



# APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Amavida RPD f/k/a Avida RPD/CPD

Request: Rezone from: RPD/CPD To: RPD

Type:  Major PD  Minor PD  DRI w/Rezoning  PRFPD  
 Major PD Amendment  Minor PD Amendment

Bonus Density included?  NO  YES<sup>1</sup> for: \_\_\_\_\_ Bonus Units

<sup>1</sup> If YES, submit additional fee required by LDC 2-147(A)(3)

### Summary of Project:

Rezoning from RPD/CPD to RPD remove 100,000 SF of commercial to allow a total of 325 dwelling units or equivalent ALF, CCF or ILU units (190 du equivalents existing + 135 du requested increase).

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## PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Quadrum Lakes Park LLC  
Address: 407 Lincoln Rd. Ste 304  
City, State, Zip: Miami Beach, FL 33139  
Phone Number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

- B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:
- Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
  - Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
  - Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Banks Engineering  
Contact Person: Stacy Ellis Hewitt, AICP  
Address: 10511 Six Mile Cypress Pkwy  
City, State, Zip: Fort Myers, FL 33966  
Phone Number: 239-770-2527/239-939-5490 Email: shewitt@bankseng.com

2. [Additional Agent\(s\)](#): Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

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LEE COUNTY COMMUNITY DEVELOPMENT  
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902  
PHONE (239) 533-8585  
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DC12019-00019

**PART 2  
PROPERTY OWNERSHIP**

**A. Property owner(s):** If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Same as applicant

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

**B. Disclosure of Interest [34-202(a)(2)]:**

Attach [Disclosure of Interest](#) Form.

**C. Multiple parcels:**

Property owners list. [34-202(a)(8)]

Property owners map. [34-202(a)(8)]

**D. Certification of Title and Encumbrances [34-202(a)(7)]**

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 7/29/2015

**PART 3  
PROPERTY INFORMATION**

**A. STRAP Number(s):** [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

35-45-24-00-00014.0000

35-45-24-00-00015.0000

**B. Street Address of Property:** 7661-7794 Calistoble Loop & 7778 Gladiolus Dr

**C. Legal Description (must submit) [34-202(a)(5)]:**

Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

**OR**

Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

**AND**

**Boundary Survey [34-202(a)(6)]:**

A Boundary survey, tied to the state plane coordinate system.

**OR**

Not required if the property is located within a subdivision platted per F.S. Chapter 177.

**D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1.  List of surrounding property owners. [34-202(a)(9)]

2.  Map of surrounding property owners. [34-202(a)(9)]

3.  One set of mailing labels. [34-202(a)(9)]

*Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.*

**E. Current Zoning of Property:** RPD/CPD

Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

**F. Use(s) of Property:**

1. Current uses of property are: Residential – ALF/CCF/ILU and accessory uses and vacant commercial parcels

2. Intended uses of property are: Residential – ALF/CCF/ILU and accessory uses and optional MF

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**G. Future Land Use Classification (Lee Plan):**

Central Urban	<u>32.44</u>	Acres	<u>99.7</u>	% of Total
Wetlands	<u>0.1</u>	Acres	<u>0.3</u>	% of Total
		Acres		% of Total

**H. Property Dimensions:**

1. Width (average if irregular parcel):	<u>1,322±</u>	Feet		
2. Depth (average if irregular parcel):	<u>1,151±</u>	Feet		
3. Total area:	<u>32.54</u>	Acres or square feet		
4. Frontage on road or street:	<u>995±</u>	Feet on	<u>Gladiolus Dr</u>	Street
2 <sup>nd</sup> Frontage on road or street:	<u>Varies</u>	Feet on	<u>internal</u>	Street

**I. 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
- Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- North (Upper) Captiva Community Plan area. [33-1711]
- Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- North Fort Myers Planning Community. [33-1532(a)&(b)]
- North Olga Community Plan area. [33-1663(a)&(b)]

**J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

**PART 4  
TYPES OF LAND AREA ON PROPERTY**

<b>A. Gross Acres (total area within described parcel)</b>		<u>32.54</u>	<b>Acres</b>
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>0</u>	Acres	
c. Preserved saltwater wetlands	<u>0.1</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>0.1</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas <sup>(1) (2)</sup>		<u>0</u>	Acres
<b>B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).</b>		<u>0</u>	<b>Acres</b>
<b>C. Gross residential acres. (A minus B) <sup>(3)</sup></b>		<u>32.54</u>	<b>Acres</b>
<b>D. Gross residential acres (by Land Use Category)</b>			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland	<u>32.44</u>	Acres	
b. Central Urban – preserved freshwater wetlands	<u>0.1</u>	Acres	
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

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4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
<b>TOTAL (should equal "C" above)</b>			<b>32.54</b>	<b>Acres</b>

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5  
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

**A. Future Land Use Category: Central Urban**

		<b>Lee Plan Table 1(a)</b>		
		<b>Max. standard density</b>		<b>Units</b>
<b>1. Standard Units</b>				
a.	Total upland acres (from Part 4, D.)	32.44	x 10 equals	324.4
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	0.1	x 10 equals	1
c.	Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
d.	<b>Total Allowed Standard Units</b> <sup>(1)</sup>			<b>325.4</b>
<b>2. Bonus Units [2-143] (Max total 15 upa or 20 with GPITDU – additional 10</b>				325.4
a.	Site-built Affordable Housing			_____
b.	Transferrable Dwelling Units			_____
c.	Sub-total			<b>325.4</b>
<b>3. Total Permitted Units</b> <sup>(1)</sup>				<b>650.8</b>



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Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

**PART 6  
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS  
PRELIMINARY INTENSITY CALCUATIONS**

<b>A. Commercial</b>		<b>Height</b>	<b>Total Floor Area (Square Feet)</b>
1. Medical			
2. General Office			
3. Retail			
4. Other: _____			
5. <b>TOTAL FLOOR AREA</b>			
<b>B. Industrial</b>		<b>Height</b>	<b>Total Floor Area (Square Feet)</b>
1. Under Roof			
2. Not Under Roof			
3. <b>TOTAL FLOOR AREA</b>			
<b>C. Mining</b>		<b>Depth</b>	<b>Total Acres</b>
1. Area to be excavated			
<b>D. Assisted Living Facilities</b>		<b>Height</b>	<b>Total Beds/Units</b>
1. Dependent Living Units		Max 45	160 existing @ 4:1*
2. Independent Living Units		Max 45	300 existing @ 2:1*
3. <b>TOTAL BEDS/UNITS</b>			*190 DU equivalent existing+ option of equivalent of additional 135 DU
<b>E. Hotels/Motels (Room Size)</b>		<b>Height</b>	<b>Total Rental Units</b>
1. < 425 sq. ft.			
2. 426-725 sq. ft.			
3. 725 < sq. ft.			
4. <b>TOTAL UNITS</b>			

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**PART 7  
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
  2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8). **[34-373(a)(8)]**

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3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. **Bonus Density: [34-202(a)(11)]**

- Not Applicable
- Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8  
ENVIRONMENTAL REQUIREMENTS**

A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]

N/A - Site has been cleared and infrastructure has been CC'd through DOS2016-00049.

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B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].

The existing 0.1-acre of preserved freshwater wetlands, the portion of the site within the FEMA floodway, and the upland preserve have been CC'd through DOS2016-0049 which meets the existing zoning conditions. No changes are proposed to these areas.

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C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:

The infrastructure has been CC'd through DOS2016-00049. No changes are proposed to these areas.

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

N/A

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E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]

F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]

G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]

H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9  
SANITARY SEWER & POTABLE WATER FACILITIES**

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

N/A

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

1. Method and degree of treatment:

N/A

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2. Quality of the effluent:

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3. Expected life of the facility:

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

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5. Receiving bodies or other means of effluent disposal:

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

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

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2. Current water table conditions:

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3. Proposed rate of application:

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4. Back-up system capacity:

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**PART 10  
ADDITIONAL REQUIREMENTS**

A. **Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. **[34-373(c)]**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. **Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?  
 **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**  
 **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**  
 Not applicable  
 The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.  
 The minimum elevation required for the first habitable floor is \_\_\_\_\_ NAVD (MSL)
- H. **Excavations/Blasting:**  
 No blasting will be used in the excavation of lakes or other site elements.  
 If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**  
 Not Applicable  
 Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**  
 Not Applicable  
 Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**  
 Not Applicable  
 Property is located within \_\_\_\_\_ Airport Noise Zone: **[34-1104]**  
 Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**  
 Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**  
 Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**  
 A Tall Structures Permit is required. **[34-1108]**

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**PART 5  
SUBMITTAL REQUIREMENT CHECKLIST**

*Clearly label your attachments as noted in bold below*

<b>Copies Required</b>		<b>SUBMITTAL ITEMS</b>
3	<input checked="" type="checkbox"/>	Completed application for Public Hearing [34-202(a)(1)]
1	<input checked="" type="checkbox"/>	Filing Fee - [34-201(d)]
1	<input type="checkbox"/>	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	<input checked="" type="checkbox"/>	<b>Affidavit of Authorization</b> (notarized) Form [34-202(a)(3)]
3	<input checked="" type="checkbox"/>	<b>Additional Agents</b> [34-202(a)(4)]
3	<input type="checkbox"/>	<b>Multiple Owners List</b> (if applicable) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	<b>Disclosure of Interest</b> Form (multiple owners) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	<b>Legal description (must submit)</b> [34-202(a)(5)]
	<input checked="" type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
		<b>OR</b>
	<input type="checkbox"/>	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ( <a href="#">Click here</a> to see an example of a legal description with no metes and bounds.)
3	<input checked="" type="checkbox"/>	<b>Boundary Survey</b> – not required if platted lot (2 originals required) [34-202(a)(6)]
3	<input type="checkbox"/>	<b>Property Owners list</b> (if applicable) [34-202(a)(8)]
3	<input type="checkbox"/>	<b>Property Owners map</b> (if applicable) [34-202(a)(8)]
3	<input type="checkbox"/>	Confirmation of <b>Ownership/Title Certification</b> [34-202(a)(7)]
3	<input type="checkbox"/>	<b>STRAP Numbers</b> (if additional sheet is required) [34-202(a)(5)]
1	<input checked="" type="checkbox"/>	<b>List of Surrounding Property Owners</b> [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	<b>Map of Surrounding Property Owners</b> [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	<b>Mailing labels</b> [34-202(a)(9)]
3	<input checked="" type="checkbox"/>	List of <b>Zoning Resolutions</b> and Approvals
3	<input type="checkbox"/>	Summary of <b>Public Informational Session</b> (if applicable)
3	<input checked="" type="checkbox"/>	<b>Waivers</b> from Application Submission Requirements (if applicable) [34-201(c)]
3	<input type="checkbox"/>	Preliminary <b>Density</b> Calculations (if applicable)
3	<input checked="" type="checkbox"/>	<b>Request Statement</b> [34-373(a)(5)]
3	<input checked="" type="checkbox"/>	Traffic Impact Statement ( <b>TIS</b> ) (not required for existing development) [34-373(a)(7)]
3	<input checked="" type="checkbox"/>	Master Concept Plan ( <b>MCP</b> ), <b>Non-PRFPD</b> [34-373(a)(6)]
3	<input checked="" type="checkbox"/>	<b>Schedule of Uses</b> [34-373(a)(8)]
3	<input type="checkbox"/>	Schedule of <b>Deviations and Written Justification</b> [34-373(a)(9)] <i>NOT ADDING ANY NEW</i>
3	<input type="checkbox"/>	<b>Topography</b> (if available) [34-373(a)(4)b.iv.]
3	<input type="checkbox"/>	<b>Soils Map</b> [34-373(a)(4)b.9.]
3	<input type="checkbox"/>	<b>FLUCCS Map</b> [34-373(a)(4)c.]
3	<input type="checkbox"/>	Rare & Unique <b>Upland Habitat Map</b> [34-373(a)(4)b.iii.]
3	<input type="checkbox"/>	Existing and Historic <b>Flow-Ways Map</b> [34-373(a)(4)b.v.]
3	<input type="checkbox"/>	<b>Surface Water Management Plan</b> (if applicable) [34-373(b)(1)]
3	<input type="checkbox"/>	<b>Phasing Program</b> (if applicable) [34-373(b)(3)]
3	<input type="checkbox"/>	<b>Protected Species Survey</b> (if applicable) [34-373(b)(2)]
3	<input type="checkbox"/>	<b>Proof of Notice</b> (if applicable) [34-373(c)]

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3	<input type="checkbox"/>	<b>Binding Letter</b> from DCA (if applicable) [34-373(d)(9)]
3	<input type="checkbox"/>	Master Concept Plan ( <b>MCP</b> ), <b>PRFPD</b> (if applicable) [34-941(g)(1)]
3	<input type="checkbox"/>	<b>Conceptual Surface Water Management Plan</b> (if applicable) [34-941(d)(3)b.i.1)]
3	<input type="checkbox"/>	<b>Well Drawdown</b> Information (if applicable) [34-941(d)(3)d.]
3	<input type="checkbox"/>	Preliminary Indigenous <b>Restoration Plan</b> (if applicable) [34-941(e)(5)f.iii.]
3	<input type="checkbox"/>	<b>Environmental Assessment</b> (if applicable) [34-941(g)(2)]
3	<input type="checkbox"/>	Demonstration of <b>Compatibility</b> (if applicable) [34-941(g)(4)]
3	<input checked="" type="checkbox"/>	<b>Potable Water &amp; Sanitary Sewer.</b> Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	<input type="checkbox"/>	Existing <b>Agricultural Use Affidavit</b> (if applicable) [34-202(a)(12)]
3	<input type="checkbox"/>	Information Regarding <b>Proposed Blasting</b> (if applicable).
3	<input type="checkbox"/>	<b>Hazardous Materials Emergency Plan</b> (if applicable)
3	<input type="checkbox"/>	Mobile Home Park <b>Dislocated Owners</b> Information (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	<b>Tall Structures Permit</b> (if applicable) [34-1108]

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**AFFIDAVIT OF AUTHORIZATION**

**APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

I, Bryan Davis (name), as Manager (owner/title) of Quadrum Lakes Park, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

**\*Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature]  
Signature

8/19/2019  
Date

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

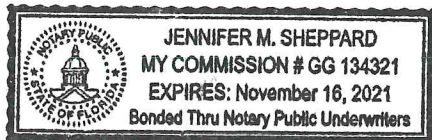
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STATE OF FLORIDA  
COUNTY OF LEE

**COMMUNITY DEVELOPMENT**

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/19/19 (date) by Bryan Davis (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



[Signature]  
Signature of Notary Public

**DCI 2019-00019**

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Bryan Davis, Manager of Quadrum Lakes Park, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAPs 35-45-24-00-00015.0000 & 35-45-24-00-00014.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	

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**COMMUNITY DEVELOPMENT**

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

Bryan Davis, Manager, Quadrum Lakes Park, LLC  
Print Name

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/19/19 (date) by Bryan Davis (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

  
Signature of Notary Public

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## ADDITIONAL AGENTS

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Yury Bykau, E.I.		
Address:	2726 Oak Ridge Ct. STE 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	yury@trtrans.net

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

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

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

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

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

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# Banks Engineering

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S.88°56'00"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 1322.88 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S.01°04'20"E. ALONG THE WEST LINE OF SAID FRACTION FOR 1151.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865 - 199.02 FEET WIDE); THENCE N.89°37'57"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 680.01 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1312.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.04°33'41"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°06'31" FOR 208.64 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 1307.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.14°36'39"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'42" FOR 315.16 FEET; THENCE N. 56°06'08"W. FOR 3.06 FEET; THENCE N.29°10'50"W. FOR 60.46 FEET; THENCE N.28°15'16"W. FOR 30.66 FEET; THENCE N.18°42'13"E. FOR 35.83 FEET; THENCE N.14°50'17"W. FOR 59.82 FEET; THENCE N.09°03'50"E. FOR 46.83 FEET; THENCE N.18°49'48"E. FOR 39.67 FEET; THENCE N.18°12'50"E. FOR 49.13 FEET; THENCE N.37°41'02"E. FOR 20.60 FEET; THENCE N.45°28'41"E. FOR 45.15 FEET; THENCE N.25°14'18"E. FOR 40.31 FEET; THENCE N.09°24'39"E. FOR 38.83 FEET; THENCE N.10°52'34"W. FOR 27.03 FEET; THENCE N.35°51'19"E. FOR 28.90 FEET; THENCE N.70°39'04"E. FOR 29.95 FEET; THENCE S.57°54'34"E. FOR 24.44 FEET; THENCE S.77°09'08"E. FOR 20.52 FEET TO THE EAST LINE OF SAID FRACTION; THENCE N.01°10'59"W. ALONG SAID EAST LINE FOR 554.86 FEET TO THE **POINT OF BEGINNING.**

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35 AS BEARING N.01°10'59"W.

PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.

  
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009



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DCI 2019-00019

# SKETCH OF DESCRIPTION

OF A  
PARCEL OF LAND  
LYING IN  
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

## DESCRIPTION

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S.88°56'00"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 1322.88 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S.01°04'20"E. ALONG THE WEST LINE OF SAID FRACTION FOR 1151.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865 - 199.02 FEET WIDE); THENCE N.89°37'57"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 680.01 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1312.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.04°33'41"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°06'31" FOR 208.64 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 1307.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.14°36'39"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'42" FOR 315.16 FEET; THENCE N.28°15'16"W. FOR 30.66 FEET; THENCE N.18°42'13"E. FOR 35.83 FEET; THENCE N.14°50'17"W. FOR 59.82 FEET; THENCE N.09°03'50"E. FOR 46.83 FEET; THENCE N.18°49'48"E. FOR 39.67 FEET; THENCE N.18°12'50"E. FOR 49.13 FEET; THENCE N.37°41'02"E. FOR 20.60 FEET; THENCE N.45°28'41"E. FOR 45.15 FEET; THENCE N.25°14'18"E. FOR 40.31 FEET; THENCE N.09°24'39"E. FOR 38.83 FEET; THENCE N.10°52'34"W. FOR 27.03 FEET; THENCE N.35°51'19"E. FOR 28.90 FEET; THENCE N.70°39'04"E. FOR 29.95 FEET; THENCE S.57°54'34"E. FOR 24.44 FEET; THENCE S.77°09'08"E. FOR 20.52 FEET; THENCE N.29°10'50"W. FOR 60.46 FEET; THENCE N.18°15'16"W. FOR 30.66 FEET; THENCE N.18°42'13"E. FOR 35.83 FEET; THENCE N.14°50'17"W. FOR 59.82 FEET; THENCE N.09°03'50"E. FOR 46.83 FEET; THENCE N.18°49'48"E. FOR 39.67 FEET; THENCE N.18°12'50"E. FOR 49.13 FEET; THENCE N.37°41'02"E. FOR 20.60 FEET; THENCE N.45°28'41"E. FOR 45.15 FEET; THENCE N.25°14'18"E. FOR 40.31 FEET; THENCE N.09°24'39"E. FOR 38.83 FEET; THENCE N.10°52'34"W. FOR 27.03 FEET; THENCE N.35°51'19"E. FOR 28.90 FEET; THENCE N.70°39'04"E. FOR 29.95 FEET; THENCE S.57°54'34"E. FOR 24.44 FEET; THENCE S.77°09'08"E. FOR 20.52 FEET TO THE EAST LINE OF SAID FRACTION; THENCE N.01°10'59"W. ALONG SAID EAST LINE FOR 554.86 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35 AS BEARING N.01°10'59"W.

PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.



1" = 200'

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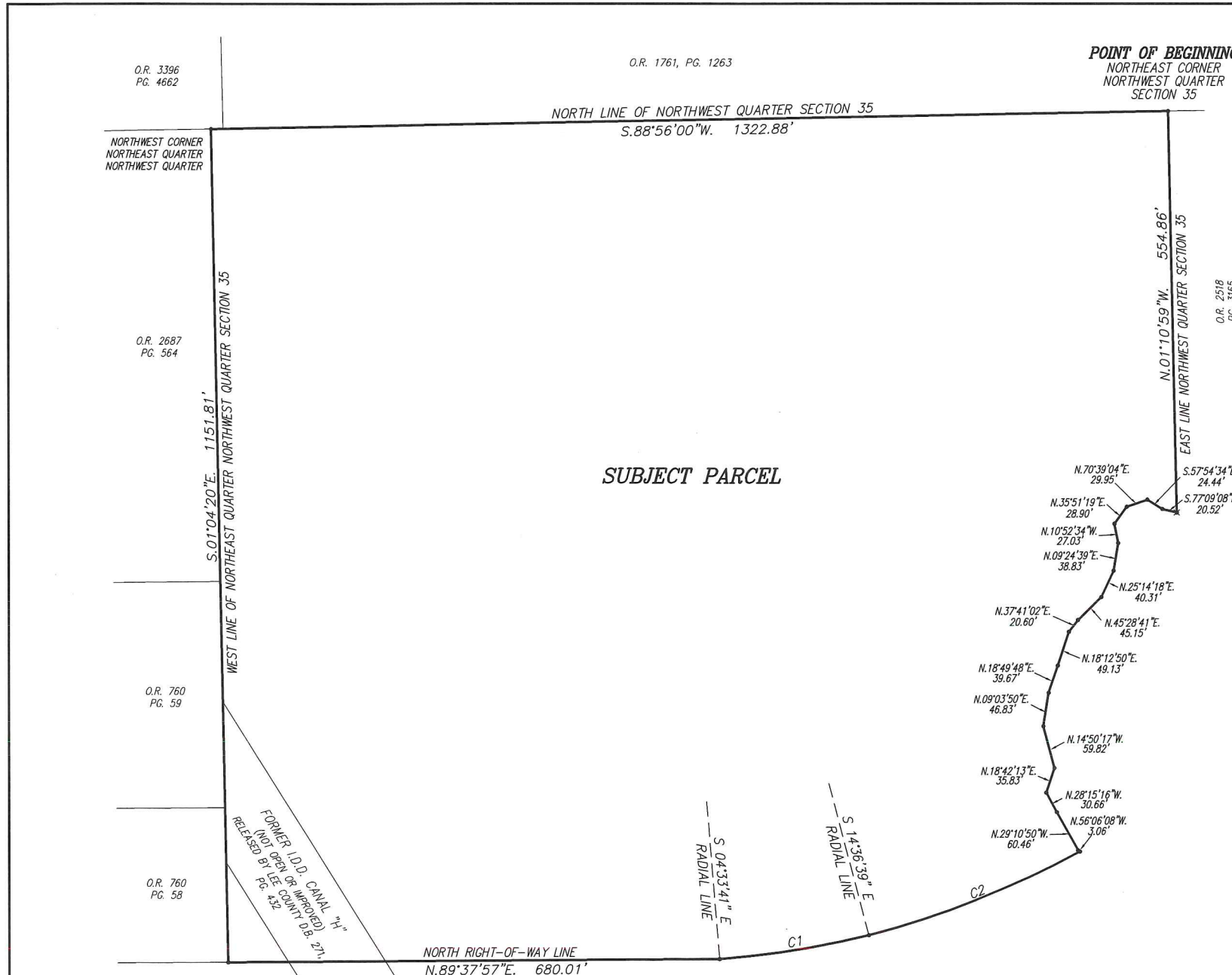
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\*\*\*THIS IS NOT A SURVEY\*\*\*

RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.  
PREPARED JANUARY 14, 2009. REVISED JUNE 29, 2016.

Banks Engineering

ENGINEERING, SURVEYING & LAND PLANNING  
10511 SIX MILE CYPRESS PARKWAY - SUITE 101  
FORT MYERS, FLORIDA 33966  
(239) 939-5490  
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690



SUBJECT PARCEL

GLADIOLUS DRIVE  
(COUNTY ROAD 865)

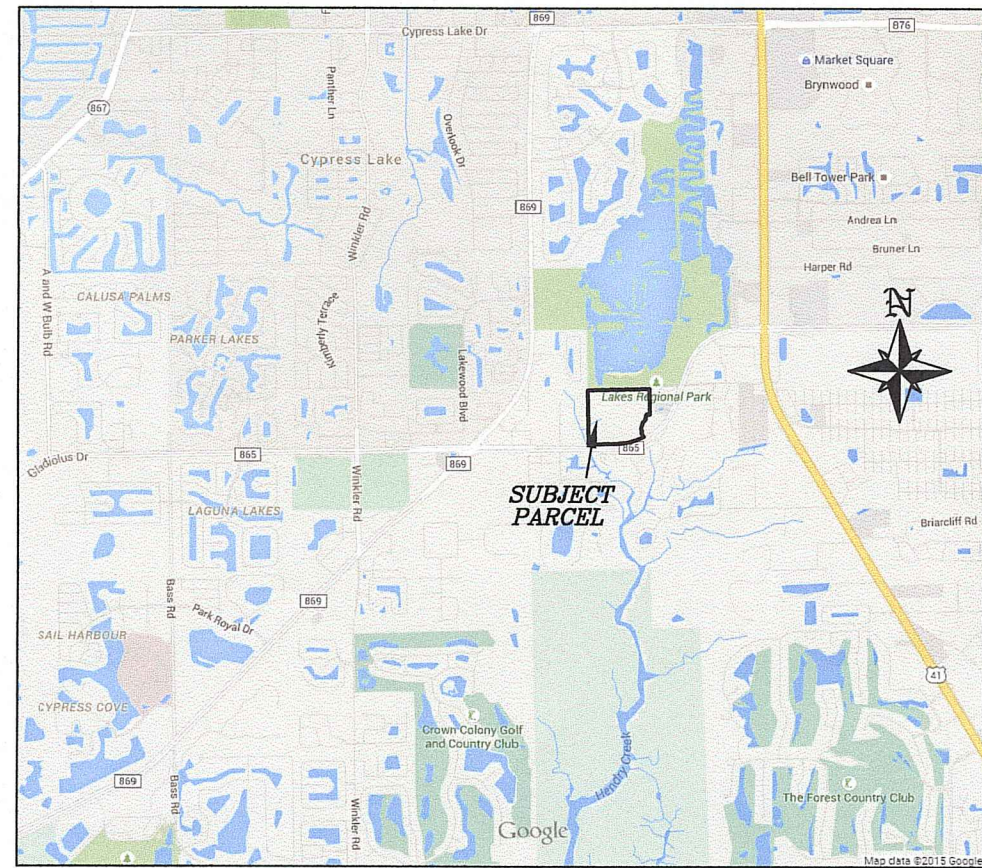
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1312.39'	09°06'31"	208.64'	208.42'	S 80°53'03" W
C2	1307.39'	13°48'42"	315.16'	314.40'	S 68°29'00" W
C3	1307.39'	07°21'30"	167.90'	167.79'	S 57°53'54" W

**LEGEND**  
O.R. OFFICIAL RECORDS BOOK  
PG. PAGE  
C1 CURVE DATA NUMBER

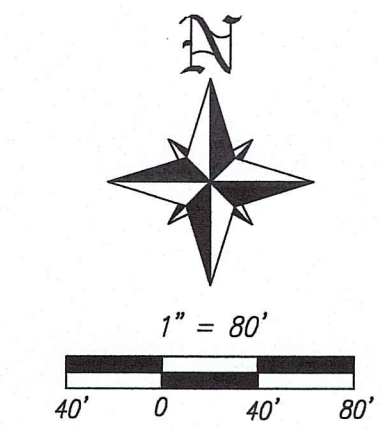
DEL 2019-00019

# SURVEY PLAT

OF  
A PARCEL OF LAND LYING IN  
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA

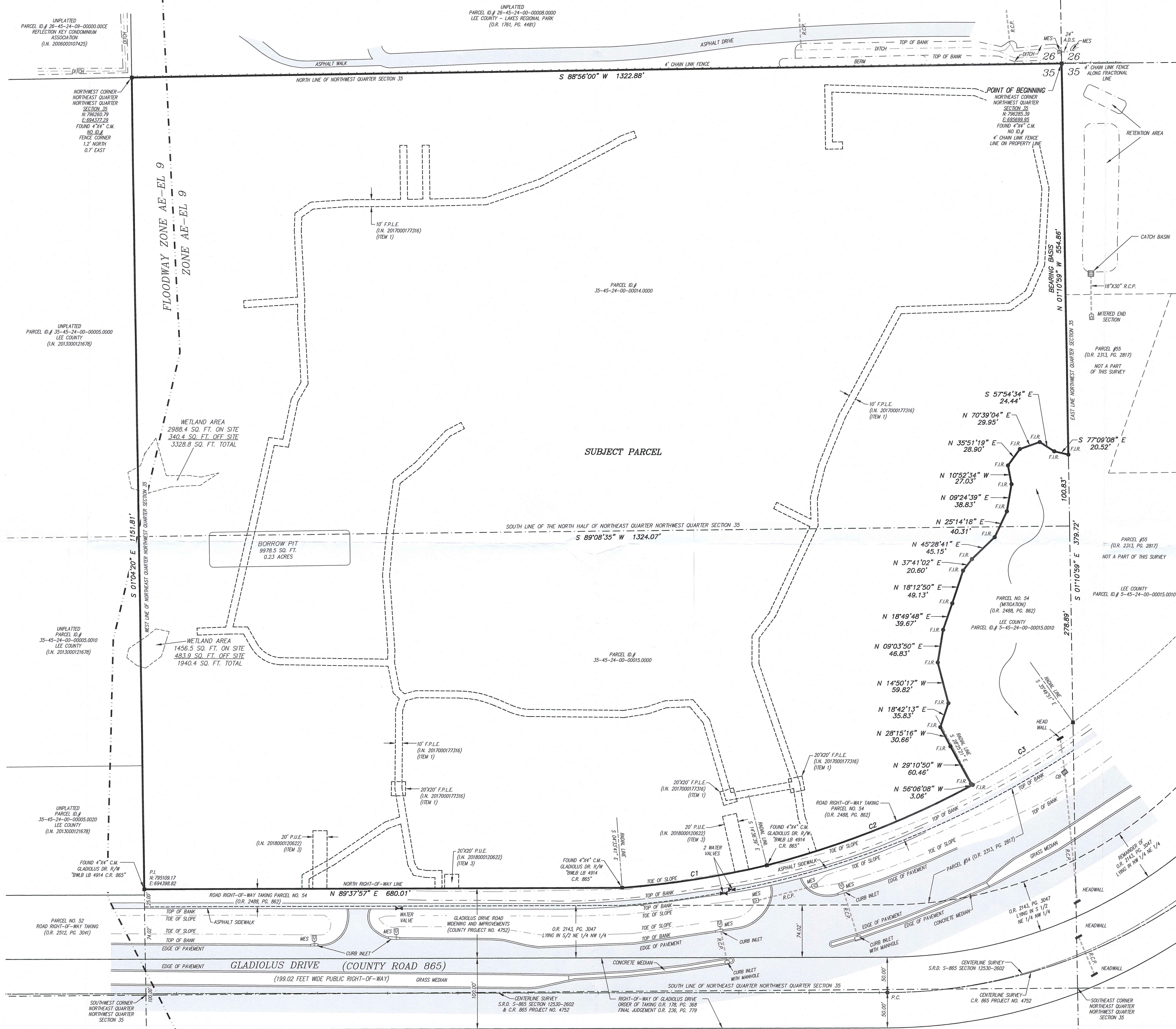


VICINITY MAP  
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,312.39'	09°06'51"	208.64'	208.42'	N 80°53'03" E
C2	1,307.39'	13°48'42"	313.16'	314.39'	N 68°29'00" E
C3	1,307.39'	07°21'30"	167.91'	167.79'	S 57°53'54" W



**LEGAL DESCRIPTION:**

(REFERENCED IN EXHIBIT A OF THAT CERTAIN TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 761381, EFFECTIVE DATE OF SEARCH: JULY 2, 2019, AT 11:00 PM, PREPARED DATE: JULY 22, 2019)

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S.88°56'00"W ALONG THE NORTH LINE OF SAID FRACTION FOR 1322.88 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S.01°04'30"E, ALONG THE WEST LINE OF SAID FRACTION FOR 1151.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865 - 199.02 FEET WIDE); THENCE N.89°37'57"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 680.01 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1312.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.04°33'41"E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'51" FOR 208.64 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 1307.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.14°58'39"E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'42" FOR 313.16 FEET; THENCE N.50°06'00"W FOR 308 FEET; THENCE N.29°10'50"W FOR 60.46 FEET; THENCE N.25°14'18"E FOR 30.66 FEET; THENCE N.18°42'13"E FOR 35.83 FEET; THENCE N.14°50'17"W FOR 59.82 FEET; THENCE N.09°03'50"E FOR 46.83 FEET; THENCE N.18°49'48"E FOR 39.67 FEET; THENCE N.18°12'50"E FOR 49.13 FEET; THENCE N.18°15'16"W FOR 30.66 FEET; THENCE N.28°15'16"W FOR 30.66 FEET; THENCE N.25°14'18"E FOR 40.31 FEET; THENCE N.09°03'50"E FOR 46.83 FEET; THENCE N.10°52'34"W FOR 27.03 FEET; THENCE N.35°51'19"E FOR 28.90 FEET; THENCE N.37°41'02"E FOR 20.60 FEET; THENCE N.45°28'41"E FOR 45.15 FEET; THENCE N.57°54'34"E FOR 24.44 FEET; THENCE S.77°09'08"E FOR 20.52 FEET TO THE EAST LINE OF SAID FRACTION; THENCE N.01°09'59"W ALONG SAID EAST LINE FOR 554.86 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES:**

THIS PLAT IS PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

**BOUNDARY SURVEY BASED ON THE FOLLOWING:**

- 1.) LEGAL DESCRIPTION REFERENCED IN EXHIBIT A OF THAT CERTAIN TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 761381, EFFECTIVE DATE OF SEARCH: JULY 2, 2019, AT 11:00 PM, PREPARED DATE: JULY 22, 2019.
- 2.) A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM, JOB NUMBER 1620, DATED 11-17-2009 AND UPDATED 6-16-2016, DATE OF LAST FIELD WORK: 7-11-2015.
- 3.) STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAPS FOR GLADIOLUS DRIVE S-865, SECTION 12530-2602, DATED 1960.
- 4.) LEE COUNTY DEPARTMENT OF TRANSPORTATION AND ENGINEERING RIGHT-OF-WAY MAPS FOR GLADIOLUS DRIVE IMPROVEMENTS, COUNTY ROAD 865 PHASE I, COUNTY PROJECT NO. 4752, DATED JUNE 1983.
- 5.) DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS (C.C.R.) FOR SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST.
- 6.) EXISTING MONUMENTATION.

THE FOLLOWING ENCUMBRANCES AFFECTING THE TITLE REFERENCED IN THAT CERTAIN TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 761381, EFFECTIVE DATE OF SEARCH: JULY 2, 2019, AT 11:00 PM, PREPARED DATE: JULY 22, 2019, ARE SHOWN HEREON OR REFERENCED AS FOLLOWS:

1. EASEMENT CONTAINED IN INSTRUMENT RECORDED AUGUST 16, 2017, UNDER INSTRUMENT NUMBER 2017000177316, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SHOWN HEREON)
2. EASEMENT CONTAINED IN INSTRUMENT RECORDED MAY 24, 2017, UNDER INSTRUMENT NUMBER 201700014123, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (BLANKET EASEMENT ACROSS THE SUBJECT PARCEL.)
3. EASEMENT CONTAINED IN INSTRUMENT RECORDED MAY 17, 2018, UNDER INSTRUMENT NUMBER 2018000120622, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SHOWN HEREON)

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEARING N 01°10'59" W.

COORDINATES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORES). THE STATION IS THE ANTERIOR REFERENCE POINT OF THE GPS ANTENNA BASED AT PACE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATED "F03 MYERS CORES ARR". HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011. THE HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS. THE SCALE FACTOR IS 0.999942968.

WETLAND AREAS WERE LOCATED BASED ON FLAGGING PROVIDED BY DEXTER BENDER & ASSOCIATES.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. ABOVE AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP NUMBER 1207C04199, EFFECTIVE DATE AUGUST 28, 2009 THE SUBJECT PARCEL LIES IN FLOOD ZONE AE AND FLOODWAY ZONE AE, BOTH HAVING A BASE FLOOD ELEVATION OF 9 FEET. THE BASE FLOOD ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SUBJECT PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.  
DATE OF LAST FIELD WORK: 7-11-2015. (BOUNDARY & TOPOGRAPHIC SURVEY)

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF THE SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

Richard M. Ritz, R.L.S.  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 8-14-2019

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAP MAKER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR RECORDS OTHER THAN THE SECOND PARTY OF PARTIES DISPARAGED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 761381, EFFECTIVE DATE OF SEARCH: JULY 2, 2019, AT 11:00 PM, PREPARED DATE: JULY 22, 2019 AND ALL ITEMS WITHIN THAT CERTIFICATION THAT CAN BE DELINEATED ON THE SURVEY ARE SHOWN OR REFERENCED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

- LEGEND:**
- PG. INDICATES PAGE
  - RNG. INDICATES RANGE
  - TNS. INDICATES TOWNSHIP
  - CB. INDICATES CATCH BASIN
  - ENG. INDICATES ENGINEERING
  - C.R. INDICATES COUNTY ROAD
  - R/W INDICATES RIGHT-OF-WAY
  - LB. INDICATES LICENSED BUSINESS
  - I.N. INDICATES INSTRUMENT NUMBER
  - P.C. INDICATES POINT OF CURVATURE
  - C.M. INDICATES CONCRETE MONUMENT
  - MES. INDICATES METERED END SECTION
  - Q.#. INDICATES IDENTIFICATION NUMBER
  - P.I. INDICATES POINT OF INTERSECTION
  - O.R. INDICATES OFFICIAL RECORDS BOOK
  - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
  - S.R.D. INDICATES STATE ROAD DEPARTMENT
  - R.C.P. INDICATES REINFORCED CONCRETE PIPE
  - R.L.S. INDICATES REGISTERED LAND SURVEYOR
  - CT. INDICATES CURVE 1 FROM CURVE TABLE
  - F.P.L.E. INDICATES FLORIDA POWER AND LIGHT EASEMENT
  - A.D.S. INDICATES ADVANCED DRAINAGE SYSTEM (PLASTIC) PIPE
  - CORS. INDICATES CONTINUOUSLY OPERATING REFERENCE STATION
  - F.I.R. INDICATES FOUND 5/8" IRON ROD, LB 6690 "BANKS' END" UNLESS OTHERWISE NOTED
  - NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
  - N 760205.30 E 69589.85 (ITEM 1) INDICATES THE "STATE PLANE COORDINATE SYSTEM" FLORIDA WEST ZONE NAD 83/2011 (CORES)
  - (ITEM 1) INDICATES ITEM 1 OF TITLE CERTIFICATION (SEE SURVEYOR'S NOTES)

NO.	DATE	REVISION DESCRIPTION	BY
4	8-14-2019	REVISED SURVEY PER TITLE CERTIFICATION	AMV
3	9-19-2018	ADDED DRAINAGE PIPE SIZES	AMV
2	6-29-2016	REVISE PER TITLE CERTIFICATION	AMV
1	6-16-2016	CONVERTED TO TOPOGRAPHIC SURVEY WITH NAVD88 ELEVATIONS	AMV

**BANKS ENGINEERING**  
Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 936-5400  
FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

**BOUNDARY SURVEY**  
**PORTION OF SECTION 35, TWS. 45 S, RNG. 24 E**  
**LEE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
7-11-2015	162000	BDY SR	AMV	RMR	1"=80'	1	1	35-45-24



# TITLE CERTIFICATION

**Issuer:** Attorneys' Title Fund Services, LLC  
**Recipient:** Board of County Commissioners of Lee County, Florida

**Fund File Number:** 761381

**Provided For:** Henderson Franklin Starnes & Holt, P.A.      **Agent's File Reference:** Avida (Gladiolus)

**Effective Date of Search:** July 2, 2019 at 11:00 PM

**Description of Real Property Situated in Lee County, Florida:**

See Exhibit A

**Record Title Vested in:**

Quadrum Lakes Park, LLC, a Delaware limited liability company by Warranty Deed recorded under Instrument Number 2015000169270, Public Records of Lee County, Florida.

**Prepared Date:** July 22, 2019

*Attorneys' Title Fund Services, LLC*

**Prepared by:** Susan Lowman, Senior Examiner

**Phone Number:** (800) 526-3855 x6707

**Email Address:** SLowman@thefund.com

  
Cynthia S. Bolyard  
Southwest Branch Manager

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**DCI 2019-00019**

# TITLE CERTIFICATION

*Fund File Number:* 761381

*The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:*

1. Nothing Found

*Other encumbrances affecting the title:*

1. Easement contained in instrument recorded August 16, 2017, under Instrument Number 2017000177316, Public Records of Lee County, Florida.
2. Easement contained in instrument recorded May 24, 2017, under Instrument Number 2017000114123, Public Records of Lee County, Florida.
3. Easement contained in instrument recorded May 17, 2018, under Instrument Number 2018000120622, Public Records of Lee County, Florida.

*This search is provided pursuant to the requirements of Lee County Land Development Code LDC 34-202(a)(3) for the uses and purposes specifically stated therein, and is not to be used as the basis for issuance of an insurance commitment and/or policy. This certificate has been prepared expressly for the appropriate governing body as is defined by, Lee County Land Development Code LDC 34-202(a)(3) and is not to be relied upon by any other group or person for any other purpose. The information contained herein is furnished for information only.*

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

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**TITLE CERTIFICATION**  
**Exhibit A**

**Fund File Number:** 761381

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S.88°56'00"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 1322.88 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S.01°04'20"E. ALONG THE WEST LINE OF SAID FRACTION FOR 1151.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865 - 199.02 FEET WIDE); THENCE N.89°37'57"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 680.01 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1312.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.04°33'41"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°06'31" FOR 208.64 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 1307.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.14°36'39"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'42" FOR 315.16 FEET; THENCE N.56°06'08"W. FOR 3.06 FEET; THENCE N.29°10'50"W. FOR 60.46 FEET; THENCE N.28°15'16"W. FOR 30.66 FEET; THENCE N.18°42'13"E. FOR 35.83 FEET; THENCE N.14°50'17"W. FOR 59.82 FEET; THENCE N.09°03'50"E. FOR 46.83 FEET; THENCE N.18°49'48"E. FOR 39.67 FEET; THENCE N.18°12'50"E. FOR 49.13 FEET; THENCE N.37°41'02"E. FOR 20.60 FEET; THENCE N.45°28'41"E. FOR 45.15 FEET; THENCE N.25°14'18"E. FOR 40.31 FEET; THENCE N.09°24'39"E. FOR 38.83 FEET; THENCE N.10°52'34"W. FOR 27.03 FEET; THENCE N.35°51'19"E. FOR 28.90 FEET; THENCE N.70°39'04"E. FOR 29.95 FEET; THENCE S.57°54'34"E. FOR 24.44 FEET; THENCE S.77°09'08"E. FOR 20.52 FEET TO THE EAST LINE OF SAID FRACTION; THENCE N.01°10'59"W. ALONG SAID EAST LINE FOR 554.86 FEET TO THE POINT OF BEGINNING.

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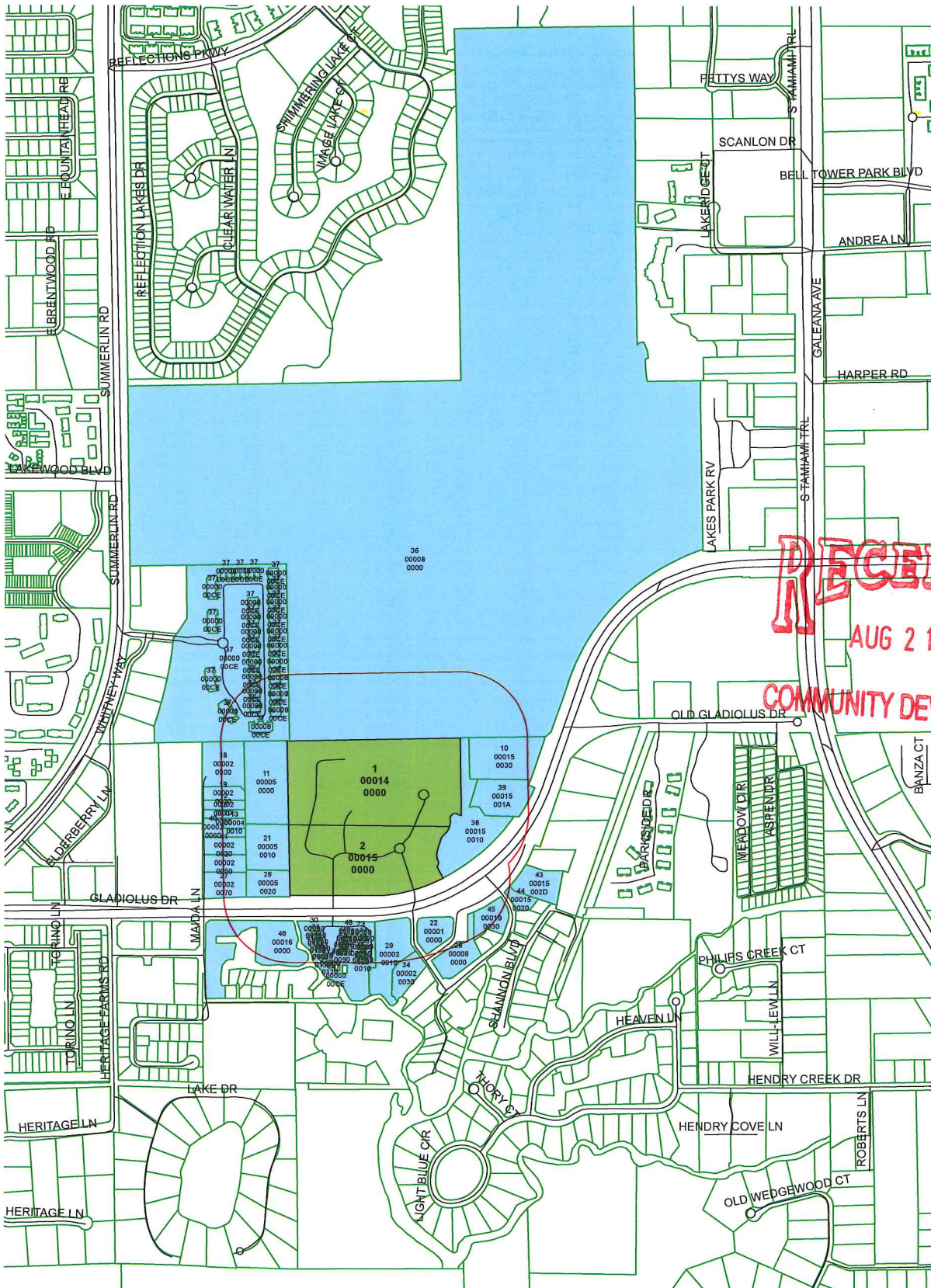
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**DCI 20 19- 00 019**

# VARIANCE REPORT

7/9/2019

Subject Parcels: 2 Affected Parcels: 101 Buffer Distance: 500 ft



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DCI 2019-00619



35-45-24-00-00014.0000 et al.

1,280 960 640 320 0 1,280 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



# 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:** 7/9/2019 9:50:47 AM

**Buffer Distance:** 500 ft

**Parcels Affected:** 100

**Subject Parcels:** 35-45-24-00-00014.0000, 35-45-24-00-00015.0000

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<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
ROSSI MARIO F + ANGELARITA 14920 REFLECTION KEY CIR #2411 FORT MYERS, FL 33907	26-45-24-09-00024.2411 14920 REFLECTION KEY CIR #2411 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 24 BLDG 24 UNIT 2411	3
MORZANIGA GIL 8981 CROWN BRIDGE WAY FORT MYERS, FL 33908	26-45-24-09-00024.2412 14920 REFLECTION KEY CIR #2412 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 24 BLDG 24 UNIT 2412	3
SHAMLIAN BRANDON M + 14920 REFLECTION KEY CIR #2421 FORT MYERS, FL 33907	26-45-24-09-00024.2421 14920 REFLECTION KEY CIR #2421 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 24 BLDG 24 UNIT 2421	3
PIRRI SALVATORE + MARIE-JOSEE 1 ING CT AURORA, ON L4G 0K5 CANADA	26-45-24-09-00024.2422 14920 REFLECTION KEY CIR #2422 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 24 BLDG 24 UNIT 2422	3
DEMARTINI GEORGE W & 14921 REFLECTION KEY CIR # 811 FORT MYERS, FL 33907	26-45-24-09-00008.0811 14921 REFLECTION KEY CIR #811 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 8 BLDG 8 UNIT 811	4
SCHMIDT ROSE MARY TR 14921 REFLECTION KEY CIR #812 FORT MYERS, FL 33907	26-45-24-09-00008.0812 14921 REFLECTION KEY CIR #812 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 8 BLDG 8 UNIT 812	4
MOORE DONALD S JR + SUSAN D 14921 REFLECTION KEY CIR #821 FORT MYERS, FL 33907	26-45-24-09-00008.0821 14921 REFLECTION KEY CIR #821 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 8 BLDG 8 UNIT 821	4
ROGGERO LINDA + CHARLES 6 YEARLING WAY LUTHERVILLE, MD 21093	26-45-24-09-00008.0822 14921 REFLECTION KEY CIR #822 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 8 BLDG 8 UNIT 822	4
FREDERIC TIMOTHY O + KATIE 14931 REFLECTION KEY CIR #711 FORT MYERS, FL 33907	26-45-24-09-00007.0711 14931 REFLECTION KEY CIR #711 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 7 BLDG 7 UNIT 711	5
MOORE DONALD S JR + SUSAN D UNIT 821 14921 REFLECTION KEY CIR FORT MYERS, FL 33907	26-45-24-09-00007.0712 14931 REFLECTION KEY CIR #712 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 7 BLDG 7 UNIT 712	5
SABIN THOMAS E + JO-ANNE D 14931 REFLECTION KEY CIR #721 FORT MYERS, FL 33907	26-45-24-09-00007.0721 14931 REFLECTION KEY CIR #721 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 7 BLDG 7 UNIT 721	5
WOLFF RONALD K + MARY C 14931 REFLECTION KEY CIR #722 FORT MYERS, FL 33907	26-45-24-09-00007.0722 14931 REFLECTION KEY CIR #722 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 7 BLDG 7 UNIT 722	5

All data is current at time of printing and subject to change without notice.  
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071  
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

DCI 2019-00019

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
BURGIO ROBERT A + 239 DEERWOOD LN GRAND ISLAND, NY 14072	26-45-24-09-00004.0411 14961 REFLECTION KEY CIR #411 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 411	6
CAREY ROBERT J + MAUREEN A 943 SHEFFIELD FOREST CT WILDWOOD, MO 63021	26-45-24-09-00004.0412 14961 REFLECTION KEY CIR #412 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 412	6
WILLIAMS MICHAEL E + CHRISTINE 110 CARRIAGE DR ORCHARD PARK, NY 14127	26-45-24-09-00004.0413 14961 REFLECTION KEY CIR #413 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 413	6
PRESTI DEBRA A 14961 REFLECTION KEY CIR #414 FORT MYERS, FL 33907	26-45-24-09-00004.0414 14961 REFLECTION KEY CIR #414 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 414	6
MCELROY ROGER & JOSEPHINE M 1459 SUMMER WOOD LN UNIONTOWN, OH 44685	26-45-24-09-00004.0415 14961 REFLECTION KEY CIR #415 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 415	6
INZITARI PROPERTIES I LLC 303 MILLINGTON CT BLOOMFIELD, MI 48304	26-45-24-09-00004.0416 14961 REFLECTION KEY CIR #416 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 416	6
COLALILLO ANTONIO + LISE 92 SHAMROCK CRESCENT WOODBIDGE, ON L4H 1A3 CANADA	26-45-24-09-00004.0421 14961 REFLECTION KEY CIR #421 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 421	6
MCCLELLAN KAY E TR 14961 REFLECTION KEY CIR #422 FORT MYERS, FL 33907	26-45-24-09-00004.0422 14961 REFLECTION KEY CIR #422 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 422	6
BOOTH DEBORAH ELLEN 14961 REFLECTION KEY CIR #423 FORT MYERS, FL 33907	26-45-24-09-00004.0423 14961 REFLECTION KEY CIR #423 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 423	6
MISRA BRIJ M TR 8901 DARTMOOR WAY FORT MYERS, FL 33908	26-45-24-09-00004.0424 14961 REFLECTION KEY CIR #424 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 424	6
BADALI JOSEPH A + CATHERINE 1975 CELESTE ST INNISFIL, ON L9S 4Z3 CANADA	26-45-24-09-00004.0425 14961 REFLECTION KEY CIR #425 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 425	6
QUINN TERRY 3844 AMBOY RD STATEN ISLAND, NY 10308	26-45-24-09-00004.0426 14961 REFLECTION KEY CIR #426 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 426	6
GALLO ANGELO + LILLIAN 101 ABBRUZZE CT WOODBIDGE, ON L4L 8Z1 CANADA	26-45-24-09-00004.0431 14961 REFLECTION KEY CIR #431 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 431	6
PECORARO SALVATORE + NUNZIA 601 REGENCY DR DES PLAINES, IL 60016	26-45-24-09-00004.0432 14961 REFLECTION KEY CIR #432 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 432	6
WAREING DONALD V + ALICE A + 16508 HERON COACH WAY FORT MYERS, FL 33908	26-45-24-09-00004.0433 14961 REFLECTION KEY CIR #433 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 433	6
RILEY DOUGLAS V + PATRICIA A 14961 REFLECTION KEY CIR #434 FORT MYERS, FL 33907	26-45-24-09-00004.0434 14961 REFLECTION KEY CIR #434 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 434	6

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<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>MAP INDEX</b>
PAVLAK RICHARD B TR 7540 CLOVERBROOK PARK DR CENTERVILLE, OH 45459	26-45-24-09-00004.0435 14961 REFLECTION KEY CIR #435 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 435	6
GILBERT MYRTLE A TR 14961 REFLECTION KEY CIR #436 FORT MYERS, FL 33907	26-45-24-09-00004.0436 14961 REFLECTION KEY CIR #436 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2008000129103 PH 4 BLDG 4 UNIT 436	6
KNIAZ THOMAS TR 14940 REFLECTION KEY CIR #2611 FORT MYERS, FL 33907	26-45-24-09-00026.2611 14940 REFLECTION KEY CIR #2611 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-79905 PH 26 BLDG 26 UNIT 2611	7
MATTHEWS JOHN P L/E 14940 REFLECTION KEY CIR #2612 FORT MYERS, FL 33907	26-45-24-09-00026.2612 14940 REFLECTION KEY CIR #2612 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-79905 PH 26 BLDG 26 UNIT 2612	7
BABCOCK DAVID CHESTER & 2889 WILSON ST CONKLIN, MI 49403	26-45-24-09-00026.2621 14940 REFLECTION KEY CIR #2621 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-79905 PH 26 BLDG 26 UNIT 2621	7
DRONAWAT SUNDEEP + HARSHA APT 2622 14940 REFLECTION KEY CIR FORT MYERS, FL 33907	26-45-24-09-00026.2622 14940 REFLECTION KEY CIR #2622 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-79905 PH 26 BLDG 26 UNIT 2622	7
BREMSEER PHILLIP W & 14941 REFLECTION KEY CIR #611 FORT MYERS, FL 33907	26-45-24-09-00006.0611 14941 REFLECTION KEY CIR #611 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST#200700079904 PH 6 BLDG 6 LOT 611	8
ORFANO FRANK A + BARBARA D 14941 REFLECTION KEY CIR #612 FORT MYERS, FL 33907	26-45-24-09-00006.0612 14941 REFLECTION KEY CIR #612 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST#200700079904 PH 6 BLDG 6 LOT 612	8
DOSSIER CARL + LORRAINE A 5612 E LAKE RD HONEOYE, NY 14471	26-45-24-09-00006.0621 14941 REFLECTION KEY CIR #621 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST#200700079904 PH 6 BLDG 6 LOT 621	8
STEPANIAN MARTIN G & 14941 REFLECTION KEY CIR #622 FORT MYERS, FL 33907	26-45-24-09-00006.0622 14941 REFLECTION KEY CIR #622 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST#200700079904 PH 6 BLDG 6 LOT 622	8
MUELLER JACALYN A 14951 REFLECTION KEY CIR # 511 FORT MYERS, FL 33907	26-45-24-09-00005.0511 14951 REFLECTION KEY CIR #511 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 511	9
WHITE KEITH R 14951 REFLECTION KEY CIR # 512 FORT MYERS, FL 33907	26-45-24-09-00005.0512 14951 REFLECTION KEY CIR #512 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 512	9
USHER BARBARA W + JOSEPH D 557 TWISTING PINE CT LONGWOOD, FL 32779	26-45-24-09-00005.0513 14951 REFLECTION KEY CIR #513 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 513	9
ORMSBY ROBERT + PATRICIA 3732 BLUE HERON DR FORT MYERS, FL 33908	26-45-24-09-00005.0514 14951 REFLECTION KEY CIR #514 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 514	9
QUINLAN JOHN J & MARTHA P 14951 REFLECTION KEY CIR #515 FORT MYERS, FL 33907	26-45-24-09-00005.0515 14951 REFLECTION KEY CIR #515 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 515	9
INZITARI PROPERTIES I LLC 303 MILLINGTON CT BLOOMFIELD HILLS, MI 48304	26-45-24-09-00005.0516 14951 REFLECTION KEY CIR #516 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 516	9

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
SCALISE ANTHONY JOHN TR + 5474 N MONITOR CHICAGO, IL 60630	26-45-24-09-00005.0521 14951 REFLECTION KEY CIR #521 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 521	9
HEALY MARSHA A + JOHN W PO BOX 527 PHILO, IL 61864	26-45-24-09-00005.0522 14951 REFLECTION KEY CIR #522 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 522	9
BESSKO CSABA Z TR + 19712 CASA VERDE WAY ESTERO, FL 33967	26-45-24-09-00005.0523 14951 REFLECTION KEY CIR #523 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 523	9
GLAMYAN ALEXANDRE & 14951 REFLECTION KEY CIR #524 FORT MYERS, FL 33907	26-45-24-09-00005.0524 14951 REFLECTION KEY CIR #524 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 524	9
VENHUIZEN ERIC A & 14951 REFLECTION KEY CIR #525 FORT MYERS, FL 33907	26-45-24-09-00005.0525 14951 REFLECTION KEY CIR #525 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 525	9
KEOUGH CYNTHIA A 14951 REFLECTION KEY CIR #526 FORT MYERS, FL 33907	26-45-24-09-00005.0526 14951 REFLECTION KEY CIR #526 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 526	9
BRUEGGEMAN JAMES & MARTHA 6328 WATERWOOD DR WESTERVILLE, OH 43082	26-45-24-09-00005.0531 14951 REFLECTION KEY CIR #531 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 531	9
LIUZZI GIUSEPPE + 14 LANTERNA CRES WOODBIDGE, ON L4H 1B8 CANADA	26-45-24-09-00005.0532 14951 REFLECTION KEY CIR #532 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 532	9
MONACO MARINO A JR + MICHELLE 145 LIBERTY LN BUFFALO, NY 14224	26-45-24-09-00005.0533 14951 REFLECTION KEY CIR #533 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 533	9
QUAN CLIFFORD L + CYNTHIA P TR 4207 SKYMONT DR BELMONT, CA 94002	26-45-24-09-00005.0534 14951 REFLECTION KEY CIR #534 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 534	9
SUNNY SIDE UP PROPERTIES LLC 4515 BORDEN HARBOR DR MANDAN, ND 58554	26-45-24-09-00005.0535 14951 REFLECTION KEY CIR #535 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 535	9
ONEILL CORNELIUS J III + 3109 DUCK PINT DR MONROE, NC 28110	26-45-24-09-00005.0536 14951 REFLECTION KEY CIR #536 FORT MYERS FL 33907	REFLECTION KEY AS DESC IN INST# 2008000166880 PH 5 BLDG 5 UNIT 536	9
LJK GROUP LLC 6981 LAKE DEVONWOOD DR FORT MYERS, FL 33908	35-45-24-00-00015.0030 7350 GLADIOLUS DR FORT MYERS FL 33908	PAR IN N1/2 OF NW1/4 OF NE 1/4 OR 3169 PG 1 LES R/W OR 2481/3120	10
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	35-45-24-00-00005.0000 ACCESS UNDETERMINED FORT MYERS FL	E 1/2 OF NE 1/4 OF NW 1/4 OF NW 1/4	11
ONEILL JAMES D + PATRICIA A 7046 MAIDA LN FORT MYERS, FL 33907	35-45-24-00-00002.0010 7058 MAIDA LN FORT MYERS FL 33907	BEG 781 FT N OF SW COR OF W 1/2 OF E 1/2 OF NW 1/4 OF NW 1/4 TH N 70 FT TH E	12
ONEILL MARY C 7045 MAIDA LN FORT MYERS, FL 33907	35-45-24-00-00004.0010 7080 MAIDA LN FORT MYERS FL 33907	PARL IN N W 1/4 AS DESC IN OR 1369 PG 1940	13
RALPH MARTIN + CAROLYN 7683 VICTORIA COVE CT FORT MYERS, FL 33908	35-45-24-10-00000.0040 7683 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 4	14

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<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>MAP INDEX</b>
HAMRICK GERALD S + CONNIE C 7675 VICTORIA COVE CT FORT MYERS, FL 33908	35-45-24-10-00000.0020 7675 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 2 + BOAT SLIP C	15
TRUST GREGORY & SILKE 7741 VICTORIA COVE CT FORT MYERS, FL 33908	35-45-24-10-00000.0120 7741 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 12	16
KEARNEY ELLEN A TR 14930 REFLECTION KEY CIR #2511 FORT MYERS, FL 33907	26-45-24-09-00025.2511 14930 REFLECTION KEY CIR #2511 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 25 BLDG 25 UNIT 2511	17
GRANT ROBERT J + RITA A TR 895 N 300 W GREENFIELD, IN 46140	26-45-24-09-00025.2512 14930 REFLECTION KEY CIR #2512 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 25 BLDG 25 UNIT 2512	17
CERVANTES VINCENTE E + 14930 REFLECTION KEY CIR #2521 FORT MYERS, FL 33907	26-45-24-09-00025.2521 14930 REFLECTION KEY CIR #2521 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 25 BLDG 25 UNIT 2521	17
SETA GIORGIO DELLA + VIA FLAMINIA NUOVA 290 VILLINO 6 00191 ROMA, ITALY	26-45-24-09-00025.2522 14930 REFLECTION KEY CIR #2522 FORT MYERS FL 33907	REFLECTION KEY DESC IN INST# 2007-83386 PH 25 BLDG 25 UNIT 2522	17
ONEILL JAMES D + PATRICIA A 7046 MAIDA LN FORT MYERS, FL 33907	35-45-24-00-00002.0000 7012 MAIDA LN FORT MYERS FL 33907	PARL IN NW 1/4 OF NW 1/4 AS DESC IN OR 3402 PG 2367	18
ONEILL JAMES D & PATRICIA A 7046 MAIDA LN FORT MYERS, FL 33907	35-45-24-00-00002.0020 7046 MAIDA LN FORT MYERS FL 33907	BEG 866 FT N OF SW COR OF W 1/2 OF E 1/2 OF NW 1/4 OF NW 1/4 TH N 100 FT E TO	19
ONEILL JAMES SEAN 7076 MAIDA LN FORT MYERS, FL 33907	35-45-24-00-00004.0020 7076 MAIDA LN FORT MYERS FL 33907	PARL IN N W 1/4 AS DESC IN OR 1365 PG 1593	20
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	35-45-24-00-00005.0010 ACCESS UNDETERMINED FORT MYERS FL	NE 1/4 OF SE 1/4 OF NW 1/4 OF NW 1/4	21
GUT ASSOCIATES 7152 COCA SABAL LN FORT MYERS, FL 33908	35-45-24-01-00001.0000 7152 COCA SABAL LN FORT MYERS FL 33908	RINDFLEISCH SUBD PB5/24 LTS 1 + VAC R/W OR 2709/ 2179 LES R/W OR 2519/2404	22
JUMAN ROSHAN DEEN + YASMIN 7164 CONGDON RD FORT MYERS, FL 33908	35-45-24-10-00000.0050 7687 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 5	23
VICTORIA COVE DEVELOPMENT LLC 4517 BRYNWOOD DR NAPLES, FL 34119	35-45-24-10-00000.0030 7679 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 3 + BOAT DOCK B	24
SIMMONS JONATHAN + 7745 VICTORIA COVE CT FORT MYERS, FL 33908	35-45-24-10-00000.0130 7745 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 13 + RIGHT TO USE BOAT SLIP F	25
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	35-45-24-00-00005.0020 7800 GLADIOLUS DR FORT MYERS FL 33908	SE 1/4 OF SE 1/4 OF NW 1/4 OF NW 1/4 LES R/W OR 2512/3041	26
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	35-45-24-00-00002.0070 ACCESS UNDETERMINED FORT MYERS FL	PARL IN NW 1/4 OF NW 1/4 LESS PARLS 2.0000 THRU 2.0060 + LESS PARLS 4.0000 + 4.0010 + LESS ROW OR 2544/2096	27
GUT ASSOCIATES 7152 COCA SABAL LN FORT MYERS, FL 33908	35-45-24-01-00006.0000 CORNER LOT FORT MYERS FL 33908	RINDFLEISCH SUBD PT OF LOT 6 LESS R/W 2519/2404 PB 5 PG 24	28
SANTA ANA HOLDINGS LLC 10401 CLAYTON ROAD FRONTENAC, MO 63131	35-45-24-01-00002.0010 7601 GLADIOLUS DR FORT MYERS FL 33908	FR NE COR LT 1 RINDFLEISCH SUBD PB5/24 RUN W ALG N LI SD SUBD LESS R/W	29
JUMAN YASMIN + 7164 CONGDON RD FORT MYERS, FL 33908	35-45-24-10-00000.0170 7761 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 17	30

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COMMUNITY DEVELOPMENT

<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>MAP INDEX</b>
VICTORIA COVE DEVELOPMENT LLC 4517 BRYNWOOD DR NAPLES, FL 34119	35-45-24-10-00000.0160 7757 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 16	31
VICTORIA COVE DEVELOPMENT LLC 4517 BRYNWOOD DT NAPLES, FL 34119	35-45-24-10-00000.0150 7753 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 15	32
KELLY BLANE + BARBARA 1678 WHISKEY CREEK DR FORT MYERS, FL 33919	35-45-24-01-00002.0030 7161 COCA SABAL LN FORT MYERS FL 33908	RINDFLEISCH SUBD PB 5 PG 24 PT LT 5 DESC OR 3571/2232	34
COLESANTI NICHOLAS J 7671 VICTORIA COVE CT FORT MYERS, FL 33908	35-45-24-10-00000.0010 7671 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 1 + BOAT SLIP A	35
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	26-45-24-00-00008.0000 7330 GLADIOLUS DR FORT MYERS FL 33908	W1/2 OF NE1/4 + PT DESC OR 1761 PG 4481 + SW1/4 LESS SW1/4 +R/W+ OR 1307 PG 680	36
REFLECTION KEY CONDO ASSN INC THE CONTINENTAL GROUP INC 2870 SCHERER DR N STE 100 SAINT PETERSBURG, FL 33716	26-45-24-09-00000.00CE REFLECTION KEY C/E FORT MYERS FL	REFLECTION KEY DESC IN INST# 2006-107425 COMMON ELEMENTS	37
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	35-45-24-00-00015.0010 7410 GLADIOLUS DR FORT MYERS FL 33908	PARL IN NW 1/4 OF NE 1/4 + PAR DESC ORS 2518/3165 + 2488/862 LESS OR 1807/4278 OR 1948/380 + OR 2143/3047	38
THOMPSON LAWRENCE G 7400 GLADIOLUS DR FORT MYERS, FL 33908	35-45-24-00-00015.001A 7400 GLADIOLUS DR FORT MYERS FL 33908	PAR IN NW1/4 OF NE1/4 W OF GLADIOLUS DR OR1948/380 LES R/W OR 2518/3165	39
ONEILL JAMES SEAN 7076 MAIDA LN FORT MYERS, FL 33908	35-45-24-00-00002.0060 7086 MAIDA LN FORT MYERS FL 33908	PAR IN NW1/4 DESC OR 193 PG 33 LES 4.001+ 4.002 + OR2261/521	40
SMITH DELORES 7096 MAIDA LN FORT MYERS, FL 33907	35-45-24-00-00002.0030 7096 MAIDA LN FORT MYERS FL 33907	PARL IN W 1/2 OF SE 1/4 OF NW 1/4 OF NW 1/4 DESC IN OR 1627 PG 1345	41
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	35-45-24-00-00002.0050 7106 MAIDA LN FORT MYERS FL 33907	S 132 FT OF N 324 FT OF W 1/2 OF SE 1/4 OF NW 1/4 OF NW 1/4	42
GLADIOLUS MEDICAL LLC 8450 RIVIERA AVE FORT MYERS, FL 33919	35-45-24-00-00015.002D 7451 GLADIOLUS DR FORT MYERS FL 33908	PARL IN NW 1/4 OF NE 1/4 AS DESC IN OR 3401 PG 3544	43
CCSC INC 7146 CONGDON RD FORT MYERS, FL 33908	35-45-24-00-00015.0020 7122 CONGDON RD FORT MYERS FL 33908	PAR IN S1/2 OF NW1/4 OF NE1/4 W OF IONA DRAINAGE E OF GLADIOLUS DR	44
FAVALLI LLC 15200 BLACKHAWK DR FORT MYERS, FL 33912	35-45-24-00-00019.0030 7117 CONGDON RD FORT MYERS FL 33908	PARL IN W 1/2 OF NE 1/4 DESC IN OR 3044 PG 736	45
CISAN FAMILY LLC 7785 GLADIOLUS DR STE 103 FORT MYERS, FL 33908	35-45-24-03-00016.0000 7771-7851 GLADIOLUS DR FORT MYERS FL 33908	CORAL WATERS UNREC OR 520/713 LOTS 16-31 + PT OF R/W LESS R/W OR 2519/2414	46
VICTORIA COVE HOMEOWNERS ASSOC FAIRWAY PROPERTY MANAGEMENT 4560 VIA ROYALE STE 1 FORT MYERS, FL 33919	35-45-24-10-00000.00CE 7665 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 COMMON ELEMENTS	47
BRUNO MARK 15670 OLD OLGA RD ALVA, FL 33920	35-45-24-10-00000.0060 7701 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 6	48
SIVAK MARIANNE 7705 VICTORIA COVE CT FORT MYERS, FL 33908	35-45-24-10-00000.0070 7705 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 7	49
LAROCQUE JOHN M & DEBORAH J 7709 VICTORIA COVE CT FORT MYERS, FL 33908	35-45-24-10-00000.0080 7709 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 8 + BOAT DOCK D	50
ROSE MARCEEN 8261 PATHFINDER LOOP UNIT 738 FORT MYERS, FL 33919	35-45-24-10-00000.0090 7713 VICTORIA COVE CT FORT MYERS FL 33908	VICTORIA COVE LAND CONDO DESC OR2758 PG2872 UNIT 9	51

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26-45-24-09-00024.2411  
ROSSI MARIO F + ANGELARITA  
14920 REFLECTION KEY CIR #2411  
FORT MYERS, FL 33907

26-45-24-09-00007.0721  
SABIN THOMAS E + JO-ANNE D  
14931 REFLECTION KEY CIR #721  
FORT MYERS, FL 33907

26-45-24-09-00024.2412  
MORZANIGA GIL  
8981 CROWN BRIDGE WAY  
FORT MYERS, FL 33908

26-45-24-09-00007.0722  
WOLFF RONALD K + MARY C  
14931 REFLECTION KEY CIR #722  
FORT MYERS, FL 33907

26-45-24-09-00024.2421  
SHAMLIAN BRANDON M +  
14920 REFLECTION KEY CIR #2421  
FORT MYERS, FL 33907

26-45-24-09-00004.0411  
BURGIO ROBERT A +  
239 DEERWOOD LN  
GRAND ISLAND, NY 14072

26-45-24-09-00024.2422  
PIRRI SALVATORE + MARIE-JOSEE  
1 ING CT  
AURORA, ON L4G 0K5  
CANADA

26-45-24-09-00004.0412  
CAREY ROBERT J + MAUREEN A  
943 SHEFFIELD FOREST CT  
WILDWOOD, MO 63021

26-45-24-09-00008.0811  
DEMARTINI GEORGE W &  
14921 REFLECTION KEY CIR # 811  
FORT MYERS, FL 33907

26-45-24-09-00004.0413  
WILLIAMS MICHAEL E + CHRISTINE  
110 CARRIAGE DR  
ORCHARD PARK, NY 14127

26-45-24-09-00008.0812  
SCHMIDT ROSE MARY TR  
14921 REFLECTION KEY CIR #812  
FORT MYERS, FL 33907

26-45-24-09-00004.0414  
PRESTI DEBRA A  
14961 REFLECTION KEY CIR #414  
FORT MYERS, FL 33907

26-45-24-09-00008.0821  
MOORE DONALD S JR + SUSAN D  
14921 REFLECTION KEY CIR #821  
FORT MYERS, FL 33907

26-45-24-09-00004.0415  
MCELROY ROGER & JOSEPHINE M  
1459 SUMMER WOOD LN  
UNIONTOWN, OH 44685

26-45-24-09-00008.0822  
ROGGERO LINDA + CHARLES  
6 YEARLING WAY  
LUTHERVILLE, MD 21093

26-45-24-09-00004.0416  
INZITARI PROPERTIES I LLC  
303 MILLINGTON CT  
BLOOMFIELD, MI 48304

26-45-24-09-00007.0711  
FREDERIC TIMOTHY O + KATIE  
14931 REFLECTION KEY CIR #711  
FORT MYERS, FL 33907

26-45-24-09-00004.0421  
COLALILLO ANTONIO + LISE  
92 SHAMROCK CRESCENT  
WOODBIDGE, ON L4H 1A3  
CANADA

26-45-24-09-00007.0712  
MOORE DONALD S JR + SUSAN D  
UNIT 821  
14921 REFLECTION KEY CIR  
FORT MYERS, FL 33907

26-45-24-09-00004.0422  
MCCLELLAN KAY E TR  
14961 REFLECTION KEY CIR #422  
FORT MYERS, FL 33907

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26-45-24-09-00004.0423  
BOOTH DEBORAH ELLEN  
14961 REFLECTION KEY CIR #423  
FORT MYERS, FL 33907

26-45-24-09-00004.0424  
MISRA BRIJ M TR  
8901 DARTMOOR WAY  
FORT MYERS, FL 33908

26-45-24-09-00004.0425  
BADALI JOSEPH A + CATHERINE  
1975 CELESTE ST  
INNISFIL, ON L9S 4Z3  
CANADA

26-45-24-09-00004.0426  
QUINN TERRY  
3844 AMBOY RD  
STATEN ISLAND, NY 10308

26-45-24-09-00004.0431  
GALLO ANGELO + LILLIAN  
101 ABBRUZZE CT  
WOODBIDGE, ON L4L 8Z1  
CANADA

26-45-24-09-00004.0432  
PECORARO SALVATORE + NUNZIA  
601 REGENCY DR  
DES PLAINES, IL 60016

26-45-24-09-00004.0433  
WAREING DONALD V + ALICE A +  
16508 HERON COACH WAY  
FORT MYERS, FL 33908

26-45-24-09-00004.0434  
RILEY DOUGLAS V + PATRICIA A  
14961 REFLECTION KEY CIR #434  
FORT MYERS, FL 33907

26-45-24-09-00004.0435  
PAVLAK RICHARD B TR  
7540 CLOVERBROOK PARK DR  
CENTERVILLE, OH 45459

26-45-24-09-00004.0436  
GILBERT MYRTLE A TR  
14961 REFLECTION KEY CIR #436  
FORT MYERS, FL 33907

26-45-24-09-00026.2611  
KNIAZ THOMAS TR  
14940 REFLECTION KEY CIR #2611  
FORT MYERS, FL 33907

26-45-24-09-00026.2612  
MATTHEWS JOHN P L/E  
14940 REFLECTION KEY CIR #2612  
FORT MYERS, FL 33907

26-45-24-09-00026.2621  
BABCOCK DAVID CHESTER &  
2889 WILSON ST  
CONKLIN, MI 49403

26-45-24-09-00026.2622  
DRONAWAT SUNDEEP + HARSHA  
APT 2622  
14940 REFLECTION KEY CIR  
FORT MYERS, FL 33907

26-45-24-09-00006.0611  
BREMSEY PHILLIP W &  
14941 REFLECTION KEY CIR #611  
FORT MYERS, FL 33907

26-45-24-09-00006.0612  
ORFANO FRANK A + BARBARA D  
14941 REFLECTION KEY CIR #612  
FORT MYERS, FL 33907

26-45-24-09-00006.0621  
DOSSIER CARL + LORRAINE A  
5612 E LAKE RD  
HONEOYE, NY 14471

26-45-24-09-00006.0622  
STEPANIAN MARTIN G &  
14941 REFLECTION KEY CIR #622  
FORT MYERS, FL 33907

26-45-24-09-00005.0511  
MUELLER JACALYN A  
14951 REFLECTION KEY CIR # 511  
FORT MYERS, FL 33907

26-45-24-09-00005.0512  
WHITE KEITH R  
14951 REFLECTION KEY CIR # 512  
FORT MYERS, FL 33907

26-45-24-09-00005.0513  
USHER BARBARA W + JOSEPH D  
557 TWISTING PINE CT  
LONGWOOD, FL 32779

26-45-24-09-00005.0514  
ORMSBY ROBERT + PATRICIA  
3732 BLUE HERON DR  
FORT MYERS, FL 33908

26-45-24-09-00005.0515  
QUINLAN JOHN J & MARTHA P  
14951 REFLECTION KEY CIR #515  
FORT MYERS, FL 33907

26-45-24-09-00005.0516  
INZITARI PROPERTIES I LLC  
303 MILLINGTON CT  
BLOOMFIELD HILLS, MI 48304

26-45-24-09-00005.0521  
SCALISE ANTHONY JOHN TR +  
5474 N MONITOR  
CHICAGO, IL 60630

26-45-24-09-00005.0522  
HEALY MARSHA A + JOHN W  
PO BOX 527  
PHILO, IL 61864

26-45-24-09-00005.0523  
BESSKO CSABA Z TR +  
19712 CASA VERDE WAY  
ESTERO, FL 33967

26-45-24-09-00005.0524  
GLAMYAN ALEXANDRE &  
14951 REFLECTION KEY CIR #524  
FORT MYERS, FL 33907

26-45-24-09-00005.0525  
VENHUIZEN ERIC A &  
14951 REFLECTION KEY CIR #525  
FORT MYERS, FL 33907

26-45-24-09-00005.0526  
KEOUGH CYNTHIA A  
14951 REFLECTION KEY CIR #526  
FORT MYERS, FL 33907

26-45-24-09-00005.0531  
BRUEGGEMAN JAMES & MARTHA  
6328 WATERWOOD DR  
WESTERVILLE, OH 43082

26-45-24-09-00005.0532  
LIUZZI GIUSEPPE +  
14 LANTERNA CRES  
WOODBIDGE, ON L4H 1B8  
CANADA

26-45-24-09-00005.0533  
MONACO MARINO A JR + MICHELLE  
145 LIBERTY LN  
BUFFALO, NY 14224

26-45-24-09-00005.0534  
QUAN CLIFFORD L + CYNTHIA P TR  
4207 SKYMONT DR  
BELMONT, CA 94002

26-45-24-09-00005.0535  
SUNNY SIDE UP PROPERTIES LLC  
4515 BORDEN HARBOR DR  
MANDAN, ND 58554

26-45-24-09-00005.0536  
ONEILL CORNELIUS J III +  
3109 DUCK PINT DR  
MONROE, NC 28110

35-45-24-00-00015.0030  
LJK GROUP LLC  
6981 LAKE DEVONWOOD DR  
FORT MYERS, FL 33908

35-45-24-00-00005.0000  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

35-45-24-00-00002.0010  
ONEILL JAMES D + PATRICIA A  
7046 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00004.0010  
ONEILL MARY C  
7045 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-10-00000.0040  
RALPH MARTIN + CAROLYN  
7683 VICTORIA COVE CT  
FORT MYERS, FL 33908

35-45-24-10-00000.0020  
HAMRICK GERALD S + CONNIE C  
7675 VICTORIA COVE CT  
FORT MYERS, FL 33908

35-45-24-10-00000.0120  
TRUST GREGORY & SILKE  
7741 VICTORIA COVE CT  
FORT MYERS, FL 33908

26-45-24-09-00025.2511  
KEARNEY ELLEN A TR  
14930 REFLECTION KEY CIR #2511  
FORT MYERS, FL 33907

26-45-24-09-00025.2512  
GRANT ROBERT J + RITA A TR  
895 N 300 W  
GREENFIELD, IN 46140

26-45-24-09-00025.2521  
CERVANTES VINCENTE E +  
14930 REFLECTION KEY CIR #2521  
FORT MYERS, FL 33907

26-45-24-09-00025.2522  
SETA GIORGIO DELLA +  
VIA FLAMINIA NUOVA 290  
VILLINO 6  
00191 ROMA,  
ITALY

35-45-24-00-00002.0000  
ONEILL JAMES D + PATRICIA A  
7046 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00002.0020  
ONEILL JAMES D & PATRICIA A  
7046 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00004.0020  
ONEILL JAMES SEAN  
7076 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00005.0010  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

35-45-24-01-00001.0000  
GUT ASSOCIATES  
7152 COCA SABAL LN  
FORT MYERS, FL 33908

35-45-24-10-00000.0050  
JUMAN ROSHAN DEEN + YASMIN  
7164 CONGDON RD  
FORT MYERS, FL 33908

35-45-24-10-00000.0030  
VICTORIA COVE DEVELOPMENT LLC  
4517 BRYNWOOD DR  
NAPLES, FL 34119

35-45-24-10-00000.0130  
SIMMONS JONATHAN +  
7745 VICTORIA COVE CT  
FORT MYERS, FL 33908

35-45-24-00-00005.0020  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

35-45-24-00-00002.0070  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

35-45-24-01-00006.0000  
GUT ASSOCIATES  
7152 COCA SABAL LN  
FORT MYERS, FL 33908

35-45-24-01-00002.0010  
SANTA ANA HOLDINGS LLC  
10401 CLAYTON ROAD  
FRONTENAC, MO 63131

35-45-24-10-00000.0170  
JUMAN YASMIN +  
7164 CONGDON RD  
FORT MYERS, FL 33908

35-45-24-10-00000.0160  
 VICTORIA COVE DEVELOPMENT LLC  
 4517 BRYNWOOD DR  
 NAPLES, FL 34119

35-45-24-10-00000.0150  
 VICTORIA COVE DEVELOPMENT LLC  
 4517 BRYNWOOD DT  
 NAPLES, FL 34119

35-45-24-01-00002.0030  
 KELLY BLANE + BARBARA  
 1678 WHISKEY CREEK DR  
 FORT MYERS, FL 33919

35-45-24-10-00000.0010  
 COLESANTI NICHOLAS J  
 7671 VICTORIA COVE CT  
 FORT MYERS, FL 33908

26-45-24-00-00008.0000  
 LEE COUNTY  
 PO BOX 398  
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26-45-24-09-00000.00CE  
 REFLECTION KEY CONDO ASSN INC  
 THE CONTINENTAL GROUP INC  
 2870 SCHERER DR N STE 100  
 SAINT PETERSBURG, FL 33716

35-45-24-00-00015.0010  
 LEE COUNTY  
 PO BOX 398  
 FORT MYERS, FL 33902

35-45-24-00-00015.001A  
 THOMPSON LAWRENCE G  
 7400 GLADIOLUS DR  
 FORT MYERS, FL 33908

35-45-24-00-00002.0060  
 ONEILL JAMES SEAN  
 7076 MAIDA LN  
 FORT MYERS, FL 33908

35-45-24-00-00002.0030  
 SMITH DELORES  
 7096 MAIDA LN  
 FORT MYERS, FL 33907

35-45-24-00-00002.0050  
 LEE COUNTY  
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 FORT MYERS, FL 33902

35-45-24-00-00015.002D  
 GLADIOLUS MEDICAL LLC  
 8450 RIVIERA AVE  
 FORT MYERS, FL 33919

35-45-24-00-00015.0020  
 CCSC INC  
 7146 CONGDON RD  
 FORT MYERS, FL 33908

35-45-24-00-00019.0030  
 FAVALLI LLC  
 15200 BLACKHAWK DR  
 FORT MYERS, FL 33912

35-45-24-03-00016.0000  
 CISAN FAMILY LLC  
 7785 GLADIOLUS DR STE 103  
 FORT MYERS, FL 33908

35-45-24-10-00000.00CE  
 VICTORIA COVE HOMEOWNERS ASSOC  
 FAIRWAY PROPERTY MANAGEMENT  
 4560 VIA ROYALE STE 1  
 FORT MYERS, FL 33919

35-45-24-10-00000.0060  
 BRUNO MARK  
 15670 OLD OLGA RD  
 ALVA, FL 33920

35-45-24-10-00000.0070  
 SIVAK MARIANNE  
 7705 VICTORIA COVE CT  
 FORT MYERS, FL 33908

35-45-24-10-00000.0080  
 LAROCQUE JOHN M & DEBORAH J  
 7709 VICTORIA COVE CT  
 FORT MYERS, FL 33908

35-45-24-10-00000.0090  
 ROSE MARCEEN  
 8261 PATHFINDER LOOP UNIT 738  
 FORT MYERS, FL 33919

26-45-24-09-00024.2411  
ROSSI MARIO F + ANGELARITA  
14920 REFLECTION KEY CIR #2411  
FORT MYERS, FL 33907

26-45-24-09-00024.2412  
MORZANIGA GIL  
8981 CROWN BRIDGE WAY  
FORT MYERS, FL 33908

26-45-24-09-00024.2421  
SHAMLIAN BRANDON M +  
14920 REFLECTION KEY CIR #2421  
FORT MYERS, FL 33907

26-45-24-09-00024.2422  
PIRRI SALVATORE + MARIE-JOSEE  
1 ING CT  
AURORA, ON L4G 0K5  
CANADA

26-45-24-09-00008.0811  
DEMARTINI GEORGE W &  
14921 REFLECTION KEY CIR # 811  
FORT MYERS, FL 33907

26-45-24-09-00008.0812  
SCHMIDT ROSE MARY TR  
14921 REFLECTION KEY CIR #812  
FORT MYERS, FL 33907

26-45-24-09-00008.0821  
MOORE DONALD S JR + SUSAN D  
14921 REFLECTION KEY CIR #821  
FORT MYERS, FL 33907

26-45-24-09-00008.0822  
ROGGERO LINDA + CHARLES  
6 YEARLING WAY  
LUTHERVILLE, MD 21093

26-45-24-09-00007.0711  
FREDERIC TIMOTHY O + KATIE  
14931 REFLECTION KEY CIR #711  
FORT MYERS, FL 33907

26-45-24-09-00007.0712  
MOORE DONALD S JR + SUSAN D  
UNIT 821  
14921 REFLECTION KEY CIR  
FORT MYERS, FL 33907

26-45-24-09-00007.0721  
SABIN THOMAS E + JO-ANNE D  
14931 REFLECTION KEY CIR #721  
FORT MYERS, FL 33907

26-45-24-09-00007.0722  
WOLFF RONALD K + MARY C  
14931 REFLECTION KEY CIR #722  
FORT MYERS, FL 33907

26-45-24-09-00004.0411  
BURGIO ROBERT A +  
239 DEERWOOD LN  
GRAND ISLAND, NY 14072

26-45-24-09-00004.0412  
CAREY ROBERT J + MAUREEN A  
943 SHEFFIELD FOREST CT  
WILDWOOD, MO 63021

26-45-24-09-00004.0413  
WILLIAMS MICHAEL E + CHRISTINE  
110 CARRIAGE DR  
ORCHARD PARK, NY 14127

26-45-24-09-00004.0414  
PRESTI DEBRA A  
14961 REFLECTION KEY CIR #414  
FORT MYERS, FL 33907

26-45-24-09-00004.0415  
MCELROY ROGER & JOSEPHINE M  
1459 SUMMER WOOD LN  
UNIONTOWN, OH 44685

26-45-24-09-00004.0416  
INZITARI PROPERTIES I LLC  
303 MILLINGTON CT  
BLOOMFIELD, MI 48304

26-45-24-09-00004.0421  
COLALILLO ANTONIO + LISE  
92 SHAMROCK CRESCENT  
WOODBRIDGE, ON L4H 1A3  
CANADA

26-45-24-09-00004.0422  
MCCLELLAN KAY E TR  
14961 REFLECTION KEY CIR #422  
FORT MYERS, FL 33907

26-45-24-09-00004.0423  
BOOTH DEBORAH ELLEN  
14961 REFLECTION KEY CIR #423  
FORT MYERS, FL 33907

26-45-24-09-00004.0424  
MISRA BRIJ M TR  
8901 DARTMOOR WAY  
FORT MYERS, FL 33908

26-45-24-09-00004.0425  
BADALI JOSEPH A + CATHERINE  
1975 CELESTE ST  
INNISFIL, ON L9S 4Z3  
CANADA

26-45-24-09-00004.0426  
QUINN TERRY  
3844 AMBOY RD  
STATEN ISLAND, NY 10308

26-45-24-09-00004.0431  
GALLO ANGELO + LILLIAN  
101 ABBRUZZE CT  
WOODBIDGE, ON L4L 8Z1  
CANADA

26-45-24-09-00004.0432  
PECORARO SALVATORE + NUNZIA  
601 REGENCY DR  
DES PLAINES, IL 60016

26-45-24-09-00004.0433  
WAREING DONALD V + ALICE A +  
16508 HERON COACH WAY  
FORT MYERS, FL 33908

26-45-24-09-00004.0434  
RILEY DOUGLAS V + PATRICIA A  
14961 REFLECTION KEY CIR #434  
FORT MYERS, FL 33907

26-45-24-09-00004.0435  
PAVLAK RICHARD B TR  
7540 CLOVERBROOK PARK DR  
CENTERVILLE, OH 45459

26-45-24-09-00004.0436  
GILBERT MYRTLE A TR  
14961 REFLECTION KEY CIR #436  
FORT MYERS, FL 33907

26-45-24-09-00026.2611  
KNIAZ THOMAS TR  
14940 REFLECTION KEY CIR #2611  
FORT MYERS, FL 33907

26-45-24-09-00026.2612  
MATTHEWS JOHN P L/E  
14940 REFLECTION KEY CIR #2612  
FORT MYERS, FL 33907

26-45-24-09-00026.2621  
BABCOCK DAVID CHESTER &  
2889 WILSON ST  
CONKLIN, MI 49403

26-45-24-09-00026.2622  
DRONAWAT SUNDEEP + HARSHA  
APT 2622  
14940 REFLECTION KEY CIR  
FORT MYERS, FL 33907

26-45-24-09-00006.0611  
BREMSEER PHILLIP W &  
14941 REFLECTION KEY CIR #611  
FORT MYERS, FL 33907

26-45-24-09-00006.0612  
ORFANO FRANK A + BARBARA D  
14941 REFLECTION KEY CIR #612  
FORT MYERS, FL 33907

26-45-24-09-00006.0621  
DOSSIER CARL + LORRAINE A  
5612 E LAKE RD  
HONEOYE, NY 14471

26-45-24-09-00006.0622  
STEPANIAN MARTIN G &  
14941 REFLECTION KEY CIR #622  
FORT MYERS, FL 33907

26-45-24-09-00005.0511  
MUELLER JACALYN A  
14951 REFLECTION KEY CIR # 511  
FORT MYERS, FL 33907

26-45-24-09-00005.0512  
WHITE KEITH R  
14951 REFLECTION KEY CIR # 512  
FORT MYERS, FL 33907

26-45-24-09-00005.0513  
USHER BARBARA W + JOSEPH D  
557 TWISTING PINE CT  
LONGWOOD, FL 32779

26-45-24-09-00005.0514  
ORMSBY ROBERT + PATRICIA  
3732 BLUE HERON DR  
FORT MYERS, FL 33908

26-45-24-09-00005.0515  
QUINLAN JOHN J & MARTHA P  
14951 REFLECTION KEY CIR #515  
FORT MYERS, FL 33907

26-45-24-09-00005.0516  
INZITARI PROPERTIES I LLC  
303 MILLINGTON CT  
BLOOMFIELD HILLS, MI 48304

26-45-24-09-00005.0521  
SCALISE ANTHONY JOHN TR +  
5474 N MONITOR  
CHICAGO, IL 60630

26-45-24-09-00005.0522  
HEALY MARSHA A + JOHN W  
PO BOX 527  
PHILO, IL 61864

26-45-24-09-00005.0523  
BESSKO CSABA Z TR +  
19712 CASA VERDE WAY  
ESTERO, FL 33967

26-45-24-09-00005.0524  
GLAMYAN ALEXANDRE &  
14951 REFLECTION KEY CIR #524  
FORT MYERS, FL 33907

26-45-24-09-00005.0525  
VENHUIZEN ERIC A &  
14951 REFLECTION KEY CIR #525  
FORT MYERS, FL 33907

26-45-24-09-00005.0526  
KEOUGH CYNTHIA A  
14951 REFLECTION KEY CIR #526  
FORT MYERS, FL 33907

26-45-24-09-00005.0531  
BRUEGGEMAN JAMES & MARTHA  
6328 WATERWOOD DR  
WESTERVILLE, OH 43082

26-45-24-09-00005.0532  
LIUZZI GIUSEPPE +  
14 LANTERNA CRES  
WOODBIDGE, ON L4H 1B8  
CANADA

26-45-24-09-00005.0533  
MONACO MARINO A JR + MICHELLE  
145 LIBERTY LN  
BUFFALO, NY 14224

26-45-24-09-00005.0534  
QUAN CLIFFORD L + CYNTHIA P TR  
4207 SKYMONT DR  
BELMONT, CA 94002

26-45-24-09-00005.0535  
SUNNY SIDE UP PROPERTIES LLC  
4515 BORDEN HARBOR DR  
MANDAN, ND 58554

26-45-24-09-00005.0536  
ONEILL CORNELIUS J III +  
3109 DUCK PINT DR  
MONROE, NC 28110

35-45-24-00-00015.0030  
LJK GROUP LLC  
6981 LAKE DEVONWOOD DR  
FORT MYERS, FL 33908

35-45-24-00-00005.0000  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

35-45-24-00-00002.0010  
ONEILL JAMES D + PATRICIA A  
7046 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00004.0010  
ONEILL MARY C  
7045 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-10-00000.0040  
RALPH MARTIN + CAROLYN  
7683 VICTORIA COVE CT  
FORT MYERS, FL 33908

35-45-24-10-00000.0020  
HAMRICK GERALD S + CONNIE C  
7675 VICTORIA COVE CT  
FORT MYERS, FL 33908

35-45-24-10-00000.0120  
TRUST GREGORY & SILKE  
7741 VICTORIA COVE CT  
FORT MYERS, FL 33908

26-45-24-09-00025.2511  
KEARNEY ELLEN A TR  
14930 REFLECTION KEY CIR #2511  
FORT MYERS, FL 33907

26-45-24-09-00025.2512  
GRANT ROBERT J + RITA A TR  
895 N 300 W  
GREENFIELD, IN 46140

26-45-24-09-00025.2521  
CERVANTES VINCENTE E +  
14930 REFLECTION KEY CIR #2521  
FORT MYERS, FL 33907

26-45-24-09-00025.2522  
SETA GIORGIO DELLA +  
VIA FLAMINIA NUOVA 290  
VILLINO 6  
00191 ROMA,  
ITALY

35-45-24-00-00002.0000  
ONEILL JAMES D + PATRICIA A  
7046 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00002.0020  
ONEILL JAMES D & PATRICIA A  
7046 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00004.0020  
ONEILL JAMES SEAN  
7076 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00005.0010  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

35-45-24-01-00001.0000  
GUT ASSOCIATES  
7152 COCA SABAL LN  
FORT MYERS, FL 33908

35-45-24-10-00000.0050  
JUMAN ROSHAN DEEN + YASMIN  
7164 CONGDON RD  
FORT MYERS, FL 33908

35-45-24-10-00000.0030  
VICTORIA COVE DEVELOPMENT LLC  
4517 BRYNWOOD DR  
NAPLES, FL 34119

35-45-24-10-00000.0130  
SIMMONS JONATHAN +  
7745 VICTORIA COVE CT  
FORT MYERS, FL 33908

35-45-24-00-00005.0020  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

35-45-24-00-00002.0070  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

35-45-24-01-00006.0000  
GUT ASSOCIATES  
7152 COCA SABAL LN  
FORT MYERS, FL 33908

35-45-24-01-00002.0010  
SANTA ANA HOLDINGS LLC  
10401 CLAYTON ROAD  
FRONTENAC, MO 63131

35-45-24-10-00000.0170  
JUMAN YASMIN +  
7164 CONGDON RD  
FORT MYERS, FL 33908

35-45-24-10-00000.0160  
VICTORIA COVE DEVELOPMENT LLC  
4517 BRYNWOOD DR  
NAPLES, FL 34119

35-45-24-10-00000.0150  
VICTORIA COVE DEVELOPMENT LLC  
4517 BRYNWOOD DT  
NAPLES, FL 34119

35-45-24-01-00002.0030  
KELLY BLANE + BARBARA  
1678 WHISKEY CREEK DR  
FORT MYERS, FL 33919

35-45-24-10-00000.0010  
COLESANTI NICHOLAS J  
7671 VICTORIA COVE CT  
FORT MYERS, FL 33908

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THE CONTINENTAL GROUP INC  
2870 SCHERER DR N STE 100  
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35-45-24-00-00015.0010  
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35-45-24-00-00015.001A  
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7400 GLADIOLUS DR  
FORT MYERS, FL 33908

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SMITH DELORES  
7096 MAIDA LN  
FORT MYERS, FL 33907

35-45-24-00-00002.0050  
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35-45-24-00-00015.0020  
CCSC INC  
7146 CONGDON RD  
FORT MYERS, FL 33908

35-45-24-00-00019.0030  
FAVALLI LLC  
15200 BLACKHAWK DR  
FORT MYERS, FL 33912

35-45-24-03-00016.0000  
CISAN FAMILY LLC  
7785 GLADIOLUS DR STE 103  
FORT MYERS, FL 33908

35-45-24-10-00000.00CE  
VICTORIA COVE HOMEOWNERS ASSOC  
FAIRWAY PROPERTY MANAGEMENT  
4560 VIA ROYALE STE 1  
FORT MYERS, FL 33919

35-45-24-10-00000.0060  
BRUNO MARK  
15670 OLD OLGA RD  
ALVA, FL 33920

35-45-24-10-00000.0070  
SIVAK MARIANNE  
7705 VICTORIA COVE CT  
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35-45-24-10-00000.0080  
LAROCQUE JOHN M & DEBORAH J  
7709 VICTORIA COVE CT  
FORT MYERS, FL 33908

35-45-24-10-00000.0090  
ROSE MARCEEN  
8261 PATHFINDER LOOP UNIT 738  
FORT MYERS, FL 33919



Professional Engineers, Planners & Land Surveyors

## List of Zoning Resolutions & Approvals

**Z-10-009** - Approved 190 multi-family dwelling units, or a maximum of 160 units of assisted living facility (ALF)/continuing care facility (CCF), plus a maximum of 300 independent living units (ILU), or any combination of ALF, CCF, or ILU, so long as the project density does not exceed 190 standard dwelling units on 21.75± acres of land within the RPD. The CPD allows for a maximum of 100,000 square feet of commercial, including a maximum of 25,000 square feet of retail.

**ADD2016-00011(a)** revised the Master Concept Plan, property development regulations for the RPD, added 7 deviations, amended the CPD schedule of uses and amended condition 19 for indigenous preservation.

**ADD2017-00094** added 2 signage deviations for area, quantity and setbacks.

**ADD2018-00094** added a deviation from tree size requirements to allow enhanced western buffer.

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COMMUNITY DEVELOPMENT

DCI 2019-00019

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966  
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523  
Engineering License No. EB 6469 • Surveying License No. LB 6690



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- Public Hearing - General Requirements (34-202)
Public Hearing - Mining Excavation Planned Development (12-110)
Public Hearing - Additional Requirements for:
Development of Regional Impact (34-203(a))
Planned Developments (34-203(b))
Planned Development Amendment (34-203(b))
Rezoning other than Planned Developments (34-203(c))
Special Exceptions (34-203(e))
Variances (34-203(f))
Limited Amendment to Existing Mine Zoning Approval [12-121(j)]
Private Recreational Facilities Planned Development (34-941(g))
Development Order - Submittal Requirements (10-152)
Application Form and Contents (10-153)
Additional Required Submittals (10-154)
Limited Review Development Order - Submittal Requirements (10-152)
Required Submittals (10-175)
Administrative Action Application Requirements [34-204(a)]
State the Type of Administrative Application:

PLEASE PRINT OR TYPE:

STRAP Number: 35-45-24-00-00015.0000 & 35-45-24-00-00014.0000
Name of Project: Avida

Name of Agent: Stacy Ellis Hewitt, AICP - Banks Engineering
Street Address: 10511 Six Mile Cypress Parkway, Suite 101
City, State, Zip: Fort Myers, Florida 33966
Phone Number: 239-770-2527/239-939-5490 Email Address: shewitt@bankseng.com

Name of Applicant\*: Quadrum Lakes Park, LLC
Street Address: 407 Lincoln Road, Suite 304
City, State, Zip: Miami Beach, Florida 33139
Phone Number: Email Address:

\*If applicant is not the owner, a letter of authorization from the owner must be submitted.



LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

COMMUNITY DEVELOPMENT

DCI 2019-00019

**A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:**

	Section Number	Requirement
#1	34-202(a)(2); 34-373(a)(4)a	Boundary Survey
#2	34-202(a)(3)	Title Certification
#3	34-373(a)(4)d.iv	Topography
#4	34-373(a)(4)b.v	Soils Map
#5	34-373(a)(4)c	FLUCCS Map
#6	34-373(a)(4)b.iii	Rare & Unique Habitat Map
#7	34-373(a)(4)b.v	Existing & Historic Flow-Ways Map
#8	34-373(b)(2)	Protected Species Survey
#9	34-373(b)(1)	Surface Water Management Plan -- RDH
#10	34-202(a)(1)	Legal Description & Sketch

**B. SCOPE OF PROJECT AND REASON(S) FOR REQUEST:**

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The applicant is preparing an application for an amendment to the existing Avida RPD/CPD to rezone to RPD to remove 100,000 SF of commercial and add 135 dwelling units or density equivalent of Assisted Living Facility, Continuing Care Facility or Independent Living Units. The overall legal description is included in the existing zoning approvals and remains the same. The site has been cleared and partially developed including the infrastructure. The waiver request is for items that exist in county zoning and development order records for this developed property and are not proposed to be revised. The property remains in the same ownership. Given the extent of information available in existing Lee County files, the applicant respectfully requests that the waiver be approved. The submittal of any of these documents would have no bearing on the review and processing of the application.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.



Signature of Applicant

July 1, 2019

Date

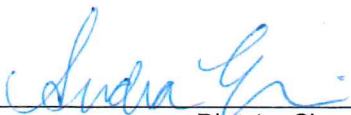
.....  
**FOR STAFF USE ONLY**  
 .....

**DIRECTOR'S DECISION:**

- Request Denied #1, #2, #10
- Request Approved 3-8, 9
- Request Approved Per Attached Comments

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**COMMUNITY DEVELOPMENT**



Director Signature

July 10, 2019

Date

**DCI 20 19- 00 019**

Avida

GEN2019-00230

# 9 Surface Water Management RDH/Development Services

No objection to waiver for surface water management system. Backbone system existing.

EAW/Environmental

Waiver #3 - #8 approved. Site has been cleared and infrastructure has been CC'd.

DIM/Legal

Waiver #1, 2 & 10 denied

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COMMUNITY DEVELOPMENT

**DCI 2019-00019**



Professional Engineers, Planners & Land Surveyors



# Amavida RPD (f/k/a Avida f/k/a Oasis Cove RPD/CPD) Narrative of Request

## Request Summary

The applicant is requesting rezoning approval of ±32.54 acres from RPD/CPD to RPD to remove 100,000 SF of commercial, including 25,000 SF of retail approved in the CPD to allow a total density of 325 dwelling units or equivalent ALF, CCF or ILU (190 dwelling units existing + 135 dwelling units requested increase).

The request is for infill development that will allow expansion of the existing development on site while significantly reducing traffic impacts from that which is currently permitted by existing approvals.

## Background

The applicant is requesting a rezoning to the approved Oasis Cove Residential Planned Development (RPD) and Commercial Planned Development (CPD) a/k/a Avida, a 32.54± acre project located on the north side of Gladiolus Drive approximately ½ mile east of its intersection with Summerlin Road. The subject property is located in the Central Urban and Wetland future land use categories within the South Fort Myers Planning Community.

The current approval (Z-10-009) allows for 190 multi-family dwelling units, or a maximum of 160 units of assisted living facility (ALF)/continuing care facility (CCF), plus a maximum of 300 independent living units (ILU), or any combination of ALF, CCF, or ILU, so long as the project density does not exceed 190 standard dwelling units on 21.75± acres of land within the RPD. The CPD allows for a maximum of 100,000 square feet of commercial, including a maximum of 25,000 square feet of retail.

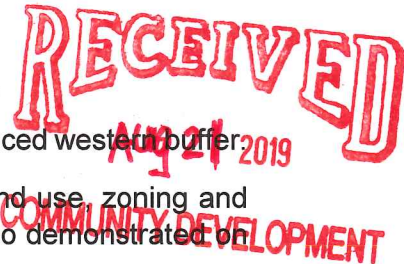
ADD2016-00011(a) revised the Master Concept Plan, property development regulations for the RPD, added 7 deviations, amended the CPD schedule of uses and amended condition 19 indigenous preservation.

ADD2017-00094 added 2 signage deviations for area, quantity and setbacks.

ADD2018-00094 added a deviation from tree size requirements to allow enhanced western buffer

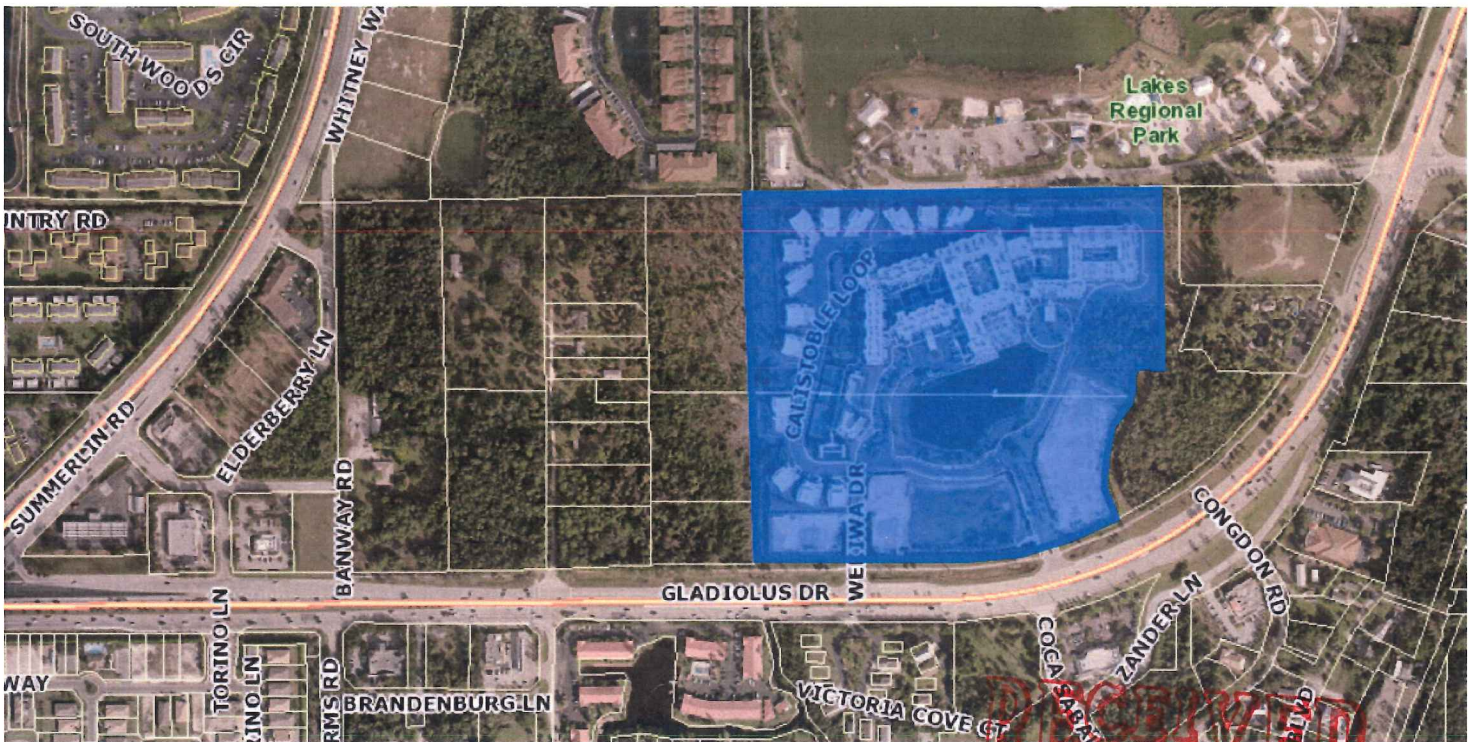
A table is provide on the following page demonstrating the existing future land use, zoning and use of the subject property as well as the surrounding properties which is also demonstrated on the proposed Master Concept Plan.

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	<i>Future Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
<b>Subject Property Existing</b>	Central Urban & Wetlands	RPD/CPD	300 Independent Living Units, 160 Assisted Living Units and amenities and vacant commercial lots
	<i>Surrounding Future Land Use</i>	<i>Surrounding Zoning</i>	<i>Existing Use</i>
<b>East</b>	Conservation Lands Upland & Central Urban	AG-2	Vacant Lee County lands then Mini golf
<b>South</b>	Suburban & Central Urban	CPD & RM-6	Medical Offices, Vacant commercial and residential condominiums
<b>West</b>	Central Urban & Wetlands	AG-2	Vacant Lee County lands
<b>North</b>	Public Facilities	CF	Lakes Park

Below is an aerial image with the subject property highlighted in blue.



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## Comprehensive Plan Consistency Analysis

The subject property is located within the South Fort Myers planning community which is described in the Comprehensive Plan Vision Statement as follows:

*South Fort Myers - This community is located in the center of Lee County. South of the City of Fort Myers, east of the Caloosahatchee River, west of the Six Mile Cypress Slough, and north of Gladiolus Drive. This community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban. This community contains one of the county's major hospitals, a baseball spring training facility, and the local community college. This community will be nearly built out by the year 2020. The South Fort Myers Community will continue to be a core area of the county providing office area for professional services in areas such as financial and medical. There will also be an increased amount of commercial activity along the US 41 corridor and light industrial uses will continue to expand along the Metro Avenue corridor north of Daniels Parkway. The amounts of commercial and industrial uses in this community are expected to double and most of the suitable land for these uses will be developed by 2030.*

*The residential areas of this community will also continue to develop through the year 2030 however the popularity of the residential opportunities to the south in the San Carlos/Estero and Bonita communities will continue to dominate this segment of the market.*

The proposed minor RPD allows for infill development within the higher intensity Central Urban future land use category within  $\pm 2.7$  miles of Health Park hospital and  $\pm 3.7$  miles of Gulf Coast Medical Center and  $\pm 2.9$  miles of Florida Southwestern State College. The existing Amavida development on site contributes to providing alternate residential opportunities in the South Fort Myers planning community. The existing CPD has been zoned commercial since June 7, 2010 and has not been developed with commercial uses. The proposed rezoning to RPD is consistent with the South Fort Myers Vision Statement and will promote infill development.

Approximately 32.44 acres or 99.7% of the subject property is located in the Central Urban future land use category and 0.1 acre of preserved freshwater wetlands or 0.3% of the subject property is located within the Wetland future land use category.

The Comprehensive Plan describes the Central Urban and Wetland future land use designations as follows:

*POLICY 1.1.3: The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described*

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in Objective 11.1, where appropriate. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

*POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.*

Note 8 of Table 1(a) states in part, "Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site...: (b) Dwelling units may be relocated to developable contiguous uplands designated...Central Urban...from preserved freshwater wetlands at the same underlying density as permitted for those uplands. ..." The 32.44 acres of uplands and the 0.1 acre of preserved freshwater wetlands total 32.54 acres with a maximum standard density up to 10 units per acre or 325 dwelling units. The rezoning request is to remove the CPD's 100,000 SF of commercial which includes 25,000 SF of retail, to allow an additional 135 dwelling units or equivalent ALF, CCF or ILU units to the existing 190 dwelling unit equivalents for a total of 325 dwelling units or 10 units per acre which is consistent with the standard density range. The application does not include a request for bonus density. The subject rezoning requests is located in the urban core of the county with the greatest range and highest level of urban services existing and in place. The site has been deemed appropriate for residential and commercial development as evidenced by prior zoning approvals. There are existing commercial properties in the vicinity of the site and the requested rezoning to minor RPD will allow infill development along a major arterial roadway. The requested minor RPD is consistent with Policy 1.1.3 and Policy 1.5.1.

*POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

1. For each Planning Community the county will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table regardless of other project approvals in that

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*Planning Community. For limerock mining in Planning Community #18, see special requirements in Policy 33.1.4 regarding industrial acreages in Table 1(b).*

*3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the county must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved.*

The residential acreage in the South Fort Myers Planning Community for the Central Urban future land use category is allocated at 3,140 acres with 2,781 existing and 359 acres remaining. The requested rezoning is consistent with Policy 1.7.6.

*OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

*POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

The subject property is located on the north side of Gladiolus Drive between Summerlin Road and US 41 within a Future Urban Area that has been previously deemed appropriate for infill residential and commercial development. There are existing commercial uses in the vicinity that serve the traveling public and the existing commercial zoning has not developed in the 9 years since it received zoning approval. The request will promote development in a contiguous and compact growth pattern, providing infill development compatible with the existing development on-site and surrounding the property. There are pedestrian and bicycle facilities along Gladiolus Drive which provide connection from the subject property's existing internal sidewalks to the adjacent uses. The site has previously been found consistent with Objective 2.1 and Policy 2.1.1. The requested rezoning to minor RPD remains consistent with Objective 2.1 and Policy 2.1.1.

*OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code.*

*POLICY 2.2.1: Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

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The subject property is located on the north side of Gladiolus Drive between Summerlin Road and US 41 within a Future Urban Area that has been previously deemed appropriate for infill residential and commercial development. There are existing commercial uses in the vicinity that serve the traveling public and the existing commercial zoning has not developed in the 9 years since it received zoning approval. The request will promote development in a compact and contiguous development pattern, providing infill development compatible with the existing development on-site and surrounding the property. The attached letter of availability demonstrates that Lee County Utilities has sufficient capacity to provide water and sewer services to the site. Solid waste currently services the site. The property has access to fire, EMS and schools and there is adequate service available to serve the property. The site is in close proximity to transit but is not located within the existing service area. The site has previously been found consistent with Objective 2.2 and Policy 2.2.1. The requested rezoning to minor RPD remains consistent with Objective 2.2 and Policy 2.2.1. The following table demonstrates the close proximity of available community facilities and services.

Facility Type	Name	Distance from site
Fire	South Trail Fire & Rescue Station 61	±4 miles
EMS	Lee County EMS Medic 8	±1.6 miles
Sheriff	Lee County Sheriff's Office	±1.6 miles
School	Heights Elementary School	±2.9 miles
School	Harlem Heights Community Charter School	±3 miles
School	Lexington Middle School	±3.1 miles
School	Cypress Lake High School & Middle School	±2.9 miles
College	Florida Southwestern State College	±2.9 miles
Library	Lakes Park Regional Library	±2 miles
Park	Lakes Park – pedestrian interconnect	0'
Hospital	HealthPark Medical Center	±2.7 miles
Park	Wa-Ke Hatchee Recreation Center	±2.8 miles
Walkways/Bikeways	Existing Shared Use Bikeway/Walkway along Gladiolus frontage, Wide outside lanes and planned shared use path on south side of Gladiolus and internal sidewalks	0
Transit	Routes 130 & 50 to west at Winkler Rd. & Gladiolus	±1 mile ±0.75 mile

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	Routes 140 & 240 to east at Old Gladiolus Dr. & US 41	
Shopping//Dining/Empl oyment	Publix Shopping Center	±1.5 miles
Shopping/Dining/Empl oyment	Walmart	±1.4 miles
Shopping/Dining/Empl oyment	Gas stations	±0.2-0.6 mile
Shopping/Dining/Empl oyment	Denny's	±0.4 mile
Medical Offices	Digestive Health, Children's Dentistry	±0.2-0.3 mile

*OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

*STANDARD 4.1.1: WATER. 1 Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, F.A.C.).*

*STANDARD 4.1.2: SEWER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

The development will be served by Lee County Utilities providing potable water and sanitary sewer. A letter of availability has been provided with the application demonstrating that Lee County Utilities has sufficient capacity to service the development. The requested rezoning is consistent with Objective 4.1, Standard 4.1.1, and Standard 4.1.2.

*STANDARD 4.1.4: ENVIRONMENTAL FACTORS. 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*

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The existing indigenous vegetation preserves consist of 0.1-acre of preserved freshwater marsh wetlands and 1.19 acres of pine-mesic oak upland preserve and that has received certificates of compliance through DOS2016-00049 along with upland restoration areas that meet or exceed the existing zoning conditions. These areas provided open space credits as demonstrated on the MCP. No changes are proposed to these areas. The subject property has previously been found consistent with the Lee Plan environmental policies and the requested rezoning remains consistent with Standard 4.1.4.

*GOAL 5: RESIDENTIAL LAND USES. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.*

*OBJECTIVE 5.1: All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

*POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments.*

The proposed rezoning provides additional land to allow additional development within the existing attractive and safe Amavida neighborhood which provides a variety of housing types for senior living. The proposed rezoning will allow additional housing types in the form of multi-family, ALF, CCF and/or ILU. The proposed minor RPD is consistent with Goal 4 as demonstrated above and is proposed as a minor residential planned development. The rezoning request is consistent with Goal 5, Objective 5.1, Policy 5.1.1.

*POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.*

Although the site is located within the Coastal High Hazard Area, it has two direct access points onto Gladiolus Drive which is an evacuation route and is situated towards the eastern edge of the CHHA. ALF, CCF and ILU developments require an on-site hurricane shelter, consistent with what is provided for the existing Amavida development. The design of the site has been adjusted accordingly by providing on-site shelter meeting LDC requirements for its location in the CHHA and by preserving the on-site wetland and upland areas to protect environmental features. The site has been deemed appropriate for residential development as demonstrated by prior zoning approvals. The proposed minor RPD is within the standard density range for the Central Urban future land use designation and provides infill development compatible with existing and surrounding developments. The requested minor RPD is consistent with Policy 5.1.2.

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*POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.*

The site has multiple employment and shopping centers within close proximity to the site. There are gas stations, restaurants and medical offices within ½ mile of the site and Publix and Walmart shopping centers within ±1 ½ miles of the site. Lakes Park is adjacent to the north property line and accessible by an existing pedestrian interconnect. Wa-Ke Hatchee Recreation Center is ±2.8 miles from the site as well. Heights Elementary, Harlem Heights Community Charter School, Lexington Middle School, Cypress Lake Middle & High Schools and Florida Southwestern State College are all within ±3 miles of the site. There are existing pedestrian and bicycle facilities along the project frontage on Gladiolus Drive. The site is within close proximity to transit services with routes 130 and 50 approximately 1 mile to the west and routes 140 and 240 approximately ¾ mile to the east. The requested rezoning is consistent with Policy 5.1.3.

*POLICY 5.1.6: Maintain development regulations that require high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design.*

*POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space.*

The existing Amavida development on site meets or exceeds the open space, buffering and landscaping requirements and provides ample recreation and amenity areas that are centrally located and meander throughout the site as demonstrated on the image on the following page. The recreation areas are functionally related to the existing development as well as the future development parcels and are interconnected throughout with sidewalks and internal accessways. The on-site pathways interconnect with Lakes Park to the north and to the existing public pathways along Gladiolus Drive. The future development will meet or exceed open space, buffering and landscaping requirements. The proposed rezoning to minor RPD is consistent with Policies 5.1.6 and 5.1.7.

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*POLICY 5.1.10: In those instances where land under single ownership is divided into two or more land use categories by the adoption or revision of the Future Land Use Map, the allowable density under this Plan will be the sum of the allowable densities for each land use category for each portion of the land. This density can be allocated across the property provided that:*

- a. The planned development zoning is utilized; and*
- b. No density is allocated to lands designated as non-urban or Environmentally Critical that would cause the density to exceed that allowed on such areas; and*
- c. The land was under single ownership at the time this policy was adopted and is contiguous; in situations where land under single ownership is divided by roadways, railroads, streams (including secondary riparian systems and streams but excluding primary riparian systems and major flow ways such as the Caloosahatchee River and Six Mile Cypress Slough), or other similar barriers, the land will be deemed contiguous for purposes of this policy; and*
- d. The resultant planned development affords further protection to environmentally sensitive lands if they exist on the property.*

Approximately 32.44 acres or 99.7% of the subject property is located in the Central Urban future land use category and 0.1 acre of preserved freshwater wetlands or 0.3% of the subject property is located within the Wetland future land use category. The 32.44 acres of uplands and the 0.1 acre of preserved freshwater wetlands total 32.54 acres. Note 8 of Table 1(a) states in part,

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"Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site...: (b) Dwelling units may be relocated to developable contiguous uplands designated...Central Urban...from preserved freshwater wetlands at the same underlying density as permitted for those uplands..." The request is for RPD, the on-site wetlands are preserved, affording further protection to environmentally sensitive lands that exist on the property. The requested rezoning is consistent with Policy 5.1.10.

### Land Development Code Analysis

The proposed rezoning complies with the general standards provided in the Land Development Code Section 34-411 as follows:

*(a) All planned developments must be consistent with the provisions of the Lee Plan.*

The proposed rezoning to minor RPD is consistent with the Comprehensive Plan as demonstrated above.

*(b) All planned developments must be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time. Deviations from the general provisions of this chapter may be permitted if requested as part of the application for a planned development in accordance with section 34-373(a)(9) and approved by the Board of County Commissioners based on the findings established in section 34-377(b)(4). Pursuant to section 34-373(a)(10) the establishment of property development regulations for planned developments does not require deviations from articles VI and VII of this chapter. Amendments to approved master concept plans may be reviewed pursuant to section 34-380.*

The minor RPD has been designed, constructed received certificates of compliance through DOS2016-00049 which complies with the existing zoning and which complies with applicable Lee County regulations, together with existing approved deviations which are proposed to remain.

*(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.*

The proposed rezoning to RPD and the existing development is compatible with surrounding properties and is a down-zoning from the existing approved commercial uses. The site is of adequate size, configuration and dimension to accommodate the proposed uses, all required open space, recreational facilities, buffers, pedestrian ways, parking, access, utilities, storm water management and the existing approved preservation areas.

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*(d) All planned developments must have access to existing or proposed roads. Access must comply with the requirements of chapter 10 and be located so that site-related industrial traffic does not travel through predominantly residential areas.*

Please see Traffic Impact Statement provided with the application. The proposed minor RPD has access to Gladiolus Drive, a major arterial via the existing internal accessways. There will be no site-related industrial traffic.

*(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.*

The site is not located within the Lee Tran public transit service area. The site is within close proximity to transit services with routes 130 and 50 approximately 1 mile to the west and routes 140 and 240 approximately ¾ mile to the east.

*(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.*

The site has been developed and received certificates of compliance under DOS2016-00049. The proposed rezoning to RPD will not create any hazards to persons or property and will comply with applicable regulations.

*(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.*

The existing indigenous vegetation preserves consist of 0.1-acre of preserved freshwater marsh wetlands and 1.19 acres of pine-mesic oak upland preserve and that has received certificates of compliance through DOS2016-00049 along with upland restoration areas that meet or exceed the existing zoning conditions. These areas provided open space credits as demonstrated on the MCP. No changes are proposed to these areas.

*(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.*

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The infrastructure has been installed and received certificates of compliance through DOS2016-00049 consistent with the existing zoning which incorporates preservation areas and recreational areas reflecting creative use of the open space requirements and providing an architecturally integrated human environment. The proposed minor RPD does not propose any changes.

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

The site has been designed, constructed and received certificates of compliance through DOS2016-00049 which complies with the existing zoning and was designed to minimize any potential negative effects on the surrounding properties and the public interest generally. The requested rezoning to minor RPD provides for compatible infill development on the future development parcels within the existing development.

*(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.*

The existing development and the proposed minor RPD is surrounded by compatible development and the existing site design incorporates interconnects to Lakes Park to the north and the existing pedestrian network along Gladiolus Drive integrating the development with the existing development.

*(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.*

Not applicable. The proposed minor RPD is surrounded by existing development with which it is compatible and of equivalent intensity.

*(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.*

The existing development and proposed minor RPD provides for an integrated community of internal neighborhoods connected by amenity areas and pedestrian ways which interconnect to Lakes Park and the existing pedestrian ways on Gladiolus Drive promoting pedestrian activity and community interaction.

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*(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.*

There will be no conflicting uses within the planned development.

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

The height and bulk of buildings on the existing developed portions of the property vary systematically throughout the planned development. The future development parcels where the proposed additional 135 dwelling units are proposed in place of the 100,000 SF of commercial are located along the major road frontage of Gladiolus Drive.

*(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26, of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.*

The existing development and the proposed minor RPD will meet the minimum parking and loading requirements set forth in the LDC.

*(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.*

The existing development and proposed minor RPD have been developed with internally consistent signage, architecture and planting schedules and will continue to remain internally consistent.

The proposed amendment complies with the findings provided in the Land Development Code Section 34-145(d)(4)a.1 as follows:

*a. Complies with the Lee Plan;*

The request is consistent with the densities, intensities and general uses set forth for the Central Urban and Wetland future land use designations and is consistent with the Comprehensive Plan as demonstrated above.

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*b. Meets this Code and other applicable County regulations or qualifies for deviations;*

The site has been developed in compliance with the Comprehensive Plan, the Land Development Code with approved deviations, the existing zoning, and the existing development order.

*c. Is compatible with existing and planned uses in the surrounding area;*

The existing development and proposed minor RPD is compatible with surrounding existing development and is of equivalent intensity of use. The proposed development is consistent and compatible with the existing development and land use in the area.

*d. Will provide access sufficient to support the proposed development intensity;*

Please see Traffic Impact Statement submitted with the application. The proposed rezoning request will be a "down zoning" as it will remove the approved commercial component on the site and allow for development of an additional 135 dwelling units or equivalent ALF, CCF or ILU for a total of 325 dwelling units or equivalent on the site. The existing access is sufficient to support the requested density.

*e. The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;*

Please see Traffic Impact Statement provided with the application. The expected impacts will be addressed by existing County regulations. The Level of Service analysis in the TIS indicates Gladiolus Drive to operate above the minimum adopted Level of Service in 2024 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan and Goal 32 and in that there is sufficient roadway capacity projected to accommodate the anticipated development. Turn lane improvements at the site access drive intersections were previously evaluated and built based on the full build-out of the site with a more intense development scenario. No further turn lane improvements will be warranted as a result of the proposed "down zoning".

*f. Will not adversely affect environmentally critical or sensitive areas and natural resources; and*

The proposed rezoning will not adversely affect environmentally critical or sensitive areas. The existing indigenous vegetation preserves consist of 0.1-acre of preserved freshwater marsh wetlands and 1.19 acres of pine-mesic oak upland preserve and that has received certificates of compliance through DOS2016-00049 along with upland restoration areas that meet or exceed the existing zoning conditions. These areas provided open space credits as demonstrated on the MCP. No changes are proposed to these areas.

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*g. Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.*

The subject property is located on the north side of Gladiolus Drive between Summerlin Road and US 41 within a Future Urban Area that has been previously deemed appropriate for infill residential and commercial development with existing urban services available to serve the site. The attached letter of availability demonstrates that Lee County Utilities has sufficient capacity to provide water and sewer services to the site. Solid waste currently services the site. The property has access to fire, EMS and schools and there is adequate service available to serve the property. A table demonstrates the close proximity of available community facilities and services is provided on pages 6 and 7. The site has multiple employment and shopping centers within close proximity to the site. There are gas stations, restaurants and medical offices within ½ mile of the site and Publix and Walmart shopping centers within ±1 ½ miles of the site. Lakes Park is adjacent to the north property line and accessible by an existing pedestrian interconnect. Wa-Ke Hatchee Recreation Center is ±2.8 miles from the site as well. Heights Elementary, Harlem Heights Community Charter School, Lexington Middle School, Cypress Lake Middle & High Schools and Florida Southwestern State College are all within ±3 miles of the site. There are existing pedestrian and bicycle facilities along the project frontage on Gladiolus Drive. The site is within close proximity to transit services with routes 130 and 50 approximately 1 mile to the west and routes 140 and 240 approximately ¾ mile to the east.

*2. Planned Development Rezoning. The Hearing Examiner must also find:*

- a) The proposed use or mix of uses is appropriate at the proposed location;*
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.*
- c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:
  - 1) Enhances the achievement of the objectives of the planned development; and*
  - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.**

The proposed rezoning to minor RPD is appropriate at this location. The appropriateness is demonstrated by the existing development on site and the lack of interest in commercially developing the future development parcels on site. The existing conditions as proposed to be amended with this application provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development. The applicant intends to retain the existing approved deviations that are still applicable which enhance the achievement of the objectives of the planned development and preserve and promote the general intent to protect the public health, safety and welfare.

In conclusion, the applicant is requesting rezoning approval from RPD/CPD to RPD to remove 100,000 SF of commercial, including 25,000 SF of retail approved in the CPD to allow a total

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density of 325 dwelling units or equivalent ALF, CCF or ILU (190 dwelling units existing + 135 dwelling units requested increase). The request is for infill development that will allow expansion of the existing development on site while significantly reducing traffic impacts from that which is currently permitted by existing approvals. The request is in compliance with the Lee County Comprehensive Plan, the Land Development Code together with approved deviations, and other applicable codes and regulations; is compatible with existing and planned uses in the surrounding area; will provide access sufficient to support the proposed development intensity; the expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category. The proposed use or mix of uses is appropriate at the proposed location; conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development. The existing deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent to protect the public health, safety and welfare. For these reasons, the applicant respectfully submits that the rezoning request from RPD/CPD to minor RPD should be approved.

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# TRAFFIC IMPACT STATEMENT

FOR

**AMAVIDA RPD**

**(PROJECT NO. F1908.04)**

**PREPARED BY:**

**TR Transportation Consultants, Inc.  
Certificate of Authorization Number: 27003  
2726 Oak Ridge Court, Suite 503  
Fort Myers, Florida 33901-9356  
(239) 278-3090**

**August 16, 2019**

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. CONCLUSION

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## I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located on the north side of Gladiolus Drive and approximately ½ mile east of its intersection with Summerlin Road in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 32.54 acre subject site is governed by Zoning Resolution No. Z-10-009 as well as Administrative Amendment No. ADD2016-00011(a). The existing zoning on the site permits the RPD portion of the site to be developed with up to 190 multi-family dwelling units (including a combination of assisted living/independent living units) as well as up to 100,000 square feet of commercial uses (including 25,000 square feet of commercial retail) on the CPD portion of the site. The applicant is proposing to rezone the entire subject site to RPD to remove the commercial component on the site and allow a development of additional 135 multi-family dwelling units for a total of 325 multi-family dwelling units on the property. Access to the subject site will continue to be served via the existing two connections (Fanning Court & Millhopper Boulevard) to Gladiolus Drive. No new access connections are being proposed as part of this rezoning.

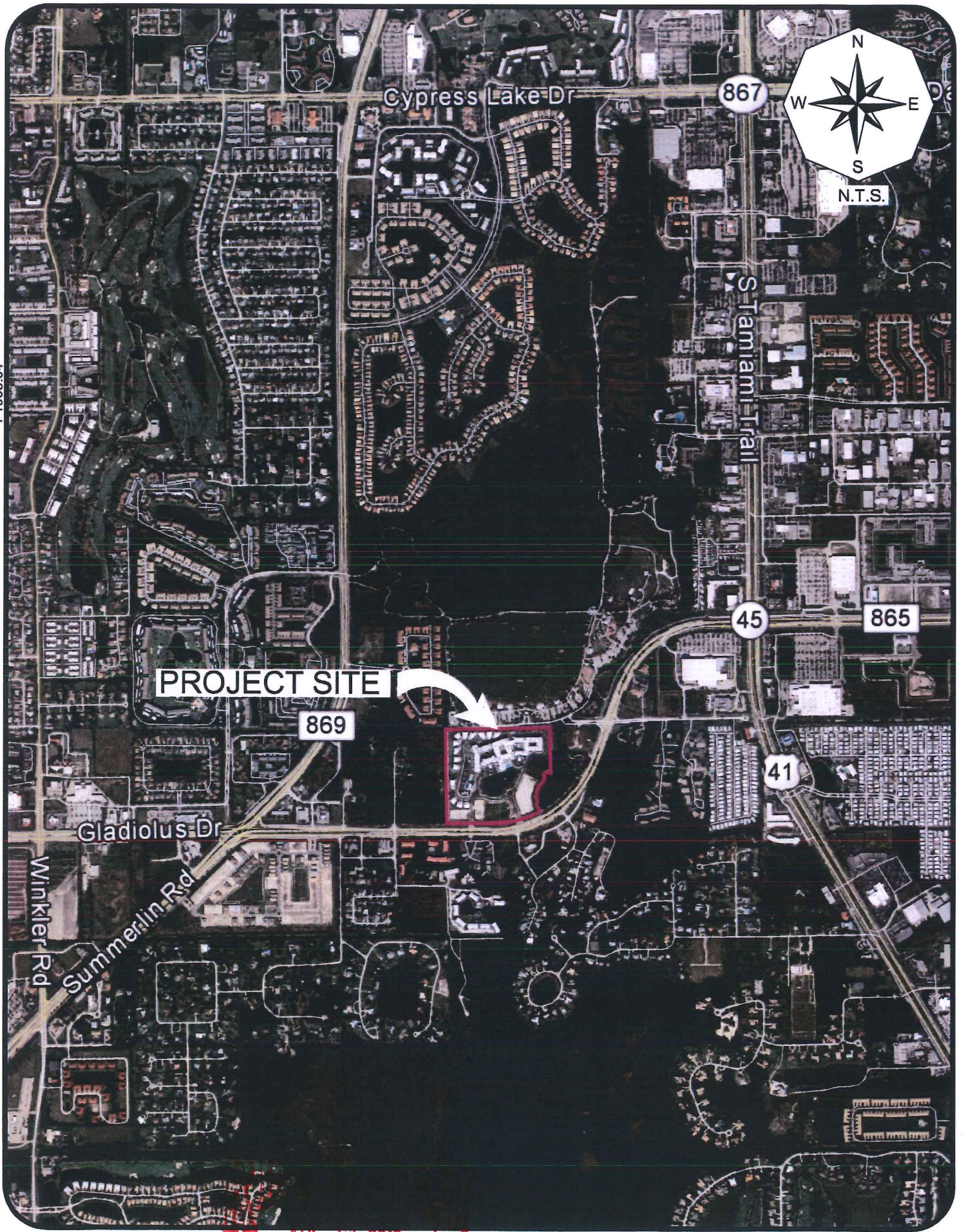
This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

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F1908.04



PROJECT SITE

869

867

45

865

41

Gladiolus Dr

Cypress Lake Dr

S Tamiami Trail

Winkler Rd

Summerlin Rd



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**II. EXISTING CONDITIONS**

The subject site is currently occupied by a mix of independent living/memory care/assisted living units. The overall site is bordered by Lakes Park to the north, Gladiolus Drive to the south, and by vacant land to the east and west.

**Gladiolus Drive** is an east/west six lane divided arterial the borders the subject site to the south. Gladiolus Drive has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

**III. PROPOSED DEVELOPMENT**

The applicant is proposing to rezone the entire subject site to RPD to remove the commercial component on the site and allow a development of additional 135 multi-family dwelling units for a total of 325 multi-family dwelling units on the entire site. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

**Table 1  
Land Uses  
Amavida RPD**

<b>Land Use</b>	<b>Approved Under Z-10-009</b>	<b>Proposed</b>
Multi-Family Residential *	190 MF Dwelling Units	325 MF Dwelling Units (+135 MF Dwelling Units)
Retail	25,000 Sq. Ft.	N/A
Medical Office	75,000 Sq. Ft.	N/A

\*Multi-family residential units can be converted to ALF or ILF units pursuant to Sec. 34-1414 of the Lee County Land Development Code.

Access to the subject site will continue to be served via the existing two connections (Fanning Court & Millhopper Boulevard) to Gladiolus Drive. No new access connections are being proposed as part of this rezoning.

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**IV. TRIP GENERATION**

The trip generation for the approved and proposed rezoning was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 10<sup>th</sup> Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the approved 25,000 square feet of retail uses. Land Use Code 720 (Medical-Dental Office) was utilized for the trip generation purposes of the approved 75,000 square feet of medical office uses. Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the multi-family residential uses. Note, Land Use Code 220 is conservative in terms of trips generation when compared to the other Land Use Codes in the multi-family residential category (LUC 221-Multifamily Housing Mid-Rise & LUC 222-Multifamily Housing High-Rise). The trip generation equations utilized from these land uses are attached to the Appendix for reference.

**Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently approved. **Table 3** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

**Table 2  
Trip Generation – Approved  
Avida RPD/CPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (25,000 Sq. Ft.)	102	62	164	94	101	195	2,342
Medical-Dental Office (75,000 Sq. Ft.)	135	38	173	72	184	256	2,794
Multifamily Housing Low-Rise * (190 Dwelling Units)	20	68	88	66	39	105	1,396
<b>Total Trips</b>	<b>257</b>	<b>168</b>	<b>425</b>	<b>232</b>	<b>324</b>	<b>556</b>	<b>6,532</b>

\*Multi-family residential units can be converted to ALF or ILF units pursuant to Sec. 34-1414 of the Lee County Land Development Code.

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**Table 3  
Trip Generation – Proposed  
Amavida RPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing Low-Rise * (325 Dwelling Units)	33	113	146	106	63	169	2,416

\*Multi-family residential units can be converted to ALF or ILF units pursuant to Sec. 34-1414 of the Lee County Land Development Code.

Table 4 illustrates the trip reduction when comparing the trip generation of the approved uses to the trip generation of the proposed uses (Table 2 vs Table 3).

**Table 4  
Trip Generation Comparison– Approved Zoning vs Proposed Zoning  
Table 2 vs Table 3**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	33	113	146	106	63	169	2,416
Approved Zoning	-257	-168	-425	-232	-324	-556	-6,532
<b>Trip Reduction</b>	<b>-224</b>	<b>-55</b>	<b>-279</b>	<b>-126</b>	<b>-261</b>	<b>-387</b>	<b>-4,116</b>

Note: Negative number represents a DECREASE in Trip Generation.

As can be seen from Table 4, the requested zoning will **REDUCE** the traffic impacts of the development by approximately 66% in the AM peak hour, 70% in the PM peak hour and approximately 63% over the entire weekday from what is currently approved. The proposed rezoning request will be a “down zoning” from what is currently permitted.

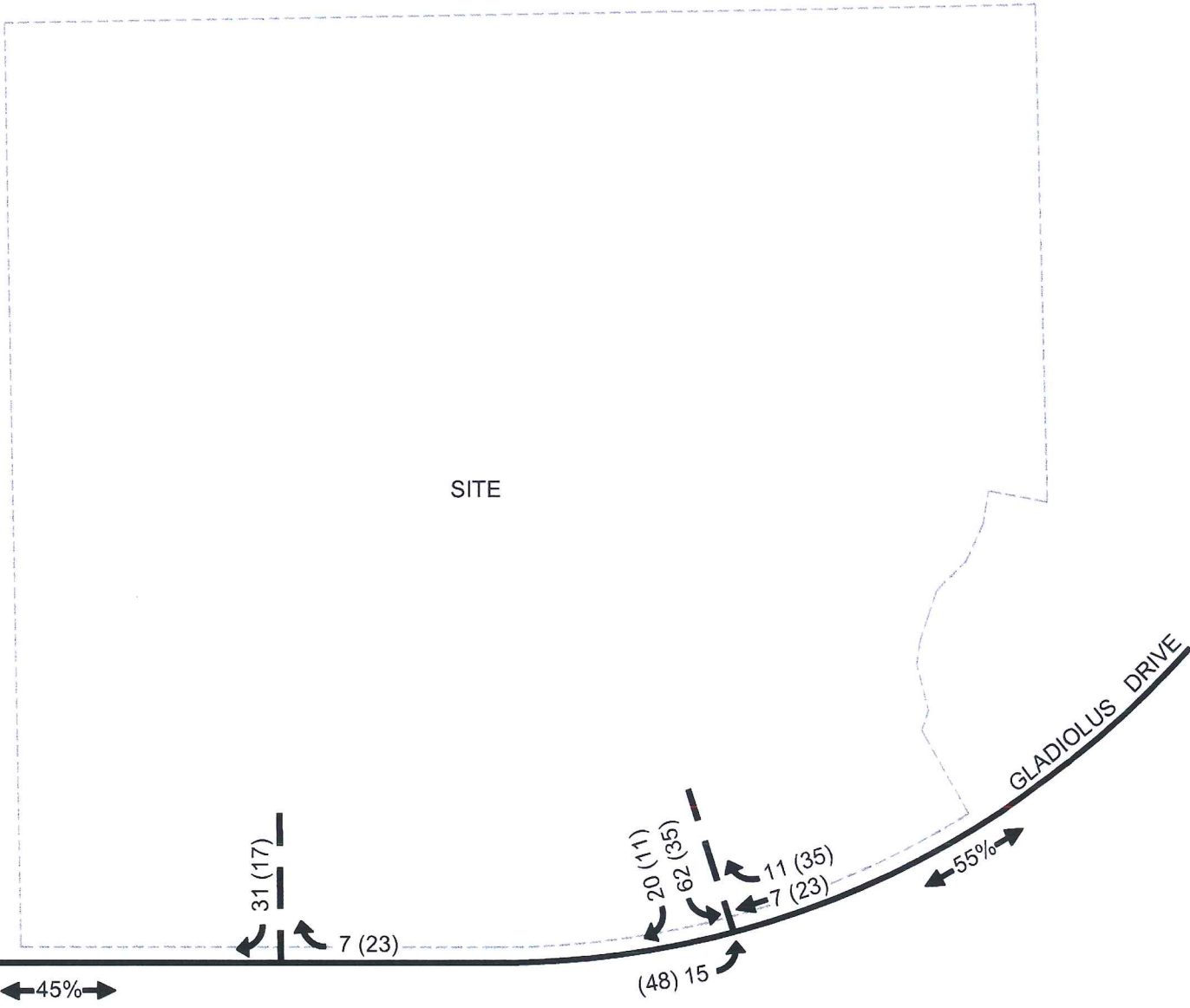
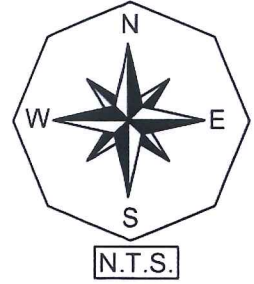
**V. TRIP DISTRIBUTION**

The trips as a result of the proposed development shown in Table 3 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is

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- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ←(000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ←20%→ PERCENT TRIP DISTRIBUTION

TRIP DISTRIBUTION &  
SITE TRAFFIC ASSIGNMENT  
AMAVIDA RPD

Figure 2

shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Tables** (June, 2016). Based on Table 1A, no roadway segments in the study area are projected to be significantly impacted as a result of the proposed development. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.

## VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2024 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from 2018 *Lee County Traffic Count Report*. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2024 without the development and year 2024 with the development.

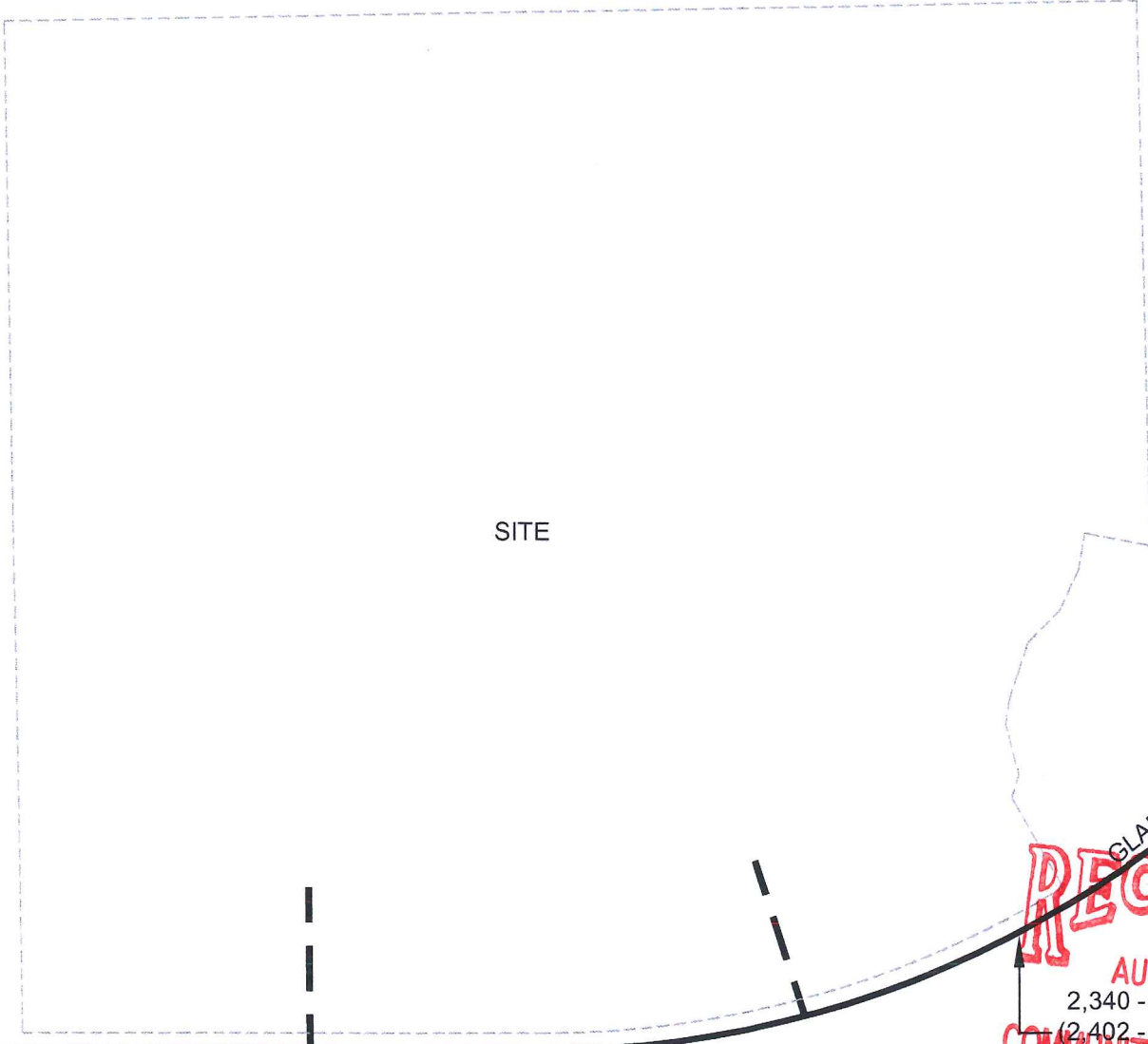
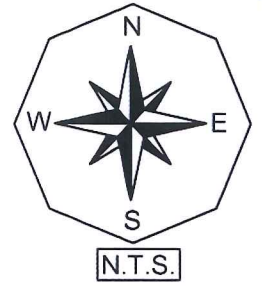
**Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2024 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2018 *Lee County Public Facilities Level of Service and Concurrency Report*.

**Figure 3** indicates the year 2024 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development

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SITE

GLADIOLUS DRIVE

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2,340 - "C"  
(2,391 - "C")  
[2,388 - "C"]

2,340 - "C"  
(2,402 - "C")  
[2,398 - "C"]

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LEGEND

- XXX - "X" 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- (XXX -"X") 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS AM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- [XXX -"X"] 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

## VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2024 traffic volumes to the Service Volume Tables, it was determined that Gladiolus Drive is projected to operate above the minimum adopted Level of Service in 2024 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. As previously mentioned, the proposed rezoning request will be a “down zoning” from what is currently permitted.

Turn lane improvements at the site access drive intersections were previously evaluated and built based on the full build-out of the site with a more intense development scenario. No further turn lane improvements will be warranted as a result of the proposed “down zoning”.

## VIII. CONCLUSION

The proposed development is located on the north side of Gladiolus Drive and approximately ½ mile east of its intersection with Summerlin Road in Lee County, Florida. The proposed rezoning request will be a “down zoning” as it will remove the approved commercial component on the site and allow a development of additional 135 multi-family dwelling units for a total of 325 multi-family dwelling units on the entire 32.54 acre property.

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The Level of Service analysis conducted as part of this report indicates Gladiolus Drive to operate above the minimum adopted Level of Service in 2024 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan and Goal 32 in that there is sufficient roadway capacity projected to accommodate the anticipated development.

Turn lane improvements at the site access drive intersections were previously evaluated and built based on the full build-out of the site with a more intense development scenario. No further turn lane improvements will be warranted as a result of the proposed “down zoning”.

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# APPENDIX

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**TABLE 1A & 2A**

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**TABLE 1A  
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES  
AMAVIDA RPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 146 VPH      IN= 33      OUT= 113  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 169 VPH      IN= 106      OUT= 63

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>PERCENT</u>							
			<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C</u>
Gladiolus Dr.	E. of Site Access	6LD	0	400	2,840	2,940	2,940	55%	62	2.2%
	W. of Site Access	6LD	0	400	2,840	2,940	2,940	45%	51	1.8%

\* Level of Service thresholds were obtained from the Lee County Generalized Level of Service Volumes on Arterials.

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**TABLE 2A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
AMAVIDA RPD**

TOTAL PROJECT TRAFFIC AM = 146 VPH IN = 33 OUT= 113  
 TOTAL PROJECT TRAFFIC PM = 169 VPH IN= 106 OUT= 63

ROADWAY	SEGMENT	PCS#	BASE YR	LATEST	YRS OF	ANNUAL	2017	2024		PERCENT	2024		2024			
							PK HR	PK HR	PK SEASON		BCKGRND	BCKGRND				
							PK SEASON	PEAK DIRECTION	PROJECT		AM PROJ	PM PROJ	+ AM PROJ	+ PM PROJ		
			GROWTH	RATE	PEAK DIR. <sup>1</sup>	VOLUME	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	VOLUME	LOS		
Gladiolus Dr.	E. of Site Access	46	35,900	41,500	9	2.00%	2,037	2,340	C	55%	62	58	2,402	C	2,398	C
	W. of Site Access	46	35,900	41,500	9	2.00%	2,037	2,340	C	45%	51	48	2,391	C	2,388	C

<sup>1</sup> Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2018 Lee County Public Facilities Level of Service and Concurrency Report.

\* AGR was calculated based the historical traffic data obtained from 2018 Lee County Traffic Count Report.

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**LEE COUNTY GENERALIZED  
SERVICE VOLUMES TABLE**

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**Lee County  
Generalized Peak Hour Directional Service Volumes  
Urbanized Areas**

April 2016

c:\input5

<b>Uninterrupted Flow Highway</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
<b>Arterials</b>						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
<b>Controlled Access Facilities</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
<b>Collectors</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

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**TRAFFIC DATA FROM THE 2018 LEE  
COUNTY PUBLIC FACILITIES LEVEL  
OF SERVICE AND CONCURRENCY  
REPORT**

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Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,249	D	1,313	
	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,249	D	1,313	
	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,472	D	1,547	
	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,008	D	2,112	
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,316	D	2,434	v/c = 0.86/0.91
	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	D	2,520	Constrained
	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	F	3,060	F	3,359	Constrained
	PALOMINO LN	I-75	6LD	E	3,040	F	3,222	F	3,386	Constrained
	I-75	TREELINE AVE	6LD	E	3,260	B	3,234	F	3,339	Alico Connector as reliever v/c = 0.99/1.02
	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,656	B	2,791	v/c = 0.82/0.85
	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,589	B	2,721	v/c = 0.79/0.83
	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,853	B	1,997	v/c = 0.86/0.92 SKY Walk
DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	406	F	912	v/c = 0.47/1.06 Crane Landing
GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,960	C	958	C	1006	DRI monitoring report count
	GATEWAY LAKES BLVD	SR 82	2LN	E	860	C	525	C	552	DRI monitoring report count
GLAD-IOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	581	C	611	
	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,195	C	1,330	
	BASS RD	WINKLER RD	6LD	E	2,780	C	1,195	C	1,256	
	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,195	C	1,256	
	SUMMERLIN RD	US 41	6LD	E	2,780	B	2,037	C	2,141	
GUNNERY RD	SR 82	23RD ST SW	4LD	E	1,920	B	965	B	1,060	
	23RD ST SW	LEE BLVD	4LD	E	1,920	B	965	B	1,014	
	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	799	C	934	
HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,286	B	1,352	
	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,435	B	1,509	v/c = 0.76/0.80
	MOODY RD	US 41	4LD	E	1,880	B	1,435	B	1,509	v/c = 0.76/0.80
HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	637	E	807	
	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	637	E	670	
	SUNRISE BLVD	LEELAND HEIGHTS	2LN/4LD	E	1,010/2,960	F	1,580	D	1,661	4 lane under construction
	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,580	D	1,676	
JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	768	B	978	Joel Blvd CPD
	18TH ST	SR 80	2LN	E	1,010	D	501	D	527	
LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,623	B	2,757	Alico Connector as reliever v/c = 0.92/0.97
	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,091	B	2,270	
	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	1,680	B	1,767	
	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	649	B	683	
	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	649	B	683	

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**TRAFFIC DATA FROM THE 2018 LEE  
COUNTY TRAFFIC COUNT REPORT**

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UPDATED 3/5/19

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)											
			2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
FORUM BLVD	N OF COLONIAL BLVD	629	4400											
FOWLER ST	E OF US 41	511	22500	19800				20700		23300		22100		
FOWLER ST	N OF AIRPORT RD	280	22300	22100										
FOWLER ST	N OF COLONIAL BLVD	278	22200	18400										
FOWLER ST	S OF MORENO ST	28	22700	19300	19000	19400	21700	23000	24500	23700	24900	23900		
FOWLER ST	N OF HANSON ST	282	18600											
FOWLER ST	S OF M.L.K. BLVD (SR 82)	279	13300											
GASPARILLA BLVD	S OF CHARLOTTE CO. LINE	510	6000	6600				6500						
GATEWAY BLVD	N OF GRIFFIN DR													
GLADIOLUS DR	E OF SAN CARLOS BLVD	284	7200	8900	10200		7600		13100		13100			
GLADIOLUS DR	E OF PINE RIDGE	283		13600										
GLADIOLUS DR	E OF A&W BULB RD	39			18600	19200	19800	20500	21900	22600	23000	22500		
GLADIOLUS DR	W OF WINKLER RD	285		21700										
GLADIOLUS DR	W OF US 41	46	35900	39100	37800	40800	37600	38900	40600	42000	42700	41500		
GREENBRIAR BLVD	W OF JOEL BLVD	476	1400											
GRIFFIN DR	S OF SR 82													
GUNNERY RD	N OF IMMOKALEE RD	290	14900	17700	17300	20200	17600	18300	19100	21500	20400			
GUNNERY RD	N OF LEE BLVD (CR 884)	289	9500	12700	14700	15800	13600	13600	15100	14800	15500	15800		
GUNNERY RD	S OF BUCKINGHAM RD								7800					
HANCOCK BRIDGE PKWY	W OF BEAU DR	17	21200	20700	20000	17900	18400	20600	21500	22000	22200	23700		
HANCOCK BRIDGE PKWY	W OF MOODY RD	291	21300											

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# TRIP GENERATION EQUATIONS

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## Multifamily Housing (Low-Rise) (220)

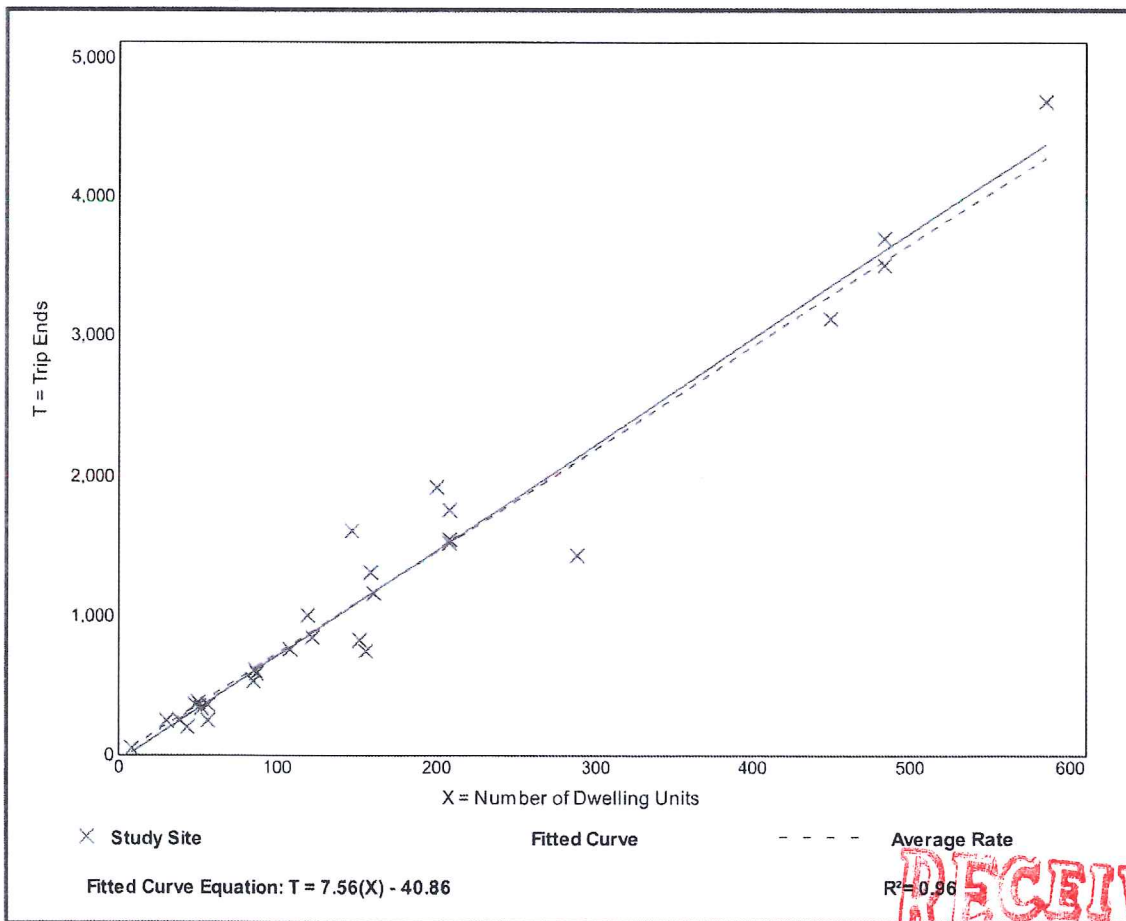
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 29  
Avg. Num. of Dwelling Units: 168  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

### Data Plot and Equation



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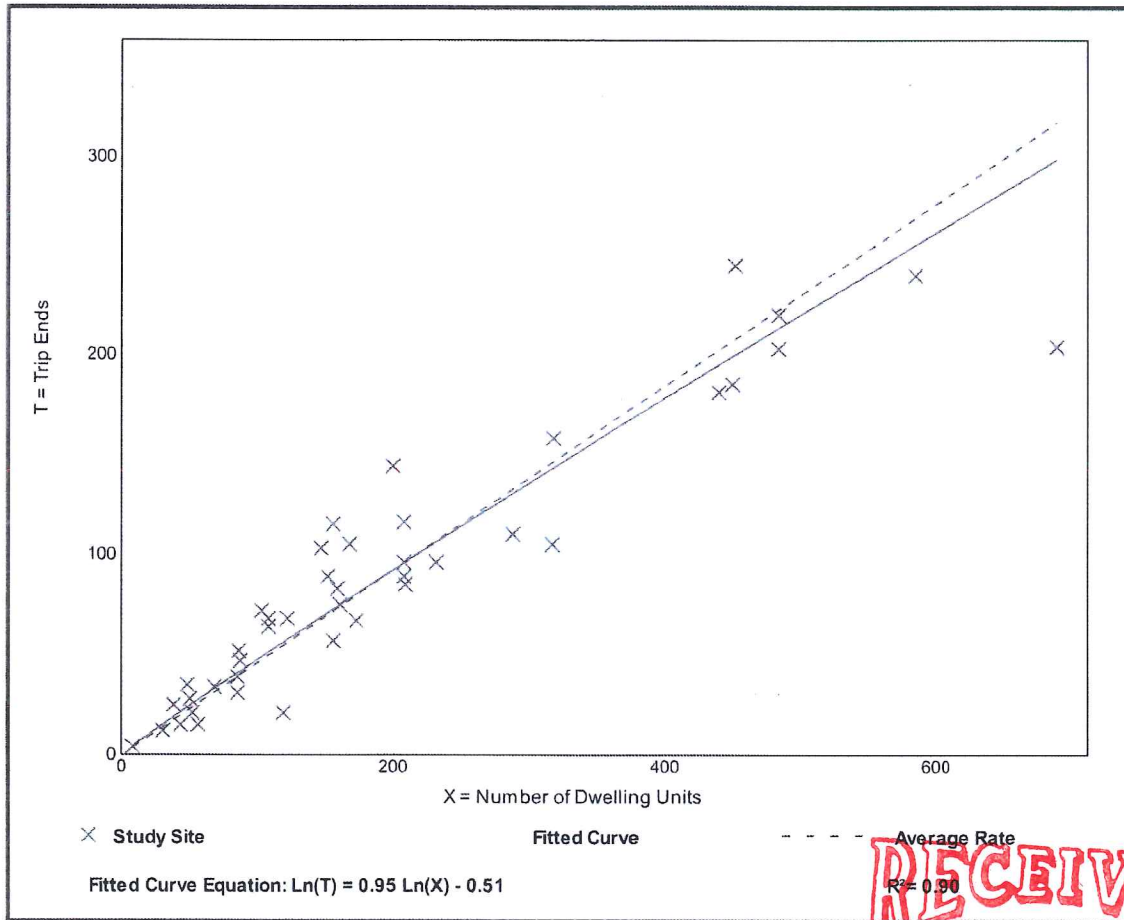
## Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs:** Dwelling Units  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 42  
 Avg. Num. of Dwelling Units: 199  
 Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

### Data Plot and Equation



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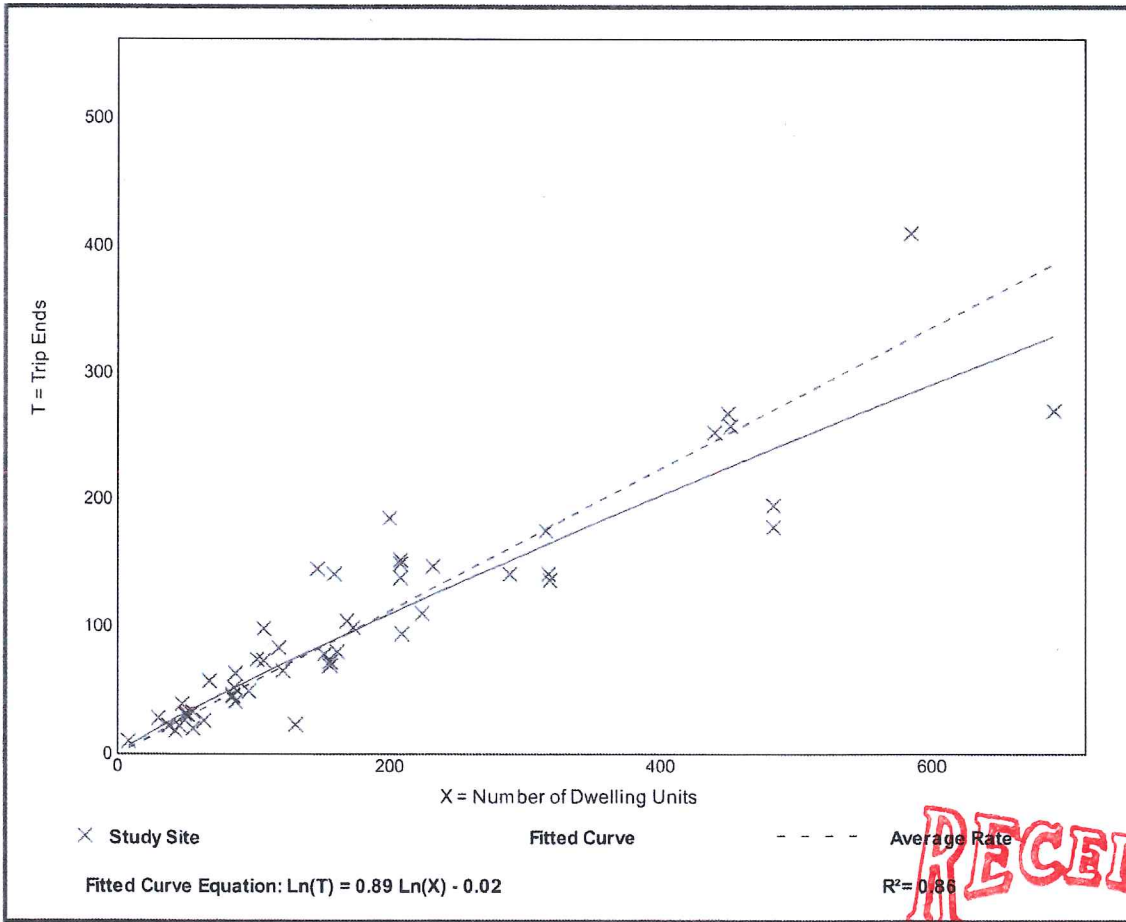
## Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 50  
 Avg. Num. of Dwelling Units: 187  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

### Data Plot and Equation



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## Medical-Dental Office Building (720)

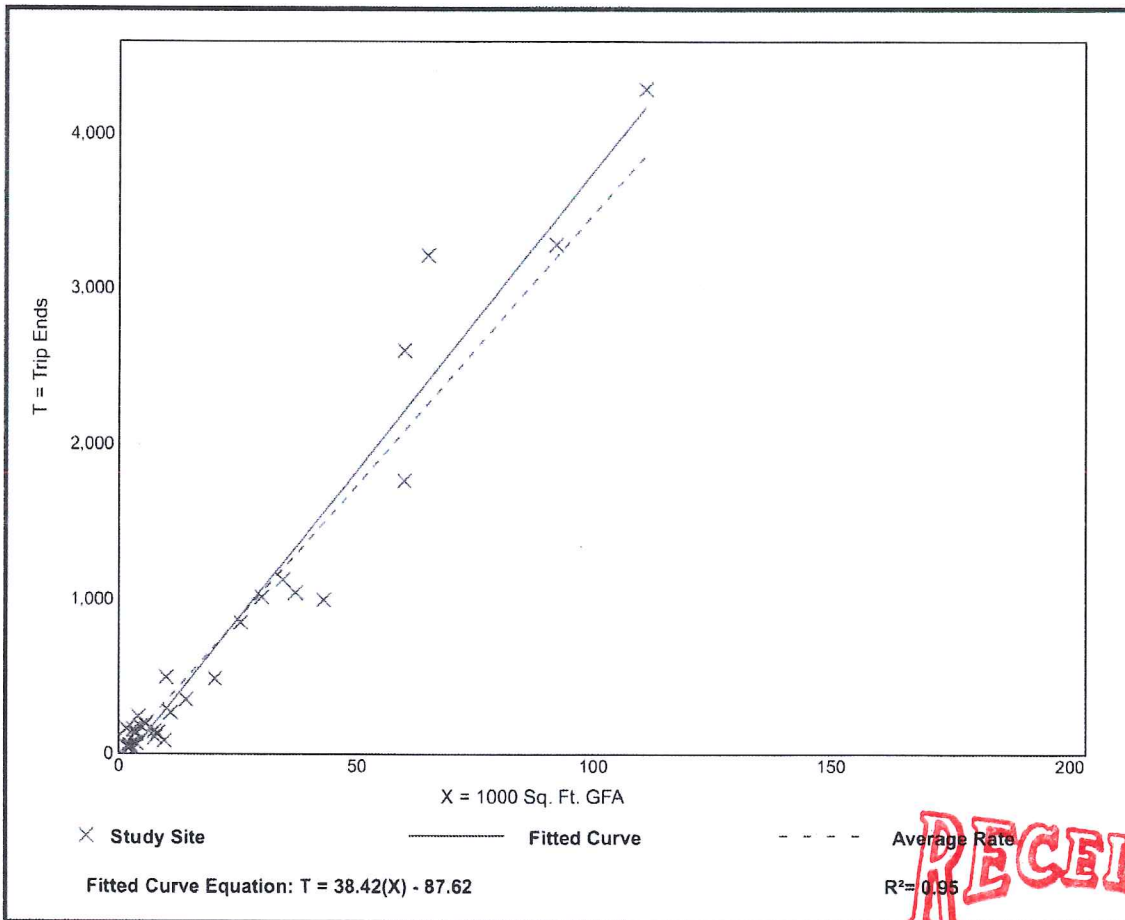
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 28  
1000 Sq. Ft. GFA: 24  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

### Data Plot and Equation



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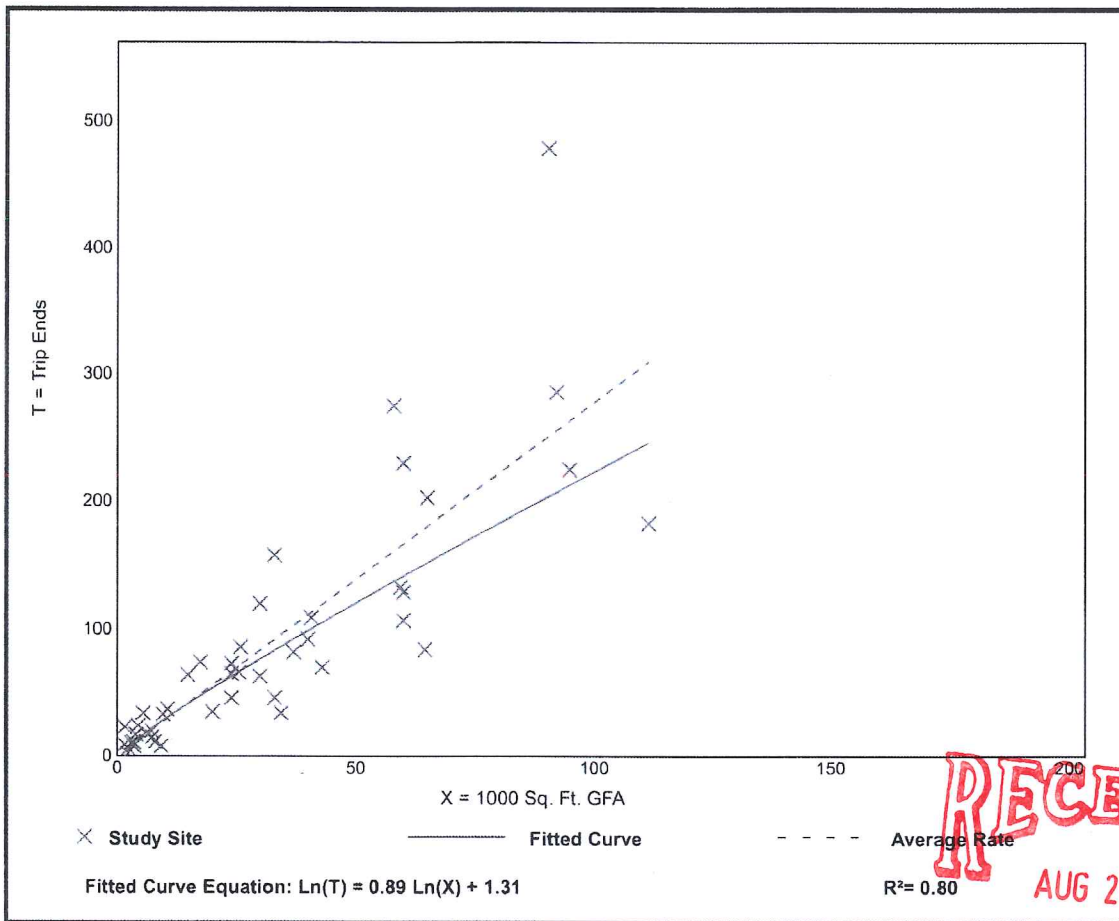
## Medical-Dental Office Building (720)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 44  
 1000 Sq. Ft. GFA: 32  
 Directional Distribution: 78% entering, 22% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

### Data Plot and Equation



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## Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 65

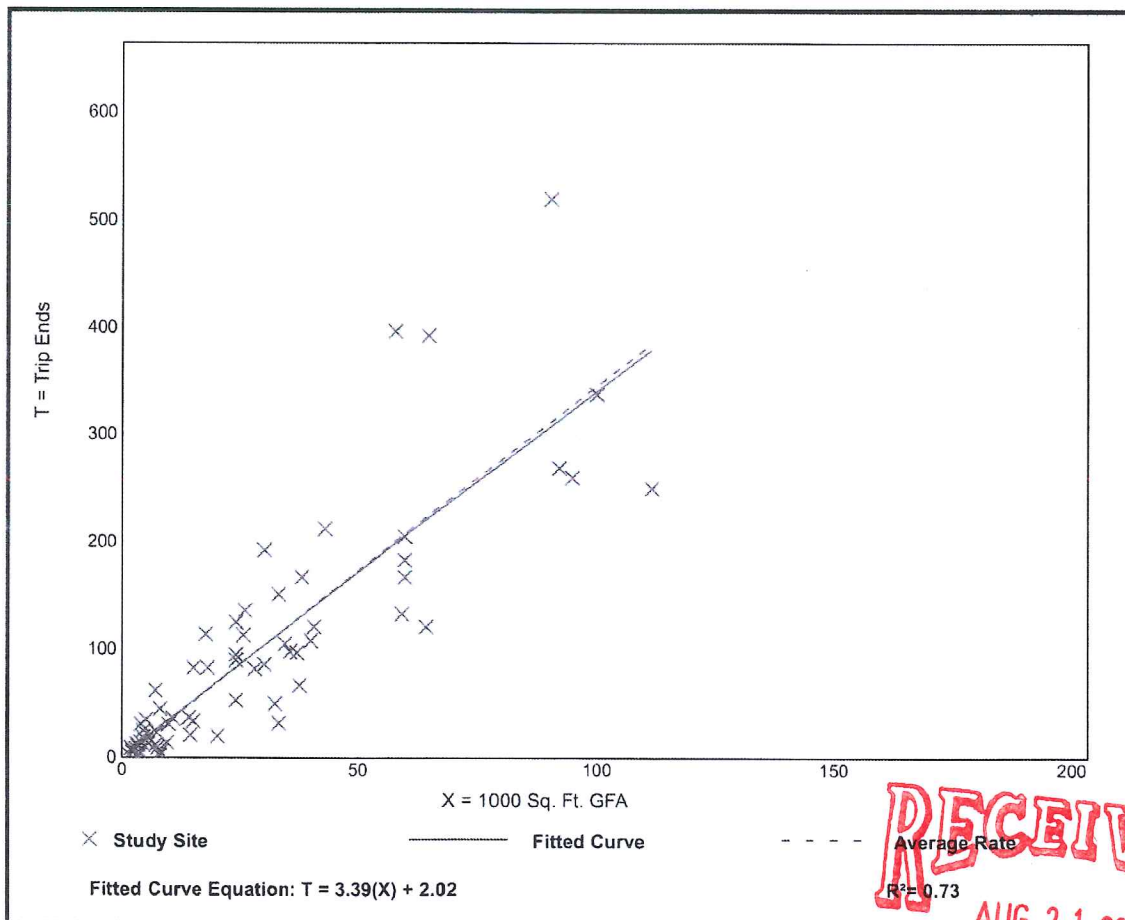
1000 Sq. Ft. GFA: 28

Directional Distribution: 28% entering, 72% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

### Data Plot and Equation



# Shopping Center (820)

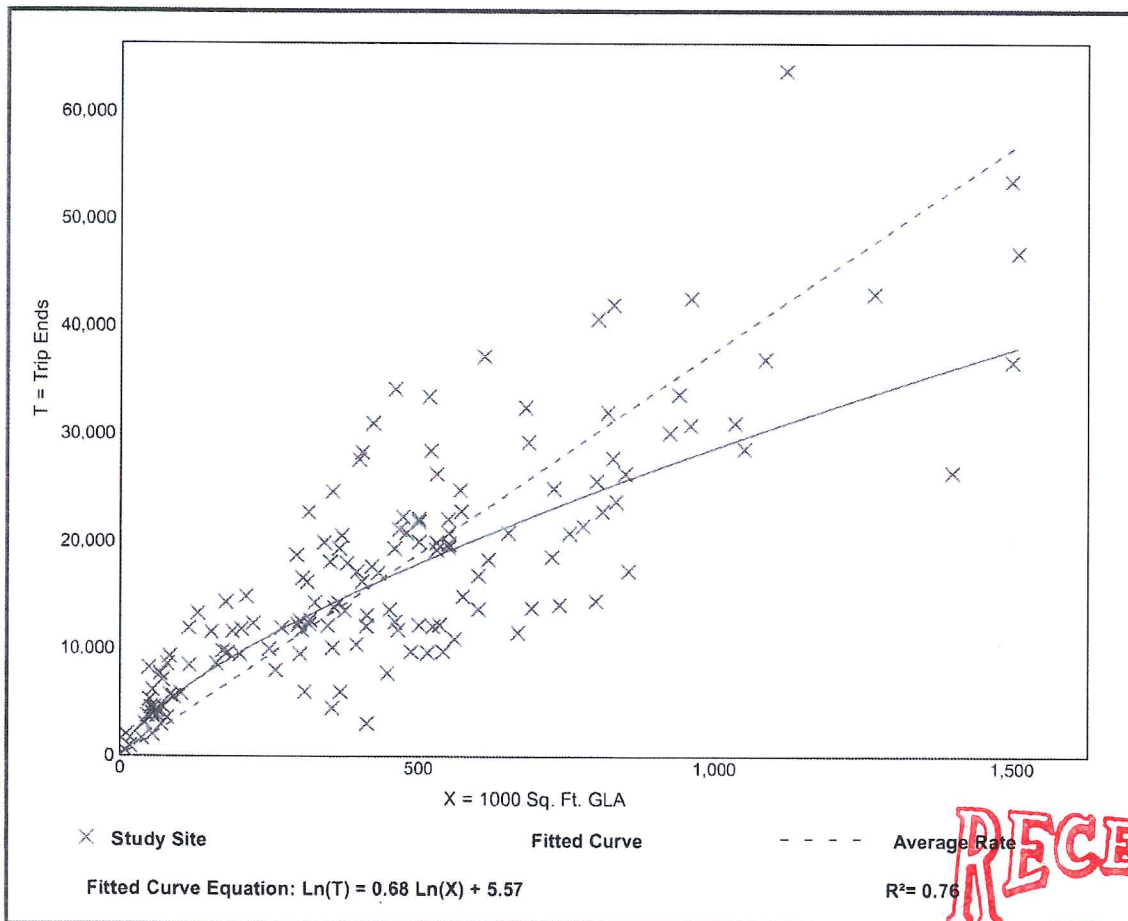
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

**Setting/Location:** General Urban/Suburban  
Number of Studies: 147  
1000 Sq. Ft. GLA: 453  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

## Data Plot and Equation



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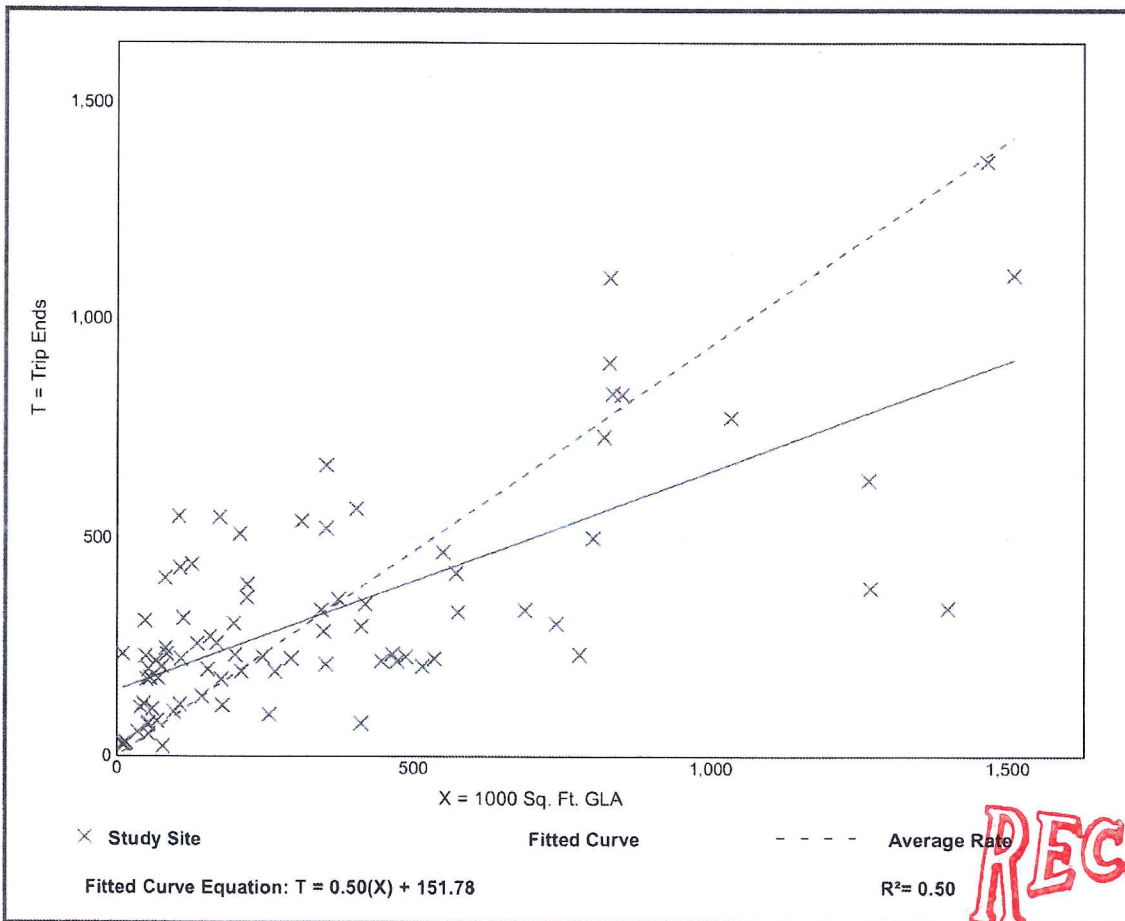
# Shopping Center (820)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GLA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 84  
 1000 Sq. Ft. GLA: 351  
 Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

## Data Plot and Equation



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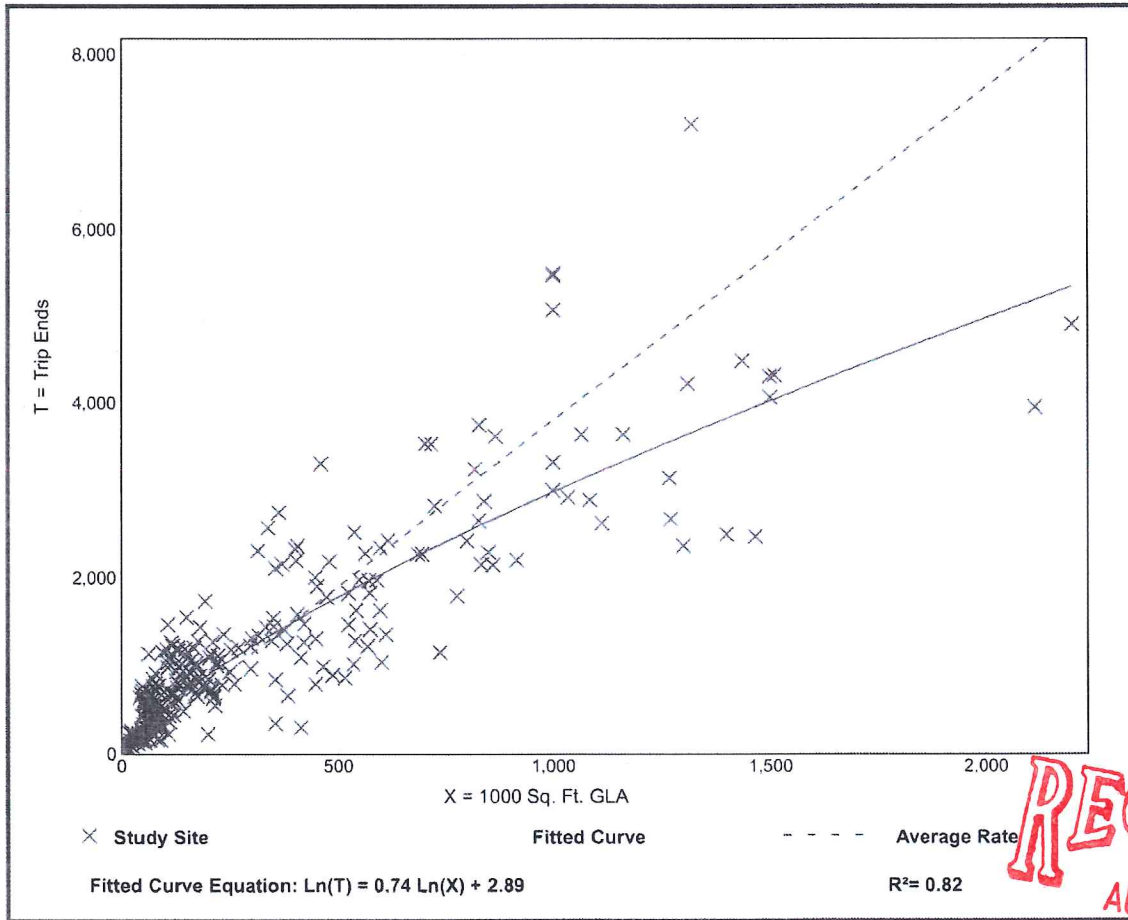
# Shopping Center (820)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GLA  
**On a:** Weekday,  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 261  
 1000 Sq. Ft. GLA: 327  
 Directional Distribution: 48% entering, 52% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

## Data Plot and Equation



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Professional Engineers, Planners & Land Surveyors



## Amavida Minor RPD Schedule of Uses

No changes proposed to existing approved RPD schedule of uses

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S:\Jobs\16xx\1620QG\Documents\Zoning\Rezoning\Schedule of uses.doc

• **SERVING THE STATE OF FLORIDA** •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966  
Phone 239-939-5490 • [www.bankseng.com](http://www.bankseng.com) • Fax 239-939-2523  
Engineering License No. EB 6469 • Surveying License No. LB 6690



John E. Manning  
*District One*

August 7, 2019

Via E-Mail

Cecil L. Pendergrass  
*District Two*

Jennifer Sheppard  
Banks Engineering  
10511 Six Mile Cypress Parkway  
Fort Myers, FL 33966

Larry Kiker  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

RE: **Potable Water and Wastewater Availability**  
**Amavida, 7778 Gladiolus Drive,**  
**STRAP # 35-45-24-00-00015.0000 & 35-45-24-00-00014.0000**

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Dear Ms. Sheppard:

Donna Marie Collins  
*County Chief*  
*Hearing Examiner*

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 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 540 unit ALF with an estimated flow demand of approximately 62,100 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 Green Meadows Water Treatment Plant.

Sanitary sewer service will be provided by our our Fiesta Village Water Reclamation Facility. 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 meet with LCU Staff 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.

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P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111  
lee-county.com  
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AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

August 7, 2019

Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**



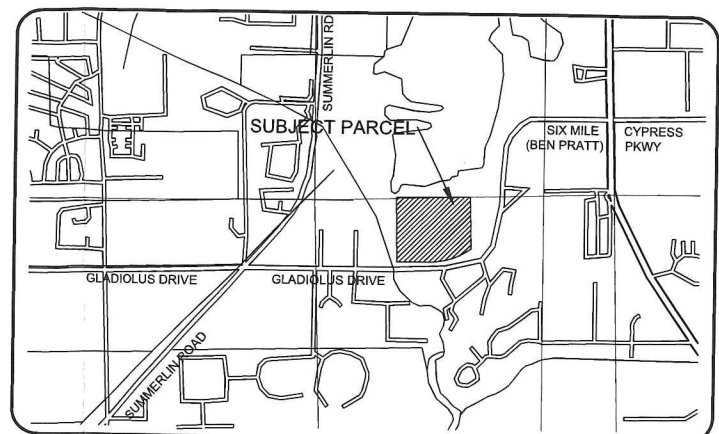
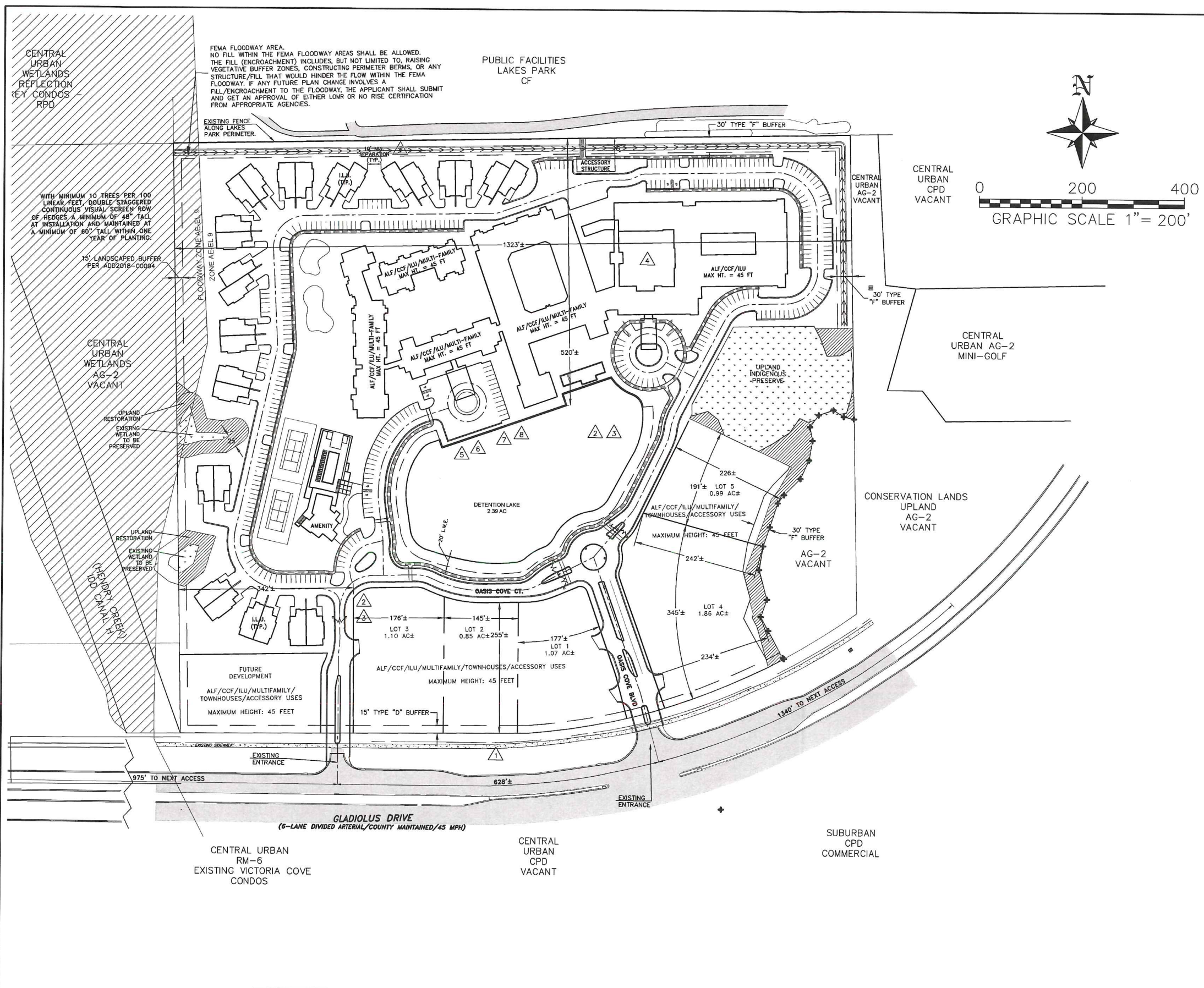
Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING

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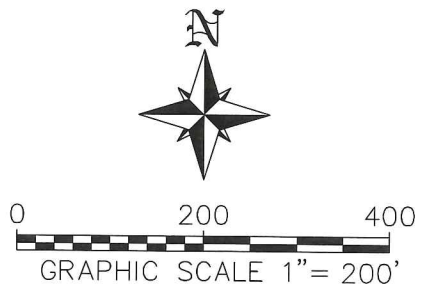
**COMMUNITY DEVELOPMENT**

**DCI 2019-00019**

S:\JOBS\16XX\162000\ENGINEERING\ZONING\1620\_MCP\_11X17\_08-20-2019.DWG 8/21/2019 1:59 PM RJ VELOTTI



SECTIONS 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA  
N.T.S.



**NOTES:**

- SIGNAGE PURSUANT TO ADD2017-00094 DEVIATIONS 9 AND 10.
- OPEN SPACE TABLE:

**REQUIRED OPEN SPACE:**  
RPD: 40% 32.54 @ 40% = 13.02 AC.

**REQUIRED INDIGENOUS:** 1.57 AC. = (TOTAL INDIGENOUS PRESENT ON SITE)

**PROVIDED OPEN SPACE:**  
RAW INDIGENOUS VEGETATION:  
UPLAND: 1.19 ACRES  
WETLAND: 0.10 ACRE  
1.29 ACRES TOTAL RAW INDIGENOUS

**RPD:**  
UPLAND OPEN SPACE CREDITS:  
1.19 AC UPLAND AREA x 1.25 CREDIT FOR MORE THAN 1 AC [LDC 10.415(b)(3)a] + 10% CREDIT FOR COMBINING WITH OFFSITE PUBLIC PRESERVE [LDC 40-415 (b)(3)b.2.] (1.19 x 1.35) = 1.60 AC. TOTAL UPLAND WITH OPEN SPACE CREDITS WETLAND = 0.10 AC.  
TOTAL INDIGENOUS = 1.70 AC.

LAKE = 2.39 AC.  
BUFFERS/LAKE MAINTENANCE EASEMENT/FEMA FLOODWAY = 2.06± AC.  
RESTORATION AREAS = 0.74 AC.  
ADDITIONAL OPEN SPACE = 6.13 AC.  
TOTAL OPEN SPACE PROVIDED = MINIMUM 13.02 AC./OR

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**LEGEND: COMMUNITY DEVELOPMENT**

- = PROPOSED SIDEWALK
- = INDIGENOUS PRESERVE
- = UPLAND RESTORATION AREAS
- = SPECIAL CONDITION/DEVIATION

DCI 2019-00019

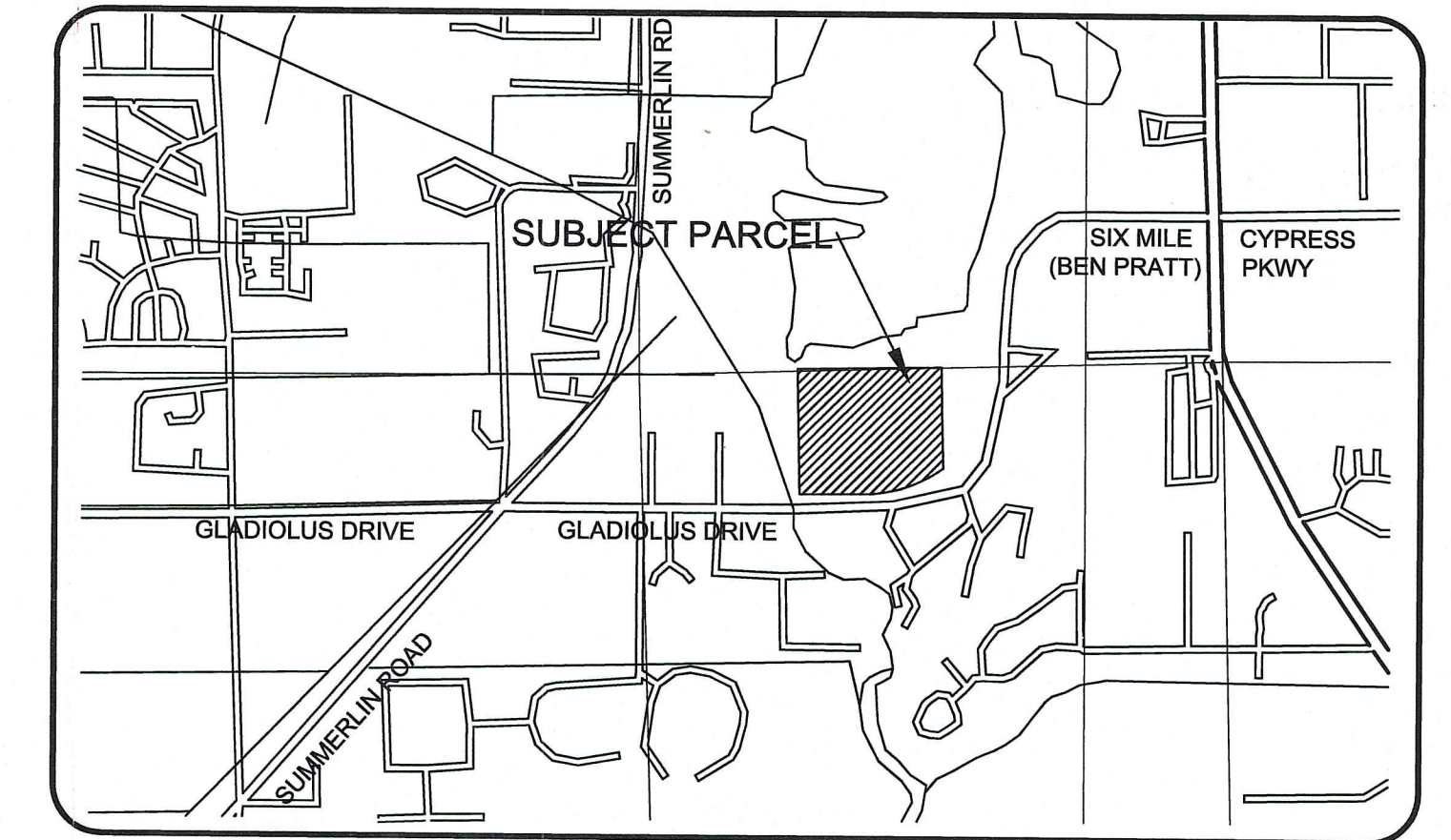
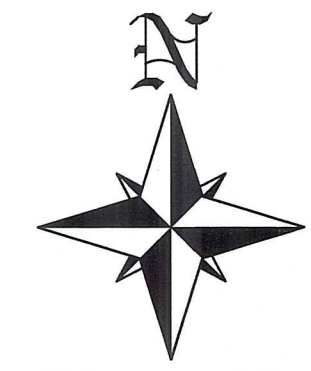
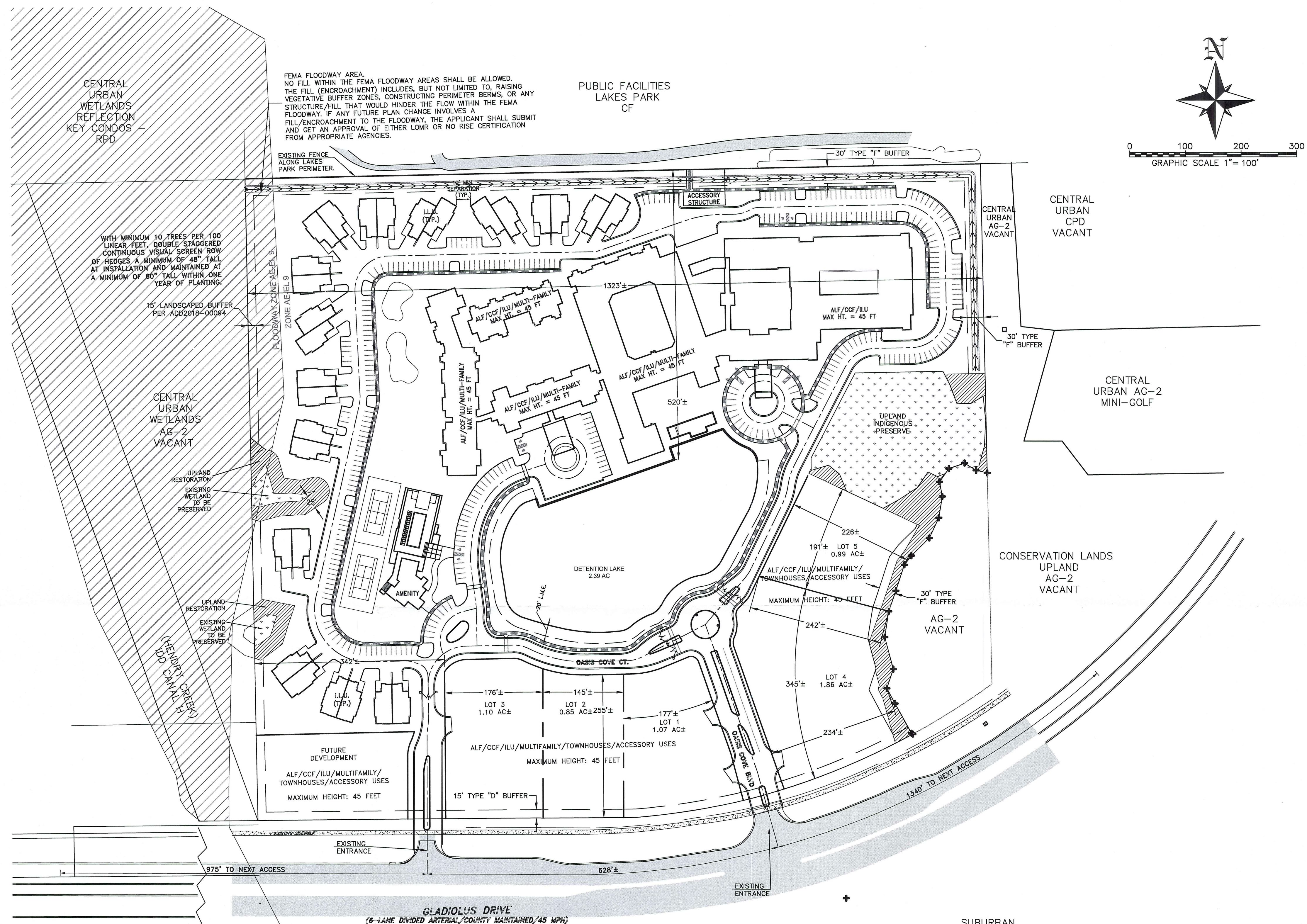
PREPARED FOR:  
**QUADRUM LAKES PARK LLC**  
407 LINCOLN RD STE 304  
MIAMI BEACH FL 33139

NO.	DATE	REVISION DESCRIPTION	BY

**BANKS ENGINEERING**  
Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490 FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

MASTER CONCEPT PLAN AMAVIDA RPD LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/26/2019	1620	MCP	SEH	JS	SEH	1"=200'	1



SECTIONS 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA  
N.T.S.

**NOTES:**  
 1. SIGNAGE PURSUANT TO ADD2017-00094 DEVIATIONS 9 AND 10.  
 2. OPEN SPACE TABLE:  
**REQUIRED OPEN SPACE:**  
 RPD: 40% 32.54 @ 40% = 13.02 AC.  
**REQUIRED INDIGENOUS:** 1.57 AC. = (TOTAL INDIGENOUS PRESENT ON SITE)  
**PROVIDED OPEN SPACE:**  
**RAW INDIGENOUS VEGETATION:**  
 UPLAND: 1.19 ACRES  
 WETLAND: 0.10 ACRE  
 1.29 ACRES TOTAL RAW INDIGENOUS  
**RPD:**  
**UPLAND OPEN SPACE CREDITS:**  
 1.19 AC UPLAND AREA x 1.25 CREDIT FOR MORE THAN  
 1 AC [LDC 10.415(b)(3)a] + 10% CREDIT FOR COMBINING  
 WITH OFFSITE PUBLIC PRESERVE [LDC 40-415 (b)(3)b.2.]  
 (1.19 x 1.35) = 1.60 AC. TOTAL UPLAND WITH OPEN SPACE CREDITS  
 WETLAND = 0.10 AC.  
 TOTAL INDIGENOUS = 1.70 AC.  
 LAKE = 2.39 AC.  
 BUFFERS/LAKE MAINTENANCE EASEMENT/FEMA FLOODWAY = 2.06± AC.  
 RESTORATION AREAS = 0.74 AC.  
 ADDITIONAL OPEN SPACE = 6.13 AC.  
 TOTAL OPEN SPACE PROVIDED = MINIMUM 13.02 AC/CR

- LEGEND:**
- = PROPOSED SIDEWALK
  - = INDIGENOUS PRESERVE
  - = UPLAND RESTORATION AREAS
  - = SPECIAL CONDITION/DEVIATION

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PREPARED FOR:  
**QUADRUM LAKES PARK LLC**  
 407 LINCOLN RD STE 304  
 MIAMI BEACH FL 33139

NO.	DATE	REVISION DESCRIPTION	SEH	BY
2	5/31/2017	ADMINISTRATIVE AMENDMENT FOR SIGNAGE	SEH	
1	4/19/2016	REVISED PER COUNTY COMMENTS	SEH	
		REVISION DESCRIPTION		

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 10511 SIX MILE CYPRESS PARKWAY  
 FORT MYERS, FLORIDA 33906  
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 ENGINEERING LICENSE # EB 6469  
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 WWW.BANKSENG.COM

MASTER CONCEPT PLAN						
AVIDA						
LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
1/21/2016	1620	MCP	SEH	JS	SEH	1"=100'
						SHEET
						1

S:\WORK\2016\20160501\QUADRUM\QUADRUM\_MASTER\_PLAN\_20160501.dwg 17/07/2016 2:04 PM JH VETTEL