 2180 IMMOKALEE RD STE 101 NAPLES, FL 34110	34-46-25-E1-15000.0003 9250 CORKSCREW RD #3 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 + INST#2006000244846 UNIT 3	37
GIROUX DAVID W TR + 19123 VINTAGE TRACE FORT MYERS, FL 33967	34-46-25-E1-15000.0004 9250 CORKSCREW RD #4 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 + INST#2006000244846 UNIT 4	37
CHAM HOLDINGS LLC 12580 UNIVERSITY DR STE 200 FORT MYERS, FL 33907	34-46-25-E1-15000.0005 9250 CORKSCREW RD #5 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 + INST#2006000244846 UNIT 5	37

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
ITDH LLC DR CHARARA 1120 WALES DR FT MYERS, FL 33901	34-46-25-E1-15000.0006 9250 CORKSCREW RD #6 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 6	37
HACHEM DONIA TR + 1120 WALES DR FORT MYERS, FL 33901	34-46-25-E1-15000.0007 9250 CORKSCREW RD #7 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 7	37
COLONIAL FOWLER PLAZA LLC 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-15000.0008 9250 CORKSCREW RD #8 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNITS 8 + 9	37
CORKSCREW HOLDING LLC MCGARVEY DEVELOPMENT 801 LAUREL OAK DR STE 303 NAPLES, FL 34108	34-46-25-E1-15000.0010 9250 CORKSCREW RD #10 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 10	37
CORKSCREW HOLDING LLC 801 LAUREL OAK DR STE 303 NAPLES, FL 34108	34-46-25-E1-15000.0011 9250 CORKSCREW RD #11 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 11	37
ADVANCED HEARING TECHNOLOGY 9250 CORKSCREW RD STE 12 ESTERO, FL 33928	34-46-25-E1-15000.0012 9250 CORKSCREW RD #12 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 12	37
ABBY ROSE PROPERTIES LLC 4202 SILVERFOX DR NAPLES, FL 34119	34-46-25-E1-15000.0013 9250 CORKSCREW RD #13 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 13	37
PELICAN CREEK REAL ESTATE 6987 GREENTREE DR NAPLES, FL 34108	34-46-25-E1-15000.0015 9250 CORKSCREW RD #15 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 15	37
PELICAN CREEK REAL ESTATE 6987 GREENTREE DR NAPLES, FL 34108	34-46-25-E1-15000.0016 9250 CORKSCREW RD #16 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 16	37
PELICAN CREEK REAL ESTATE 6987 GREENTREE DR NAPLES, FL 34108	34-46-25-E1-15000.0017 9250 CORKSCREW RD #17 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 17	37
PELICAN CREEK REAL ESTATE 6987 GREENTREE DR NAPLES, FL 34108	34-46-25-E1-15000.0018 9250 CORKSCREW RD #18 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 UNIT 18	37
BAXTER HOLDINGS I LLC 9250 CORKSCREW RD STE 1 ESTERO, FL 33928	34-46-25-E1-15000.002A 9250 CORKSCREW RD #2A ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 + INST#2005000033787 UNIT 2A	37
ABBY ROSE PROPERTIES LLC NAPLES URGENT CARE 1713 SW HEALTH PKWY STE 1 NAPLES, FL 34109	34-46-25-E1-15000.014A 9250 CORKSCREW RD #14 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831/2829 + INST#2005- 33787 UNIT 14-A	37
PELICAN CREEK REAL ESTATE 6987 GREENTREE DR NAPLES, FL 34108	34-46-25-E1-15000.014B 9250 CORKSCREW RD #14 ESTERO FL 33928	ESTERO PARK COMMONS BLDG SEVEN DESC IN OR 4831 PG 2829 + INST#2005000033787 UNIT 14-B	37
VISION PHARMA LLC MICHAEL MCALOOSE STE 1 9180 ESTERO PARK COMMONS BLVD ESTERO, FL 33928	34-46-25-E1-14001.0001 9180 ESTERO PARK COMMONS BLVD #1 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 1	38
PARADIGM LAND HOLDINGS LLC STE 2 9180 ESTERO PARK COMMONS BLVD ESTERO, FL 33928	34-46-25-E1-14001.0002 9180 ESTERO PARK COMMONS BLVD #2 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 2	38
SERENIA LLC 4410 LONGSHORE WAY N NAPLES, FL 34119	34-46-25-E1-14001.0003 9180 ESTERO PARK COMMONS BLVD #3 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 3	38
SERENIA LLC 4410 LONGSHORE WAY N NAPLES, FL 34119	34-46-25-E1-14001.0004 9180 ESTERO PARK COMMONS BLVD #4 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 4	38

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
EPC ACQUISITION LLC 12491 VERANDAH BLVD FORT MYERS, FL 33905	34-46-25-E1-14001.0005 9180 ESTERO PARK COMMONS BLVD #5 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 5	38
FIRST CZ REAL ESTATE LLC SELECT REAL ESTATE 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-14001.0006 9180 ESTERO PARK COMMONS BLVD #6 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 6	38
KING ELLER LLC STE 8 9180 ESTERO PARK COMMONS BLVD ESTERO, FL 33928	34-46-25-E1-14001.0007 9180 ESTERO PARK COMMONS BLVD #7 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 7	38
KING ELLER LLC STE 8 9180 ESTERO PARK COMMONS BLVD ESTERO, FL 33928	34-46-25-E1-14001.0008 9180 ESTERO PARK COMMONS BLVD #8 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 8	38
RIDER LLC 9180 ESTERO PARK COMMONS BLVD UNIT #9 ESTERO, FL 33928	34-46-25-E1-14001.0009 9180 ESTERO PARK COMMONS BLVD #9 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 1 UNIT 9	38
JONES CHRISTOPHER H + SALLY J 108 CAMERON MEWS ALEXANDRIA, VA 22314	34-46-25-E1-14002.0001 9200 ESTERO PARK COMMONS BLVD #1 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 2 UNIT 1	39
JONES CHRISTOPHER H + SALLY J 108 CAMERON MEWS ALEXANDRIA, VA 22314	34-46-25-E1-14002.0002 9200 ESTERO PARK COMMONS BLVD #2 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 2 UNIT 2	39
KING ELLER LLC 9180 ESTERO PARK COMMONS UN #8 ESTERO, FL 33928	34-46-25-E1-14002.0003 9200 ESTERO PARK COMMONS BLVD #3 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 2 UNIT 3	39
KING ELLER LLC 9180 ESTERO PARK COMMONS UN #8 ESTERO, FL 33928	34-46-25-E1-14002.0004 9200 ESTERO PARK COMMONS BLVD #4 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 2 UNIT 4	39
JONES CHRISTOPHER H + SALLY J 108 CAMERON MEWS ALEXANDRIA, VA 22314	34-46-25-E1-14002.0005 9200 ESTERO PARK COMMONS BLVD #5 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 2 UNIT 5	39
HUNTER GRAEME R TR 5240 FAIRFIELD DR FORT MYERS, FL 33919	34-46-25-E1-14002.0006 9200 ESTERO PARK COMMONS BLVD #6 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 2 UNIT 6	39
J + S ESTERO LLC 25% + 2730 ARDISIA LN NAPLES, FL 34109	34-46-25-E1-14002.0007 9200 ESTERO PARK COMMONS BLVD #7 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 2 UNIT 7	39
J + S ESTERO LLC 25% + 2730 ARDISIA LN NAPLES, FL 34109	34-46-25-E1-14002.0008 9200 ESTERO PARK COMMONS BLVD #8 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 1+2 DESC IN OR 4812 PG 1275 BLDG 2 UNIT 8	39
SOUTHARD ALBERTA J TR 498 S PASEO REAL ANAHEIM, CA 92807	34-46-25-E1-16004.0001 9220 ESTERO PARK COMMONS BLVD #1 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006- 84012 BLDG 4 UNIT 1	40
DWID LLC 1477 ARGYLE DR FORT MYERS, FL 33919	34-46-25-E1-16004.0002 9220 ESTERO PARK COMMONS BLVD #2 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006- 84012 BLDG 4 UNIT 2	40
GLB DEVELOPMENT LLC 9911 ROOKERY CIRCLE ESTERO, FL 33928	34-46-25-E1-16004.0003 9220 ESTERO PARK COMMONS BLVD #3 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006- 84012 BLDG 4 UNIT 3	40

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
GLB DEVELOPMENT LLC 9911 ROOKERY CIRCLE ESTERO, FL 33928	34-46-25-E1-16004.0004 9220 ESTERO PARK COMMONS BLVD #4 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 4 UNIT 4	40
RAINBOWS LLC 20101 BUTTERMERE CT ESTERO, FL 33928	34-46-25-E1-16004.0005 9220 ESTERO PARK COMMONS BLVD #5 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 4 UNIT 5	40
RAINBOWS LLC 20101 BUTTERMERE CT ESTERO, FL 33928	34-46-25-E1-16004.0006 9220 ESTERO PARK COMMONS BLVD #6 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 4 UNIT 6	40
TRES GATORS HERMOSOS GROUP LLC 505 CORAL DR NAPLES, FL 34102	34-46-25-E1-16004.0007 9220 ESTERO PARK COMMONS BLVD #7 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 4 UNIT 7	40
TRES GATORS HERMOSOS GROUP LLC 505 CORAL DR NAPLES, FL 34102	34-46-25-E1-16004.0008 9220 ESTERO PARK COMMONS BLVD #8 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 4 UNIT 8	40
TRES GATORS HERMOSOS GROUP LLC 505 CORAL DR NAPLES, FL 34102	34-46-25-E1-16004.0009 9220 ESTERO PARK COMMONS BLVD #9 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 4 UNIT 9	40
TRES GATORS HERMOSOS GROUP LLC 505 CORAL DR NAPLES, FL 34102	34-46-25-E1-16004.0010 9220 ESTERO PARK COMMONS BLVD #10 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 4 UNIT 10	40
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ATTENTION: STEPHANIE MILLER ESTERO, FL 33928	34-46-25-E1-16003.0001 9210 ESTERO PARK COMMONS BLVD #1 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 1	41
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16003.0002 9210 ESTERO PARK COMMONS BLVD #2 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 2	41
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16003.0003 9210 ESTERO PARK COMMONS BLVD #3 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 3	41
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16003.0004 9210 ESTERO PARK COMMONS BLVD #4 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 4	41
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16003.0005 9210 ESTERO PARK COMMONS BLVD #5 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 5	41
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16003.0006 9210 ESTERO PARK COMMONS BLVD #6 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 6	41
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16003.0007 9210 ESTERO PARK COMMONS BLVD #7 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 7	41
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16003.0008 9210 ESTERO PARK COMMONS BLVD #8 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 8	41
TANGO THREE LLP 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-E1-16003.0009 9210 ESTERO PARK COMMONS BLVD #9 ESTERO FL 33928	ESTERO PARK COMMONS BLDGS 3 + 4 DESC IN INST#2006-84013 + INST#2006-84012 BLDG 3 UNIT 9	41

OWNER NAME AND ADDRESS

TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

STRAP AND LOCATION

34-46-25-E1-16003.0010
9210 ESTERO PARK COMMONS
BLVD #10
ESTERO FL 33928

LEGAL DESCRIPTION

ESTERO PARK COMMONS BLDGS 3 + 4
DESC IN INST#2006-84013 + INST#2006-
84012
BLDG 3 UNIT 10

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34-46-25-E1-U1996.2361
CROWN CASTLE GT COMPANY LLC
PMB 353
4017 WASHINGTON RD
MCMURRAY, PA 15317

34-46-25-E1-00006.00CE
ESTERO PARK COMMONS
SELECT REAL ESTATE
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E4-0100C.017A
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

34-46-25-E4-0100C.0170
MILLER STEPHANIE TR
CORKSCREW PALMS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E3-U1969.2320
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1961.2343
VILLARREAL ALICIA
PO BOX 621
BONITA SPRINGS, FL 34133

33-46-25-E2-U1967.2342
LOPEZ OTILA
PO BOX 33
ESTERO, FL 33928

34-46-25-E1-15000.00CE
ESTERO PARK COMMONS BLDG 7
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1961.2350
LOZADA DAMARIS L
PO BOX 184
ESTERO, FL 33928

33-46-25-E2-U1963.2334
GARCIA ANDY G +
PO BOX 207
BONITA SPRINGS, FL 34133

33-46-25-E2-U1967.2350
CRUZ RAMONA PITRE
21301 HAPPY HOLLOW LN
ESTERO, FL 33928

33-46-25-E2-U1967.2334
WILDCAT HOLLOW LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-14000.00CE
ESTERO PARK COMMONS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1969.2389
VILLAGE PARTNERS LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

33-46-25-E3-U1964.2308
CSX TRANSPORTATION INC
500 WATER ST
JACKSONVILLE, FL 32202

33-46-25-E2-U1960.2357
LOZADA FELIX JR
21270 HAPPY HOLLOW LN
ESTERO, FL 33928

33-46-25-E2-U1966.2364
LENGER CHARLENE J
700 INDIAN BEACH CIR
SARASOTA, FL 34234

33-46-25-E2-U1960.2366
MY SAMANTHA LLC
700 INDIAN BEACH CIRCLE
SARASOTA, FL 34234

33-46-25-E2-U1971.2349
MILLER STEPHANIE TR
CORKSCREW PALMS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1960.2363
CORDERO NELSON SR +
18624 EVERGREEN RD
FORT MYERS, FL 33967

33-46-25-E2-U1967.2357
MONTGOMERY PHYLLIS J
21271 HAPPY HOLLOW LN
ESTERO, FL 33928

34-46-25-E1-15000.0007
HACHEM DONIA TR +
1120 WALES DR
FORT MYERS, FL 33901

34-46-25-E1-16000.00CE
ESTERO PARK COMMONS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-15000.0008
COLONIAL FOWLER PLAZA LLC
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1961.2390
VILLAGE PARTNERS LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

34-46-25-E1-15000.0010
CORKSCREW HOLDING LLC
MCGARVEY DEVELOPMENT
801 LAUREL OAK DR STE 303
NAPLES, FL 34108

34-46-25-E1-U2011.2380
RD INVESTMENT PROPERTIES LLC
5621 STRAND BLVD STE 209
NAPLES, FL 34110

34-46-25-E1-15000.0011
CORKSCREW HOLDING LLC
801 LAUREL OAK DR STE 303
NAPLES, FL 34108

34-46-25-E1-U1986.2380
RD INVESTMENT PROPERTIES LLC
5621 STRAND BLVD STE 209
NAPLES, FL 34110

34-46-25-E1-15000.0012
ADVANCED HEARING TECHNOLOGY
9250 CORKSCREW RD STE 12
ESTERO, FL 33928

34-46-25-E1-15000.0001
BAXTER HOLDINGS I LLC
9250 CORKSCREW RD STE 1
ESTERO, FL 33928

34-46-25-E1-15000.0013
ABBY ROSE PROPERTIES LLC
4202 SILVERFOX DR
NAPLES, FL 34119

34-46-25-E1-15000.0003
FLORIDA GULF COAST VENTURES
2180 IMMOKALEE RD STE 101
NAPLES, FL 34110

34-46-25-E1-15000.0015
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0004
GIROUX DAVID W TR +
19123 VINTAGE TRACE
FORT MYERS, FL 33967

34-46-25-E1-15000.0016
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0005
CHAM HOLDINGS LLC
12580 UNIVERSITY DR STE 200
FORT MYERS, FL 33907

34-46-25-E1-15000.0017
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0006
ITDH LLC
DR CHARARA
1120 WALES DR
FT MYERS, FL 33901

34-46-25-E1-15000.0018
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.002A
BAXTER HOLDINGS I LLC
9250 CORKSCREW RD STE 1
ESTERO, FL 33928

34-46-25-E1-15000.014A
ABBY ROSE PROPERTIES LLC
NAPLES URGENT CARE
1713 SW HEALTH PKWY STE 1
NAPLES, FL 34109

34-46-25-E1-15000.014B
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-14001.0001
VISION PHARMA LLC
MICHAEL MCALOOSE
STE 1
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0002
PARADIGM LAND HOLDINGS LLC
STE 2
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0003
SERENIA LLC
4410 LONGSHORE WAY N
NAPLES, FL 34119

34-46-25-E1-14001.0004
SERENIA LLC
4410 LONGSHORE WAY N
NAPLES, FL 34119

34-46-25-E1-14001.0005
EPC ACQUISITION LLC
12491 VERANDAH BLVD
FORT MYERS, FL 33905

34-46-25-E1-14001.0006
FIRST CZ REAL ESTATE LLC
SELECT REAL ESTATE
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-14001.0007
KING ELLER LLC
STE 8
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0008
KING ELLER LLC
STE 8
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0009
RIDER LLC
9180 ESTERO PARK COMMONS BLVD
UNIT #9
ESTERO, FL 33928

34-46-25-E1-14002.0001
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0002
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0003
KING ELLER LLC
9180 ESTERO PARK COMMONS UN #8
ESTERO, FL 33928

34-46-25-E1-14002.0004
KING ELLER LLC
9180 ESTERO PARK COMMONS UN #8
ESTERO, FL 33928

34-46-25-E1-14002.0005
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0006
HUNTER GRAEME R TR
5240 FAIRFIELD DR
FORT MYERS, FL 33919

34-46-25-E1-14002.0007
J + S ESTERO LLC 25% +
2730 ARDISIA LN
NAPLES, FL 34109

34-46-25-E1-14002.0008
J + S ESTERO LLC 25% +
2730 ARDISIA LN
NAPLES, FL 34109

34-46-25-E1-16004.0001
SOUTHARD ALBERTA J TR
498 S PASEO REAL
ANAHEIM, CA 92807

34-46-25-E1-16003.0001
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ATTENTION: STEPHANIE MILLER
ESTERO, FL 33928

34-46-25-E1-16004.0002
DWID LLC
1477 ARGYLE DR
FORT MYERS, FL 33919

34-46-25-E1-16003.0002
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0003
GLB DEVELOPMENT LLC
9911 ROOKERY CIRCLE
ESTERO, FL 33928

34-46-25-E1-16003.0003
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0004
GLB DEVELOPMENT LLC
9911 ROOKERY CIRCLE
ESTERO, FL 33928

34-46-25-E1-16003.0004
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0005
RAINBOWS LLC
20101 BUTTERMERE CT
ESTERO, FL 33928

34-46-25-E1-16003.0005
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0006
RAINBOWS LLC
20101 BUTTERMERE CT
ESTERO, FL 33928

34-46-25-E1-16003.0006
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0007
TRES GATORS HERMOSOS GROUP LLC
505 CORAL DR
NAPLES, FL 34102

34-46-25-E1-16003.0007
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0008
TRES GATORS HERMOSOS GROUP LLC
505 CORAL DR
NAPLES, FL 34102

34-46-25-E1-16003.0008
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0009
TRES GATORS HERMOSOS GROUP LLC
505 CORAL DR
NAPLES, FL 34102

34-46-25-E1-16003.0009
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0010
TRES GATORS HERMOSOS GROUP LLC
505 CORAL DR
NAPLES, FL 34102

34-46-25-E1-16003.0010
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-U1996.2361
CROWN CASTLE GT COMPANY LLC
PMB 353
4017 WASHINGTON RD
MCMURRAY, PA 15317

33-46-25-E2-U1967.2350
CRUZ RAMONA PITRE
21301 HAPPY HOLLOW LN
ESTERO, FL 33928

34-46-25-E1-00006.00CE
ESTERO PARK COMMONS
SELECT REAL ESTATE
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1967.2334
WILDCAT HOLLOW LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E4-0100C.017A
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

34-46-25-E1-14000.00CE
ESTERO PARK COMMONS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E4-0100C.0170
MILLER STEPHANIE TR
CORKSCREW PALMS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1969.2389
VILLAGE PARTNERS LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

33-46-25-E3-U1969.2320
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E3-U1964.2308
CSX TRANSPORTATION INC
500 WATER ST
JACKSONVILLE, FL 32202

33-46-25-E2-U1961.2343
VILLARREAL ALICIA
PO BOX 621
BONITA SPRINGS, FL 34133

33-46-25-E2-U1960.2357
LOZADA FELIX JR
21270 HAPPY HOLLOW LN
ESTERO, FL 33928

33-46-25-E2-U1967.2342
LOPEZ OTILA
PO BOX 33
ESTERO, FL 33928

33-46-25-E2-U1966.2364
LENGER CHARLENE J
700 INDIAN BEACH CIR
SARASOTA, FL 34234

34-46-25-E1-15000.00CE
ESTERO PARK COMMONS BLDG 7
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1960.2366
MY SAMANTHA LLC
700 INDIAN BEACH CIRCLE
SARASOTA, FL 34234

33-46-25-E2-U1961.2350
LOZADA DAMARIS L
PO BOX 184
ESTERO, FL 33928

33-46-25-E2-U1971.2349
MILLER STEPHANIE TR
CORKSCREW PALMS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1963.2334
GARCIA ANDY G +
PO BOX 207
BONITA SPRINGS, FL 34133

33-46-25-E2-U1960.2363
CORDERO NELSON SR +
18624 EVERGREEN RD
FORT MYERS, FL 33967

33-46-25-E2-U1967.2357
MONTGOMERY PHYLLIS J
21271 HAPPY HOLLOW LN
ESTERO, FL 33928

34-46-25-E1-15000.0007
HACHEM DONIA TR +
1120 WALES DR
FORT MYERS, FL 33901

34-46-25-E1-16000.00CE
ESTERO PARK COMMONS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-15000.0008
COLONIAL FOWLER PLAZA LLC
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1961.2390
VILLAGE PARTNERS LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

34-46-25-E1-15000.0010
CORKSCREW HOLDING LLC
MCGARVEY DEVELOPMENT
801 LAUREL OAK DR STE 303
NAPLES, FL 34108

34-46-25-E1-U2011.2380
RD INVESTMENT PROPERTIES LLC
5621 STRAND BLVD STE 209
NAPLES, FL 34110

34-46-25-E1-15000.0011
CORKSCREW HOLDING LLC
801 LAUREL OAK DR STE 303
NAPLES, FL 34108

34-46-25-E1-U1986.2380
RD INVESTMENT PROPERTIES LLC
5621 STRAND BLVD STE 209
NAPLES, FL 34110

34-46-25-E1-15000.0012
ADVANCED HEARING TECHNOLOGY
9250 CORKSCREW RD STE 12
ESTERO, FL 33928

34-46-25-E1-15000.0001
BAXTER HOLDINGS I LLC
9250 CORKSCREW RD STE 1
ESTERO, FL 33928

34-46-25-E1-15000.0013
ABBY ROSE PROPERTIES LLC
4202 SILVERFOX DR
NAPLES, FL 34119

34-46-25-E1-15000.0003
FLORIDA GULF COAST VENTURES
2180 IMMOKALEE RD STE 101
NAPLES, FL 34110

34-46-25-E1-15000.0015
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0004
GIROUX DAVID W TR +
19123 VINTAGE TRACE
FORT MYERS, FL 33967

34-46-25-E1-15000.0016
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0005
CHAM HOLDINGS LLC
12580 UNIVERSITY DR STE 200
FORT MYERS, FL 33907

34-46-25-E1-15000.0017
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0006
ITDH LLC
DR CHARARA
1120 WALES DR
FT MYERS, FL 33901

34-46-25-E1-15000.0018
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.002A
BAXTER HOLDINGS I LLC
9250 CORKSCREW RD STE 1
ESTERO, FL 33928

34-46-25-E1-15000.014A
ABBY ROSE PROPERTIES LLC
NAPLES URGENT CARE
1713 SW HEALTH PKWY STE 1
NAPLES, FL 34109

34-46-25-E1-15000.014B
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-14001.0001
VISION PHARMA LLC
MICHAEL MCALOOSE
STE 1
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0002
PARADIGM LAND HOLDINGS LLC
STE 2
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0003
SERENIA LLC
4410 LONGSHORE WAY N
NAPLES, FL 34119

34-46-25-E1-14001.0004
SERENIA LLC
4410 LONGSHORE WAY N
NAPLES, FL 34119

34-46-25-E1-14001.0005
EPC ACQUISITION LLC
12491 VERANDAH BLVD
FORT MYERS, FL 33905

34-46-25-E1-14001.0006
FIRST CZ REAL ESTATE LLC
SELECT REAL ESTATE
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-14001.0007
KING ELLER LLC
STE 8
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0008
KING ELLER LLC
STE 8
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0009
RIDER LLC
9180 ESTERO PARK COMMONS BLVD
UNIT #9
ESTERO, FL 33928

34-46-25-E1-14002.0001
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0002
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0003
KING ELLER LLC
9180 ESTERO PARK COMMONS UN #8
ESTERO, FL 33928

34-46-25-E1-14002.0004
KING ELLER LLC
9180 ESTERO PARK COMMONS UN #8
ESTERO, FL 33928

34-46-25-E1-14002.0005
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0006
HUNTER GRAEME R TR
5240 FAIRFIELD DR
FORT MYERS, FL 33919

34-46-25-E1-14002.0007
J + S ESTERO LLC 25% +
2730 ARDISIA LN
NAPLES, FL 34109

34-46-25-E1-14002.0008
J + S ESTERO LLC 25% +
2730 ARDISIA LN
NAPLES, FL 34109

34-46-25-E1-16004.0001
SOUTHARD ALBERTA J TR
498 S PASEO REAL
ANAHEIM, CA 92807

34-46-25-E1-16003.0001
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ATTENTION: STEPHANIE MILLER
ESTERO, FL 33928

34-46-25-E1-16004.0002
DWID LLC
1477 ARGYLE DR
FORT MYERS, FL 33919

34-46-25-E1-16003.0002
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0003
GLB DEVELOPMENT LLC
9911 ROOKERY CIRCLE
ESTERO, FL 33928

34-46-25-E1-16003.0003
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0004
GLB DEVELOPMENT LLC
9911 ROOKERY CIRCLE
ESTERO, FL 33928

34-46-25-E1-16003.0004
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0005
RAINBOWS LLC
20101 BUTTERMERE CT
ESTERO, FL 33928

34-46-25-E1-16003.0005
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0006
RAINBOWS LLC
20101 BUTTERMERE CT
ESTERO, FL 33928

34-46-25-E1-16003.0006
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0007
TRES GATORS HERMOSOS GROUP LLC
505 CORAL DR
NAPLES, FL 34102

34-46-25-E1-16003.0007
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0008
TRES GATORS HERMOSOS GROUP LLC
505 CORAL DR
NAPLES, FL 34102

34-46-25-E1-16003.0008
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0009
TRES GATORS HERMOSOS GROUP LLC
505 CORAL DR
NAPLES, FL 34102

34-46-25-E1-16003.0009
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-16004.0010
TRES GATORS HERMOSOS GROUP LLC
505 CORAL DR
NAPLES, FL 34102

34-46-25-E1-16003.0010
TANGO THREE LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-U1996.2361
CROWN CASTLE GT COMPANY LLC
PMB 353
4017 WASHINGTON RD
MCMURRAY, PA 15317

33-46-25-E2-U1967.2350
CRUZ RAMONA PITRE
21301 HAPPY HOLLOW LN
ESTERO, FL 33928

34-46-25-E1-00006.00CE
ESTERO PARK COMMONS
SELECT REAL ESTATE
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1967.2334
WILDCAT HOLLOW LLP
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E4-0100C.017A
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

34-46-25-E1-14000.00CE
ESTERO PARK COMMONS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E4-0100C.0170
MILLER STEPHANIE TR
CORKSCREW PALMS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1969.2389
VILLAGE PARTNERS LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

33-46-25-E3-U1969.2320
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E3-U1964.2308
CSX TRANSPORTATION INC
500 WATER ST
JACKSONVILLE, FL 32202

33-46-25-E2-U1961.2343
VILLARREAL ALICIA
PO BOX 621
BONITA SPRINGS, FL 34133

33-46-25-E2-U1960.2357
LOZADA FELIX JR
21270 HAPPY HOLLOW LN
ESTERO, FL 33928

33-46-25-E2-U1967.2342
LOPEZ OTILA
PO BOX 33
ESTERO, FL 33928

33-46-25-E2-U1966.2364
LENGER CHARLENE J
700 INDIAN BEACH CIR
SARASOTA, FL 34234

34-46-25-E1-15000.00CE
ESTERO PARK COMMONS BLDG 7
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1960.2366
MY SAMANTHA LLC
700 INDIAN BEACH CIRCLE
SARASOTA, FL 34234

33-46-25-E2-U1961.2350
LOZADA DAMARIS L
PO BOX 184
ESTERO, FL 33928

33-46-25-E2-U1971.2349
MILLER STEPHANIE TR
CORKSCREW PALMS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1963.2334
GARCIA ANDY G +
PO BOX 207
BONITA SPRINGS, FL 34133

33-46-25-E2-U1960.2363
CORDERO NELSON SR +
18624 EVERGREEN RD
FORT MYERS, FL 33967

33-46-25-E2-U1967.2357
MONTGOMERY PHYLLIS J
21271 HAPPY HOLLOW LN
ESTERO, FL 33928

34-46-25-E1-15000.0007
HACHEM DONIA TR +
1120 WALES DR
FORT MYERS, FL 33901

34-46-25-E1-16000.00CE
ESTERO PARK COMMONS
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-15000.0008
COLONIAL FOWLER PLAZA LLC
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-E2-U1961.2390
VILLAGE PARTNERS LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

34-46-25-E1-15000.0010
CORKSCREW HOLDING LLC
MCGARVEY DEVELOPMENT
801 LAUREL OAK DR STE 303
NAPLES, FL 34108

34-46-25-E1-U2011.2380
RD INVESTMENT PROPERTIES LLC
5621 STRAND BLVD STE 209
NAPLES, FL 34110

34-46-25-E1-15000.0011
CORKSCREW HOLDING LLC
801 LAUREL OAK DR STE 303
NAPLES, FL 34108

34-46-25-E1-U1986.2380
RD INVESTMENT PROPERTIES LLC
5621 STRAND BLVD STE 209
NAPLES, FL 34110

34-46-25-E1-15000.0012
ADVANCED HEARING TECHNOLOGY
9250 CORKSCREW RD STE 12
ESTERO, FL 33928

34-46-25-E1-15000.0001
BAXTER HOLDINGS I LLC
9250 CORKSCREW RD STE 1
ESTERO, FL 33928

34-46-25-E1-15000.0013
ABBY ROSE PROPERTIES LLC
4202 SILVERFOX DR
NAPLES, FL 34119

34-46-25-E1-15000.0003
FLORIDA GULF COAST VENTURES
2180 IMMOKALEE RD STE 101
NAPLES, FL 34110

34-46-25-E1-15000.0015
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0004
GIROUX DAVID W TR +
19123 VINTAGE TRACE
FORT MYERS, FL 33967

34-46-25-E1-15000.0016
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0005
CHAM HOLDINGS LLC
12580 UNIVERSITY DR STE 200
FORT MYERS, FL 33907

34-46-25-E1-15000.0017
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.0006
ITDH LLC
DR CHARARA
1120 WALES DR
FT MYERS, FL 33901

34-46-25-E1-15000.0018
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-15000.002A
BAXTER HOLDINGS I LLC
9250 CORKSCREW RD STE 1
ESTERO, FL 33928

34-46-25-E1-15000.014A
ABBY ROSE PROPERTIES LLC
NAPLES URGENT CARE
1713 SW HEALTH PKWY STE 1
NAPLES, FL 34109

34-46-25-E1-15000.014B
PELICAN CREEK REAL ESTATE
6987 GREENTREE DR
NAPLES, FL 34108

34-46-25-E1-14001.0001
VISION PHARMA LLC
MICHAEL MCALOOSE
STE 1
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0002
PARADIGM LAND HOLDINGS LLC
STE 2
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0003
SERENIA LLC
4410 LONGSHORE WAY N
NAPLES, FL 34119

34-46-25-E1-14001.0004
SERENIA LLC
4410 LONGSHORE WAY N
NAPLES, FL 34119

34-46-25-E1-14001.0005
EPC ACQUISITION LLC
12491 VERANDAH BLVD
FORT MYERS, FL 33905

34-46-25-E1-14001.0006
FIRST CZ REAL ESTATE LLC
SELECT REAL ESTATE
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

34-46-25-E1-14001.0007
KING ELLER LLC
STE 8
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0008
KING ELLER LLC
STE 8
9180 ESTERO PARK COMMONS BLVD
ESTERO, FL 33928

34-46-25-E1-14001.0009
RIDER LLC
9180 ESTERO PARK COMMONS BLVD
UNIT #9
ESTERO, FL 33928

34-46-25-E1-14002.0001
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0002
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0003
KING ELLER LLC
9180 ESTERO PARK COMMONS UN #8
ESTERO, FL 33928

34-46-25-E1-14002.0004
KING ELLER LLC
9180 ESTERO PARK COMMONS UN #8
ESTERO, FL 33928

34-46-25-E1-14002.0005
JONES CHRISTOPHER H + SALLY J
108 CAMERON MEWS
ALEXANDRIA, VA 22314

34-46-25-E1-14002.0006
HUNTER GRAEME R TR
5240 FAIRFIELD DR
FORT MYERS, FL 33919

34-46-25-E1-14002.0007
J + S ESTERO LLC 25% +
2730 ARDISIA LN
NAPLES, FL 34109

34-46-25-E1-14002.0008
J + S ESTERO LLC 25% +
2730 ARDISIA LN
NAPLES, FL 34109