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PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
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May 7, 2021

Lee County Community Development
Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

S: OAK PARK VILLAGE MHPD

Dear Planner,

Oak Park Village Cooperative, Inc. (Applicant) seeks to rezone three properties totaling 51.19 +/- acres located at 21961 and 21981 Pearl Street in Alva, unincorporated Lee County, Florida, to a Mobile Home Planned Development. The Properties are generally located north of the Caloosahatchee River on the north side of Pearl Street, east of N. River Road and south of Clayton Road in the Alva, Florida.

This application seeks to bring the current Oak Park Village that is zoned Mobile Home Conservation Residential (MHC-1) into a unified MHPD with the two additional parcels zoned MHPD, which are zoned as undeveloped single-family lots and outdoor storage, all of which are under common ownership of the Oak Park Village Cooperative, Inc.

The Oak Park Village Cooperative seeks to amend the Resolution Z-07-072A and codify subsequent administrative amendments into a MHPD with the following goals:

- Combine the properties into a unified MHPD.
- Establish the “status quo” for the existing mobile home park property through property development regulations and deviations that substantiate the existing build-out character of the established park and conformity with MHC-1 regulations.
- Identify the long-term development plan for the two parcels abutting the existing park:
    1. Allow long-term private recreational facilities.
    2. Expand the outdoor stage area.
    3. Allow for new well locations.
    4. Remove the single-family use from the schedule of uses and amend the master concept plan to remove the singe-family lots.
    5. Remove the phasing plan.
    6. Condition the upgrading of the access easement to the outdoor storage area.
    7. Revise conditions for the outdoor storage area.

Enclosed please find a completed PD application. We look forward to working with you.

Sincerely,



Fred Drovdlic, AICP
Planning Manager – Fort Myers

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Oak Park Village MHPD

Request: Rezone from: MHPD and MHC-1 To: MHPD

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

Bonus Density included? ☒ NO ☐ YES[1] for: _____ Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

Summary of Project:
The Oak Park Village Cooperative seeks to amend Resolution Z-07-072A with the following changes:

- Combine the properties into a unified MHPD.
- Establish the "status quo" for the existing mobile home park property through custom property development regulations and deviations that substantiate the existing unique build-out character of the established park.
- Identify the long-term development plan for the two parcels abutting the existing park:
  1. Establish the long-term desired recreational facilities.
  2. Expand the outdoor stage area.
  3. Establish new well locations.
  4. Remove the single-family use from the schedule of uses and amend the master concept plan to remove the singe-family lots.
  5. Remove the phasing plan.
  6. Adjust the proposed internal roadway layout to provide direct access to the outdoor storage and a proposed recreational facilities rather than a loop serving former single-family lots.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: OAK PARK VILLAGE COOPERATIVE, INC. C/O John Schouwink
Address: 21961 PEARL ST
City, State, Zip: ALVA, FL 33920
Phone Number: 616-818-5948
E-mail Address: nootron1@gmail.com

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: Waldrop Engineering, Inc.
Contact Person: Fred Drovdlic, AICP
Address: 1514 Broadway, Suite 201
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-318-6707 Email: fred.drovdlic@waldropengineering.com

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

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: OAK PARK VILLAGE COOPERATIVE, INC.
Address: 21961 PEARL ST
City, State, Zip: ALVA, FL 33920
Phone Number: 616-818-5948 Email: nootron1@gmail.com

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): _____

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
22-43-27-02-000J0.0000; 22-43-27-02-000K0.0000 and 23-43-27-02-00000.00CE

B. Street Address of Property: 21961 and 21981 PEARL ST, ALVA

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: MHC-1 and MHPD

☒ 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: Mobile home park and accessory use of outdoor storage of RV's
2. Intended uses of property are: Mobile home park and accessory use of outdoor storage of RV's, recreational facilities and recreation

G. Future Land Use Classification (Lee Plan):

Urban Community	51.19	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1.	Width (average if irregular parcel):	1100	Feet		
2.	Depth (average if irregular parcel):	2600	Feet		
3.	Total area:	51.19	Acres		
4.	Frontage on road or street:	650	Feet on	Pearl	Street
	2nd Frontage on road or street:		Feet on		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

A.	**Gross Acres (total area within described parcel)**				**51.19**	**Acres**
1.	Submerged land subject to tidal influence			0	Acres	
2.	**a.** Preserved freshwater wetlands		Acres			
	b. Impacted wetlands		Acres			
	c. Preserved saltwater wetlands		Acres			
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)				Acres	
3.	R-O-W providing access to non-residential uses			0	Acres	
4.	Non-residential use areas (1) (2)			0	Acres	

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). **0** **Acres**

C. Gross residential acres. (A minus B) (3) **Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.**	Intensive Development – upland		Acres
	b.	Intensive Development – preserved freshwater wetlands		Acres
	c.	Intensive Development – impacted wetlands		Acres
2.	**a.**	Central Urban – upland		Acres
	b.	Central Urban – preserved freshwater wetlands		Acres
	c.	Central Urban – impacted wetlands		Acres
3.	**a.**	Urban Community or Suburban – upland	51.19	Acres
	b.	Urban Community or Suburban – preserved freshwater wetlands		Acres
	c.	Urban Community or Suburban – impacted wetlands		Acres

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
		TOTAL (should equal "C" above)	**51.19**	**Acres**

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: **Urban Community**

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 4, D.)	51.19	x 6 equals	306
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
c.	Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
d.	**Total Allowed Standard Units** (1)			_____
2.	**Bonus Units [2-143]**			
a.	Site-built Affordable Housing			_____
b.	Transferrable Dwelling Units			_____
c.	Sub-total			_____
3.	**Total Permitted Units** (1)			**306**

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		
2.	General Office		
3.	Retail		
4.	Other: ancillary to MHPD		
5.	**TOTAL FLOOR AREA**		

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

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)]**

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.]**

NA

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)].

NA

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

NA

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

NA

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:

NA

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:
   Exisitng faciltiy
2. Quality of the effluent:

3. Expected life of the facility:

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

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify:
1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

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. Attach proof of notice to other 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]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
Clearly label your attachments as noted in bold below		
Copies Required		**SUBMITTAL ITEMS**
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
3	☒	**Additional Agents** [34-202(a)(4)]
3	☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]
3	☒	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]
3	☒	**Legal description (must submit)** [34-202(a)(5)]
	☒	Legal description (metes and bounds) and sealed sketch of 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.)
3	☒	**Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	**Property Owners list** (if applicable) [34-202(a)(8)]
3	☐	**Property Owners map** (if applicable) [34-202(a)(8)]
3	☒	Confirmation of **Ownership/Title Certification** [34-202(a)(7)]
3	☒	**STRAP Numbers** (if additional sheet is required) [34-202(a)(5)]
1	☒	**List of Surrounding Property Owners** [34-202(a)(9)]
1	☒	**Map of Surrounding Property Owners** [34-202(a)(9)]
1	☒	**Mailing labels** [34-202(a)(9)]
3	☒	List of **Zoning Resolutions** and Approvals
3	☒	Summary of **Public Informational Session** (if applicable)
3	☒	**Waivers** from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary **Density** Calculations (if applicable)
3	☒	**Request Statement** [34-373(a)(5)]
3	☐	Traffic Impact Statement (**TIS**) (not required for existing development) [34-373(a)(7)] WAIVER REQUEST
3	☒	Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)]
3	☒	**Schedule of Uses** [34-373(a)(8)]
3	☒	Schedule of **Deviations and** Written **Justification** [34-373(a)(9)]
3	☐	**Topography** (if available) [34-373(a)(4)b.iv.]
3	☐	**Soils Map** [34-373(a)(4)b.9.] WAIVER REQUEST
3	☐	**FLUCCS Map** [34-373(a)(4)c.] WAIVER REQUEST
3	☐	Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.] WAIVER REQUEST
3	☐	Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.] WAIVER REQUEST
3	☐	**Surface Water Management Plan** (if applicable) [34-373(b)(1)]
3	☐	**Phasing Program** (if applicable) [34-373(b)(3)]
3	☐	**Protected Species Survey** (if applicable) [34-373(b)(2)] WAIVER REQUEST
3	☐	**Proof of Notice** (if applicable) [34-373(c)]

3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(9)]
3	☒	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)(1)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
3	☐	**Environmental Assessment** (if applicable) [34-941(g)(2)]
3	☐	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
3	☐	**Potable Water & Sanitary Sewer**. 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	☐	Existing **Agricultural Use Affidavit** (if applicable) [34-202(a)(12)]
3	☐	Information Regarding **Proposed Blasting** (if applicable).
3	☐	Hazardous Materials **Emergency Plan** (if applicable)
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-202(b)(4)]
3	☐	**Tall Structures Permit** (if applicable) [34-1108]

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared John Schouwink, President of Oak Park Village Cooperative, Inc., 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 Oak Park Village Cooperative, Inc. 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
Oak Park Village Cooperative, Inc.	100%
21961 Pearl Street	
Alva, FL 33920	

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

_____
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 _____ (date) by _____ (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 of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared John Schouwink, President of Oak Park Village Cooperative, Inc., 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 Oak Park Village Cooperative, Inc. and is the subject of an Application for zoning action (hereinafter the "Property").

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Name and Address	Percentage of Ownership
Oak Park Village Cooperative, Inc.	100%
21961 Pearl Street	
Alva, FL 33920	

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.

John Schouwink
Property Owner

John Schouwink
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 5/3/2021 (date) by John Schouwink (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

CAROLYN JOY MLSNA-HIETALA
Notary Public - State of Florida
Commission # GG 212633
My Comm. Expires Apr 29, 2022
Bonded through National Notary Assn.

Carolyn Joy Mlsna-Hietala
Signature of Notary Public

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, John Schouwink (name), as President (owner/title) of OAK PARK VILLAGE COOPERATIVE, INC. (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.

John Schouwink
Signature

4-14-2021
Date

**************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 by means of ☒ physical presence or ☐ online notarization, this 14th day of April, 2021, by John Schouwink (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

CAROLYN JOY MLSNA-HIETALA
Notary Public - State of Florida
Commission # GG 212633
My Comm. Expires Apr 29, 2022
Bonded through National Notary Assn.

Carolyn Joy Mlsna-Hietala
Signature of Notary Public

ADDITIONAL AGENTS

Company Name:	LIS Engineering		
Contact Person:	Bob Case, P.E.		
Address:	21430 Palm Beach Blvd		
City, State, Zip:	Alva, FL 33920		
Phone Number:	239-693-9244	Email:	BOBC@LIS-E.COM

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:	

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. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

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

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
  - ☐ Development of Regional Impact **(34-202(b)(1))**
  - ☒ Planned Developments **(34-202(b)(2))**
  - ☐ Planned Development Amendment **(34-202(b)(2))**
  - ☐ Rezonings other than Planned Developments **(34-202(b)(3))**
  - ☐ Special Exceptions **(34-202(b)(5))**
  - ☐ Variances **(34-202(b)(6))**
  - ☐ 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 **[34-203]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 22-43-27-02-000J0.0000, 22-43-27-02-000K0.0000, 23-43-27-02-00000.00CE
Name of Project: Oak Park Village MHPD

Name of Agent: Fred Drovdlic, AICP
Street Address: 1514 Broadway
City, State, Zip: Fort Myers, FL 33901
Phone Number: (239) 319-0026 Email Address: Fred.Drovdlic@waldropengineering.com

Name of Applicant*: Oak Park Village Cooperative, Inc.
Street Address: 21961 PEARL ST
City, State, Zip: ALVA, FL 33920
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

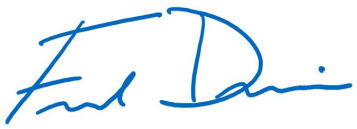
A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-203(e)(2)	Traffic Impact Study
#2	34-373(a)(4)c.	FLUCCS Map
#3	34-373(a)(4)b.iii.	Rare & Unique Upland Habitat Map
#4	34-373(a)(4)b.v.	Existing and Historic Flow-Ways Map
#5	34-373(b)(2)	Protected Species Survey
#6	34-373(a)(4)(b)(i)	Soils Map
#7		
#8		
#9		

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)

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

2021-04-09
Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

- ☐ **Request Denied**
- ☐ **Request Approved**
- ☐ **Request Approved Per Attached Comments**

Director Signature

Date

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

OAK PARK VILLAGE MHPD

Request Statement & Lee Plan Compliance Narrative

I. Request Statement

Oak Park Village Cooperative, Inc. (applicant) is requesting to rezone 51.15+/- acres generally located north of the Caloosahatchee River on the north side of Pearl Street, east of N. River Road and south of Clayton Road in the Alva, Florida.

Oak Park Village Cooperative seeks to:

1. Combine all properties under common ownership of the Oak Park Village Cooperative into a unified MHPD by amending and combining the Mobile Home Planned Development (Resolution Z-07-072A) and the existing MHC-1 zoned Oak Park Village Mobile Home Park.
2. Codify past zoning conditions, variances and administrative amendments in to the unified MHPD establishing development parameters that reflect the existing development and desired long-range buildout plan for the two western parcels.
3. Establish the development plan for the two parcels abutting the existing park:
    - Remove the single-family use from the schedule of uses and amend the master concept plan to remove the singe-family lots including the phasing plan.
    - Private, on-site recreational facilities and green space.
    - Expand the outdoor stage area and amend condition 17 established in Z-07-072A.
    - Access points.
    - Allow for new well locations.

Recreational uses are typically considered accessory uses and therefore are required to be “attached” to a primary use within the same zoning district. Removing the single-family lots from the Master Concept Plan (MCP) and use from the schedule of uses in the existing MHPD make it necessary to establish the existing the Oak Park Village mobile home park as part of the overall MHPD zoning district, which will establish the recreational uses and outdoor storage as supporting the existing development.

II. Existing Conditions & Property History

Existing Conditions
The properties are identified as 21961 and 21981 Pearl Street (“Property) and by STRAPS 22-43-27-02-000J0.0000, 22-43-27-02-000K0.0000 and 23-43-27-02-00000.00CE. All properties are under common ownership of the Oak Park Village Cooperative, Inc.

The property identified as STRAP 23-43-27-02-00000.00CE is the common area for the fee-simple owned lots that are part of the Oak Park Village Cooperative for the fully developed Oak Park Village mobile home park of 208 units.

The other two parcels that are part of this request lie to the west of Oak Park Village and are zoned MHPD allowing single-family lots, outdoor storage and preserve area.

- The parcel abutting the park to the west, STRAP 22-43-27-02-000J0.0000, is undeveloped but mowed and well maintained with native trees and palms. It is zoned MHPD with a master concept plan for single-family residential lots and a central access road to the lots and the outdoor storage to the west that connects to Pearl Street approximately 250 feet west of the main entrance to Oak Park Village off Pearl Street at Aloe Street.
- The western most parcel, STRAP 22-43-27-02-000K0.0000, houses an outdoor storage area that is for Oak Park Village use only. It stores RV's, boats and other vehicles for the residents of Oak Park. It has been fenced and buffered in compliance with the MHPD conditions. Access to the storage area is by an 18-foot roadway easement over the four properties south to Pearl Street.

History

This mobile home park was originally granted a Special Permit on June 2, 1970 (Zoning Resolution Z-70-56). The property zoned C-1 (south side of Pearl Street) was originally zoned from AU to BU-2A by Zoning Resolution Z-70-56 – the same resolution that granted a Special Permit for the mobile home park. The property was rezoned to BU-2A to allow for the boat marina. The existing mobile home lots south of Pearl Street were then rezoned to MH-2 in November 1983 (Zoning Resolution ZAB-83-355). The MH-2 zoning district was created by the 1978 Zoning Ordinance. The mobile home park is a lot of record, pursuant to LDC Section 34-3272(1)(d), which allowed grandfathering of mobile home parks, including Oak Park Village.

Rezoning the Oak Park Village Mobile Home Park to MHC-1 (REZ2004-00037/Z-05-077) was to bring the entire park property into compliance with the lot areas and dimensions of the MHC-1 zoning district and to allow for open storage as the park did not comply with the property development regulations for the AG-2 zoning district and open storage was not a permitted use in that district. Additionally, the variance (VAR2004-00071/Z-05-077) for the park perimeter 10-foot setback brought nonconforming park to a conforming park.

The western two parcels occupying 11.54 +/- acres were rezoned to an MHPD (Z-07072A) to allow for up to 25 single-family dwelling units. The zoning also established a 1.085+/- acre conservation area (Inst# 2009000244058) on the RPD zoned parcels and a 3.95+/- acre conservation area (Inst# 2009000244057) on the northern most portion of the MHC-1 property known as the existing Oak Park Village mobile home park. Also, condition 12 established improving the 18' road easement to a Type D surface and condition 17 established regulations for the outdoor storage area. The lots, road or any other improvements for the RPD were never pursued.

ADD2014-00216(A) added a phasing plan by amending condition 3 of Z-07-072A to allow the access road for the residential lots to be constructed prior to meeting all environmental conditions

III. Development Location

The subject property is located a little more than ½ mile east of Broadway Street in Alva/North Olga area on Pearl Street that runs parallel to the Caloosahatchee River's northern bank. The Property is designated as Urban Community Future Land Use Category and within the Northeast Lee County planning community and the Alva and North Olga community planning areas.

Please refer to Table 1 below for a detailed inventory of the adjacent Future Land Use Categories, zoning districts, and existing land uses.

Table 1: Inventory of Surrounding Lands

	LEE PLAN FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Rural	AG-2	Undeveloped/wooded
SOUTH	Rural	AG-2	Caloosahatchee River
EAST	Rural	AG-2	Large lot home and agriculture
WEST	Urban Community	RS-1/AG-2	Single-family homes

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is not currently serviced by existing public infrastructure but by on-site wastewater and wells.

V. Decision-Making Compliance

Sec. 34-936. - General conditions for all land uses.
(a) Compliance with use restrictions. Only those land uses enumerated in the documentation to the master concept plan are permitted in a planned development. The conditions of approval in the applicable zoning resolution shall be incorporated into covenants, restrictions and rules of operation binding on the developer, his successors and heirs, tenants-in-fee or leasehold.

RESPONSE: The application contains a separate document of Schedule of Uses, Site Development regulations and Proposed Conditions that accompany the Master Concept Plan. We understand the conditions of final approval will be binding on the operation of the proposed development program.

(b) Parking. Unless governed by alternative standards established by special conditions, parking for any use in this planned development will be governed by article VII, division 26, of this chapter in accordance with the actual use.

RESPONSE: Parking is not applicable to this application. Required parking for the existing mobile home has been established for the clubhouse in variance 2009-00032. The undeveloped parcels to the west of the existing park are not intended for parking other than the outdoor storage area which is addressed through conditions specific to this site. The remainder of the two parcels will not be sed for vehicles.

(c) Signs. Signage for any use in a planned development, not otherwise governed by special conditions, shall be controlled by general sign regulations currently in force.

RESPONSE: The signage will comply to the sign regulations currently in force.

(d) Sale of alcoholic beverages. Package sales and sale of alcoholic beverages for on-premises consumption shall be governed by the provisions of article VII, division 5, of this chapter and other special conditions set forth at the time of planned development approval.

RESPONSE: Any consumption on premises is for private club use by Oak Park Village Cooperative for resident use only. We acknowledge the governing provisions.

(e) Outdoor display of goods. Except in RPD and MHPD developments, all open display of goods for sale shall be set back from public rights-of-way no less than 25 feet. In the RPD and MHPD districts, the outdoor display or storage of goods for retail sale is prohibited.

RESPONSE: There will not be outdoor display or sales of goods.

(f) Outdoor storage of goods. Any and all storage of retail or wholesale goods shall be enclosed by a wall or opaque fence or solid hedge, not less than six feet in height, or otherwise completely visually buffered.

RESPONSE: The outdoor storage area was conditioned for chain link fence and 15' Type C buffer with 60-inch hedge in Z-07-072A. Similar conditions are being offered herein.

(g) Lighting. Lighting of the exterior and parking areas of the planned development uses shall be of the lowest intensity and energy use adequate for its purpose, and shall not create conditions of glare outside the area designated for commercial uses.

RESPONSE: The lighting plan will comply with LDC requirements.

VI. Comprehensive Plan Compliance

The following is an analysis of the request's consistency with goals, objectives and policies of the Lee County Comprehensive Plan.

POLICY 1.1.4: *The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre).*

The subject property is located in the Northeast Lee County planning community and the Alva and North Olga community planning areas, which requires community meetings with each area.

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.*

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.*

The project was first granted by special permit in 1970. The primary parcel has been developed for 50 years. The additional parcels will be maintained as green space and private recreation uses by Oak Park Village residents only. Similarly, the outdoor storage of vehicles and similar items are to be conditioned for compatibility and for Oak Park residents only. All uses currently exist and are compatible with surrounding uses and is consistent with a compact development in the Urban Community future land use category.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. *Consider water, sewer, and environmental standards during the rezoning process.*

STANDARD 4.1.1: WATER.
6. If a development lies outside any service area as described above, the developer may: establish a community water system for the development…

The park has been on well water since initial construction and will continue without an urban level of services. The additional land that is to the west of the park allows for new well locations.

STANDARD 4.1.2: SEWER.
5. If a development lies outside any service area as described above, the developer may: establish a self-provided sanitary sewer system for the development…

The development lies outside urban services area. It has provided a sanitary sewer system since inception and will continue.

GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN. Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans. (Ordinance No. 11-14, 18-18)

The MHPD will not increase the density or intensity of the existing development and will maintain to the degree it ever has the heritage and rural nature of the NE Lee County area.

POLICY 27.1.6: Coordinate planning activities in the Alva and North Olga Community Plan area boundaries to maintain and enhance the rural character, natural resources, agriculture, and connectivity of Northeast Lee County. (Ordinance No. 18-18)

The MHPD will not increase the density or intensity of the existing development and will maintain to the degree it ever has the heritage and rural nature of the Alva and N. Olga area.

POLICY 27.1.8: The owner or agent of a rezoning or special exception request within the Northeast Lee County Community Plan area must conduct two public information meetings, in accordance with Policies 17.3.3 and 17.3.4, prior to the application being found sufficient. One meeting must be held within the Alva Community Plan area boundary and the other in the North Olga Community Plan area boundary. (Ordinance No. 18-18)

A community meeting will be held on May 5 to allow input from the planning community. It has been advertised in the News-Press on April 22 and will be held at the community building in Oak Park Village.

GOAL 28: ALVA COMMUNITY PLAN. Support and enhance the unique rural, historic, agricultural character and natural environment and resources of the Alva Community Plan area, including the rural village and surrounding area. (Ordinance No. 11-21, 18-18)

The MHPD will not increase the density or intensity of the existing development and will maintain to the degree it ever has the heritage and rural nature of the Alva and N. Olga area.

POLICY 28.1.7: Coordinate the Alva and North Olga Community Plans to achieve the Northeast Lee County Community Plan goal, objectives, and policies. (Ordinance No. 11-21, 18-18)

GOAL 29: NORTH OLGA COMMUNITY PLAN. Promote and support the unique rural character, heritage, economy, quality of life, and natural resources in the North Olga Community Plan area. (Ordinance No. 11-14, 18-06, 18-18)

The MHPD will not increase the density or intensity of the existing development and will maintain to the degree it ever has the heritage and rural nature of the Alva and N. Olga area.

OBJECTIVE 135.5: MOBILE HOMES. The county will provide adequate locations and standards for mobile homes, which are defined as residential units constructed to standards promulgated by HUD, through implementation of Chapter 34 of the Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 07-17)

POLICY 135.5.2: The Land Development Code will continue to designate zoning categories for mobile home parks and to implement the requirements set forth in F.S. 773.083 Governmental Action Affecting the Removal of Mobile Home Owners. (Amended by Ordinance No. 94-30, 00-22, Amended and Relocated by Ordinance No. 07-17)

Oak Park Village was rezoned to MHC-1 in 2005. The purpose and intent of the MHC mobile home conservation residential district is to recognize and protect existing mobile home developments lawfully developed under either the 1962 zoning regulations (MHC-1) or the 1968 zoning regulations (MHC-2) that do not conform to the regulations set forth in this chapter for modern mobile home residential districts. It is intended through these mobile home conservation residential districts to accommodate lots, structures and residential uses which were legal under the previous zoning regulations but are nonconforming under the present regulations. This district is not available for new developments, but may be used only by property owners in existing developments that comply with the property development regulations or by the Board of County Commissioners upon its own initiative to achieve the purpose mentioned in this section.

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

Oak Park Village MHPD

Schedule of Uses & Site Development Regulations

A. SCHEDULE OF USES

- Accessory uses and structures, including cabanas (maximum 500 square feet)
- Administrative offices
- Boat ramps and dockage
- Club, Private, On-site with the following accessory uses:
  - Consumption on Premises, indoor and outdoor
  - Food and Beverage Services, Limited
  - Personal services, Group I only
  - Community Gardens
- Entrance Gates or Gatehouse
- Essential services
- Essential service facilities: Group I
- Excavation, Water Retention
- Fences, walls
- Private Marina (existing only)
- Parking lot, Accessory
- Real Estate Sales Office
- Recreational Facilities, Personal
- Recreational Facilities, Private, On-site
- Signs
- Storage, Open (limited to trailers, RV's, boats, and other vehicles/goods of Oak Park Village Co-Op residents)
- Temporary uses

B. SITE DEVELOPMENT REGULATIONS

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

1. **AREA A – Existing Mobile Home Park**

Minimum Lot Area and Dimensions:

Lot Area:	2,800 square feet (MHC-1 regulations)
Width:	40 feet (MHC-1 regulations)
Depth:	60 feet

Minimum Setbacks:

Internal Park Street:	5 feet
Pearl (Offsite) Street:	25 feet
Internal Park Lot Side Yard:	5 feet
Internal Park Lot Side Yard Accessory:	0 feet
Internal Park Lot Rear:	5 feet
Internal Park Lot Rear Accessory:	0 feet
Park Perimeter:	10 feet (per Z-05-077)
Water Body:	5 feet (MHC-1 regulations)

2. **AREA B – Outdoor Storage and Recreation Area**

Minimum Lot Area and Dimensions:

Area:	10,000 square feet
Width:	100 feet
Depth:	100 feet

Minimum Setbacks:

Pearl (Offsite) Street:	25 feet
Park perimeter (MHPD boundary for AREA B):	15 feet
Outdoor Storage Area:	15 feet
Water Body:	5 feet (MHC-1 regulations)

C. CONDITIONS OF APPROVAL

1. The minimum required parking spaces for the clubhouse (meeting hall) is 26 parking spaces (as approved per VAR2009-00032).
2. Outdoor Storage Area
    a. The accessory storage area may be used by the residents of the Oak Park Village Mobile Home Park (Co-Op) only.
    b. The approved area for the accessory outdoor storage area is permitted within the existing footprint as depicted on the MCP. The outdoor accessory storage area may not be altered or increased.
    c. The accessory storage area is limited to a maximum of 120 units, including motor vehicles, limited to passenger cars, pickup trucks, golf carts, campers, boats, trailers and motor homes or recreational vehicles (RV's). Storage of construction or farm equipment or materials, box trucks (rental/moving vehicles), utility/service trucks, tractor-trailer or

semi-trailer trucks or any truck and trailer combination are prohibited. Boats sitting on trailers will be considered as one unit.

d. The accessory storage area must be maintained in a dust-free manner.
e. The accessory storage area must be enclosed by a six-foot high chain link fence.
f. A 15' Type "C" buffer must be provided along the southern and western boundaries of the accessory storage area with the exception of the gate. The plantings must include shrubs, a minimum of 60 inches in height at the time of planting, intended to provide a visual screening and may not be pruned to reduce height.
g. A maintenance building or shed, a maximum of 1,000 square feet, is permitted but may not be used for repairs mechanical work on stored units or for private storage of personal items of Oak Park residents. It is intended to be used by facilities managers of Oak Park Village for equipment to care for the Oak Village property.
h. Maintenance, repairs or other mechanical work is prohibited on items in the accessory storage area.

3. Access to the outdoor storage area is via the 18-foot wide road easement that runs between the properties from Pearl Street north to the Oak Park Village property. This access easement must be upgraded to a Type D surface that is 14 feet wide.
4. Access points for the MHPD will be limited to the existing Oak Park Village

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

OAK PARK VILLAGE MHPD

Schedule of Deviations and Written Justification

DEVIATIONS

1. Deviate from Section 34-935 (b) (1) b. requiring minimum setbacks of structures and buildings from development perimeter boundaries where all buildings and structures must be set back from the development perimeter a distance equal to the greater of fifteen (15) feet, if the subject property is, or will be zoned MHPD; to allow minimum setbacks of structures and buildings from development perimeter boundaries to be ten (10) feet for the existing Oak Park Village MHPD Boundary area consistent with the approved variance in Resolution Z-05-077.

   JUSTIFICATION: Oak Park Village was rezoned MHC-1 with a companion variance in Resolution Z-05-077 that approved a perimeter setback of 10 feet.

2. Deviate from Section 34-935 (e) (1) a. where in the MHPD districts, if the development contains or consists of a conventional subdivision for mobile homes, the lot dimensions and area specified in section 34-736 for the MH-1, MH-2, MH-3 or MH-4 mobile home districts shall apply as appropriate, unless other lot areas and dimensions are approved by the Board of County Commissioners; to allow property dimensions consistent with the table below which are representative of the existing Oak Park village subdivision and consistent with current MHC-1 zoning district regulations.

   Minimum Lot Area and Dimensions:

Lot Area:	**2,800 square feet**
Width:	**40 feet**
Depth:	**60 feet**

   JUSTIFICATION: The intent of the rezoning was to bring all properties owned by Oak Park Village Co-Op under a common MHPD and in doing so codify the existing Oak Park Village development, which was noted as a legal conforming development when zoned MHC-1 and granted a perimeter setback variance in Z-05-077. The MHPD regulations are greater than MHC-1 since they use MH-1, MH-2, MH-3 or MH-4 mobile home districts development parameters. Therefore, the deviation for lot area, lot width and lot depth are necessary to reflect the existing park as developed.

3. Deviate from Section 34-736 concerning setbacks from lot lines and separation of buildings for mobile homes in mobile home planned developments where the front, side and rear setbacks for the MH-1, MH-2, MH-3 or MH-4 mobile home district shall apply as appropriate, unless other lot areas and dimensions are approved by the Board of County Commissioners; to allow setbacks as follows:

AREA A – EXISTING OAK PARK VILLAGE

Minimum Setbacks:

Pearl (Offsite) Street:	**25 feet**
Internal Park Lot Side Yard Accessory:	**0 feet**
Internal Park Lot Rear Accessory:	**0 feet**
Water Body:	**5 feet (MHC-1 regulations)**

AREA B – OUTDOOR STORAGE AND RECREATION AREA

Minimum Setbacks:

Pearl (Offsite) Street:	**25 feet**
Park perimeter (MHPD boundary for AREA B):	**15 feet**
Outdoor Storage Area:	**15 feet**
Water Body:	**5 feet (MHC-1 regulations)**

JUSTIFICATION: The intent of the rezoning was to bring all properties owned by Oak Park Village Co-Op under a common MHPD and in doing so codify the existing Oak Park Village development, which was noted as a legal conforming development when zoned MHC-1 and granted a perimeter setback variance in Z-05-077. The MHPD regulations are greater than MHC-1 since they use MH-1, MH-2, MH-3 or MH-4 mobile home districts development parameters. Therefore, the deviation for setbacks is necessary to reflect the existing park as developed and MHC-1 regulations.

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WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

Oak Park Village MHPD

List of Zoning Resolutions

Zoning Cases	Zoning Resolutions
DCI2006-00096 (and remand)	Z-07-072
	Z-07-072A

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INSTR # 2009000244057, Doc Type EAS, Pages 5, Recorded 09/08/2009 at 03:30 PM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee $44.00 Deputy Clerk CMASSEY

Courthouse Box 39
Thomas B. Hart, Esquire
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street, Suite 301
Fort Myers, Florida 33901

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 1st day of Sept ,2009, by **Oak Park Village Cooperative, Inc.**, whose address is 21961 East Pearl Street, Alva, Florida 33920 ("Oak Park") to **Lee County**, a political subdivision of the State of Florida, whose address is P.O. Box 398, Fort Myers, Florida 33902("County"). As used herein, the term Oak Park shall include any and all heirs, successors or assigns of the Oak Park, and all subsequent owners of the "Property" (as hereinafter defined) and the term County shall include any successor or assignee of County.

WITNESSETH

WHEREAS, Oak Park is the owner of certain lands situated in Lee County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, Oak Park desires to construct the Oak Park RPD ("Project") at a site in Lee County, which is subject to the regulatory jurisdiction of Lee County; and

WHEREAS, Oak Park has applied for zoning approval of the Project (the "Permit"); and

WHEREAS, Lee County is the permitting agency which issues approvals necessary for such Project ; and

WHEREAS, the Permit requires that Oak Park preserve and enhance certain real property owned by Oak Park; and

WHEREAS, Oak Park, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the County a perpetual conservation easement as defined in Section 704.06, Florida Statutes, over the Property .

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to County in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Oak Park hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the County upon the Property which shall run with the land and be binding upon Oak Park, and shall remain in full force and effect forever.

The scope, nature, and character of this conservation easement shall be as follows:

1. It is the purpose of this conservation easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas including the conservation easement which are to be

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enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions of the Permit. To carry out this purpose, the following rights are conveyed to County by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Oak Park at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

2. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are permitted or required by the Permit, the following activities are prohibited in or on the Property:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic vegetation in accordance with a County approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

f . Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. Oak Park reserves all rights as owner of the Property, including passive uses and the uses of the Property that are not prohibited herein and which are not inconsistent with any County rule, or the Permit, or with the intent and purposes of this Conservation Easement.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. County shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

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6. Oak Park shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. Enforcement of the terms, provisions and restrictions shall be at the discretion of the County and any forbearance on behalf of the County to exercise its rights hereunder in the event of any breach hereof by Oak Park, shall not be deemed or construed to be a waiver of grantee's rights hereunder.

9. County shall hold this conservation easement exclusively for conservation purposes. County shall not assign its rights and obligations under this conservation easement except to another organization determined in advance by the County to be qualified to hold such interests under state law.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

11. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

12. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed In the public records in Lee County.

TO HAVE AND TO HOLD unto County forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Oak Park, and shall continue as a servitude running in perpetuity with the Property.

Oak Park hereby covenants with County that Oak Park is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this conservation easement and all mortgagees have been joined or subordinated; that Oak Park has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever,

IN WITNESS WHEREOF, signed this 1st day of Sept, 2009.

Witnesses:

Nancy L. Benham
Signature of 1st Witness

NANCY L. BENHAM
Printed Name of 1st Witness

Richard H Braatz
Signature of 2nd Witness

Richard H. BRAATZ
Printed Name of 2nd Witness

OAK PARK VILLAGE COOPERATIVE

By: Irene Orr
Irene Orr, President

DCI2021-00019 Lee County ePlan Original application dated 05-24-2021

ACKNOWLEDGMENT

STATE OF FLORIDA)
)
COUNTY OF LEE Lee)

The foregoing instrument was acknowledged before me this 1st day of Sept, 2009, by Irene Orr, as President of Oak Park Village Cooperative, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ as identification.

Karen M Percha
Signature of Notary Public

Karen M. Percha
Printed Name

My Commission Expires: May 11, 2013

KAREN M. PERCHA
Notary Public - State of Florida
My Comm. Expires May 11, 2013
Commission # DD 899941
Bonded Through National Notary Assn.

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EXHIBIT A

LEGAL DESCRIPTION FOR SCRUB OAK HABITAT CONSERVATION EASEMENT AT OAK PARK

The West 650.10 feet of the South half (S ½)of the North half (N ½) of the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) of Section 23, Township 43 South, Range 27 East, Lee County, Florida,

Less and except the South 65 feet of said parcel.

TOTAL AREA = 172,276.5 S.F. (approx.)= 3.95 Acres

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INSTR # 2009000244058, Doc Type EAS, Pages 5, Recorded 09/08/2009 at 03:30 PM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee $44.00 Deputy Clerk CMASSEY

Courthouse Box 39
Thomas B. Hart, Esquire
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street, Suite 301
Fort Myers, Florida 33901

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 1st day of Sept, 2009, by **Oak Park Village Cooperative, Inc.**, whose address is 21961 East Pearl Street, Alva, Florida 33920 ("Oak Park") to **Lee County**, a political subdivision of the State of Florida, whose address is P.O. Box 398, Fort Myers, Florida 33902("County"). As used herein, the term Oak Park shall include any and all heirs, successors or assigns of the Oak Park, and all subsequent owners of the "Property" (as hereinafter defined) and the term County shall include any successor or assignee of County.

WITNESSETH

WHEREAS, Oak Park is the owner of certain lands situated in Lee County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, Oak Park desires to construct the Oak Park RPD ("Project") at a site in Lee County, which is subject to the regulatory jurisdiction of Lee County; and

WHEREAS, Oak Park has applied for zoning approval of the Project (the "Permit"); and

WHEREAS, Lee County is the permitting agency which issues approvals necessary for such Project ; and

WHEREAS, the Permit requires that Oak Park preserve and enhance certain real property owned by Oak Park; and

WHEREAS, Oak Park, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the County a perpetual conservation easement as defined in Section 704.06, Florida Statutes, over the Property .

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to County in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Oak Park hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the County upon the Property which shall run with the land and be binding upon Oak Park, and shall remain in full force and effect forever.

The scope, nature, and character of this conservation easement shall be as follows:

1. It is the purpose of this conservation easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish,

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plants or wildlife. Those wetland and/or upland areas including the conservation easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions of the Permit. To carry out this purpose, the following rights are conveyed to County by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Oak Park at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

2. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are permitted or required by the Permit, the following activities are prohibited in or on the Property:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic vegetation in accordance with a County approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

f . Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. Oak Park reserves all rights as owner of the Property, including passive uses and the uses of the Property that are not prohibited herein and which are not inconsistent with any County rule, or the Permit, or with the intent and purposes of this Conservation Easement.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. County shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

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6. Oak Park shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. Enforcement of the terms, provisions and restrictions shall be at the discretion of the County and any forbearance on behalf of the County to exercise its rights hereunder in the event of any breach hereof by Oak Park, shall not be deemed or construed to be a waiver of grantee's rights hereunder.

9. County shall hold this conservation easement exclusively for conservation purposes. County shall not assign its rights and obligations under this conservation easement except to another organization determined in advance by the County to be qualified to hold such interests under state law.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

11. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

12. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed In the public records in Lee County.

TO HAVE AND TO HOLD unto County forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Oak Park, and shall continue as a servitude running in perpetuity with the Property.

Oak Park hereby covenants with County that Oak Park is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this conservation easement and all mortgagees have been joined or subordinated; that Oak Park has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever,

IN WITNESS WHEREOF, signed this 1 st day of Sept, 2009.

Witnesses:

Signature of 1st Witness

NANCY L. BENHAM
Printed Name of 1st Witness

Signature of 2nd Witness

Richard H. BRAATZ
Printed Name of 2nd Witness

OAK PARK VILLAGE COOPERATIVE

By: Irene Orr
Irene Orr, President

DCI2021-00019 Lee County eFile Original application dated 05-24-2021

ACKNOWLEDGMENT

STATE OF FLORIDA)
)
COUNTY OF LEE Lee)

The foregoing instrument was acknowledged before me this 1st day of Sept, 2009, by Irene Orr, as President of Oak Park Village Cooperative, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ as identification.

Karen M Percha
Signature of Notary Public

Karen M. Percha
Printed Name

My Commission Expires: May 11, 2013

KAREN M. PERCHA
Notary Public - State of Florida
My Comm. Expires May 11, 2013
Commission # DD 886041
Bonded Through National Notary Assn.

DCI2021-00019 Lee County eFile Original application dated 05-24-2021

EXHIBIT A

LEGAL DESCRIPTION
FOR
XERIC OAK CONSERVATION EASEMENT
AT OAK PARK

BEGINNING AT THE NW CORNER OF BLOCK 'J' OF THAT CERTAIN SUBDIVISION KNOWN AS A.M. STEVENS SUBDIVISION, according to the map or plat thereof recorded at Plat Book 1, Page 28 of the Public Records of Lee County, Florida, thence GO S89°42'29"E FOR 265.90, THENCE RUN S01°31'34"E FOR 15.69', THENCE RUN S75°28'12"W FOR 13.26', THENCE RUN S41°57'37"W FOR 10.22', THENCE RUN S26°53'30"W FOR 11.39', THENCE RUN S02°55'31"W FOR 18.69', THENCE RUN S07°55'06"W FOR 12.84', THENCE RUN S16°16'15"W FOR 18.54', THENCE RUN S11°38'04"W FOR 17.31', THENCE RUN S19°58'47"W FOR 25.23', THENCE RUN S00°19'19"W FOR 16.13', THENCE RUN S09°04'13"W FOR 11.16', THENCE RUN S20°18'33"W FOR 9.93', THENCE RUN S18°45'38"W FOR 8.05', THENCE RUN S25°31'39"W FOR 15.95', THENCE RUN S37°43'56"W FOR 18.16', THENCE RUN S52°45'26"W FOR 13.92', THENCE RUN S58°02'57"W FOR 19.08', THENCE RUN S72°34'38"W FOR 22.28', THENCE RUN N89°40'57"W FOR 27.17', THENCE RUN N61°04'36"W FOR 21.27', THENCE RUN N46°48'30"W FOR 16.22', THENCE RUN N54°59'32"W FOR 13.42', THENCE RUN N69°07'49"W FOR 14.51', THENCE RUN N77°09'23"W FOR 15.65', THENCE RUN N89°40'57"W FOR 50.44', THENCE RUN N00°19'11"E OR 188.10' TO THE POINT OF BEGINNING.

TOTAL AREA =47,253 S.F. (1.1 ± ACRES)

716188

63052

GRANT OF EASEMENT

OFF. REC. 926 PAGE 508

4 cor

Warren Sears and Nellie Sears- Husband and wife

To the Public:

Grants right-of-way for ingress and egress over and across the easterly 15 ft. of the west [redacted] 125.05 ft of the south 396 ft. of lot J of A.M.Stephens Subdivision, recorded in Plat book 1 at page 28 of the Public Records of Lee County.

Acknowledges

Signatures

Witness:
Connie F. Bull
Addie M. Willey

Warren Sears
Nellie Sears.

STATE OF FLORIDA :
)
COUNTY OF LEE :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared WARREN SEARS and NELLIE SEARS, husband and wife, and acknowledged before me that they executed the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid this 7th day of April, A.D. 1973.

Connie F. Bull
Notary public. State of Florida at Large

My Commission Expires: April 20, 1974

This instrument prepared by:
Connie F. Bull

RECORDED IN OFFICIAL RECORDS OF LEE COUNTY, FLORIDA
Apr 9 3 21 PM '73
SAL CERACI
CLERK OF CIRCUIT COURT
BY Hamilton DC

10-52

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF _____

3021920

BEFORE ME, the undersigned authority personally appeared NELLIE P. REWIS, f/k/a NELLIE P. SEARS, a/k/a NELLIE SEARS, who, being by me first duly sworn, deposes and says that :

1. Affiant is over the age of eighteen years and otherwise sui juris.

2. Affiant and WARREN H. SEARS were husband and wife, being married on November 2, 1932, and took title to the following described real property in Lee County, as tenants by the entirety. The real property is more particularly described as follows, to-wit:

The parcel hereon described is situated in Block "J" in A. M. Stevens Subdivision as recorded in Plat Book 1, page 28, public records of Lee County, Fla. in Section 22, T 43 S, R 27 E, more particularly described as follows:

Commencing at the North right-of-way of Pearl Street and the West line of said Block "J"; Thence N 87°00'-00" E (basis for bearing is assumed) along the North right-of-way of Pearl Street, a distance of 110.05 feet.; Thence N 00°03'-35" E, a distance of 217.29 ft. to the Point of Beginning; Thence continue N 00°03'-35" E, a distance of 178.71 ft.; Thence N 87°00'-00" E, a distance of 122.05 ft.; Thence S 00°03'-35" W, distance of 178.71 ft.; Thence S 87°00'-00" W, a distance of 122.05 ft. to the Point of Beginning, containing 0.5 ± Acres.

The above described is subject to a 15.00 ft. roadway easement along and across the Western boundary thereof.

Proofed

3. WARREN H. SEARS died on January 13, 1981 as evidenced by the Certificate of Death which is attached hereto and made a part hereof.

4. At the time of his death, NELLIE P. REWIS, f/k/a NELLIE P. SEARS, a/k/a NELLIE SEARS, and the said WARREN H. SEARS owned the above described real property as tenants by the entirety.

FURTHER, YOUR AFFIANT SAITH NOT.

Nellie P Rewis

NELLIE P. REWIS, f/k/a NELLIE P. SEARS, a/k/a NELLIE SEARS
Affiant

SWORN TO AND SUBSCRIBED to before me this 6th day of April, 1991.

Notary Public
My Commission Expires:

(AFFIX SEAL)

NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: SEPT. 24, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

OR2220 PG3540

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: SUSAN THOMPSON

CERTIFICATE OF DEATH OR2220 PG3541

FLORIDA

LOCAL FILE NO. 179

STATE FILE NO.

DECEDENT

1. NAME: First WARREN Middle H. Last SEARS
2. SEX: Male
3. DATE OF DEATH: Jan. 13, 1981
4. RACE: White
5. AGE: 71
6. DATE OF BIRTH: Apr. 4, 1909
7. COUNTY OF DEATH: Lee
7a. CITY, TOWN OF LOCATION OF DEATH: Fort Myers
7b. HOSPITAL OR OTHER INSTITUTION: Lee Memorial Hospital
7c. IF HOSP. OR INST. Inpatient
8. STATE OF BIRTH: Georgia
9. CITIZEN OF WHAT COUNTRY: U.S.A.
10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED: Married
11. SURVIVING SPOUSE: Nellie Persons
12. SOCIAL SECURITY NUMBER: [redacted]
13a. USUAL OCCUPATION: Retired/Worker
13b. KIND OF BUSINESS OR INDUSTRY: Construction
14a. RESIDENCE—STATE: Florida
14b. COUNTY: Lee
14c. CITY, TOWN OF LOCATION: Alva
14d. STREET AND NUMBER: Box 72/Pearl Street
14e. INSIDE CITY LIMITS: No

PARENTS

15. FATHER—NAME: First Wiley Middle Last Sears
16. MOTHER—NAME: First Minnie Middle Maiden Ward
17a. INFORMANT—NAME: Nellie Sears
17b. MAILING ADDRESS: Box 72, Alva, Florida 33920

DISPOSITION

18. Burial
19. CEMETERY OR CREMATORY—NAME: Alva Cemetery
19a. LOCATION—CITY OR TOWN: Alva, Florida
19b. FUNERAL DIRECTOR: William Hansen
19c. FUNERAL HOME: Leo W. Engelhardt Funeral Home
19d. 2017 McGregor Blvd., Ft. Myers, Fla. 33901

CERTIFIER

20a. To be Completed by Certifying Physician Only. (Signature and Title): Paul R Butcher
20b. DATE SIGNED: 1/5/81
20c. HOUR OF DEATH: 2:40 a.
20d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER:
21a. To be Completed by Medical Examiner. (Signature and Title):
21b. DATE SIGNED:
21c. HOUR OF DEATH:
21d. PRONOUNCED DEAD ON:
21e. PRONOUNCED DEAD AT:
22. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, MEDICAL EXAMINER): David R. Butcher, M.D. 2411 E. Mall Dr. Ft. Myers, Fla. 33901

23. REGISTRAR: Beverly J. Engelhardt Sub-Reg.
23b. DATE RECEIVED BY REGISTRAR: Jan. 16, 1981

CAUSE OF DEATH

24. IMMEDIATE CAUSE: Myocardial Failure — Interval between onset and death: 2 hr
PART I (a) DUE TO, OR AS A CONSEQUENCE OF: Myocardial Infarct — Interval between onset and death: 2 hrs
(b) DUE TO, OR AS A CONSEQUENCE OF: Atherosclerotic Coronary Disease Years
(c)
PART II OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not related to cause given in PART I (a): Stroke
25. AUTOPSY: NO
26. WAS CASE REFERRED TO MEDICAL EXAMINER: NO

27a. (Probable) ACCIDENT, SUICIDE or HOMICIDE, or UNDETERMINED:
27b. DATE OF INJURY:
27c. HOUR OF INJURY:
27d. DESCRIBE HOW INJURY OCCURRED:
27e. INJURY AT WORK:
27f. PLACE OF INJURY—At home, farm, street, factory, office building, etc.:
27g. LOCATION: STREET OR R.F.D. NO. CITY OR TOWN STATE

HRS form 512, Jan. 1978 (Rev. 10/79) DHSMV form 78-2012

I hereby certify the above to be a true and correct copy of the local Registrar's record on file in the office of the Lee County Health Department at Fort Myers, Florida.

(WARNING: Not valid unless raised seal of the LEE COUNTY HEALTH DEPARTMENT is affixed.)

S E A L

Jan. 20, 1981
Date

Attested: Lulu E. Hopkins
Deputy Registrar

Donald W. Lawrence, M.D.
County Health Officer and Local Registrar

91 MAY 13 AM 11:16
CHARLIE GREEN LEE CTY FL

Shirley M. JAY ✓
24 W. 8th. St.
Panama City, Fl. 32401

Prepared by and Return To:
Katie Cote
Platinum Land Title Agency, Inc.
2827 Lee Boulevard
Lehigh Acres, FL 33971

File Number: **0411194KC**

INSTR # 6601184
OR BK 04555 Pgs 1718 - 1719; (2pgs)
RECORDED 01/13/2005 09:44:33 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 18.50
DEED DOC 349.30
DEPUTY CLERK K Crayton

WARRANTY DEED

This indenture made this **20th** day of **December, 2004**, by **George Richard, as Personal Representative of the Estate of Albert Richard,** hereinafter called the Grantor, to **Thomas M Beard and Nancy J Beard, husband and wife** whose post office is **19005 Orlando Road S, Fort Myers, FL 33912** hereinafter called the Grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto the grantee, all that certain land situate in the County of **Lee**, and State of **Florida**, viz:

PARCEL A:

A tract or parcel of land lying in Lot J of A. M. STEPHENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 28, of the Public Records of Lee County, which tract or parcel is described as follows:
Beginning at the concrete monument marking the intersection of the west line of said Lot J with the north line of Pearl Street 80 feet wide run easterly along the north line of said street for 110.05 feet to a concrete monument; thence deflect 86 degrees 56' 25" to the left and run northerly parallel with the west line of said Lot J for 198 feet to a concrete monument; thence deflect 93 degrees 03' 35" to the left and run westerly parallel to the north line of said street for 110.05 feet to a concrete monument marking the intersection with the west line of said Lot J; thence run southerly along said west line for 198 feet to the point of beginning.

Subject to an easement for roadway purposes over and across the easterly 3 feet of the herein described parcel.

AND

PARCEL B:

A tract or parcel of land lying in Lot J of A. M. STEPHENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 28, of the Public Records of Lee County, Florida, which tract or parcel is described as follows:
From the concrete monument marking the intersection of the west line of said Lot J with the north line of Pearl Street 80 feet wide run northerly along the west line of said lot for 198 feet to a concrete monument and the point of beginning. From said point of beginning continue northerly along said west line for 99 feet to a concrete monument; thence deflect 86 degrees 56' 25" to the right and run easterly parallel to the north line of said Pearl Street for 110.05 feet to a concrete monument; thence deflect 93 degrees 03' 35" to the right and run southerly parallel to the west line of said lot for 99 feet to a concrete monument; thence run westerly parallel with said north line of pearl street for 110.05 feet to the point of beginning.

Subject to an easement for roadway purposes over and across the easterly 3 feet of the herein described parcel.

PARCEL I.D. #: **22-43-27-02-000j0.0020**

SUBJECT TO Covenants, restrictions, and easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of **Florida** in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, **2005.**

SMS © StreamLine Deed - Warranty Non-Homestead Rev. 12/28/2004 11:20:00 AM

In Witness whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness:

Witness:

George Richard, as personal representative of the
Estate of Albert P Richard

STATE OF **Maine**
COUNTY OF Androscoggin

The foregoing instrument was acknowledged before me this 22 day of **December 2004**
by **George Richard** who is personally known to me or who has produced
ME DR Lic #4459041 as identification.

Notary Public

Printed Notary Name
My commission expires: 04/18/08

INSTR # 6899939
OR BK 04803 Pgs 4306 - 4307; (2pgs)
RECORDED 07/19/2005 02:00:29 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 18.50
DEED DOC 1,274.00
DEPUTY CLERK L Wheat

Prepared by & Return to:
Title Professionals of Florida
13241 University Drive, # 103
Fort Myers, FL 33907
incidental to the issuance of a title insurance policy.
File Number: **paf-4890-05**
Parcel ID #: **22-43-27-02-000J0.002A**

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **07/14/05** by

Frank Nesselhauf and Marian Nesselhauf, husband and wife

hereinafter called the GRANTOR, to

Janice L. Cancel, a married person

whose post office address is:
P. O. Box 307, Alva, FL 33920

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)
WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **LEE** County, Florida, viz:

A Tract or Parcel of land lying in Lot J of A.M. Stephens Subdivision according to the plat thereof, as recorded in Plat Book 1, Page 28, of the Public Records of Lee County, Florida, which tract or parcel is described as follows:

From a concrete monument marking the intersection of the West line of said Lot J and the North line of Pearl Street 80 feet wide run Northerly along said West line for 297 Feet to a concrete monument and the Point of Beginning of the herein described parcel. From said Point of Beginning continue Northerly along said West line for 99 feet to a concrete monument; thence deflect 86 degrees 56' 25" to the right and run Easterly parallel with the North line of said Pearl Street 110.05 feet to a concrete monument; thence deflect 93 degrees 03' 35" to the right and run Southerly parallel to the West line of said Lot for 99 feet to a concrete monument; thence run Westerly parallel to the North line of said Pearl Street for 110.05 feet to the Point of Beginning. Subject to an Easement for roadway purposes over and across the Easterly 3 feet of the herein described parcel, and together with a part of right-of-way for ingress and egress over and across the Easterly 3 feet of the South 297 feet of the West 110.05 feet of said Lot J.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

FORM: WARR. DEED 2

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness 1 Signature: M. A. Goss
Print Name: M. A. Goss

Witness 2 Signature: Deborah L Goralski
Print Name: DEBORAH L. GORALSKI

} Frank Nesselhauf
Frank Nesselhauf

Witness 1 Signature: M. A. Goss
Print Name: M. A. Goss

Witness 2 Signature: Deborah L Goralski
Print Name: DEBORAH L. GORALSKI

} Marian D Nesselhauf
Marian Nesselhauf

State of **Florida**
County of **Lee**

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Frank Nesselhauf and Marian Nesselhauf, husband and wife**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that; he, she and/or they, executed the same, and an oath was not taken. (Check one:) ___ Said person(s) is/are personally known to me. ✓ Said person(s) provided the following type of identification: FL Drivers Licenses.

WITNESS my hand and official seal in the County and State last aforesaid this **July 14, 2005.**

(SEAL)

MARY ANNE GOSS
MY COMMISSION # DD 394700
EXPIRES: February 9, 2009
Bonded Thru Notary Public Underwriters

Mary Anne Goss
Notary Signature

Print/Type/Stamp Notary Signature

My Commission Expires:

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 27 EAST, THENCE S 00°16'01" W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1641.70' TO THE POINT OF BEGINNING;

THENCE S 89°25'49" E, ALONG THE NORTH BOUNDARY OF THE WEST HALF 1/2 OF THE S 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4, OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST, A DISTANCE OF 649.17'; THENCE S 00°18'48" W, A DISTANCE OF 2582.93'; TO THE TOP OF BANK OF THE CALOOSAHATCHEE RIVER; THENCE CONTINUE ALONG SAID TOP OF BANK THE FOLLOWING THREE COURSES, S 66°21'41"W FOR 76.91', S 72°21'37 W FOR 279.78' AND N 77°08'56" W FOR 321.48' TO THE WEST BOUNDARY OF BLOCK A OF THAT CERTAIN SUBDIVISION KNOWN AS FRANCIS W. PERRY'S SUBDIVISION, AS FILED AND RECORDED IN PLAT BOOK 1, PAGE 18; THENCE N 00°19'03" E, ALONG THE WEST BOUNDARY OF SAID BLOCK A, A DISTANCE OF 403.20', TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PEARL STREET; THENCE S 88°30'57" W, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 245.11'; THENCE N 00°23'02" E, ALONG THE WESTERN BOUNDARY OF BLOCK K, OF THAT CERTAIN SUBDIVISION KNOWN AS A.M. STEVENS SUBDIVISION, AS FILED AND RECORDED IN PLAT BOOK 1, PAGE 28, A DISTANCE OF 401.36'; THENCE S 87°05'04" W, A DISTANCE OF 232.15', TO THE WEST BOUNDARY OF BLOCK J; THENCE N 00°21'29" E, ALONG THE WEST BOUNDARY OF SAID BLOCK J, A DISTANCE OF 861.48', TO THE NORTHWEST CORNER OF BLOCK J AND ALSO BEING THE SOUTH LINE OF RANCHO 78 SUBDIVISION; THENCE S 89°47'05" E, ALONG THE NORTH BOUNDARY OF BLOCK J, A DISTANCE OF 231.13, TO THE NORTHWEST CORNER OF BLOCK K; THENCE S 89°38'13" E, ALONG THE NORTH BOUNDARY OF BLOCK'S K AND L, A DISTANCE OF 244.56', TO THE NORTHEAST CORNER OF BLOCK L AND ALSO BEING THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 27 EAST; THENCE N 00°20'32" E, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 657.57'; THENCE N 00°25'37" E, ALONG THE EAST BOUNDARY OF SAID SECTION, A DISTANCE OF 330.49'; TO THE POINT OF BEGINNING.

CONTAINING 51.19 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

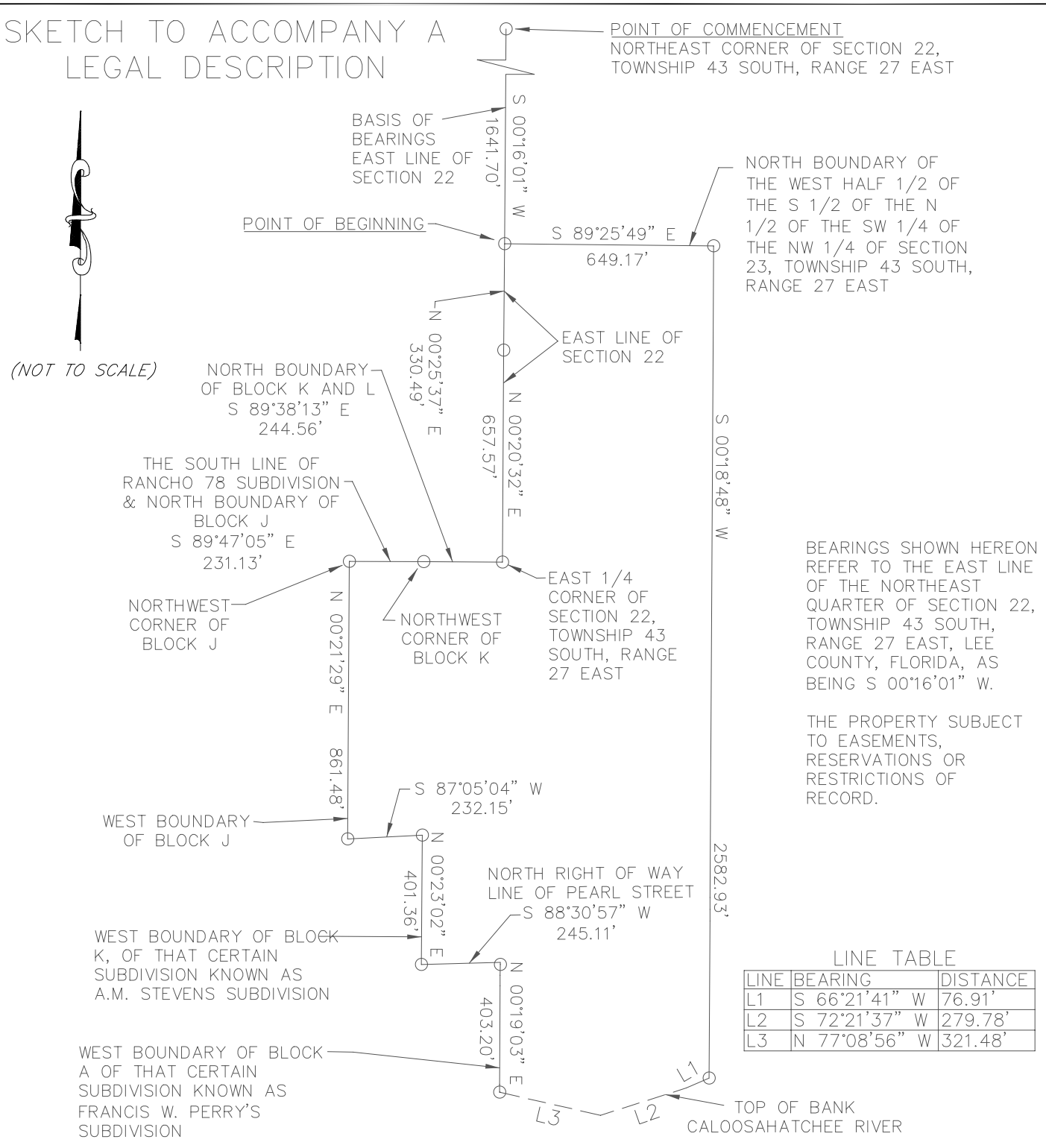
LIS LAND SURVEYING, LLC
d.b.a. S & H Land Surveying Co.
21430 PALM BEACH BLVD.
ALVA, FLORIDA 33920
239-481-2366 239-481-2437 (FAX)

KENNETH PUFAHL Digitally signed by KENNETH PUFAHL
Date: 2020.04.15 08:56:47 -04'00'

KENNETH PUFAHL
REGISTERED LAND SURVEYOR PSM# 6126

JOB NO: #####-LEGAL

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION



BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING S 00°16'01" W.

THE PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°21'41" W	76.91'
L2	S 72°21'37" W	279.78'
L3	N 77°08'56" W	321.48'

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

LIS LAND SURVEYING, LLC
d.b.a. S & H Land Surveying Co.
21430 PALM BEACH BLVD.
ALVA, FLORIDA 33920
239-481-2366 239-481-2437 (FAX)

*** THIS IS NOT A BOUNDARY SURVEY ***

KENNETH PUFAHL
Digitally signed by KENNETH PUFAHL
Date: 2020.04.15 08:55:49 -04'00'

KENNETH PUFAHL
REGISTERED LAND SURVEYOR PSM# 6126

JOB NO: #####-SKETCH

DCI2021-00019 Lee County ePlan
Original application dated 05-24-2021

BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN SECTION 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

0 120 240 360

SURVEYORS NOTES

THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT PRESENTATION OF A RECENT SURVEY MADE UNDER AND PLATTED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE STATE OF FLORIDA AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 427, FLORIDA STATUTES.

THIS SURVEY WAS PERFORMED BASED ON A DESCRIPTION ISSUED VERBALLY BY THE CLIENT AND WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

UNLESS OTHERWISE SHOWN, INTERIOR IMPROVEMENTS WERE NOT LOCATED.

TOTAL AREA SHOWN IS 51.19 ACRES +/-. PARCEL 1 AREA SHOWN IS TO THE TOP OF RIVER BANK.

THE SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS, OWNERSHIP, RESTRICTIVE COVENANTS OR OTHER FACTS THAT MAY AFFECT TITLE.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE SHOWN.

ELEVATIONS SHOWN HAVE BEEN SURVEYED FROM DATA DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD 88) MONUMENTS (1988 DATUM) EXCEPT WHEN ELEVATIONS ARE NOTED AS BEING ASSUMED.

ONLY ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES SHOWN.

THIS SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP, TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES AND IS ONLY FOR THE LANDS DESCRIBED ABOVE.

THIS SURVEY IS FOR THE SOLE PURPOSES INTENDED BY THE SURVEYOR AND ONLY FOR THE INDIVIDUALS AND OR INSTITUTIONS LISTED UNDER "CERTIFIED TO".

BEARINGS ARE BASED ON THE EAST LINE OF SECTION 22 BEING N 00°16'01" E.

MEASURED DISTANCES (F) ARE NOTED ONLY WHERE THEY DIFFER FROM PLAT (P) OR CALCULATED (C) DISTANCES.

THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT CONTROL NETWORK WAS UTILIZED ON THIS BOUNDARY SURVEY AND THE DATUM IS NORTH AMERICAN DATUM NAD(83)~ ACCURACY IS 1~2 CENTIMETER. THE STATED VERTICAL ACCURACY IS 2~3 CENTIMETER. MEASURED BEARINGS ARE STATE PLANE, FLORIDA WEST ZONE.

LEGEND:

PID#	– PARCEL ID NUMBER
A	– ARC LENGTH
A.C.	– AIR CONDITIONER
B.O.B.	– BASIS OF BEARINGS
B.O.C.	– BACK OF CURB
©	– CABLE TV
(C)	– CALCULATED
C.B.	– CATCH BASIN
CB	– CHORD BEARING
CH	– CHORD DISTANCE
⊖	– CLEANOUT
●	– CONC. POST
C.M.	– CONC. MONUMENT
CONC.	– CONCRETE
Δ	– DELTA
(D)	– DEED
B.O.B.	– BASIS OF BEARINGS
D.E.	– DRAINAGE EASEMENT
⊞	– ELECTRIC SERVICE CABINET
ELEV.	– ELEVATION
E.O.P.	– EDGE OF PAVEMENT
⋇	– FIRE HYDRANT
(F)	– FIELD
FND.	– FOUND
G.E.	– GRATE ELEVATION
GV	– GATE VALVE
I.E.	– INVERT ELEVATION
FIR	– FOUND IRON ROD
FIRC	– FOUND IRON ROD AND CAP
G.W.	– GUY WIRE
(M)	– MEASURED
L.B.E.	– LANDSCAPE BUFFER EASEMENT
(M&P)	– MEASURED AND PLAT
N&D	– NAIL & DISK
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM (1988)
N.T.S.	– NOT TO SCALE
(NR)	– NOT RADIAL
O.R.	– OFFICIAL RECORD BOOK
(P)	– PLAT
P.B.	– PLAT BOOK
P.C.	– POINT OF CURVATURE
P.C.C.	– POINT OF COMPOUND CURVATURE
P.C.P.	– PERMANENT CONTROL POINT
P.I.	– POINT OF INTERSECT
P.G.	– PAGE
P.O.B.	– POINT OF BEGINNING
P.O.C.	– POINT OF COMMENCEMENT
PP	– POWER POLE
P.R.C.	– POINT OF REVERSE CURVATURE
P.R.M.	– PERMANENT REFERENCE MONUMENT
P.T.	– POINT OF TANGENCY
P.U.E.	– PUBLIC UTILITY EASEMENT
PVC	– POLYVINYL CHLORIDE
R	– RADIUS
(R)	– RADIAL
RCP	– REINFORCED CONCRETE PIPE
R.E.	– RIM ELEVATION
RNG.	– RANGE
R/W	– RIGHT OF WAY
SEC.	– SECTION
SIRC	– SET 5/8" IRON ROD "LB 8152"
S.W.	– SIDEWALK
Ⓣ	– TELEPHONE BOX
T.O.B.	– TOP OF BANK
TWP.	– TOWNSHIP
WPB	– WIRE PULL BOX
◇	– BACK FLOW PREVENTER
⊡	– WATER METER
⋈	– WATER VALVE
Ⓦ	– WELL
⊞	– SIGN
Ⓜ	– STORM MANHOLE
Ⓢ	– SANITARY SEWER
△	– DELTA ANGLE
⊹	– TELEPHONE PEDESTAL
☼	– POWER POLE
⊱	– GUY ANCHOR
℄	– CENTERLINE
–x–	– FENCE
–#–	– 6' WOOD FENCE
–E–	– OVERHEAD WIRES
[ ]	– CONCRETE PAD
5.6	– EXISTING ELEVATION

COMMUNITY / MAP NUMBER 125124 / 12071C0328F | DATE OF MAP: 08-28-2008 | FLOOD ZONES: X AND AE | ELEVATION: N/A AND 7 FEET

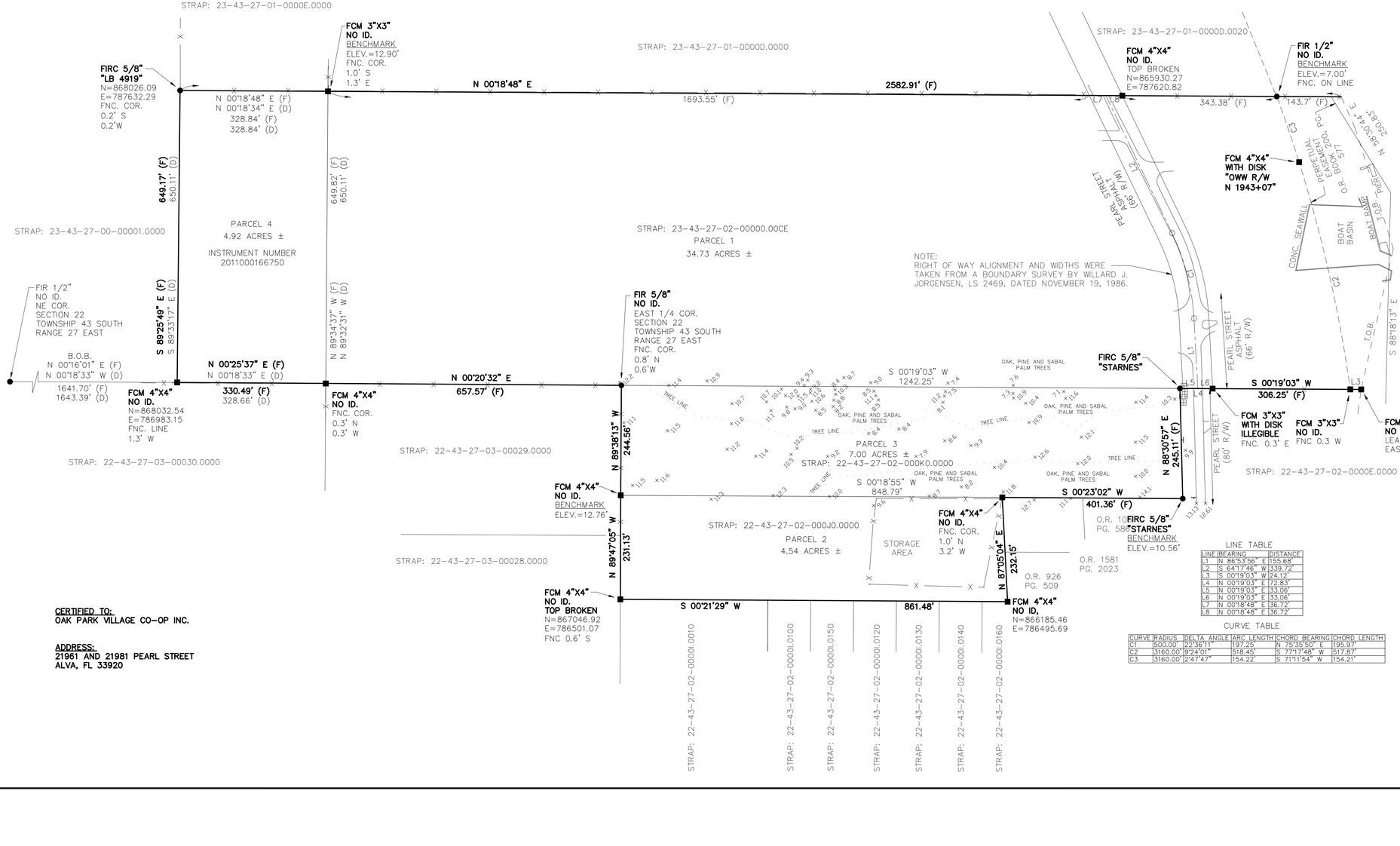
PARCEL 1: ALL OF BLOCKS A, B AND C, OF THAT CERTAIN SUBDIVISION KNOWN AS FRANCIS W. PERRY'S SUBDIVISION, AS FILED AND RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 18, LYING AND BEING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST.

PARCEL 2: BLOCK J, OF THAT CERTAIN SUBDIVISION KNOWN AS A. M. STEVENS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 28, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 43 SOUTH, RANGE 27 EAST; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, 250.62 FEET TO THE EASTERLY BOUNDARY OF THE SAID LOT J AND THE POINT OF BEGINNING; THENCE RUN NORTH ALONG THE SAID EASTERLY BOUNDARY 458.04 FEET; THENCE RUN WESTERLY TO A POINT ON THE WEST BOUNDARY OF SAID LOT J WHICH IS 450.53 FEET NORTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH ALONG THE SAID WEST LINE OF LOT J, 450.53 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG THE SAID NORTH LINE OF LOT 1 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.55 ACRES MORE OR LESS.

PARCEL 3: LOTS K AND L, A.M. STEVENS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS AND EXCEPT THE RIGHT OF WAY FOR PEARL STREET; AND SUBJECT TO A PERPETUAL EASEMENT GRANTED TO THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT AS RECORDED IN OFFICIAL RECORD BOOK 200, PAGE 577, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND SUBJECT TO A GRANT FOR DISPOSAL OF DREDGED MATERIAL RECORDED IN MISCELLANEOUS BOOK 17, PAGES 497 TO 499, INCLUSIVE AND PAGES 528 AND 529, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 4: THE WEST 650.10 FEET OF: THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; CONTAINING 4.906 ACRES, MORE OR LESS.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°53'56" E	155.68'
L2	S 64°17'46" W	339.72'
L3	S 00°19'03" W	24.12'
L4	N 00°19'03" E	72.83'
L5	N 00°19'03" E	33.06'
L6	N 00°19'03" E	33.06'
L7	N 00°18'48" E	36.72'
L8	N 00°18'48" E	36.72'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	22°36'11"	197.25'	N 75°35'50" E	195.97'
C2	3160.00'	9°24'01"	518.45'	S 77°17'48" W	517.87'
C3	3160.00'	2°47'47"	154.22'	S 71°11'54" W	154.21'

CERTIFIED TO:
OAK PARK VILLAGE CO-OP INC.

ADDRESS:
21961 AND 21981 PEARL STREET
ALVA, FL 33920

NO. | REVISIONS | DATE

APPROVED
KENNETH PUFAHL
Digitally signed by KENNETH PUFAHL
Date: 2020.04.03 14:42:40 -04'00'
KENNETH PUFAHL
REGISTERED LAND SURVEYOR PSM #6126
STATE OF FLORIDA
VALID ONLY WITH EMBOSSED SEAL OR DIGITAL SIGNATURE

LIS Land Surveying, LLC
2572 West State Road 426
Oviedo, Fl. 32765
321-244-0402 321-244-9419 (Fax)
LB1057

21430 Palm Beach Blvd.
Alva, Fl. 33920
239-693-9244 239-693-9828 (Fax)
LB1057

FIELD SURVEY	01/30/2020 – 03/29/2020
CREW CHIEF	K. PUFAHL
DRAWN BY	KP
SCALE	1"=120'
LIS JOB NO	OAK PARK
SHEET: 1 OF 1	DATE: 04/01/2020

The News-Press
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Classified Ad Receipt
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BONITA SPRINGS FL 34135
USA

Ad No.: 0004700870
Net Amt: $145.91

Run Times: 1

No. of Affidavits: 1

Run Dates: 04/22/21

Text of Ad:

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Wednesday, May 5, 2021
TIME: 4:30 PM
ADDRESS: Oak Park Village Community Building, 21961 Pearl St, Alva, FL 33920
In accordance with North Olga Planning Community, Section 33-1663, of the Lee County Land Development Code, the Applicant, Oak Park Village Cooperative, Inc., will be presenting information to the public on the following request:
Oak Park Village Cooperative, Inc. seeks to rezone the current community and two undeveloped parcels, which are undeveloped single-family lots under common ownership abutting to the west, to a Mobile Home Planned Development to allow the current park to continue and expand open storage for residents and passive recreation and green space.
The meeting will be held at 4:30 p.m. on Wednesday, May 5, at the Oak Park Village Community Building located at the entrance to the park at the northeast corner of Aloe and Pearl Street, specifically at 21961 Pearl St, Alva, FL 33920. For questions please contact:
Waldrop Engineering, P.A. c/o Fred Drovdlic
1514 Broadway, Suite 201, Fort Myers, FL 33901
(239) 989-3370 OR fred.drovdlic@waldropengineering.com
AD#4700870 April 22, 2021

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
FORT MYERS Bonita Springs Tampa Orlando Sarasota
1514 Broadway, Suite 201, Fort Myers, FL 33901
p. (239) 344-0000 f. (239) 344-3444

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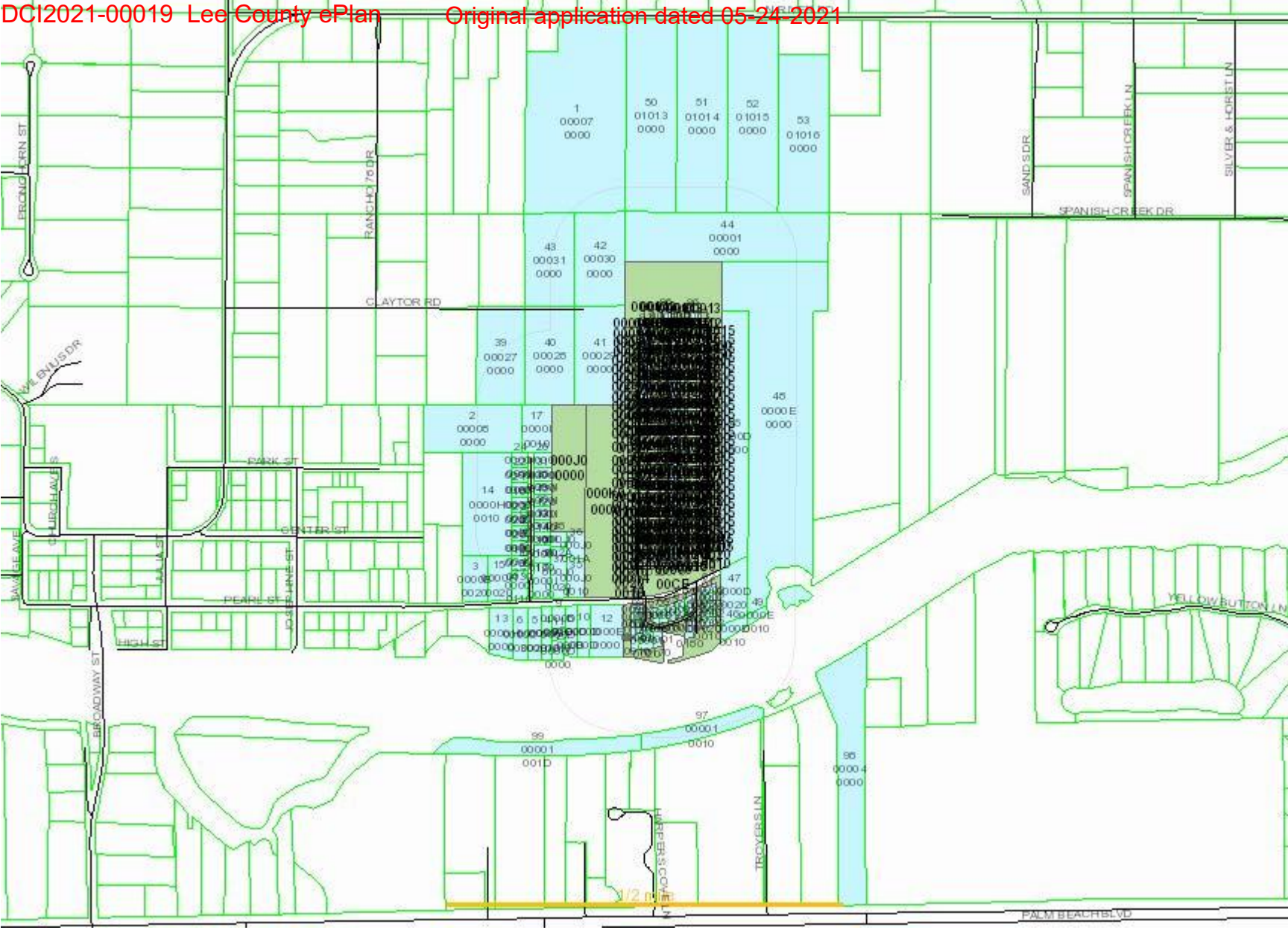
LEE COUNTY
OAK PARK VILLAGE MHPD ZONING

Public Information Meeting
Oak Park Village Clubhouse

May 5, 2021

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
John Schouwink	7 Fig	nootroni@gmail.com
Bobbi Jo Donahue	12 Elder	Bjdonahue@yahoo.com
Carolyn Mona-Nietsch	1 Grape	CAROLYN@OakParkVillage.com
Don Clouter	14 Cork	donclouter1012@gmail.com
Joe Bluemel	18 ASHE	Jbluemel2@gmail.com


PRONG HORN ST
RANCHO 76 DR
CLAYTOR RD
SAND S DR
SPANISH CREEK LN
SILVER & HORST LN
SPANISH CREEK DR
WILENIUS DR
PARK ST
CENTER ST
PEARL ST
HIGH ST
BROADWAY ST
JOSEPHINE ST
CHURCH AVE S
SAVAGE AVE
YELLOW BUTTON LN
HARPERS COVE LN
TROYERS LN
PALM BEACH BLVD
1/2 mile

FolioId	STRAP	OwnerName	MailAddress	MailCity	MailSt	MailZip	MailCount	SiteNo.	SiteStreet	SiteCity	SiteZip
10356316	22-43-27-02-000J0.0000	OAK PARK VILLAGE CO-OP INC	21961 PEARL ST	ALVA	FL	33920		21961	PEARL ST	ALVA	33920
10356321	22-43-27-02-000K0.0000	OAK PARK VILLAGE CO-OP INC	21961 PEARL STREET	ALVA	FL	33920		21981	PEARL ST	ALVA	33920
10356440	23-43-27-02-00000.00CE	OAK PARK VILLAGE CO-OP INC	21961 PEARL ST	ALVA	FL	33920		21981	PEARL ST	ALVA	33920
10356458	23-43-27-02-00004.0010	BREWER WALTER L +	7 ACTON RD	ASHLAND	MA	1721		1	BASIL	ALVA	33920
10356459	23-43-27-02-00004.0020	SIPES ROBERT L	2 CORK	ALVA	FL	33920		2	CORK	ALVA	33920
10356461	23-43-27-02-00004.0040	MOSS MARLENE M TR	4 CORK	ALVA	FL	33920		4	CORK	ALVA	33920
10356462	23-43-27-02-00004.0050	BURNHAM RANDALL G +	5 BASIL ST	ALVA	FL	33920		5	BASIL	ALVA	33920
10356463	23-43-27-02-00004.0060	FERRILL LARRY M +	6 CORK	ALVA	FL	33920		6	CORK	ALVA	33920
10356466	23-43-27-02-00004.0090	PERONE CAROL	4 LINCOLN ST	SOUTH HACKENSACK	NJ	7606		9	BASIL	ALVA	33920
10356467	23-43-27-02-00004.0100	BASIL JOE CLARK TRUST	1507 SLEEPY HOLLOW RD	ROSELAND	VA	22967		10	CORK	ALVA	33920
10356468	23-43-27-02-00004.0110	KLINE PATRICK +	11 BASIL	ALVA	FL	33920		11	BASIL	ALVA	33920
10356469	23-43-27-02-00004.0120	ROMAIN ANTHONY J +	12 CORK ST	ALVA	FL	33920		12	CORK	ALVA	33920
10356470	23-43-27-02-00004.0140	BLYTHE JAMES +	14 CORK	ALVA	FL	33920		14	CORK	ALVA	33920
10356471	23-43-27-02-00004.0150	NALLEY DAVID W SR	15 BASIL	ALVA	FL	33920		15	BASIL	ALVA	33920
10356472	23-43-27-02-00005.0010	COURTNEY MARION E +	218 LUCKY LANE	PENDLETON	IN	46064		1	CORK	ALVA	33920
10356473	23-43-27-02-00005.0020	SCOBLE BONNIE	2 DILL	ALVA	FL	33920		2	DILL	ALVA	33920
10356474	23-43-27-02-00005.0030	TURNER JOSEPH M +	44476 STATE ROUTE 25 N	DAVENPORT	WA	99122		3	CORK	ALVA	33920
10356475	23-43-27-02-00005.0040	BAUER DONALD	4 DILL LN	ALVA	FL	33920		4	DILL	ALVA	33920
10356476	23-43-27-02-00005.0050	PRINCINSKY THOMAS R +	6599 CIRCLE DR	HARRISON	MI	48625		5	CORK	ALVA	33920
10356477	23-43-27-02-00005.0060	GUNNICK HENRY +	6 DILL	ALVA	FL	33920		6	DILL	ALVA	33920
10356480	23-43-27-02-00005.0090	GUNNINK HENRY J +	7677 ARTHUR ST	FRIDLEY	MN	55432		9	CORK	ALVA	33920
10356481	23-43-27-02-00005.0100	MCLIN TIMOTHY & CATHLEEN	10 DILL	ALVA	FL	33920		10	DILL	ALVA	33920
10356482	23-43-27-02-00005.0110	OAK PARK VILLAGE CO-OP INC	21961 PEARL STREET	ALVA	FL	33920		11	CORK	ALVA	33920
10356483	23-43-27-02-00005.0120	YACK LOIS J +	12 DILL	ALVA	FL	33920		12	DILL	ALVA	33920
10356484	23-43-27-02-00005.0140	COOK WILLIAM R JR +	14 DILL	ALVA	FL	33920		14	DILL	ALVA	33920
10356485	23-43-27-02-00005.0150	LINERT PAULINE	3096 ELMWOOD DR	FORT GRATIOT	MI	48059		15	CORK	ALVA	33920
10356486	23-43-27-02-00006.0010	KUNIK DEBORAH K	1 DILL	ALVA	FL	33920		1	DILL	ALVA	33920
10356487	23-43-27-02-00006.0020	DOUGLAS AND SUSAN VINE TRUST	3322 STONE RIDGE DR	GREEN BAY	WI	54313		2	ELDER	ALVA	33920
10356488	23-43-27-02-00006.0030	MASTERNAK CAROL A	3 DILL	ALVA	FL	33920		3	DILL	ALVA	33920
10356489	23-43-27-02-00006.0040	GRAVES RICHARD B &	4 ELDER	ALVA	FL	33920		4	ELDER	ALVA	33920
10356490	23-43-27-02-00006.0050	ZELLMER GERALD & JUDITH	5 DILL ST	ALVA	FL	33920		5	DILL	ALVA	33920
10356491	23-43-27-02-00006.0060	LANE NORMA	6 ELDER	ALVA	FL	33920		6	ELDER	ALVA	33920
10356494	23-43-27-02-00006.0090	PARLEE WAYNE A +	9 DILL	ALVA	FL	33920		9	DILL	ALVA	33920
10356495	23-43-27-02-00006.0100	KING DAVID A +	11863 FAIR LAKE DR	DELTON	MI	49046		10	ELDER	ALVA	33920
10356496	23-43-27-02-00006.0110	HEATH PATRICIA J	11 DILL	ALVA	FL	33920		11	DILL	ALVA	33920
10356497	23-43-27-02-00006.0120	DONAHUE RONALD F &	12 ELDER	ALVA	FL	33920		12	ELDER	ALVA	33920
10356498	23-43-27-02-00006.0140	SNYDER JAMES +	PO BOX 243	SPENCER	OH	44275		14	ELDER	ALVA	33920
10356499	23-43-27-02-00006.0150	MONROE EUGENE +	15 DILL	ALVA	FL	33920		15	DILL	ALVA	33920
10356500	23-43-27-02-00007.0010	STROBEL RICHARD H +	4 FALL DR	STOCKHOLM	NJ	7460		1	ELDER	ALVA	33920
10356501	23-43-27-02-00007.0020	NORMAN R HOLDEN TRUST +	PO BOX 33	STOCKHOLM	NJ	7460		2	FIG	ALVA	33920

10356502	23-43-27-02-00007.0030	MURPHEY MARILYN +	3 ELDER	ALVA	FL	33920		3 ELDER	ALVA	33920
10356503	23-43-27-02-00007.0040	BITTENBENDER HARRY E &	4 FIG	ALVA	FL	33920		4 FIG	ALVA	33920
10356504	23-43-27-02-00007.0050	VINE ALLEN M & AUDREY A	3133 WOODLAND RESERVE LN	GREEN BAY	WI	54313		5 ELDER	ALVA	33920
10356505	23-43-27-02-00007.0060	SKARO KIM F +	6 FIG	ALVA	FL	33920		6 FIG	ALVA	33920
10356508	23-43-27-02-00007.0090	STUDER MICHAEL +	9 ELDER ST	ALVA	FL	33920		9 ELDER	ALVA	33920
10356509	23-43-27-02-00007.0100	YOLE HENRY & ELIZABETH S	10 FIG	ALVA	FL	33920		10 FIG	ALVA	33920
10356510	23-43-27-02-00007.0110	FARMER EDDIE L +	11 ELDER	ALVA	FL	33920		11 ELDER	ALVA	33920
10356511	23-43-27-02-00007.0120	JOHNSON CAROL	12 FIG	ALVA	FL	33920		12 FIG	ALVA	33920
10356512	23-43-27-02-00007.0140	KATZ SMITH HELEN	14 FIG	ALVA	FL	33920		14 FIG	ALVA	33920
10356513	23-43-27-02-00007.0150	MCMANN STEVEN L	15 ELDER	ALVA	FL	33920		15 ELDER	ALVA	33920
10356514	23-43-27-02-00008.0010	HUTCHENS KENNETH	1 FIG	ALVA	FL	33920		1 FIG	ALVA	33920
10356515	23-43-27-02-00008.0020	WATTERS JIMMY H +	878 N 200 E	ANDERSON	IN	46012		2 GRAPE	ALVA	33920
10356516	23-43-27-02-00008.0040	FISHER BARBARA +	4 GRAPE	ALVA	FL	33920		4 GRAPE	ALVA	33920
10356517	23-43-27-02-00008.0050	UPCHURCH WILLIAM & ANNETTE	5 FIG	ALVA	FL	33920		5 FIG	ALVA	33920
10356518	23-43-27-02-00008.0060	SELLERS JAMES ELMER	6 GRAPE	ALVA	FL	33920		6 GRAPE	ALVA	33920
10356521	23-43-27-02-00008.0090	KROHN TOMMIE	9 FIG ST	ALVA	FL	33920		9 FIG	ALVA	33920
10356522	23-43-27-02-00008.0100	BREWER NORMA K	10 GRAPE	ALVA	FL	33920		10 GRAPE	ALVA	33920
10356523	23-43-27-02-00008.0110	DONAHUE JUDY A +	11 FIG	ALVA	FL	33920		11 FIG	ALVA	33920
10356524	23-43-27-02-00008.0120	SHERBURN TOMMIE	12 GRAPE	ALVA	FL	33920		12 GRAPE	ALVA	33920
10356525	23-43-27-02-00008.0140	BRAATZ RICHARD & KARENANN	14 GRAPE	ALVA	FL	33920		14 GRAPE	ALVA	33920
10356526	23-43-27-02-00008.0150	OPDYKE TIMOTHY D +	11565 SW 82ND AVE	OCALA	FL	34481		15 FIG	ALVA	33920
10356527	23-43-27-02-00009.0010	HIETALA KEITH &	1 GRAPE	ALVA	FL	33920		1 GRAPE	ALVA	33920
10356528	23-43-27-02-00009.0020	GAUTHIER PAULINE C TR	UNIT 223	LEHIGH ACRES	FL	33936		2 HAY	ALVA	33920
10356529	23-43-27-02-00009.0030	WINTERS GERALD V TR	1247 WOODLAND ST	JENISON	MI	49428		3 GRAPE	ALVA	33920
10356530	23-43-27-02-00009.0040	WATTERUD OSCAR +	4 HAY	ALVA	FL	33920		4 HAY	ALVA	33920
10356531	23-43-27-02-00009.0050	GAFFNEY DORIS JEAN +	201 CLAYARE APT 1	ENOLA	PA	17025		5 GRAPE	ALVA	33920
10356532	23-43-27-02-00009.0060	TENNISWOOD DANIEL C	6 HAY	ALVA	FL	33920		6 HAY	ALVA	33920
10356535	23-43-27-02-00009.0090	BARR RANDALL & MELONIE	9 GRAPE	ALVA	FL	33920		9 GRAPE	ALVA	33920
10356536	23-43-27-02-00009.0100	LONDON TERRANCE C +	1020 ILLINOIS ST	MARYSVILLE	MI	48040		10 HAY	ALVA	33920
10356537	23-43-27-02-00009.0110	FAIR STEVEN & ELIZABETH	11 GRAPE	ALVA	FL	33920		11 GRAPE	ALVA	33920
10356538	23-43-27-02-00009.0120	PIERCE CARL DANIEL JR +	5387 INLET DR	COLUMBUS	OH	43232		12 HAY	ALVA	33920
10356539	23-43-27-02-00009.0140	POWELL HOWARD & JANET	14 HAY	ALVA	FL	33920		14 HAY	ALVA	33920
10356540	23-43-27-02-00009.0150	BALDINO CHRISTINA	15 GRAPE	ALVA	FL	33920		15 GRAPE	ALVA	33920
10356543	23-43-27-02-00010.0030	VELEZ MARIA	6170 STRINGFELLOW RD	SAINT JAMES CITY	FL	33956		3 HAY	ALVA	33920
10356544	23-43-27-02-00010.0040	PAYNE MICHAEL J +	4 ILEX	ALVA	FL	33920		4 ILEX	ALVA	33920
10356545	23-43-27-02-00010.0050	FOLSON KIRK &	5 HAY	ALVA	FL	33920		5 HAY	ALVA	33920
10356546	23-43-27-02-00010.0060	RICHARD PAUL +	6 ILEX	ALVA	FL	33920		6 ILEX	ALVA	33920
10356549	23-43-27-02-00010.0090	NUNN KAREN M +	408 CONC 15 RR3	WALKERTON	ON	N0G 2V0	CANADA	9 HAY	ALVA	33920
10356550	23-43-27-02-00010.0100	NYGARD DANA & BONNIE	10 ILEX	ALVA	FL	33920		10 ILEX	ALVA	33920
10356551	23-43-27-02-00010.0110	HALEY TIMOTHY +	11 HAY	ALVA	FL	33920		11 HAY	ALVA	33920
10356552	23-43-27-02-00010.0120	ELSBURY MICHAEL D +	12 ILEX	ALVA	FL	33920		12 ILEX	ALVA	33920

10356553	23-43-27-02-00010.0140	HAHN WAYNE A & SUSAN L	14 ILEX	ALVA	FL	33920	14 ILEX	ALVA	33920
10356554	23-43-27-02-00010.0150	DORAN MICHAEL S +	15 HAY ST	ALVA	FL	33920	15 HAY	ALVA	33920
10356557	23-43-27-02-00011.0030	MCCASKILL JAMES E +	3 ILEX	ALVA	FL	33920	3 ILEX	ALVA	33920
10356558	23-43-27-02-00011.0040	HUMMEL CHARLOTTE +	4 JUTE	ALVA	FL	33920	4 JUTE	ALVA	33920
10356559	23-43-27-02-00011.0050	COOK WILLIAM R JR TR	5 ILEX	ALVA	FL	33920	5 ILEX	ALVA	33920
10356560	23-43-27-02-00011.0060	GINTER FLORANCE	6 JUTE	ALVA	FL	33920	6 JUTE	ALVA	33920
10356563	23-43-27-02-00011.0090	CATON PATRICIA P	PO BOX 945	ALVA	FL	33920	9 ILEX	ALVA	33920
10356564	23-43-27-02-00011.0100	SHERBURN CHRIS	10 JUTE	ALVA	FL	33920	10 JUTE	ALVA	33920
10356565	23-43-27-02-00011.0110	ROOT LINDA P +	11 ILEX	ALVA	FL	33920	11 ILEX	ALVA	33920
10356566	23-43-27-02-00011.0120	JOHNSON EVELYN +	12 JUTE	ALVA	FL	33920	12 JUTE	ALVA	33920
10356567	23-43-27-02-00011.0140	FORNELL DONALD L &	14 JUTE	ALVA	FL	33920	14 JUTE	ALVA	33920
10356568	23-43-27-02-00011.0150	BARBARA A JASON TRUST	15 ILEX	ALVA	FL	33920	15 ILEX	ALVA	33920
10356571	23-43-27-02-00012.0030	KYLE MICHAEL	3 JUTE	ALVA	FL	33920	3 JUTE	ALVA	33920
10356572	23-43-27-02-00012.0040	KEMP JANET D +	4 KELP	ALVA	FL	33920	4 KELP	ALVA	33920
10356573	23-43-27-02-00012.0050	BAUER WILLIAM R +	200 EDGEWOOD RD	PITTSBURGH	PA	15221	5 JUTE	ALVA	33920
10356574	23-43-27-02-00012.0060	FOCHS RANDALL +	6 KELP ST	ALVA	FL	33920	6 KELP	ALVA	33920
10356576	23-43-27-02-00012.0080	SPLITT THOMAS +	8 KELP	ALVA	FL	33920	8 KELP	ALVA	33920
10356577	23-43-27-02-00012.0090	MAYNARD ROGER +	1090 KATHLEEN DR	LAPEER	MI	48446	9 JUTE	ALVA	33920
10356578	23-43-27-02-00012.0100	DINUNZIO MICHAEL & JANET	PO BOX 64321	SOUDERTON	PA	18964	10 KELP	ALVA	33920
10356579	23-43-27-02-00012.0110	MANLY MATTHEW M SR &	545 S HAYLEY DR	PORT CLINTON	OH	43452	11 JUTE	ALVA	33920
10356580	23-43-27-02-00012.0120	NIEBOUR CARL	PO BOX 922	ALVA	FL	33920	12 KELP	ALVA	33920
10356581	23-43-27-02-00012.0140	SNYDER BRUCE 1/2 +	5802 HENDEE LN	PORTLAND	MI	48875	14 KELP	ALVA	33920
10356582	23-43-27-02-00012.0150	BISSONNETTE GLORIA L/E	15 JUTE ST	ALVA	FL	33920	15 JUTE	ALVA	33920
10356583	23-43-27-02-00013.0010	MCPHEE GARY W +	1 KELP	ALVA	FL	33920	1 KELP	ALVA	33920
10356584	23-43-27-02-00013.0030	BURTON THOMAS & DARLENE	3 KELP ST	ALVA	FL	33920	3 KELP	ALVA	33920
10356586	23-43-27-02-00013.0070	MURPHY SHARON LUANN	7 KELP	ALVA	FL	33920	7 KELP	ALVA	33920
10356587	23-43-27-02-00013.0090	MILLER ROBERT D & JOANN	9 KELP	ALVA	FL	33920	9 KELP	ALVA	33920
10356589	23-43-27-02-00013.0150	CHODOROWSKI MARY ANN	15 KELP ST	ALVA	FL	33920	15 KELP	ALVA	33920
10356590	23-43-27-02-00014.0010	OAK PARK VILLAGE CO-OP INC	21961 PEARL ST	ALVA	FL	33920	1 ALOE	ALVA	33920
10356591	23-43-27-02-00014.0020	KORENCHUK NANCY L TR	2 ALOE	ALVA	FL	33920	2 ALOE	ALVA	33920
10356592	23-43-27-02-00014.0030	REDMAN JOHN S	3 ALOE	ALVA	FL	33920	3 ALOE	ALVA	33920
10356593	23-43-27-02-00014.0040	BRUST MICHAEL A &	4 ALOE	ALVA	FL	33920	4 ALOE	ALVA	33920
10356594	23-43-27-02-00014.0050	JACKSON KLARA	5 ALOE ST	ALVA	FL	33920	5 ALOE	ALVA	33920
10356595	23-43-27-02-00014.0060	BRENZIL JOHN +	3149 HALDIMAND RD 9	YORK	ON	N0A 1R0 CANADA	6 ALOE	ALVA	33920
10356596	23-43-27-02-00014.0070	BUCKLEY MARY ALICE	7 ALOE ST	ALVA	FL	33920	7 ALOE	ALVA	33920
10356597	23-43-27-02-00014.0080	TIENSTRA JON +	1905 CRICKLEWOOD CV	FOGELSVILLE	PA	18051	8 ALOE	ALVA	33920
10356598	23-43-27-02-00014.0090	GILMORE BONNIE +	9 ALOE	ALVA	FL	33920	9 ALOE	ALVA	33920
10356599	23-43-27-02-00014.0100	RUEBECK-NELSON JAMES +	10 ALOE	ALVA	FL	33920	10 ALOE	ALVA	33920
10356600	23-43-27-02-00014.0110	VINE ALLEN M +	11 ALOE	ALVA	FL	33920	11 ALOE	ALVA	33920
10356601	23-43-27-02-00014.0140	SPENCER DALE +	9733 STATE RD 227	FOUNTAIN CITY	IN	47341	14 ALOE	ALVA	33920
10356602	23-43-27-02-00014.0150	HARDER SANDRA +	15 ALOE	ALVA	FL	33920	15 ALOE	ALVA	33920

10356603	23-43-27-02-00014.0160	OVERBAY LARRY W	16 ALOE	ALVA	FL	33920	16	ALOE	ALVA	33920
10356604	23-43-27-02-00014.0180	DOWNIE LYNDA	18 ALOE	ALVA	FL	33920	18	ALOE	ALVA	33920
10356605	23-43-27-02-00014.0190	HEROLD TIMOTHY +	19 ALOE ST	ALVA	FL	33920	19	ALOE	ALVA	33920
10356606	23-43-27-02-00014.0200	GRAVELYN LAUREL K +	20 ALOE	ALVA	FL	33920	20	ALOE	ALVA	33920
10356607	23-43-27-02-00014.0210	RIGBY ANTONINA +	PO BOX 872	ALVA	FL	33920	21	ALOE	ALVA	33920
10356608	23-43-27-02-00014.0220	DAVID R ALBIN & JANEENE ALBIN	22 ALOE	ALVA	FL	33920	22	ALOE	ALVA	33920
10356609	23-43-27-02-00014.0230	CRAWFORD CLARENCE	23 ALOE	ALVA	FL	33920	23	ALOE	ALVA	33920
10356610	23-43-27-02-00014.0240	LARSON GARY +	11517 117TH ST	FINLAYSON	MN	55735	24	ALOE	ALVA	33920
10356611	23-43-27-02-00014.0250	WHITTAKER PAULINE & LLOYD	25 ALOE ST	ALVA	FL	33920	25	ALOE	ALVA	33920
10356612	23-43-27-02-00014.0260	BAKER MORTON +	16988 PAXTON LN	LAWRENCEBURG	IN	47025	26	ALOE	ALVA	33920
10356613	23-43-27-02-00014.0270	WALKER RONALD O	27 ALOE ST	ALVA	FL	33920	27	ALOE	ALVA	33920
10356614	23-43-27-02-00014.0280	COLLINS BONNIE K +	1438 SPRING BOX COURT	ROCK HILL	SC	29732	28	ALOE	ALVA	33920
10356615	23-43-27-02-00014.0290	MATHIS H ALAN +	29 ALOE	ALVA	FL	33920	29	ALOE	ALVA	33920
10356616	23-43-27-02-00014.0300	GOLLWITZER SANDRA +	30 ALOE ST	ALVA	FL	33920	30	ALOE	ALVA	33920
10356617	23-43-27-02-00015.0010	SANDERSON RONALD & NORA	16320 BELL RD	HOMER GLEN	IL	60491	1	ASHE	ALVA	33920
10356618	23-43-27-02-00015.0020	ANGELONE CONSTANCE	2 ASHE	ALVA	FL	33920	2	ASHE	ALVA	33920
10356619	23-43-27-02-00015.0030	ROEST CAROL E +	273 CHASSERAL CT	COMSTOCK PARK	MI	49321	3	ASHE	ALVA	33920
10356620	23-43-27-02-00015.0040	PROVENCAL JO MILLAGE	4 ASHE	ALVA	FL	33920	4	ASHE	ALVA	33920
10356621	23-43-27-02-00015.0050	LISCUM SARA	5 ASHE ST	ALVA	FL	33920	5	ASHE	ALVA	33920
10356622	23-43-27-02-00015.0060	HARRIS GENE & CAROL	6 ASHE ST	ALVA	FL	33920	6	ASHE	ALVA	33920
10356623	23-43-27-02-00015.0070	HOELTING JOHN +	14473 OXBOW LN	DAYTON	MN	55327	7	ASHE	ALVA	33920
10356625	23-43-27-02-00015.0090	SPRAGUE DANIEL R & WENDY W	2230 GARDNER RD	ALVA	FL	33920	9	ASHE	ALVA	33920
10356626	23-43-27-02-00015.0100	CLARK GREGORY +	605 S PLUM ST	FARMLAND	IN	47340	10	ASHE	ALVA	33920
10356627	23-43-27-02-00015.0110	MESSINA A DOROTHY +	2862 DILLON RD	GILMAN	IA	50106	11	ASHE	ALVA	33920
10356628	23-43-27-02-00015.0120	LANGER CAROL	12 ASHE	ALVA	FL	33920	12	ASHE	ALVA	33920
10356629	23-43-27-02-00015.0140	RANEY ALLEN F & SUZANNE M	14 ASHE	ALVA	FL	33920	14	ASHE	ALVA	33920
10356630	23-43-27-02-00015.0150	WHITE CLARENCE W JR 1/2 +	7977 GALENA RD	BRISTOL	IL	60512	15	ASHE	ALVA	33920
10356631	23-43-27-02-00015.0160	WILLIAM R + KATHLEEN M BAUER T	16 ASHE	ALVA	FL	33920	16	ASHE	ALVA	33920
10356632	23-43-27-02-00015.0170	NOETZEL DEBORAH	17 ASHE ST	ALVA	FL	33920	17	ASHE	ALVA	33920
10356633	23-43-27-02-00015.0180	BLUEMEL JOSEPH +	N6W31310 ALBERTA DR	DELAFIELD	WI	53018	18	ASHE	ALVA	33920
10356634	23-43-27-02-00015.0190	INGRAM WILLIAM +	19 ASHE ST	ALVA	FL	33920	19	ASHE	ALVA	33920
10356635	23-43-27-02-00015.0200	ELMER JOHN & ELEANOR MILDRED M	5465 SAN LUIS DR	NORTH FORT MYERS	FL	33903	20	ASHE	ALVA	33920
10356636	23-43-27-02-00015.0210	CHERNEY TRUST	W206N16742 BLACKBERRY CI	JACKSON	WI	53037	21	ASHE	ALVA	33920
10356637	23-43-27-02-00015.0220	SPIDLE MILDRED S	22 ASHE	ALVA	FL	33920	22	ASHE	ALVA	33920
10356638	23-43-27-02-00015.0230	KUSIAK EDWARD P & SYLVIA TR	23 ASHE	ALVA	FL	33920	23	ASHE	ALVA	33920
10356639	23-43-27-02-00015.0240	SCHROEDER TAMMY +	24 ASHE	ALVA	FL	33920	24	ASHE	ALVA	33920
10356640	23-43-27-02-00015.0250	OAK PARK VILLAGE CO-OP INC	21961 PEARL ST	ALVA	FL	33920	25	ASHE	ALVA	33920
10356641	23-43-27-02-00015.0260	OAK PARK VILLAGE CO-OP INC	21961 PEARL ST	ALVA	FL	33920	26	ASHE	ALVA	33920
10356145	22-43-27-00-00007.0000	WILLIAMS TRENTON DALE	21990 N RIVER RD	ALVA	FL	33920	21990	N RIVER RD	ALVA	33920
10356151	22-43-27-00-00008.0000	SHOEMAKER CAROLYN L	2915 MAGNOLIA ST	FORT MYERS	FL	33901	17451	REWIS RD	ALVA	33920
10356282	22-43-27-02-0000B.0020	RICCIARDI JESSICA B	21791 PEARL ST	ALVA	FL	33920	21791	PEARL ST	ALVA	33920

10356283	22-43-27-02-0000C.0010	BEYER STEPHEN H JR +	21870 PEARL ST	ALVA	FL	33920	21870	PEARL ST	ALVA	33920
10356284	22-43-27-02-0000C.0020	WARNER JAY P	15071 HAWKS SHADOW DR	FORT MYERS	FL	33905	21850	PEARL ST	ALVA	33920
10356285	22-43-27-02-0000C.0030	DAVIS DOUGLAS L + LAURA	21830 PEARL ST	ALVA	FL	33920	21830	PEARL ST	ALVA	33920
10356286	22-43-27-02-0000D.0000	BUNTING NATHAN GARDNER &	21900 PEARL ST	ALVA	FL	33920	21900	PEARL ST	ALVA	33920
10356287	22-43-27-02-0000D.000B	HANSON JAMES H + JUDITH C	21920 PEARL ST	ALVA	FL	33920	21920	PEARL ST	ALVA	33920
10356288	22-43-27-02-0000D.000C	PANTON KAREN ANN	PO BOX 1045	ALVA	FL	33920	21890	PEARL ST	ALVA	33920
10356289	22-43-27-02-0000D.000D	CARVAJAL CLAUDIA SOFIA GOMEZ	21930 PEARL ST	ALVA	FL	33920	21930	PEARL ST	ALVA	33920
10479533	22-43-27-02-0000D.0010	BUNTING NATHAN GARDNER &	21900 PEARL ST	ALVA	FL	33920		ACCESS UNI	ALVA	
10356290	22-43-27-02-0000E.0000	ERP ALBERT J	21950 PEARL ST	ALVA	FL	33920	21950	PEARL ST	ALVA	33920
10356295	22-43-27-02-0000H.0000	RIGBY ANTONINA	PO BOX 872	ALVA	FL	33920	21810	PEARL ST	ALVA	33920
10356296	22-43-27-02-0000H.0010	SOUTH FLA WATER MGMT DIST	PO BOX 24680	WEST PALM BEACH	FL	33416		ACCESS UNI	ALVA	
10466954	22-43-27-02-0000H.0020	RIGBY SHARON	PO BOX 955	ALVA	FL	33920	21811	PEARL ST	ALVA	33920
10356297	22-43-27-02-0000I.0000	NUNEZ DANIEL Z +	21877 PEARL ST	ALVA	FL	33920	21877	PEARL ST	ALVA	33920
10356298	22-43-27-02-0000I.0010	BENNETT DENNIS C	PO BOX 35	ALVA	FL	33920	17450	REWIS RD	ALVA	33920
10356299	22-43-27-02-0000I.0020	BEYER STEPHEN H + SHARON A	21870 PEARL ST	ALVA	FL	33920	17351	REWIS RD	ALVA	33920
10356300	22-43-27-02-0000I.0030	HAMILTON HARVEY STEVEN	20319 SW 325TH ST	HOMESTEAD	FL	33030	17271	REWIS RD	ALVA	33920
10356301	22-43-27-02-0000I.0040	GRIFFIN JOSHUA +	18070 LYNDHURST LN	ALVA	FL	33920	17291	REWIS RD	ALVA	33920
10356302	22-43-27-02-0000I.0050	STEVENS LEE EUGENE + MARY E	17371 REWIS RD	ALVA	FL	33920	17371	REWIS RD	ALVA	33920
10356303	22-43-27-02-0000I.0060	OLSON LOUIS J + AMELIA R	17391 REWIS RD	ALVA	FL	33920	17391	REWIS RD	ALVA	33920
10356304	22-43-27-02-0000I.0070	ADAMS LEIGH A	2141 WAYLIFE CT	ALVA	FL	33920	17331	REWIS RD	ALVA	33920
10356305	22-43-27-02-0000I.0080	KENNEDY CAROL A	PO BOX 164	ALVA	FL	33920	17411	REWIS RD	ALVA	33920
10356306	22-43-27-02-0000I.0090	GILBERT WALTER JIM	PO BOX 216	ALVA	FL	33920	17311	REWIS RD	ALVA	33920
10356307	22-43-27-02-0000I.0100	BOLTE BERNHARD + ROSI	17410 REWIS RD	ALVA	FL	33920	17410	REWIS RD	ALVA	33920
10356308	22-43-27-02-0000I.0110	JOY KEVIN	21867 PEARL ST	ALVA	FL	33920	21867	PEARL ST	ALVA	33920
10356309	22-43-27-02-0000I.0120	BARRACO VINCENT O + CARRE M	15370 HUNTINGTON CT	FORT MYERS	FL	33966	17390	REWIS RD	ALVA	33920
10356310	22-43-27-02-0000I.0130	VELOZ WILLIAM N	PO BOX 62107	FORT MYERS	FL	33906	17370	REWIS RD	ALVA	33920
10356311	22-43-27-02-0000I.0140	MASON ORA MAE L/E +	PO BOX 2003	ALVA	FL	33920	17350	REWIS RD	ALVA	33920
10356312	22-43-27-02-0000I.0150	TYLOR MICHAEL A	17400 REWIS RD	ALVA	FL	33920	17400	REWIS RD	ALVA	33920
10356313	22-43-27-02-0000I.0160	WALKER ESTHER	PO BOX 2003	ALVA	FL	33920	17330	REWIS RD	ALVA	33920
10356314	22-43-27-02-0000I.0170	HOWARD NOELLE MARIE	17290 REWIS RD	ALVA	FL	33920	17290	REWIS RD	ALVA	33920
10356315	22-43-27-02-0000I.0180	STEWART PAULA M L/E	17310 REWIS RD	ALVA	FL	33920	17310	REWIS RD	ALVA	33920
10356317	22-43-27-02-000J0.0010	SEARS GLYNN M L/E	21931 PEARL ST	ALVA	FL	33920	21931	PEARL ST	ALVA	33920
10356318	22-43-27-02-000J0.001A	JETTIE MARK	3304 SANDLEWOOD LN #4	FORT MYERS	FL	33907	21941	PEARL ST	ALVA	33920
10356319	22-43-27-02-000J0.0020	BEARD THOMAS M + NANCY J	21891 PEARL ST	ALVA	FL	33920	21891	PEARL ST	ALVA	33920
10356320	22-43-27-02-000J0.002A	CADY JANICE L	21901 PEARL ST	ALVA	FL	33920	21901	PEARL ST	ALVA	33920
10356347	22-43-27-03-00027.0000	GAYLE DARRELL S	21840 CLAYTOR RD	ALVA	FL	33920	21840	CLAYTOR RI	ALVA	33920
10356348	22-43-27-03-00028.0000	SULLIVAN RUSSELL A II	21900 CLAYTOR RD	ALVA	FL	33920	21900	CLAYTOR RI	ALVA	33920
10356349	22-43-27-03-00029.0000	BENNETT NICOLE R	21950 CLAYTOR RD	ALVA	FL	33920	21950	CLAYTOR RI	ALVA	33920
10356350	22-43-27-03-00030.0000	DONALDSON ANTHONY H	21951 CLAYTOR RD	ALVA	FL	33920	21951	CLAYTOR RI	ALVA	33920
10356351	22-43-27-03-00031.0000	PLUNKETT TIMOTHY M	21901 CLAYTOR RD	ALVA	FL	33920	21901	CLAYTOR RI	ALVA	33920
10356383	23-43-27-00-00001.0000	WILLIAMS TRENTON DALE	21990 N RIVER RD	ALVA	FL	33920		ACCESS UNI	ALVA	

10356400	23-43-27-01-0000D.0000	RIVERWOOD ESTATES LLC	1380 GASPARILLA DR	FORT MYERS	FL	33901	22141	PEARL ST	ALVA	33920
10356401	23-43-27-01-0000D.0010	SOUTH FLA WATER MGMT DIST	PO BOX 24680	WEST PALM BEACH	FL	33416	21896	PEARL ST	ALVA	
10551329	23-43-27-01-0000D.0020	SUMMERS RANDY	PO BOX 816	ALVA	FL	33920	22140	PEARL ST	ALVA	
10356402	23-43-27-01-0000E.0000	RIVERWOOD ESTATES LLC	1380 GASPARILLA DR	FORT MYERS	FL	33901	22201	PEARL ST	ALVA	33920
10356403	23-43-27-01-0000E.0010	SOUTH FLA WATER MGMT DIST	PO BOX 24680	WEST PALM BEACH	FL	33416		ACCESS UNI	ALVA	
10356434	23-43-27-01-01013.0000	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	22030	N RIVER RD	ALVA	33920
10356435	23-43-27-01-01014.0000	CLAYBAUGH PAUL E	APO 121	APO	AP	96205	22070	N RIVER RD	ALVA	33920
10356436	23-43-27-01-01015.0000	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	22100	N RIVER RD	ALVA	33920
10356437	23-43-27-01-01016.0000	NSE WEST LLC	13300-56 S CLEVELAND AVE	FORT MYERS	FL	33907	22200	N RIVER RD	ALVA	33920
10356441	23-43-27-02-00001.0010	STEVENS LAURIE B +	15 EBOE ST	ALVA	FL	33920	15	EBOE ST	ALVA	33920
10356442	23-43-27-02-00001.0020	STEVENS LAURIE STEVENS +	16 EBOE ST	ALVA	FL	33920	16	EBOE ST	ALVA	33920
10356443	23-43-27-02-00001.0170	KREBS ALLAN D & CONSTANCE R	46976 DENTON ST	BELLEVILLE	MI	48111	17	EBOE ST	ALVA	33920
10356444	23-43-27-02-00001.0180	BOYKO JUNE L	18 EBOE ST	ALVA	FL	33920	18	EBOE ST	ALVA	33920
10356445	23-43-27-02-00002.0010	EISS MARK +	1 ERICA ST	ALVA	FL	33920	1	ERICA ST	ALVA	33920
10356446	23-43-27-02-00002.0020	LINERT MARY LOU	2 ERICA ST	ALVA	FL	33920	2	ERICA ST	ALVA	33920
10356447	23-43-27-02-00002.0030	GEFFRE DENNIS +	2530 LAKEWOOD LN	MOUND	MN	55364	3	ERICA ST	ALVA	33920
10356448	23-43-27-02-00002.0040	BENHAM ROBERT N TR	4 ERICA ST	ALVA	FL	33920	4	ERICA ST	ALVA	33920
10356449	23-43-27-02-00002.0050	BOWMAN KENNETH R	1885 COUNTY RD F-E	WHITE BEAR LAKE	MN	55110	5	ERICA ST	ALVA	33920
10356450	23-43-27-02-00003.0060	GEFFRE JOSEPH M TR	6 EBOE ST	ALVA	FL	33920	6	EBOE ST	ALVA	33920
10356451	23-43-27-02-00003.0070	HAVERKATE DAVID & MARY ANN TR	7 EBOE ST	ALVA	FL	33920	7	EBOE ST	ALVA	33920
10356452	23-43-27-02-00003.0080	MAUTHE JAMES H TR	8 EBOE ST	ALVA	FL	33920	8	EBOE ST	ALVA	33920
10356453	23-43-27-02-00003.0090	ANDERSON JACK +	9 EBOE AVE	ALVA	FL	33920	9	EBOE ST	ALVA	33920
10356454	23-43-27-02-00003.0100	BLAKELY GERALD E & RUTH M TR	10 EBOE ST	ALVA	FL	33920	10	EBOE ST	ALVA	33920
10356455	23-43-27-02-00003.0110	BURMEISTER GARY +	11 EBOE ST	ALVA	FL	33920	11	EBOE ST	ALVA	33920
10356456	23-43-27-02-00003.0120	BANTA RITA +	12 EBOE ST	ALVA	FL	33920	12	EBOE ST	ALVA	33920
10356457	23-43-27-02-00003.0140	MCPHAIL JACK & BARBARA	14 EBOE ST	ALVA	FL	33920	14	EBOE ST	ALVA	33920
10356460	23-43-27-02-00004.0030	BARRETT-BOWNS BONNIE K	3 BASIL	ALVA	FL	33920	3	BASIL	ALVA	33920
10356464	23-43-27-02-00004.0070	FLAXMAN NORMAN H +	7104 MAIDSTONE DR	PORT SAINT LUCIE	FL	34986	7	BASIL	ALVA	33920
10356465	23-43-27-02-00004.0080	GERALD E AND RUTH M BLAKELY TR	11881 FAIRLAKE DR	DELTON	MI	49046	8	CORK	ALVA	33920
10356478	23-43-27-02-00005.0070	JEZNACH WRENIE & KENNETH	7 CORK	ALVA	FL	33920	7	CORK	ALVA	33920
10356479	23-43-27-02-00005.0080	HIETALA KEITH +	8 DILL ST	ALVA	FL	33920	8	DILL	ALVA	33920
10356492	23-43-27-02-00006.0070	SNYDER JAMES +	PO BOX 243	SPENCER	OH	44275	7	DILL	ALVA	33920
10356493	23-43-27-02-00006.0080	LICINI CARL W & DOROTHY B	8 ELDER ST	ALVA	FL	33920	8	ELDER	ALVA	33920
10356506	23-43-27-02-00007.0070	GLYNN WILLIAM D +	7 ELDER	ALVA	FL	33920	7	ELDER	ALVA	33920
10356507	23-43-27-02-00007.0080	MURPHEY MARILYN +	3 ELDER ST	ALVA	FL	33920	8	FIG	ALVA	33920
10356519	23-43-27-02-00008.0070	SCHOUWINK JOHN +	1843 FAWN BROOKE RUN	ALLEGAN	MI	49010	7	FIG	ALVA	33920
10356520	23-43-27-02-00008.0080	BARNUM THOMAS +	411 WALNUT ST # 13905	GREEN COVE SPRINGS	FL	32043	8	GRAPE	ALVA	33920
10356533	23-43-27-02-00009.0070	SHERBURN CATHERINE I	7 GRAPE	ALVA	FL	33920	7	GRAPE	ALVA	33920
10356534	23-43-27-02-00009.0080	WHITE CLARENCE W &	8 HAY ST	ALVA	FL	33920	8	HAY	ALVA	33920
10356541	23-43-27-02-00010.0010	HOLMAN DONALD H	1 HAY	ALVA	FL	33920	1	HAY	ALVA	33920
10356542	23-43-27-02-00010.0020	FOWLER JANICE M	2 ILEX ST	ALVA	FL	33920	2	ILEX	ALVA	33920

10356547	23-43-27-02-00010.0070	SPACKEY MELVIN & EMMY M TR	7 HAY ST	ALVA	FL	33920	7	HAY	ALVA	33920
10356548	23-43-27-02-00010.0080	SOLARCHICK ROBERT C &	8 ILEX ST	ALVA	FL	33920	8	ILEX	ALVA	33920
10356555	23-43-27-02-00011.0010	ATWOOD MARILYN L +	1 ILEX	ALVA	FL	33920	1	ILEX	ALVA	33920
10356556	23-43-27-02-00011.0020	NELSON E & JANIS M WEAVER TRUS	16610 BENNINGTON CT	GRANGER	IN	46530	2	JUTE	ALVA	33920
10356561	23-43-27-02-00011.0070	JAMES AND PAULINE BAILEY TRUST	7 ILEX	ALVA	FL	33920	7	ILEX	ALVA	33920
10356562	23-43-27-02-00011.0080	HEWITT EDYTHE P L/E	8 JUTE	ALVA	FL	33920	8	JUTE	ALVA	33920
10356569	23-43-27-02-00012.0010	MIRANDA VIRGINIA +	1 JUTE	ALVA	FL	33920	1	JUTE	ALVA	33920
10356570	23-43-27-02-00012.0020	LARSEN ELIZABETH M L/E	2 KELP	ALVA	FL	33920	2	KELP	ALVA	33920
10356575	23-43-27-02-00012.0070	DEWALT KENNETH E & RAMONA J	7 JUTE ST	ALVA	FL	33920	7	JUTE	ALVA	33920
10356585	23-43-27-02-00013.0050	QUINLAN SCOTT +	5 KELP	ALVA	FL	33920	5	KELP	ALVA	33920
10356588	23-43-27-02-00013.0110	MCDANIEL RAY & VILLIE	11 KELP	ALVA	FL	33920	11	KELP	ALVA	33920
10356848	26-43-27-00-00001.0010	SOUTH FLA WATER MGMT DIST	PO BOX 24680	WEST PALM BEACH	FL	33416		ACCESS UNI	ALVA	
10356852	26-43-27-00-00004.0000	TROYER DAVID D + LYNN M	22251 PALM BEACH BLVD	ALVA	FL	33920	22251	PALM BEACI	ALVA	33920
10558990	27-43-27-00-00001.001D	SOUTH FLA WATER MGMT DIST	PO BOX 24680	WEST PALM BEACH	FL	33416		ACCESS UNI	ALVA	

WILLIAMS TRENTON DALE
21990 N RIVER RD
ALVA FL 33920

SHOEMAKER CAROLYN L
2915 MAGNOLIA ST
FORT MYERS FL 33901

RICCIARDI JESSICA B
21791 PEARL ST
ALVA FL 33920

BEYER STEPHEN H JR +
21870 PEARL ST
ALVA FL 33920

WARNER JAY P
15071 HAWKS SHADOW DR
FORT MYERS FL 33905

DAVIS DOUGLAS L + LAURA
21830 PEARL ST
ALVA FL 33920

BUNTING NATHAN GARDNER &
21900 PEARL ST
ALVA FL 33920

HANSON JAMES H + JUDITH C
21920 PEARL ST
ALVA FL 33920

PANTON KAREN ANN
PO BOX 1045
ALVA FL 33920

CARVAJAL CLAUDIA SOFIA GOMEZ
21930 PEARL ST
ALVA FL 33920

BUNTING NATHAN GARDNER &
21900 PEARL ST
ALVA FL 33920

ERP ALBERT J
21950 PEARL ST
ALVA FL 33920

RIGBY ANTONINA
PO BOX 872
ALVA FL 33920

SOUTH FLA WATER MGMT DIST
LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

RIGBY SHARON
PO BOX 955
ALVA FL 33920

NUNEZ DANIEL Z +
21877 PEARL ST
ALVA FL 33920

BENNETT DENNIS C
PO BOX 35
ALVA FL 33920

BEYER STEPHEN H + SHARON A
21870 PEARL ST
ALVA FL 33920

HAMILTON HARVEY STEVEN
20319 SW 325TH ST
HOMESTEAD FL 33030

GRIFFIN JOSHUA +
18070 LYNDHURST LN
ALVA FL 33920

Page Break

Page Break

STEVENS LEE EUGENE + MARY E
17371 REWIS RD
ALVA FL 33920

OLSON LOUIS J + AMELIA R
17391 REWIS RD
ALVA FL 33920

ADAMS LEIGH A
2141 WAYLIFE CT
ALVA FL 33920

KENNEDY CAROL A
PO BOX 164
ALVA FL 33920

GILBERT WALTER JIM
PO BOX 216
ALVA FL 33920

BOLTE BERNHARD + ROSI
17410 REWIS RD
ALVA FL 33920

JOY KEVIN
21867 PEARL ST
ALVA FL 33920

BARRACO VINCENT O + CARRE M
15370 HUNTINGTON CT
FORT MYERS FL 33966

VELOZ WILLIAM N
WILLIAM VELOZ
PO BOX 62107
FORT MYERS FL 33906

MASON ORA MAE L/E +
PO BOX 2003
ALVA FL 33920

TYLOR MICHAEL A
17400 REWIS RD
ALVA FL 33920

WALKER ESTHER
PO BOX 2003
ALVA FL 33920

HOWARD NOELLE MARIE
17290 REWIS RD
ALVA FL 33920

STEWART PAULA M L/E
17310 REWIS RD
ALVA FL 33920

SEARS GLYNN M L/E
21931 PEARL ST
ALVA FL 33920

JETTIE MARK
3304 SANDLEWOOD LN #4
FORT MYERS FL 33907

BEARD THOMAS M + NANCY J
21891 PEARL ST
ALVA FL 33920

CADY JANICE L
21901 PEARL ST
ALVA FL 33920

GAYLE DARRELL S
21840 CLAYTOR RD
ALVA FL 33920

SULLIVAN RUSSELL A II
21900 CLAYTOR RD
ALVA FL 33920

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BENNETT NICOLE R
21950 CLAYTOR RD
ALVA FL 33920

DONALDSON ANTHONY H
21951 CLAYTOR RD
ALVA FL 33920

PLUNKETT TIMOTHY M
21901 CLAYTOR RD
ALVA FL 33920

WILLIAMS TRENTON DALE
21990 N RIVER RD
ALVA FL 33920

RIVERWOOD ESTATES LLC
1380 GASPARILLA DR
FORT MYERS FL 33901

SOUTH FLA WATER MGMT DIST
LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

SUMMERS RANDY
RICK SUMMERS
PO BOX 816
ALVA FL 33920

RIVERWOOD ESTATES LLC
1380 GASPARILLA DR
FORT MYERS FL 33901

SOUTH FLA WATER MGMT DIST
LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

CLAYBAUGH PAUL E
APO 121
CSH UNIT 15244 BOX 589
APO AP 96205

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

NSE WEST LLC
13300-56 S CLEVELAND AVE
FORT MYERS FL 33907

STEVENS LAURIE B +
15 EBOE ST
ALVA FL 33920

STEVENS LAURIE STEVENS +
16 EBOE ST
ALVA FL 33920

KREBS ALLAN D & CONSTANCE R
46976 DENTON ST
BELLEVILLE MI 48111

BOYKO JUNE L
18 EBOE ST
ALVA FL 33920

EISS MARK +
1 ERICA ST
ALVA FL 33920

LINERT MARY LOU
2 ERICA ST
ALVA FL 33920

GEFFRE DENNIS +
2530 LAKEWOOD LN
MOUND MN 55364

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BENHAM ROBERT N TR
4 ERICA ST
ALVA FL 33920

BOWMAN KENNETH R
1885 COUNTY RD F-E
WHITE BEAR LAKE MN 55110

GEFFRE JOSEPH M TR
6 EBOE ST
ALVA FL 33920

HAVERKATE DAVID & MARY ANN TR
7 EBOE ST
ALVA FL 33920

MAUTHE JAMES H TR
8 EBOE ST
ALVA FL 33920

ANDERSON JACK +
9 EBOE AVE
ALVA FL 33920

BLAKELY GERALD E & RUTH M TR
10 EBOE ST
ALVA FL 33920

BURMEISTER GARY +
11 EBOE ST
ALVA FL 33920

BANTA RITA +
12 EBOE ST
ALVA FL 33920

MCPHAIL JACK & BARBARA
14 EBOE ST
ALVA FL 33920

BARRETT-BOWNS BONNIE K
3 BASIL
ALVA FL 33920

FLAXMAN NORMAN H +
7104 MAIDSTONE DR
PORT SAINT LUCIE FL 34986

GERALD E AND RUTH M BLAKELY TR
11881 FAIRLAKE DR
DELTON MI 49046

JEZNACH WRENIE & KENNETH
7 CORK
ALVA FL 33920

HIETALA KEITH +
8 DILL ST
ALVA FL 33920

SNYDER JAMES +
PO BOX 243
SPENCER OH 44275

LICINI CARL W & DOROTHY B
8 ELDER ST
ALVA FL 33920

GLYNN WILLIAM D +
7 ELDER
ALVA FL 33920

MURPHEY MARILYN +
3 ELDER ST
ALVA FL 33920

SCHOUWINK JOHN +
1843 FAWN BROOKE RUN
ALLEGAN MI 49010

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BARNUM THOMAS +
411 WALNUT ST # 13905
GREEN COVE SPRINGS FL 32043

WHITE CLARENCE W &
8 HAY ST
ALVA FL 33920

FOWLER JANICE M
2 ILEX ST
ALVA FL 33920

SOLARCHICK ROBERT C &
8 ILEX ST
ALVA FL 33920

NELSON E & JANIS M WEAVER TRUS
16610 BENNINGTON CT
GRANGER IN 46530

HEWITT EDYTHE P L/E
8 JUTE
ALVA FL 33920

LARSEN ELIZABETH M L/E
2 KELP
ALVA FL 33920

QUINLAN SCOTT +
5 KELP
ALVA FL 33920

SOUTH FLA WATER MGMT DIST
LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

SOUTH FLA WATER MGMT DIST
LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

SHERBURN CATHERINE I
7 GRAPE
ALVA FL 33920

HOLMAN DONALD H
1 HAY
ALVA FL 33920

SPACKEY MELVIN & EMMY M TR
7 HAY ST
ALVA FL 33920

ATWOOD MARILYN L +
1 ILEX
ALVA FL 33920

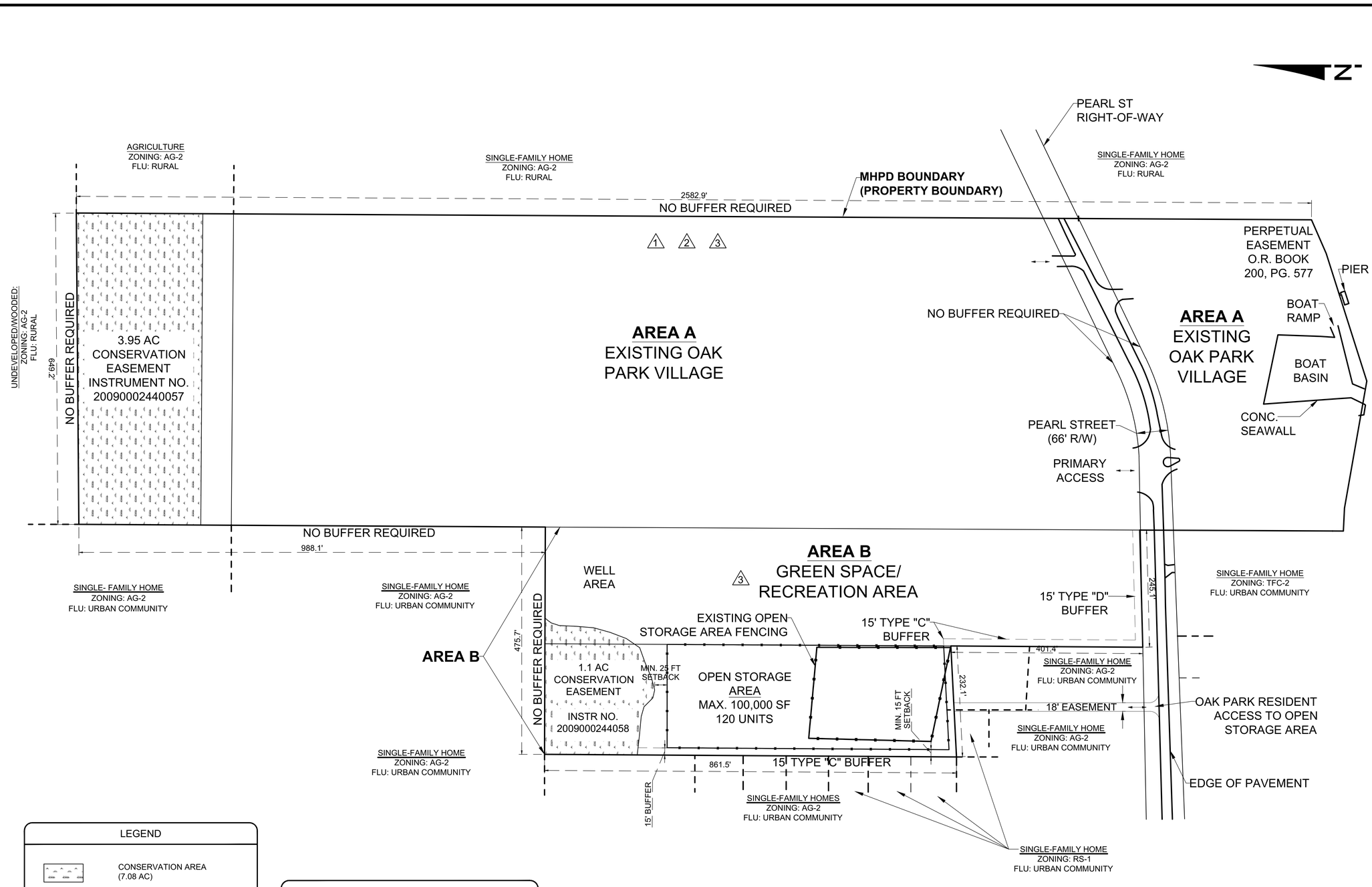
JAMES AND PAULINE BAILEY TRUST
7 ILEX
ALVA FL 33920

MIRANDA VIRGINIA +
1 JUTE
ALVA FL 33920

DEWALT KENNETH E & RAMONA J
7 JUTE ST
ALVA FL 33920

MCDANIEL RAY & VILLIE
11 KELP
ALVA FL 33920

TROYER DAVID D + LYNN M
22251 PALM BEACH BLVD
ALVA FL 33920



LEGEND	
	CONSERVATION AREA (7.08 AC)
	VEHICULAR INGRESS AND EGRESS
#	DEVIATIONS

LAND USE TABLE	
EXISTING PARK	35.8 AC
OPEN STORAGE	2.2 AC
CONSERVATION AREA	5.0 AC
GREEN SPACE / RECREATION AREA	8.2 AC
TOTAL	50.2 AC

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

OAK PARK VILLAGE MHPD

MASTER CONCEPT PLAN

CLIENT: OAK PARK VILLAGE COOPERATIVE

LEE COUNTY

MOBILE HOME PLANNED DEVELOPMENT

PLAN REVISIONS
05/05/2021 REV03 <<SUBMITTED / BID SET>> XX/XX/XX

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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1092-001-01
SHEET : 1

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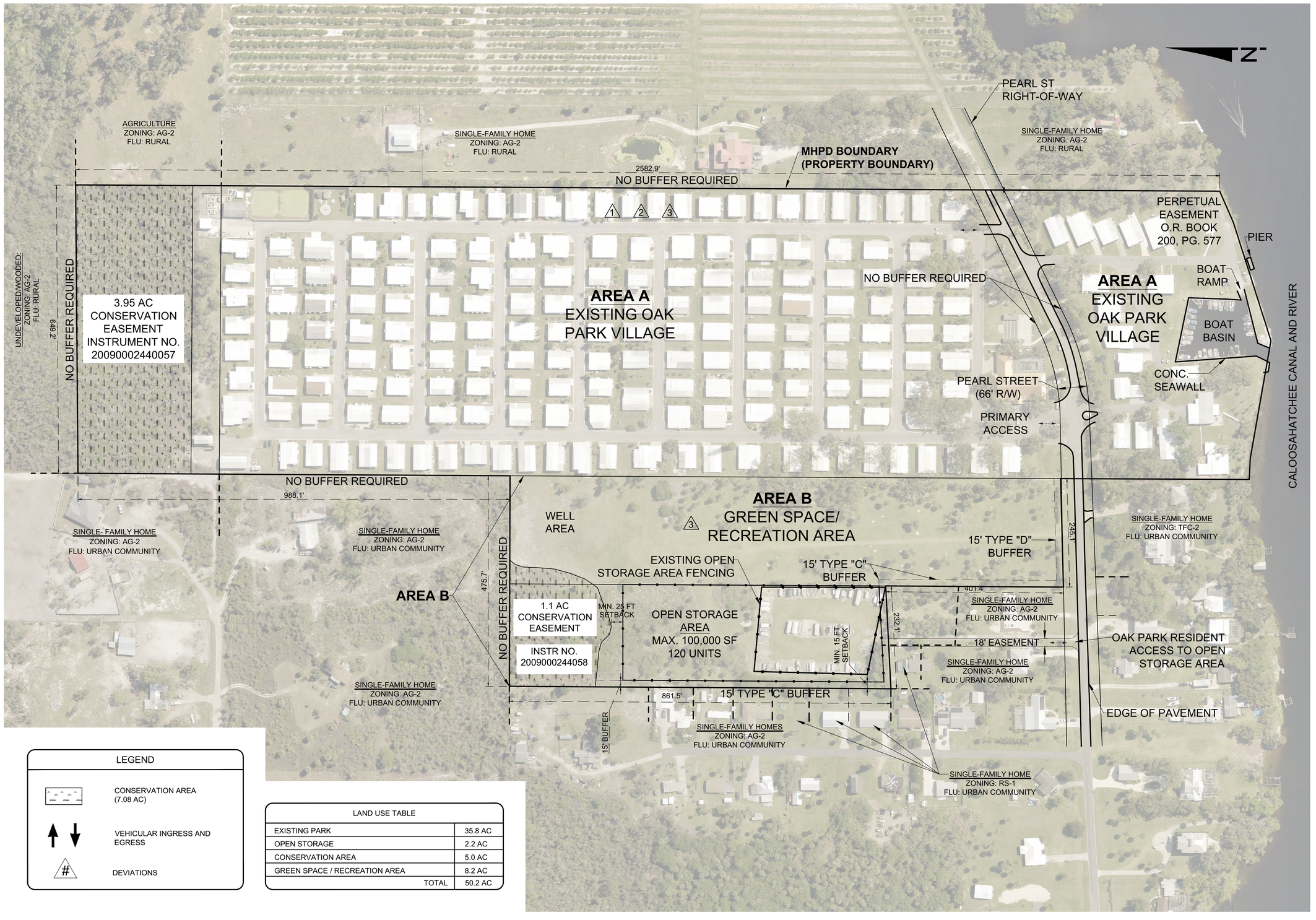

LEGEND

- CONSERVATION AREA (7.08 AC)
- VEHICULAR INGRESS AND EGRESS
- # DEVIATIONS

LAND USE TABLE	
EXISTING PARK	35.8 AC
OPEN STORAGE	2.2 AC
CONSERVATION AREA	5.0 AC
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LEE COUNTY

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05/05/2021 REV03 <<SUBMITTED / BID SET>> XX/XX/XXX

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