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September 17, 2021

Mr. Dirk Danley
Senior Planner
Lee County Community Development, Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

Re: OAK PARK VILLAGE MHPD
SUFFICIENCY COMMENT LETTER
DCI2021-00019

Dear Dirk:

Enclosed please find responses to your insufficiency letter dated *June 24, 2021*. The following information has been provided to assist with the approval process:

1. Sufficiency Comment Response Letter
2. Revised Request Narrative & Lee Plan Compliance
3. Revised Schedule of Uses & Site Development Regs
4. Revised Deviations and Justifications
5. Revised MCP
6. Affidavit of Notices sent to owners
7. Public Meeting #2 Ad text and Confirmaiton
8. Revised Boundary Survey

The following is a list of staff comments with our responses in **bold**:

Zoning Review:

1. Please demonstrate compliance with LDC Section 34-201(a)(1)(c), regarding requirements for initiation of application.

RESPONSE: Attached is the affidavit of notices sent and a copy of the notice that was delivered to all lot owners in the Oak Park Village mobile home park via mail.

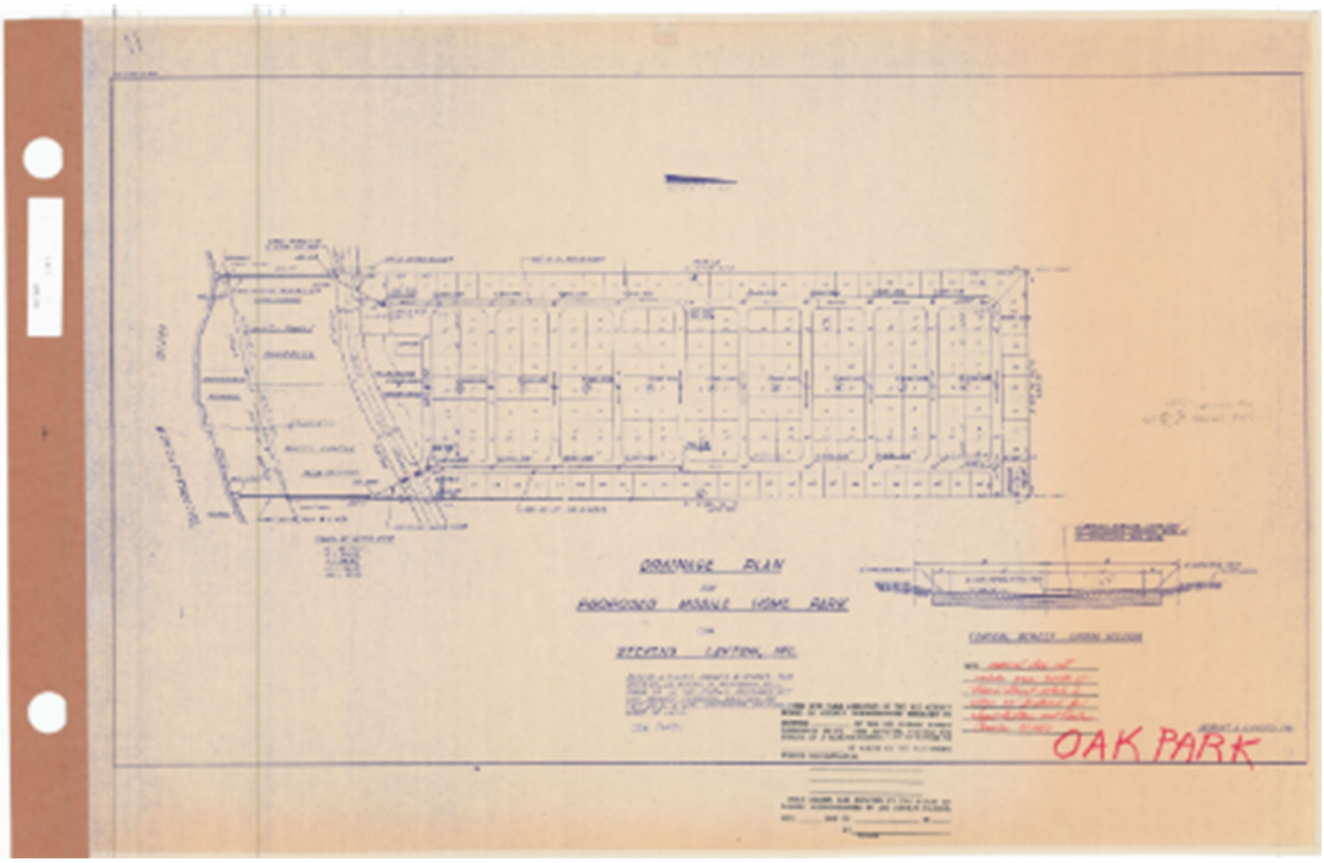
2. The existing mobile home park is designated as an 86-36 park. Please provide an analysis of the 86-36 approval and amend the master concept plan to reference the boundary of the 86-36 development area.

RESPONSE: Oak Park Village mobile home park became a lot of record when the 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 later rezoned to BU-2A to allow for the boat slips. The existing mobile home lots south of Pearl Street were then rezoned to MH-2 in November 1983 (Zoning Resolution ZAB-83-355).

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, via Ordinance 86-36 where the requirement is that the park subsequently obtained on or before June 3, 1987, approval by the

Board of County Commissioners of a site plan which identifies individual sites within the park and said sites meet the minimum lot size and setbacks consistent with the zoning regulations as set forth in Section 602.03 and its applicable subsection based on the date of the Resolution.

A site plan, as required by Ordinance 86-36 and codified in LDC Section Sec. 34-3272(1)d.6., is met by the approval of the development order 3-13-84 (drainage plan pictured below).



3. The open storage are on the MPC references 'Max. of 120 units.' Is this MCP annotation to allow a potential development area for additional residential units?

RESPONSE: The units are a reference to the former RPD zoning condition limiting the number of RV's or vehicles stored in the outdoor storage area. They are not references to dwelling units. We removed the reference on the MCP and will just refer to the total square footage of the outdoor storage area of 100,000 SF.

4. Staff is not able to identify the easement documents for the 18-foot easement that connects Pearl Street and the open storage area. Please confirm this is a dedicated easement for the use of Oak Park Village.

RESPONSE: The easement has historically provided the only access to the parcel. Without the easement the parcel would be landlocked. Because of this issue there was a 99-year agreement signed with the original owner. That document was given to Oak Park Village when it purchased the property and they have bee using it as entry to the outdoor storage. Unfortunately, it was a

private agreement and the paperwork is not able to be found. Research is continuing at the Oak Park Office.

5. Please expand your analysis of all relevant Objectives and Policies of Goals 28 and 29.

RESPONSE: We expanded to add relevant objectives and policies in the narrative statement document for the Alva and N. Olga Community sections.

6. Please provide evidence of consistency with Lee Plan Policy 27.1.8 regarding public information meetings in Northeast Lee County.

RESPONSE: A neighborhood information meeting was held on Wednesday May 5. The ad, meeting minutes and sign-in sheet we included in the prior submittal. The meeting was held on the property at the Oak Park Village Clubhouse which is in the Alva area.

A second meeting is scheduled for September 24 at the Boathouse Restaurant on Rt 31 in N. Olga area. The Ad confirmation and ad text is included in the submittal.

Development Services Review:

1. The applicant has stated in the provided narrative that it is the intent of the application to codify past zoning conditions in one MHPD. It is recommended that the applicant review the existing Oak Park Village development to ensure that all required deviations brought forward into this request. Staff recommends the following:

a. VAR2009-00032 approved a reduction in parking at the clubhouse. Please include that in the deviation request.

RESPONSE: Included. However, as a point of general discussion the existing mobile home park is designated as an official lot of record. Oak Park Village mobile home park became a lot of record when the park was originally granted a Special Permit on June 2, 1970 (Zoning Resolution Z-70-56) and by the approval of the site plan in original development order 3-13-84.

b. Z-07-072(A) Condition 17 approved an accessory storage area with several conditions. Please ensure that those conditions are captured in the MHPD request and any additional deviations are requests. For example: A deviation to the requirement for open storage visible from residential uses to be shielded behind a continuous visual screening at least eight feet in height when visible from a residential use or residential zoning district. A chain link fence with slats or fabric is not permitted to meet this requirement. Is a deviation necessary?

RESPONSE: Conditions of approval were included in Z-07-072(A) that addressed a 6' high chain link fence (Cond 17.c.) with 60" landscaping (Cond 17.j.). We included updated conditions of approval in the Schedule of Uses & Site Development Regulations document that include similar requirements in Cond 2.f. If this requires a deviation to continue to be a condition we also it included in the deviations and justification document as Deviation #2.

c. Any required deviations for internal streets. The LDC requires access to a street constructed to meet the standards in 10-296. Do the streets internal to Oak Park Villages meet this requirement?

RESPONSE: The existing mobile home park is designated as an official lot of record by Ordinance 86-36 and codified in LDC Section Sec. 34-3272(1)d.6. All of the internal design has been established by the approval of the site plan in original development order 3-13-84.

d. Will a connection separation deviation be needed for the existing access points?

RESPONSE: The existing mobile home park is designated as an official lot of record by Ordinance 86-36 and codified in LDC Section Sec. 34-3272(1)d.6. The intersection separation that is closest together on Pearl Street is the easternmost access north into the main area of the park and the southern side of Pearl Street entrance to the boat area that is approximately 100 feet apart, but again these have been in place since at least 1985. Pearl Street is a local road so no other intersections are within 125 feet and no new entranced points are being proposed – all have previously existed. Dimensions have been shown on the MCP.

e. Entrance Gates or Gatehouse is a requested use. Are there existing gates or gatehouses. Do they meet the requirements of 34-1748? Is a deviation required?

RESPONSE: There are no entrance gates or gatehouses.

f. Are the requirements of 10-258 Emergency shelters met?

RESPONSE: Oak Park Village mobile home park became a lot of record when the park was originally granted a Special Permit on June 2, 1970 (Zoning Resolution Z-70-56) and by the approval of the site plan in original development order 3-13-84. It is our understanding this requirement does not need to be met to the fullest extent. There is a community clubhouse that is a wood frame and CBS construction of approximately 4,250 square feet according to the property appraisers account of the clubhouse. There are 202 lots of record. Multiplied by 2.4 = 484.8 times 20 sf per person = 9,696 square feet times 45% = 4,363 square feet. It could easily be argued that the average household size id below the 2.4 county average as this a retirement and 55 older community and therefore the requirement is met.



LDC NOTES: For all mobile home or recreational vehicle developments there shall be required an emergency shelter, which shall be a building of wood frame, metal or CBS construction. The size of each emergency shelter shall be determined by using the total number of units and spaces multiplied by 2.4 (representing the average number of persons per household), multiplied by the shelter space requirement of 20 square feet of usable floorspace per person, and multiplied by the maximum estimated percentage of evacuating population that would use a shelter (45 percent), which would equal the total required size of the emergency shelter. In no case, however, shall this section be interpreted to require construction of a shelter with less than 1,000 square feet of floor area. The shelter shall be elevated to a minimum height equal to or above the worst case Category 3 flooding level utilizing the National Weather Service Storm Surge Model, "SLOSH."

2. How is the current open storage accessed? Condition #12 required the access easement to be upgraded to a Category "D" stabilized access. Condition #18 required a development order with road improvements and a landscape buffer. DOS2014-00065 was approved and phased to provide access to the storage area through property owned by Oak Park Village but was never constructed. Staff is unable to locate another development order that was approved and constructed to provide access and landscape buffering for the open storage area. Please clarify.

RESPONSE: The current open storage has always been accessed through 18' easement. There is no other development order that has been submitted for the property. The development order referenced was never pursued to construction. The approved MHPD in Resolution Z-07-072(A) that included a single-family subdivision is being abandoned and therefore the development order that phased the construction of the accessway for the subdivision will not be further pursued. The subdivision accessway was going to act as the new accessway for the storage area; however, since the subdivision is being removed this will not be necessary. The current storage is and has been accessed through the 18' easement and Oak Park Village wishes to

maintain that access and eliminate the additional curb cut on Pearl Street that was access to the subdivision. The area that was to be the subdivision is now going to be open space and passive recreation.

3. The master concept plan did not have a scale. It was depicted but has ## marks instead of a number.

RESPONSE: Scale has been provided.

Legal Description Review:

1. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5). Legal description and sketch are inconsistent with legal description and sketch provided on the boundary survey.

RESPONSE: Revised legal sketch and description is included in the submittal based on a title opinion that is also included.

2. Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6). The boundary survey must be based on the title certification. When the Title Certification is submitted the documents must match.

RESPONSE: A revised boundary survey in included that references a title opinion that is also included in the submittal.

3. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).

RESPONSE: Included in the submittal.

Environmental Review:

1. Provide an open space diagram depicting the areas designated as general and indigenous open space.

RESPONSE: The MCP has been revised to show open space that can be counted towards the requirement and has been provided for review to staff.

2. Provide an open space calculation stating the amount required and provided per LDC Section 10-415.

RESPONSE: The MCP has been updated to show the required and provided open space. The land use tables below summarize the breakdown and are on the MPC.

LAND USE TABLE	
EXISTING PARK	35.7 AC
OPEN STORAGE	2.2 AC
INDIGENOUS/OTHER OPEN SPACE	3.6 AC
CONSERVATION AREA	5.0 AC
RECREATION AREA	3.7 AC
TOTAL	50.2 AC

OPEN SPACE AND INDIGENOUS TABLE		
REQUIRED OPEN SPACE	40%	20.1 AC
CONSERVATION		5.1 AC
PROVIDED OPEN SPACE (AREA A)		3.1 AC
PROVIDED OPEN SPACE (AREA B)		4.9 AC
TOTAL PROVIDED OPEN SPACE	26%	13.1 AC

Additionally, a deviation (#3) has been added from Section 34-935 (g) (1) a. requiring 40 percent of the total area of the project to be common open space; to allow 13 acres, or 26% of the project, to be common open space as depicted on the MCP.

JUSTIFICATION: Oak Park Village existing mobile home park has been developed prior to 1987 and is considered a legal lot of record according to Ordinance 86-36. As such the open space requirements of 40% for an MHPD were not part of the code at that time. Therefore, the deviation addresses the inability to precisely identify all open space in the existing park and to acknowledge that the 40% is unable to be met within the existing park (AREA A on the MCP).

The additional two parcels that are not part of the existing Oak Park Village are 11.45 acres. They are to be used for passive recreation and outdoor storage. The large majority of the two parcels will remain as they are today. Depicted on the MCP is 6.0 acres of open space within the 11.54 acres of the two parcels which equals 52%. We exceed the requirement outside of the existing park.

3. Provide a breakdown of the open space provided from surface water management (limited to 25 percent of required open space) and passive and active recreation areas limited to a maximum of 20 percent of the required open space (see LDC Section 10-415(d) for use of open space).

RESPONSE: The recreation area is 3.7 acres allowing for 20% credit provides 0.74 acres of open space. This is part of the total open space of 6.0 acres credited to Area B.

4. Provide a protected species survey per LDC Section 34-373(b)(2). A waiver will not be approved for this requirement.

RESPONSE: See the report by David Key.

5. Provide a FLUCCS map per LDC Section 34-373(a)(4)(c). A waiver will not be approved for this requirement.

RESPONSE: See the report by David Key.

6. Provide a soils map per LDC Section 34-373(a)(4)(b)(9). A waiver will not be approved for this requirement.

RESPONSE: See the report by David Key.

7. Provide a Rare and Unique map (if applicable per FLUCCS) per LDC Section 34-373(a)(4)(b)(iii). A waiver will not be approved for this requirement.

RESPONSE: See the report by David Key.

8. Indicate if an optional residential wall or fence is being proposed around the perimeter of the development. If so, please depict and note the buffer requirements per LDC Section 34-1743(b)(3).

RESPONSE: There are no new structures or alterations to the site being proposed.

9. Demonstrate compliance with LDC Section 33-1666.

RESPONSE: We are not adding any impervious therefore surface water management is not required.

10. Demonstrate compliance with LDC Section 33-1674.

RESPONSE: We understand the desire to preserve indigenous trees. We have 5 acres of conservation area. There will be no altering of the landscape for this MHPD. All trees on site will be left undisturbed, no new buildings or structures are proposed.

11. Courtesy Comment: An indigenous management plan will be required at time of development order.

RESPONSE: Understood.

DOT Review:

1. The Master Concept Plan (MCP) needs to show the distances between the proposed project's driveway and the adjacent streets/driveways on Pearl Street.

RESPONSE: Distances have been provided. Keep in mind that the existing park is not being altered. An access point on Pearl Street is being eliminated that was included in the Z-07-072(A) zoning approval in the parcel to the west of the existing park that was for the subdivision of single-family lots that is no longer being requested. No other access points are being changed and the existing park is an official of record.

TIS Review:

1. The applicant submitted a TIS waiver request, but did not provide information of explanation. The information of the project's existing uses and proposed uses must be provided for review.

RESPONSE: There are three reasons a TIS is not needed for this rezoning:

1. **The existing mobile home park is not being altered in any way. On the MCP this area is listed as AREA A. This area is also an official lot of record. Oak Park Village mobile home park became a lot of record when the park was originally granted a Special Permit on June 2, 1970 (Zoning Resolution Z-70-56) and the site plan requirements was met with the approval of development order 3-13-84. Because of this status an analysis of the mentioned goals and objectives is not necessary and should not be required as a sufficiency issue.**
2. **An access point on Pearl Street is being eliminated that was included in the Z-07-072(A) zoning approval in the parcel to the west of the existing park that was for the subdivision of single-family lots that is no longer being requested.**
3. **The AREA B parcels contain zoning approval in Z-07-072(A) for single-family lots. This zoning request is eliminating the use for single-family homes and instead only permitting passive recreation and green space/open space. The existing open storage area is being expanded but will continue to be used by residents of Oak Park Village only – it is not public or a commercial storage facility.**

The conclusion is that trips will actually be reduced from the prior approvals, access will not be altered from existing except to eliminate one access onto Pearl Street improving intersection separation, and no other impacts will occur internal or external to the project.

Natural Resources Review:

1. Please submit the surface water narrative per LDC 34-373(b).

RESPONSE: The surface water management of the site is not changing as the existing park remains unchanged and the remainder of the site is opens space and recreation.

2. Please address the number of slips and number of boats which launch from the boat ramp. Please address applicable Lee Plan Policies from Goal 60, 61 and 125.

RESPONSE: The boat ramp is part of the existing mobile home park that is considered a legal lot of record. There are no proposed changes to the existing park, the boat ramp or any other feature of the development within the AREA A that includes the boat facility. Oak Park Village mobile home park became a lot of record when the park was originally granted a Special Permit on June 2, 1970 (Zoning Resolution Z-70-56) and the site plan requirements was met with the approval of development order 3-13-84. Because of this status an analysis of the mentioned goals and objectives is not necessary and should not be required as a sufficiency issue.

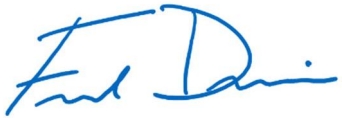
3. Is the area labeled as marina essentially a multi-slip docking facility? The definition of marina references commercial uses but is this facility limited to the residents of the community. Please revise the schedule of uses accordingly. Is the boat ramp open for public use or limited to residents within the community?

RESPONSE: Limited to residents of the mobile home park only. We revised the schedule of uses to eliminate marina. It is a multi-slip facility.

If you have questions, please contact me directly at (239) 318-6707 or fred.drovdlic@waldropengineering.com.

Thank you,

WALDROP ENGINEERING, P.A.



Fred Drovdlic, AICP
Planning Manager – Fort Myers

AFFIDAVIT OF NOTICE OF ZONING ACTION TO SUBDIVISION PROPERTY OWNERS

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:

In accordance with Lee County Land Development Code 34-201(a)(1)(c) the Oak Park Village Cooperative Board provided written notice to no less than 75% of lot owners within the subdivision that the Board is pursuing a zoning action by way of a written summary of the zoning action and conceptual site (example attached).

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

8/19/2021
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 19th day of August, 20 21, 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.

Carolyn Joy Mlsna-Hietala
Signature of Notary Public

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.

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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 according to the qualification of the existing park as an official lot of record.
3. Establish the development plan for the two parcels abutting the existing park that is a lot of record:
    - 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.

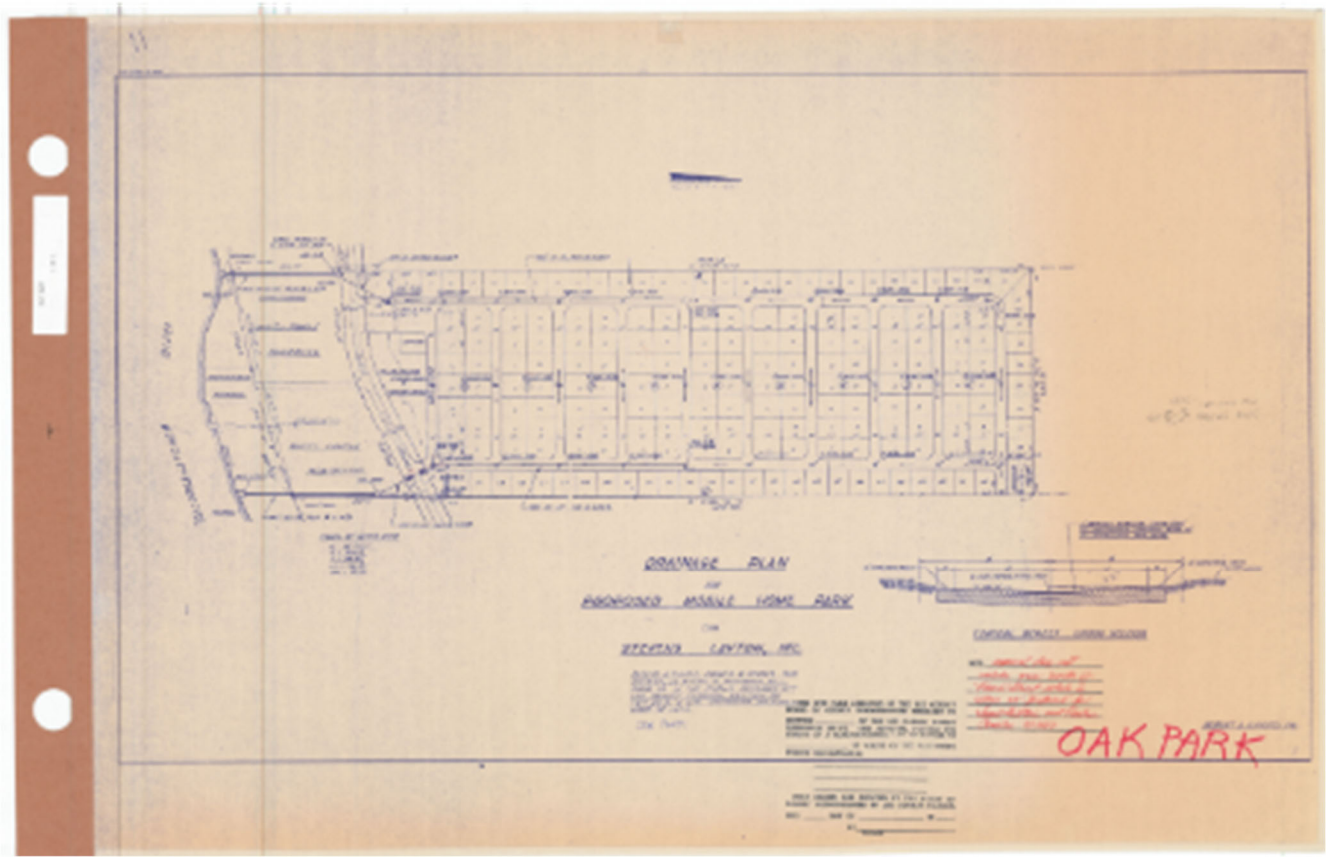
History

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 later 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.

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 mobile home park is an official lot of record, pursuant to LDC Section 34-3272(1)(d), which allowed grandfathering of mobile home parks, including Oak Park Village, via Ordinance 86-36 where the requirement is that the park subsequently obtained on or before June 3, 1987, approval by the Board of County Commissioners of a site plan which identifies individual sites within the park and said sites meet the minimum lot size and setbacks consistent with the zoning regulations as set forth in Section 602.03 and its applicable subsection based on the date of the Resolution. A site plan, as required by Ordinance 86-36 and codified in LDC Section Sec. 34-3272(1)d.6., is met by the approval of the development order 3-13-84 (drainage plan pictured below).



The western two parcels occupying 11.54 +/- acres were rezoned to an MHPD (Z-07-072A) 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.

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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 (existing only for resident use)
- 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 Multi-slip Facility (existing only for resident use)
- 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**

   Per LDC 34-3272(3)(c) for mobile home lots of record:

   1. All mobile homes, including any attachments, must be placed at least five feet (5) from any body of water or waterway.
   2. All mobile homes must have a minimum separation of ten feet (10) between units (body to body) and appurtenances thereto. Each unit will be permitted to have eaves which encroach not more than one foot (1) into the ten-foot (10) separation.
   3. Sites or lots located within a park may not be reconfigured or reduced in dimension so as to increase the density for which the park was originally created.

   Oak Park Village mobile home park became a lot of record when the park was originally granted a Special Permit on June 2, 1970 (Zoning Resolution Z-70-56) and the site plan requirements was met with the approval of development order 3-13-84.

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 where units include motor vehicles such as passenger cars, pickup trucks, golf carts, campers, boats, trailers and motor homes or recreational vehicles (RV's) or the like. 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.
4. Access points for the MHPD will be limited to the existing Oak Park Village entrances on Pearl Street as currently exist consistent with the Special Permit on June 2, 1970 (Zoning Resolution Z-70-56) and the site plan approval of development order 3-13-84.

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OAK PARK VILLAGE MHPD

Schedule of Deviations and Written Justification

DEVIATIONS

1. Deviate from Lee County Land Development Code (LDC) §34-2020(4)k. to reduce the minimum required parking spaces for a clubhouse (meeting hall) from 59 parking spaces to 26 parking spaces.

   JUSTIFICATION: Approved under VAR2009-00032.

2. Deviate from LDC Section 34-3005(b)(1) that requires all commercial or industrial outdoor storage to be shielded behind a continuous visual screening at least eight feet in height when visible from a residential use or residential zoning district; to allow a 6' high chain link fence with 60" landscaping to enclose the storage area.

   JUSTIFICATION: Approved as Condition 17.c. under Z-07-072(A) that included a 6' high chain link fence with a 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. This condition is repeated as Condition 2.f. in the Schedule of Uses and Development Parameters document in this submittal.

   It should be noted that the open storage area is for resident of Oak Park Village only, not a commercial storage area for public rent.

3. Deviate from Section 34-935 (g) (1) a. requiring 40 percent of the total area of the project to be common open space; to allow 13 acres, or 26% of the project, to be common open space as depicted on the MCP.

   JUSTIFICATION: Oak Park Village existing mobile home park has been developed prior to 1987 and is considered a legal lot of record according to Ordinance 86-36. As such the open space requirements of 40% for an MHPD were not part of the code at that time. Therefore, the deviation addresses the inability to precisely identify all open space in the existing park and to acknowledge that the 40% is unable to be met within the existing park (AREA A on the MCP).

   The additional two parcels that are not part of the existing Oak Park Village are 11.45 acres. They are to be used for passive recreation and outdoor storage. The large majority of the two parcels will remain as they are today. Depicted on the MCP is 6.0 acres of open space within the 11.54 acres of the two parcels which equals 52%. We exceed the requirement outside of the existing park.

4. 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.

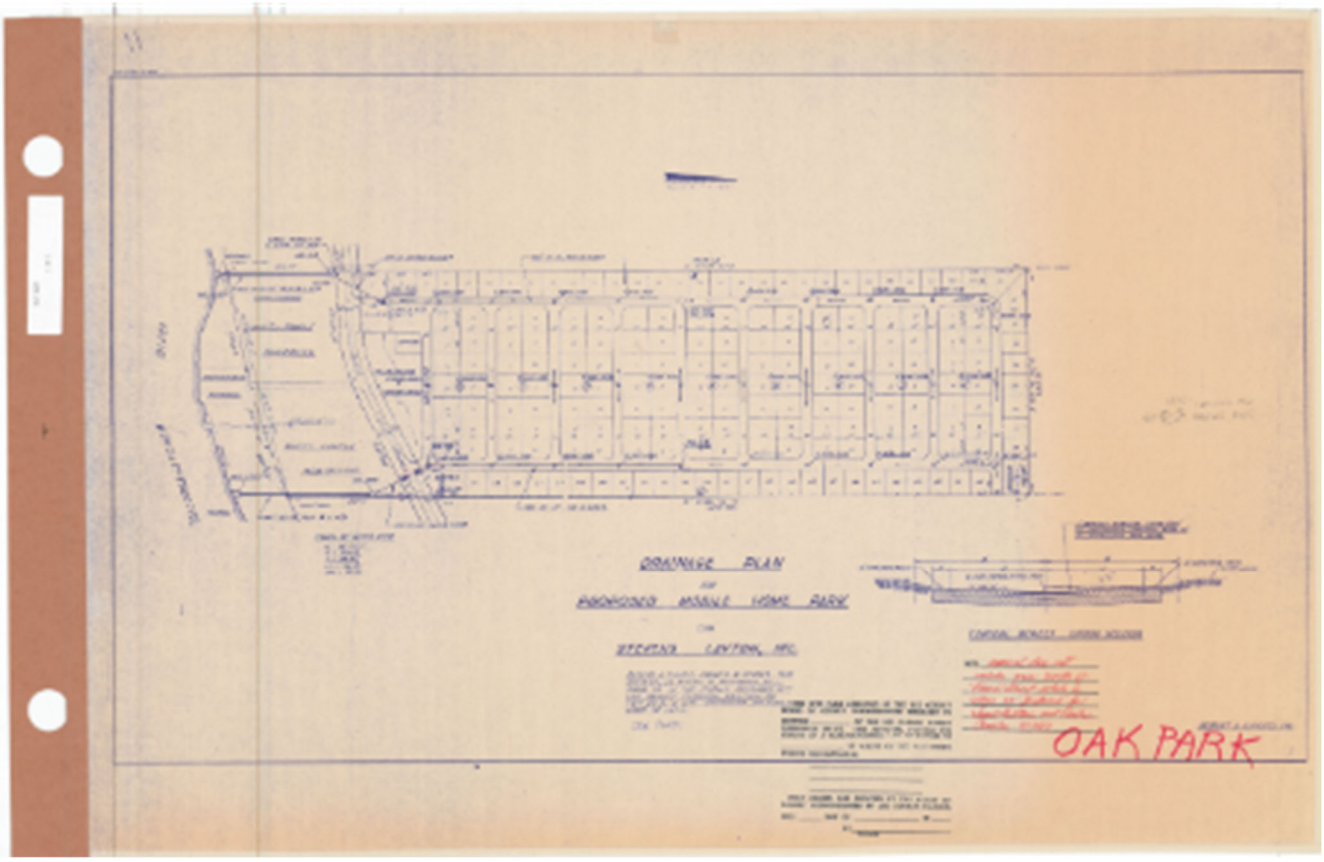
   JUSTIFICATION: Oak Park Village was rezoned MHC-1 with a companion variance in Resolution Z-05-077 that approved a perimeter setback of 10 feet.

5. 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 original subdivision as an official lot of record.

   JUSTIFICATION: Oak Park Village mobile home park became a lot of record when the 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 later 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 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, via Ordinance 86-36, where the requirement is that the park subsequently obtained on or before June 3, 1987, approval by the Board of County Commissioners of a site plan which identifies individual sites within the park and said sites meet the minimum lot size and setbacks consistent with the zoning regulations as set forth in Section 602.03 and its applicable subsection based on the date of the Resolution.

   A site plan as required by Ordinance 86-36 and codified in LDC Section Sec. 34-3272(1)d.6., the lot or record is met by the approval of the development order 3-13-84 (drainage plan pictured below).



Additionally, the intent of this rezoning is 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.

6. 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:

Oak Park Village mobile home park became a lot of record when the park was originally granted a Special Permit on June 2, 1970 (Zoning Resolution Z-70-56) and the site plan requirement was met with the approval of development order 3-13-84.

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 according to the designation of the existing mobile home park as an official lot of record by Ordinance 86-36 and codified in LDC Section Sec. 34-3272(1)d.6. Oak Park Village mobile home park became a lot of record when the park was originally granted a Special Permit on June 2, 1970 (Zoning Resolution Z-70-56) and the site plan requirements was met with the approval of development order 3-13-84.

All of the internal design has been established and is codified., 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.

Michael E. Boutzoukas, Esq.
Shareholder/Board Certified in Real Estate Law
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Becker & Poliakoff
Tower Place
1511 N. Westshore Blvd., Suite 1000
Tampa, Florida 33607

Becker

September 2, 2021

Lee County Department of Community Development
1500 Monroe Street, 2nd Floor
Fort Myers, 33901
Attn: Dirk A. Danley, Jr., Senior Planner (Zoning)

Re: ***Title Opinion for Oak Park Village Cooperative, Inc.***
Rezoning Application from MHC-1 and MHC-1 to a unified MHPD
Case No. DCI2021-00019
STRAP Nos.: 22-43-27-02-000J0.0000, 22-43-27-02-000K0.0000 and 22-43-27-02-00000.00CE
21961 Pearl Street, Alva, FL 33920

Dear Mr. Danley:

This opinion of title is provided to and for the benefit of Lee County as part of the above referenced application for Oak Park Village on properties described below and Becker (the "Firm") hereby states as follows:

1. I, Michael E. Boutzoukas, Esq., am an attorney licensed to practice in the State of Florida and I have this 30th day of July, 2021, examined title to the following property:

   See attached Exhibit "A" to this letter.

   evidenced by the following:

   a) A Title Search Report prepared by Statewide Land Title Inc, bearing File No. 21-16985 and effective through of June 28, 2021 at 8:00 a.m. (copy attached hereto as Exhibit "B");

   b) My review of the public records in and for Lee County, Florida from of June 28, 2021 through the date of this letter.

2. Based solely upon my examination of the foregoing, and assuming the accuracy of the information contained therein, it is our opinion that:

   a. The record title to the above-described property is vested in Oak Park Village Cooperative, Inc., a Florida corporation, by virtue of that certain Warranty Deed dated April 19, 2004, recorded May 4, 2004 in Official Records Book 4280, Page 863, of the Public Records of Lee County, Florida, and that certain Warranty Deed dated August 28, 1998, recorded

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

September 2, 1998, in Official Records Book 3007, Page 1412, of the Public Records of Lee County, Florida, and that certain Warranty Deed dated December 22, 1986, recorded in Official Records Book 1887, Page 3868, of the Public Records of Lee County, Florida,

b. Said record titleholder has a fee simple title thereto, however, subject to the following encumbrances or qualifications:

i. Articles of Incorporation of Oak Park Village Cooperative, Inc., recorded in Official Records Book 1888, Page 3036, as amended in O. R. Book 2437, Page 1792, O. R. Book 3398, Page 2138, O. R. Book 4358, Page 2272, O. R. Book 4612, Page 3325, O. R. Book 4743, Page 1305, and further amended by Instrument No. 2008000070165, Instrument No. 2010000085904, Instrument No. 2010000231873, Instrument No. 2012000002671, Instrument No. 2015000101833 and Instrument No. 2017000125650, of the Public Records of Lee County, Florida.

ii. Grant of Disposal of Dredged Material, recorded in Official Records Book 2437, Page 1792, recorded in Miscellaneous Book 17, Page 528, of the Public Records of Lee County, Florida.

iii. Easement in Favor of Florida Power & Light Company, recorded in Official Records Book 1832, Page 2895, of the Public Records of Lee County, Florida.

iv. Notice of Development Order, recorded in Official Records Book 1849, Page 4803, of the Public Records of Lee County, Florida.

v. Deed of Conservation Easement, recorded at Instrument No. 2009000244057, of the Public Records of Lee County, Florida.

vi. Deed of Conservation Easement, recorded at Instrument No. 2009000244058, of the Public Records of Lee County, Florida.

vii. Notice of Development Order Approval, recorded at Instrument No. 2015000221407, of the Public Records of Lee County, Florida.

viii. Lease Agreement by and between Oak Park Village Cooperative, Inc., and Florida Cablevision Management Corp., recorded in Official Records Book 2644, Page 3861, of the Public Records of Lee County, Florida.

ix. Notice of Lot Split Approval, recorded at Instrument No. 2011000166750, of the Public Records of Lee County, Florida.

c. There are no mortgages or other monetary encumbrances presently affecting the Property.

(Copies of the foregoing are attached hereto)

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

Please advise if anything further is needed.

Respectfully submitted,

Michael E. Boutzoukas
Bar No.: 813133

MEB

Exhibit A

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.

Exhibit "B" – Title Search Report
(Attached)

STATEWIDE LAND TITLE, INC.

11726 150th Ct. N. Jupiter, FL 33478
561-743-0039 561-747-1369 (Fax)

Property Information Report

Customer File No.: Oak Park Village July 1, 2021
SLTI File No.: 21-16985
Expressly prepared for: Becker & Poliakoff

Section 1. DESCRIPTION OF REAL PROPERTY SEARCHED:

As set forth on Exhibit "A" attached hereto.

Section 2. PERIOD SEARCHED:

Beginning: December 22, 1986
Through: June 28, 2021 at 8:00 AM, Effective Date of Search

Section 3. LAST GRANTEE(S) OF RECORD:

Oak Park Village Cooperative, Inc., a Florida corporation

Section 4. (a) INSTRUMENTS FOUND OF RECORD PURPORTING TO CONVEY OR TRANSFER AN OWNERSHIP INTEREST IN THE REAL PROPERTY SEARCHED:

	Instrument Type	Recorded In O. R. Book /Page
1.	Warranty Deed	1887/3868
2.	Warranty Deed	3007/1412
3.	Warranty Deed	4280/863

Section 4. (b) INSTRUMENTS FOUND OF RECORD PURPORTING TO CREATE A MORTGAGE OR OTHER ENCUMBRANCE ON THE REAL PROPERTY SEARCHED (Excluding instruments show in Section 4(a), 5 and 6 hereof:

	Instrument Type	Recorded In O. R. Book /Page
1.	Nothing Found of Record	

Section 5. JUDGMENT/LIEN SEARCH FOR NAMES IN CHAIN OF TITLE:

	Name	Instrument Type	Recorded In O. R. Book /Page
1.	Oak Park Village	Nothing Found of Record	

Customer File No.: Oak Park Village SLTI File No.: 21-16985

Section 6. BASE TITLE INFORMATION AND OTHER ENCUMBRANCES:

1. Plat of FRANCIS W. PARRY'S SUBDIVISION, as recorded in Plat Book 1, Page 18, of the Public Records of Lee County, Florida.

2. Plat of A. M. STEVENS SUBDIVISION, as recorded in Plat Book 1, Page 28, of the Public Records of Lee County, Florida.

3. Articles of Incorporation of Oak Park Village Cooperative, Inc., recorded in Official Records Book 1888, Page 3036, as amended in O. R. Book 2437, Page 1792, O. R. Book 3398, Page 2138, O. R. Book 4358, Page 2272, O. R. Book 4612, Page 3325, O. R. Book 4743, Page 1305, and further amended by Instrument No. 2008000070165, Instrument No. 2010000085904, Instrument No. 2010000231873, Instrument No. 2012000002671, Instrument No. 2015000101833 and Instrument No. 2017000125650, of the Public Records of Lee County, Florida.

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10. Lease Agreement by and between Oak Park Village Cooperative, Inc., and Florida Cablevision Management Corp., recorded in Official Records Book 2644, Page 3861, of the Public Records of Lee County, Florida.

NOTE:

1. Notice of Lot Split Approval, recorded at Instrument No. 2011000166750, of the Public Records of Lee County, Florida.

Section 7. REAL PROPERTY TAX INFORMATION:

2020 Tax Year Parcel/Folio No.: 22-43-27-02-000J0.0000
22-43-27-02-000K0.0000
22-43-27-02-00000.00CE

Tax information is provided for your information only, please contact the tax collector to verify tax payment status. Customer must also search for county and municipal liens not recorded in the Public Records or the County Tax Collector's office.

Customer File No.: Oak Park Village SLTI File No.: 21-16985

The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statues.

This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report. This company, in issuing this report, expressly disclaims any liability for the validity of any document or proceeding appearing in the public records and which constitutes a part of the report. This report does not directly or indirectly set forth or imply any opinion, warranty, guarantee, insurance, or other similar assurance as to the status of title. This report is prepared and furnished for information only.

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

Customer File No.: Oak Park Village SLTI File No.: 21-16985

Exhibit A

Parcel 1:

All of Blocks A, B and C, of that certain subdivision know 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 Ease.

Parcel 2:

Block J, of that certain subdivision know 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 Lot1, 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.

Parcel 3:

The South half (S ½) of the North half (N ½) of the Southwest quarter (SW ¼) of the Northwest quarter (NW ¼) of Section 23, Township 43 South, Range 27 East, Lee County, Florida.

Parcel 4:

Lots K and L, A. M. Stevens, a subdivision according to the plat thereof, as recorded in Plat Book 1, Page 28, of the Public Records of Lee Count, Florida, less and except the right of way for Pearl Street.

NOTE:

The legal description contained herein does not include that parcel of land depicted as lying between Blocks J and K, of 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, as this title examiner did not discover any deed, abandonment or other conveyance of said parcel.

This Instrument Prepared:
Annette Deates
Executive Title Insurance Services, Inc.
1140 Lee Boulevard Suite 111
Lehigh Acres, Florida 33936

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel I.D. (Folio) Number(s):
22-43-27-02-000K0.0000
File No:**7040610**

INSTR # 6251486
OR BK 04280 Pg 0863; (1pg)
RECORDED 05/04/2004 10:25:52 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 6.00
DEED DOC 1,064.00
DEPUTY CLERK l luckfelt

WARRANTY DEED

This Warranty Deed Made the **19th day of April, 2004**, by
Frank E. Nesselhauf and Marian D. Nesselhauf f/k/a Marian D. Winslow, each as to an undivided 1/2 interest and as Husband and Wife,

hereinafter called the grantor,

to **Oak Park Village Cooperative, Inc., a Florida Corporation,**

whose post office address is:

P O Box 38, Alva, Fl 33920

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of $10.00 Dollars 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:

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.

The property is VACANT LAND and is not the homestead of the Grantor(s).

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 **January 1, 2004**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

(TWO SEPARATE WITNESSES REQUIRED)

1st Witness Signature: A. Tubbs
Printed Name:

2nd Witness Signature:
Printed Name: Brandi Johnson

Frank E. Nesselhauf
Frank E. Nesselhauf

Marian D. Nesselhauf f/k/a Marian D. Winslow

STATE OF Florida COUNTY OF Lee

The foregoing instrument was acknowledged before me this **19th day of April, 2004,** by **Frank E. Nesselhauf and Marian D. Nesselhauf f/k/a Marian D. Winslow, each as to an undivided 1/2 interest and as Husband and Wife,** who is/are personally known to me or who has/have produced driver license(s) as identification, and who did / did not take an oath.

My Commission Expires:

SEAL

A. TUBBS
MY COMMISSION # DD 113768
EXPIRES: June 2, 2006
Bonded Thru Notary Public Underwriters

Notary Signature
Print Name: ~~Melissa Norsworthy~~
Serial Number A. Tubbs

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

6.00
175.00

$6.00
$175.00 Doc Stamps

(1)

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JOHN SHEA, JR., ESQ
BECKER & POLIAKOFF, P.A.
630 SOUTH ORANGE AVENUE
SARASOTA, FLORIDA 34236

4463590

Documentary Tax Pd. $ 175.00
$ _____ Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By Bobbi Jo Thompson Deputy Clerk

OR3007 PG1412

Property Appraisers Parcel Identification (Folio) Numbers:
23-43-27-00-00002.0000
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

RECORDED BY
BOBBI JO THOMPSON, D.C.

THIS WARRANTY DEED, made the **20th** day of **August, A.D. 1998** by **THE SCHOLBERG FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership**, herein called the grantor, to **OAK PARK VILLAGE COOPERATIVE, INC., a Florida corporation** whose post office address is **P. O. BOX 38, ALVA, FL 33920**, hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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, State of Florida, viz:

The West 650.10' 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.

Said Parcel contains 4.91 acres, more or less.

Subject to easements, restrictions and reservations of record and to taxes for the year 1998 and thereafter.

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, and hereby 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, 1997.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary M. Reingardt
Witness #1 Signature
Mary M. Reingardt
Witness #1 Printed Name

Joseph M. Madden, Jr
Witness #2 Signature
Joseph M. Madden, Jr
Witness #2 Printed Name

THE SCHOLBERG FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership

BY: Malcolm H. Cox L.S.
MALCOLM H. COX, as General Partner
1309 FOUNTAIN, ANN ARBOR, MI 48103

98 SEP -2 AM 8:27
CHARLIE GREEN, CLERK
LEE COUNTY, FL

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this ~~20th~~ 19th day of **August, 1998** by MALCOLM H. COX, as General Partner of THE SCHOLBERG FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership on behalf of the corporation. He/she is personally known to me or has produced Michigan Drivers license as identification.

SEAL

Mary M. Reingardt
Notary Signature
Mary M. Reingardt
Printed Notary Signature

My Commission Expires:

File # 57979

Mary M. Reingardt
MY COMMISSION # CC627711 EXPIRES
April 9, 2001
BONDED THRU TROY FAIN INSURANCE INC

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

#9.00

143750.00

2200714

This instrument was prepared by:

PASTER and ROBACK
A Partnership of Professional Associations
By: SAUL PASTER, Attorney
6221 - 14th Street West, Suite 204
BRADENTON, FLORIDA 33507

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 22nd day of DECEMBER 1986, **Between**

GEORGE C. PERREAULT and SAUL PASTER

of the County of MANATEE, State of FLORIDA, grantor*, and

OAK PARK VILLAGE COOPERATIVE, INC., a Florida Corporation

whose post office address is E. Pearl Street, Alva, Florida, 33920

of the County of Lee, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten and 00/100---------- ----------($10.00)---------- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in LEE County, Florida, to-wit:

LEGAL DESCRIPTION - See attached Exhibit "A"

SUBJECT TO reservations, restrictions, and easements of record, and to taxes for 1987 and subsequent years.

Grantors each covenant that said property is not his homestead nor is it contiguous thereto.

Documentary Tax Pd. $ 143750
$ — Intangible Tax Pd.
CHARLIE GREEN, LEE COUNTY
By Deputy Clerk

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: J. TURNER, D.C.

REC 1887PG3868

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Linda A Calvo
Sherry Layhue

GEORGE C. PERREAULT (Seal)

Linda A Calvo
Sherry Layhue

SAUL PASTER (Seal)

STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared George C. Perreault and Saul Paster

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of December 19 86.

My commission expires: 4-1-90

Linda Ann Calvo
Notary Public

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

EXHIBIT "A"

PARCEL I: 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 II: 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.

OFF REC 1887PG3869

RECORDED AND RECORDED VERIFIED
CLERK OF CIRCUIT COURT
LEE COUNTY FLA

Dec 29 4 06 PM '86

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

Misc. Book 17

Witness my hand and official seal at Fort Myers, County and State aforesaid, this 14th day of April, A.D. 1936.

Norwood R. Strayhorn
Notary Public, State of Florida
My Commission expires June 8, 1938

Notary Seal.

Filed and duly recorded this the
30th., day of April, A. D. 1936
W.L. Draughon, Clerk Circuit Court
By J Ormsby D.C.

#80870

Personal

GRANT FOR DISPOSAL OF DREDGED MATERIAL
Caloosahatchee Rive-Lake Okeechobee Drainage Areas, Fla.

STATE OF FLORIDA
COUNTY OF MARION

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, in the river and harbor act of Congress, approved July 3, 1930, provision was made for the improvement of the Caloosahatchee River and Lake Okeechobee Drainage Areas, Florida, in accordance with the report submitted in Senate Document No. 115, 71st Congress, second session, subject to the condition, among others, that local interests shall, without cost to the United States, furnish suitable areas for the deposit of dredged material in connection with the work and its subsequent maintenance, and

WHEREAS, the undersigned Grantor is the true and lawful owner, or of that certain tract or parcel of land situated in Lee County, State of Florida, and more particularly designated as follows: Lots E and K in A. M. Stevens Subdivision of the North-east quarter of the south-east quarter and the east half of Government lot 1

The aforesaid tract is on the Lands of , Grantor, in J. Colin English, Jr. Section 22, Township 43 South, Range 27 East, , and

WHEREAS, the Grantor has the right and power to execute this covenant and release:

NOW, THEREFORE, In consideration of the benefits to accrue to the Grantor in the added convenience for the use of said waterway and the enhanced value that will result to the lands of the Grantor as the result of the construction and maintenance thereof, and in order to facilitate the United States in the construction of said waterway, the Grantor hereby gives unto the United States, its officers, agents, servants and contractors, the right, privilege, power and authority to enter and to deposit upon the aforesaid tract such earth, spoil and/or other material excavated in the construction and/or maintenance of the waterway hereinabove named, and

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Misc. Book 17

The said Grantor hereby expressly and fully releases the United States of America, its officers, agents, servants and contractors from liability for any and all damages done or caused to be done, and from any claim or demand whatsoever for injuries, relative or absolute, suffered by or done to the lands and premises hereinabove described by reason of the construction of said waterway and the deposit of such spoil or other material.

Provided that the right, privilege, power and authority hereinabove granted and the release hereinabove described shall be in full force and effect in perpetuity from and after the date Hereinafter set forth.

IN WITNESS WHEREOF, I have caused this instrument to be executed and, in the presence of witnesses, have hereunto set my hand and seal on this the 21st day of April, 1936.

Signed, sealed and delivered
in our presence:

J B Horrell

Alice Chambers

J Colin English Jr (SEAL)
Grantor

Ruth English (SEAL)
Grantor

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J. Colin English, Jr., to me well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said Ruth English, known to me to be the wife of the said J. Colin English, Jr., on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest whether of dower, homestead, separate property or otherwise, in and to the lands described therein, and that she executed the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at Ocala, County and State aforesaid, this 21st day of April, A. D. 1936.

J B Horrell
Notary Public, State of Florida
My Commission expires Jany 11- 1939

Notary Seal.
Filed and duly recorded this the
30th., day of April, A. D. 1936
W.L. Draughon, Clerk Circuit Court
By J Arneda D.C.

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

PREPARED BY: M. J. MILLER
FLORIDA POWER & LIGHT CO.
PO BOX 40, FT. MYERS, FL. 33902

2062421

EASEMENT
Form 3723A (Stocked) Rev. 7/85

DECEMBER 23, 1985
SECT. 23, TWP 43S, RGE. 27E

RWO 5092-1-530 & 2122-7-530

OAK PARK MHP PH I

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its lecensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width (the approximate location of which is shown in the sketch on Page 2 of this instrument) located within the following described property:

The following described is a Powerline Easement, lying in Oak Park Mobile Home Village, also being Blocks "A", "B" and "C" of Francis W. Perry's Subdivision, as recorded in Plat Book 1, Page 18, of the records of Lee County, Florida, and is more particularly described as follows:

Beginning at a concrete post marking the Northeast corner of Oak Park Mobile Home Village, also being the Northeast corner of Block "C" of said Francis W. Perry's Subdivision; Thence Southerly, along the East line of said Oak Park, a distance of 76.0 feet to a point lying East of an existing concrete power pole; Thence Westerly, parallel to the North line of Oak Park, a distance of 10.00 feet; Thence Northerly, parallel to the East line of Oak Park, a distance of 66.0 feet; Thence Westerly, parallel to the North line of Oak Park, a distance of 165.0 feet; Thence Northerly, parallel to the East line of Oak Park, a distance of 10.0 feet to the said North line; Thence Easterly, along the North line of Oak Park, a distance of 175.0 feet to the Point of Beginning.

OFF REC 18.32 PG 2895

Documentary Tax Pd. $ .50
$ ____ Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By J Dunn Deputy Clerk

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communication purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on Janaury 14th, 1986.

Signed, sealed and delivered in the presence of:

Linda A Alvo
Pamela J. Durrish

George C. Perreault (Seal)
Saul Paster (Seal)

STATE OF FLORIDA AND COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 14th day of January, 1986, by George C. Perreault and Saul Paster.

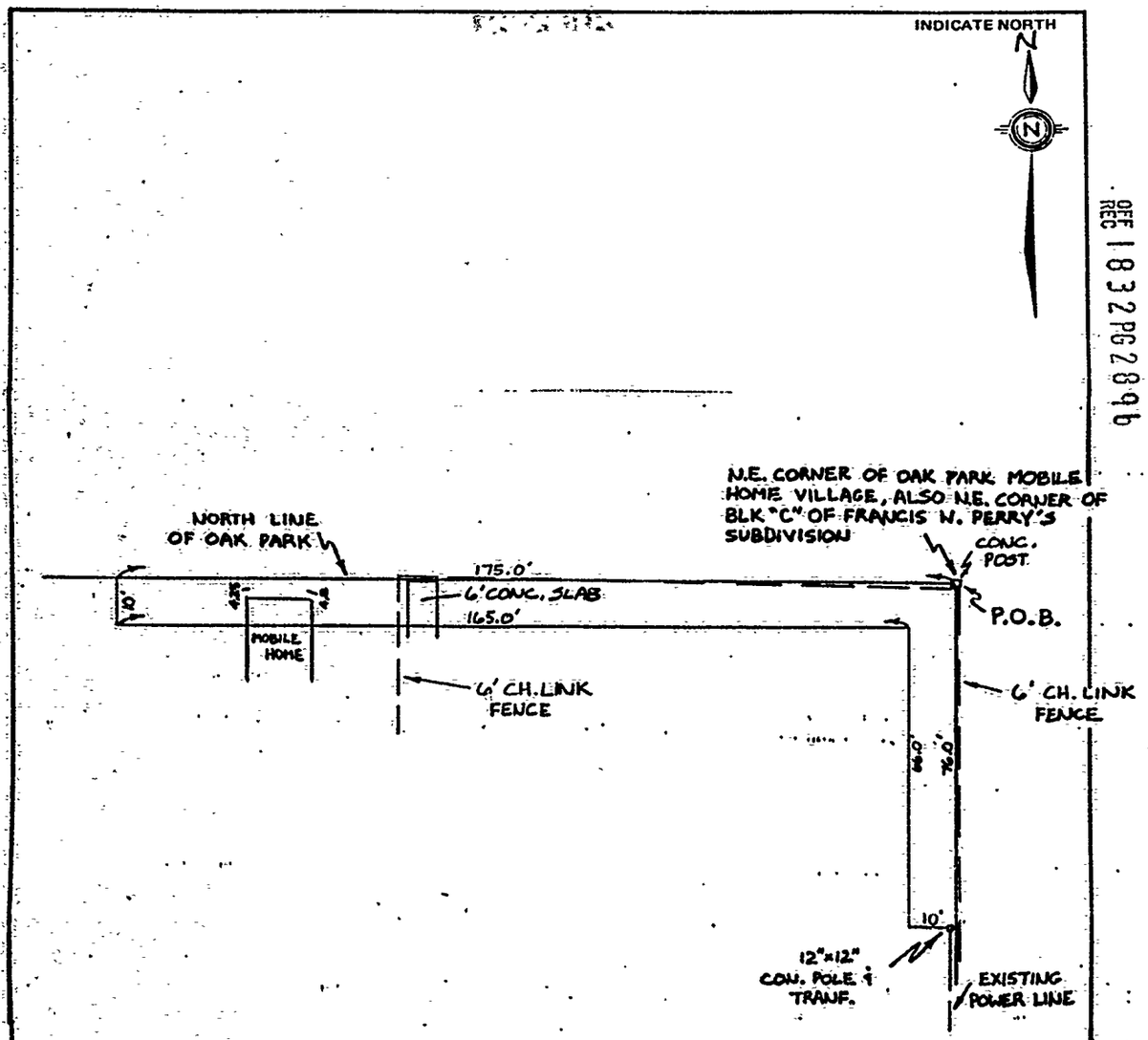
NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires: 4-1-86

Linda A Alvo
Notary Public, State of Florida

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: J. TURNER, D.C.

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021



OFF REC 1832 PG 2896

MAR 4 2 03 PM '86
RECORDED IN OFFICIAL RECORDS
LEE COUNTY, FLORIDA
RECORD VERIFIED

Section 23 Township 43S Range 27 East

LEE County

Scale: 1"=30'

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

5.00R

2105289

NOTICE OF DEVELOPMENT ORDER

OFF REC 1804PG803

In accordance with the Lee County Development Standards Regulations Ordinance 82-42, a Final Development Order has been approved and issued for the following described parcel:

STRAP NUMBER 23-43-27-01-0000A.0000

LEGAL DESCRIPTION See Below

PROJECT NAME (IF APPLICABLE) Oak Park Mobile Home Village Phase II

FINAL DEVELOPMENT ORDER NUMBER 3-13-84

The purpose of this instrument is to serve notice that any improvement to land including, but not limited to, grading, drainage, construction of buildings or structures, or division into smaller parcels shall be done in accordance with the Final Development Order.

Contents of the Final Development Order are on file with the Department of Community Development.

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.

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: J. TURNER, D.C.

RECORDED AND RECORD VERIFIED
CLERK CIRCUIT COURT
LEE COUNTY FLA

JUN 6 10 37 AM '86

(154-C)

(4)

DCI2021-00019 Lee County ePlan Additional Info dated 09-17-2021
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

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

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:

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 Additional info dated 09-17-2021

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.

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

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 Additional info dated 09-17-2021

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.

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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)

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INSTR # 2015000221407 Doc Type NOT Pages 2 Recorded 10/13/2015 at 08:52 AM, Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee $18.50 Deputy Clerk ERECORD

DOS2014-00065 Lee County ePlan

NOTICE OF DEVELOPMENT ORDER APPROVAL

In accordance with Chapter 10 of the Lee County Land Development Code, a Development Order No. DOS2014-00065 has been approved and issued for the following property in Lee County, Florida.

See "Attachment A

CAUTION The Approved Development Order is not an approved subdivision plat and should not be construed as such. The sale and purchase of land subject to this Development Order should contain a legal description other than mere reference to the Development Order. A separate subdivision plat may also be recorded in the public records of Lee County. The contents of the approved Development Order are on file with the Lee County Development Services Division.

Current Project Name: OAK PARK VILLAGE CO-OP PHASE I

Current Applicable Strap Numbers: 22432702000J00000
22432702000K00000

This document is recorded to serve notice that any improvement to land, including but not limited to grading, drainage, construction of buildings or structures, or division of the property described above into smaller parcels shall be done in accordance with the above referenced Development Order. Improvements to the land described above have been approved in the Development Order.

ANY SALE OR PURCHASE OF ANY PORTION OF THE LAND SUBJECT TO THIS DEVELOPMENT ORDER MAY TRIGGER THE NEED FOR A NEW DEVELOPMENT ORDER, EXEMPTION, OR SUBDIVISION PLAT BEFORE ANY BUILDING PERMITS, OCCUPANCY PERMITS, OR OTHER APPROVALS MAY BE GRANTED.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Electronically signed on 10/9/2015 by
Benjamin Dickson, Manager
Lee County Development Services

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DOS2014-00065 Lee County ePlan

Attachment A

SKETCH AND DESCRIPTION
EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

That part of Blocks J, K and L of A. M. STEVENS SUBDIVISION of part of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) and fractional Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 22, Township 43 South, Range 27 East, according to the plat thereof, recorded in Plat Book 1, Page 28, records of the Clerk of Court, Lee County, Florida, described as follows: Commence at the Northeast corner of Government Lot1, (Northeast corner of said fractional Quarter Quarter Section), said point being also the Southeast corner of Said Block L; thence N00°18'59"E, along the East line of said Section 22 and the East line of said Block L, a distance of 73.15 feet to the North right-of-way line of Pearl Street for the Point of Beginning; thence continue N00°18'59"E, along said East line, a distance of 1242.20 feet to the Northeast corner of said Block L; thence N89°41'05"W, along the North line of said Blocks L, K and J, a distance of 475.81 feet to the Northwest corner of said Block J, thence S00°19'11"W, along the West line of said Block J, a distance of 861.28 feet; thence N87°09'09"E, a distance of 231.65 feet to the West line of said Block K; thence S00°22'50"W, along said West line of Block K, a distance of 401.56 feet to the North right-of-way line of Pearl Street; thence N88°28'38"E, along said right-of-way line, a distance of 245.14 feet to the Point of Beginning, in Lee County, Florida..

NOT A SURVEY

PLAN TYPE	B-1
SCALE:	N.T.S.
DATE:	OCTOBER 1, 2015
SHEET	2 OF 2
PROJECT #	5ST01

LIS Land Surveying, LLC
LB1057
21430 Palm Beach Blvd.
Alva, FL 33920
239-481-2366
239-481-2437 (Fax)
2572 West State Road 426
Suite 2064
Oviedo, FL 32765
321-244-0402
(Fax) 321-244-9419

© C 2014 LIS LAND SURVEYING, LLC - ALL RIGHTS RESERVED.

APPROVED

R.L. SCHUMANN, RLS
REGISTERED LAND SURVEYOR NO. 2239
STATE OF FLORIDA
VALID ONLY WITH SEAL

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28.50

Parcel ID No. 23T435R27E010000A0000A0000
Grantor's Tax ID No. _____
Grantee's Tax ID No. _____

Documentary Tax Pd. $ .70
$ 0 Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By C. Keller Deputy Clerk

THIS INSTRUMENT PREPARED
WITHOUT TITLE OPINION BY:
Omer Causey, Esq.
Nelson Hesse, et al. <==RETURN TO
2070 Ringling Boulevard
Sarasota, Florida 34237
813-366-7550

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: C. KELLER, D.C.

3855584

OR2644 PG3861

SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA

LEASE AGREEMENT

THIS LEASE is made effective September 1, 1995 by OAK PARK VILLAGE COOPERATIVE, INC. ("LESSOR"), a Florida corporation, whose post office address is P.O. Box 38, Alva, Florida 33920 and FLORIDA CABLEVISION MANAGEMENT CORP. ("LESSEE"), a Florida corporation, whose post office address is 1418 S.E. Tenth Street, Cape Coral, Florida 33990.

RECITALS

WHEREAS, LESSOR is the legal successor in interest to Oak Park Mobile Home Village as to its rights and obligations under an Agreement made between Oak Park Mobile Home Village and Citrus Cablevision, Inc. on August 16, 1985 and a Lease and License of the same date; and

WHEREAS, LESSEE is the legal successor in interest to Citrus Cablevision, Inc. as to its rights and obligations under an Agreement made between Oak Park Mobile Home Village and Citrus Cablevision, Inc. on August 16, 1985 and a Lease and License of the same date; and

WHEREAS, said Agreement expires on August 16, 1995 and said Lease and License expires on October 31, 1995, LESSOR and LESSEE desire to replace said documents with a new lease on the terms set forth herein; and

WHEREAS, LESSOR is the legal owner of fee simple title to the real property described in Section 3 hereof, hereinafter referred to as "the Premises."

NOW, THEREFORE, IN CONSIDERATION of the terms hereof, and for other good and valuable consideration received, the parties agree as follows:

Section 1. Incorporation of Recitals. The above-stated recitals are true and correct in all material respects and are incorporated herein.

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Section 2. Termination of Prior Agreements.

2.1. The Agreement made between Oak Park Mobile Home Village and Citrus Cablevision, Inc. made on August 16, 1985 and the Lease and License of the same date both shall be deemed to expire on August 31, 1995, notwithstanding anything contained therein to the contrary.

2.2. LESSEE shall disconnect its cable television system from the existing cable television distribution system located within Oak Park Mobile Home Village on September 1, 1995. LESSEE shall abandon the cable television distribution system, including but not limited to all electronic components such as line extenders, directional couplers, taps, power supplies, power inserters and related hardware connectors, located within Oak Park Mobile Home Village to LESSOR "as is, where is." LESSEE shall be released from its obligation to remove the abandoned cable television distribution system and the abandoned cable television distribution system shall thenceforth be the property of LESSOR. LESSE shall be permitted to install distribution cable and system components originating at its head-end equipment on the leased Premises and running across the leased Premises to Pearl Street, which distribution cable and system components shall permanently remain the property of LESSEE.

Section 3. Description of Leased Premises. The Premises leased hereunder are described in the survey attached hereto and incorporated herein as Exhibit 1. The legal description set forth in Exhibit 1 is intended to include only the location of the existing head-end equipment and main system distribution cable and components currently used by LESSEE.

Section 4. Lease of Head-End Site. Commencing on September 1, 1995 and for a term of five (5) years thereafter, LESSOR shall lease to LESSEE, and LESSEE shall rent from LESSOR, the Premises, including that portion of the building located thereon, for LESSEE's use as a head-end site for LESSEE's cable television distribution system serving the surrounding area. Such use shall include the housing of signal reception and transmission facilities, including, but not limited to, satellite dishes, free-standing antennas and other electronic equipment, and all activities related to the operation and maintenance of said facilities.

Section 5. Rental Amount. As rental for the Premises, LESSEE shall pay LESSOR One and 50/100 Dollars ($1.50) per month per subscriber served by LESSEE from the head-end facilities located on the Premises. Such payments shall be made within fourteen (14) days of the end of each calendar quarter, commencing with the quarter ending on December 31, 1995. The first such payment shall include the extra month of September, 1995. LESSEE shall provide LESSOR with an accounting of active subscribers with each quarterly payment.

Section 6. Restrictions on Use; Relocation of Facilities. The Premises is located at the northwest corner of Oak Park Mobile Home Village, adjacent to LESSOR's water treatment facilities. LESSEE's use of the Premises shall not interfere with the use of the water treatment facilities as they now exist. LESSOR reserves the right to require LESSEE to relocate its facilities to another suitable location within Oak Park Mobile

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Home Village on six (6) months prior written notice. Such relocation shall be at LESSEE's sole expense.

Section 7. Utilities. LESSEE shall be responsible for arranging and paying for all utility services required for its use of the Premises.

Section 8. Insurance. LESSEE shall maintain at all times during the term of this lease, or any renewal of it, at LESSEE'S cost, comprehensive public liability insurance policy protecting LESSOR against all claims or demands that may arise or be claimed on account of LESSEE'S use of the Premises, in an amount of at least Three Hundred Thousand Dollars ($300,000.00) for injuries to persons in one accident and One Hundred Thousand Dollars ($100,000.00) for damages to property.

OR2644 PG3863

Section 9. Indemnity.

9.1. LESSEE agrees to indemnify and hold LESSOR harmless from all liability and damages of any kind which might be imposed or asserted against LESSOR and which arise in any way out of LESSEE'S use or occupancy of the Premises.

9.2. LESSOR agrees to indemnify and hold LESSEE harmless from all liability and damages of any kind which might be imposed or asserted against LESSEE and which arise in any way out of LESSOR's use or occupancy of that portion of the Premises used for LESSOR's water treatment facilities.

Section 10. Notices. Rent payments and notices to LESSOR from LESSEE and notices from LESSOR to LESSEE shall be mailed or delivered to the addresses set forth on the first page of this lease, unless notice of change is given in writing. All notices to either party shall be sent by certified or registered mail, return receipt requested.

Section 11. Default and Remedies. If any party shall continue to be in breach of this lease for thirty (30) days after written notice thereof, then, without further notice, the other party may pursue any and all rights and remedies available to it, whether at law or in equity. All rights, privileges and remedies of the parties are cumulative, and the exercise of any one shall not be a waiver of any other. Any party may waive any provision, breach or default of this lease, but no waiver shall be valid unless written and signed by the party giving the waiver. No such waiver shall be deemed a waiver of any other provision or of any subsequent breach or default of similar nature. If any party is found to have violated the terms of this lease by a court of competent jurisdiction, the prevailing party in such an action shall be entitled to reimbursement by the losing party of all costs of litigation, including, but not limited to, court costs and reasonable attorneys' fees, including such costs and fees in any appellate proceeding.

Section 12. Assignment. This lease shall be freely assignable and shall inure to the benefit of and be binding upon the parties and their successors and assigns.

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Section 13. Entire Agreement. This document sets forth all the promises, agreements, conditions and understandings between LESSOR and LESSEE relative to the Premises. There are no promises, agreements, conditions or understandings, either oral or written, between them other than as are set forth in this lease. No subsequent alteration, amendment, change or addition to this lease shall be enforceable unless in writing and executed by both parties with the same formalities as this lease.

IN WITNESS WHEREOF, the parties have executed this lease as of the date first set forth hereinabove.

Witness

MARILYNN CORBETT
Print witness name

Witness

PETER A STILPEN
Print witness name

OAK PARK VILLAGE COOPERATIVE, INC.,
a Florida corporation.

By: _____
Joe Ray

As: President

P.O. Box 38
Alva, Florida 33920

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 5th day of October, 1995 by JOE RAY, as President of OAK PARK COOPERATIVE, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced personally known as identification.

CC 445744
Serial number

3/16/99
Commission expiration date

Diane D. Trebilcock
Signature

DIANE D. TREBILCOCK
Print name

AFFIX SEAL:

DIANE D. TREBILCOCK
Notary Public, State of Florida
My Comm. Expires March 16, 1999
No. CC 445744
Bonded Thru Official Notary Service
1-(800) 723-0121

[Signatures continued on following pages]

OR2644 PG3864

DCI2021-00019 Lee County ePlan Additional info dated 09-17-2021

Witness

Print witness name

Witness

Print witness name

FLORIDA CABLEVISION MANAGEMENT CORP.,
a Florida corporation

By: _____
THOMAS J. CRUDEN

As: Vice President

1655 State Road 472
Deland, Florida 32327

(CORPORATE SEAL)

OR2644 PG3865

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 2nd day of Oct., 1995 by THOMAS J. CRUDEN, as Vice President of FLORIDA CABLEVISION MANAGEMENT CORP., a Florida corporation, on behalf of the corporation, who is personally known to me.

CC 479395
Serial number

7-27-95
Commission expiration date

Signature

Lisa M. Holstine
Print name

AFFIX SEAL:

NOTARY PUBLIC STATE OF FLORIDA
LISA M. HOLSTINE
COMMISSION # CC 479395
EXPIRES JUL 27, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

Additional info dated 09-17-2021

CHARLIE GREEN LEE CTY, FL

OR2644 PG3866

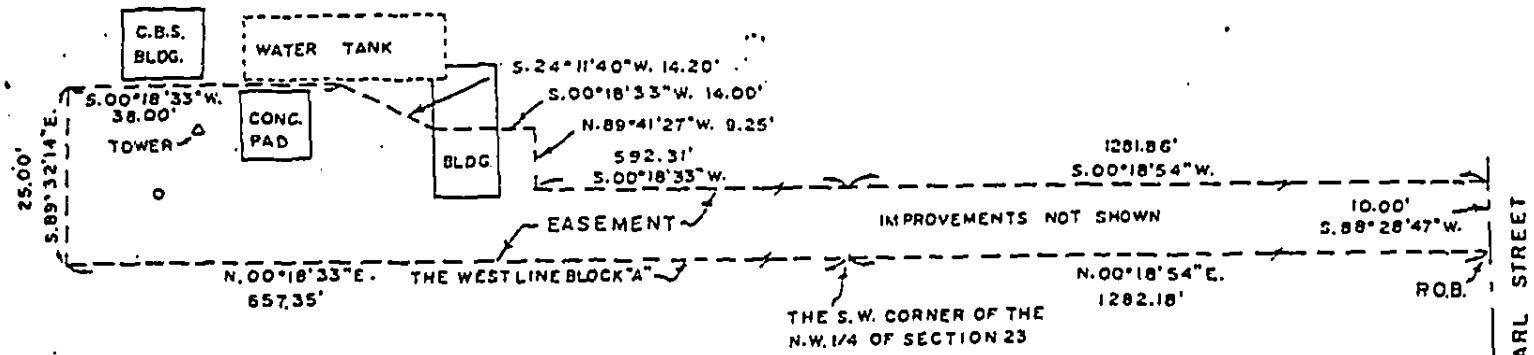
95 OCT 20 PM 2:59

I HEREBY CERTIFY THAT THIS SKETCH AS SHOWN IS A TRUE REPRESENTATION OF THE PARCEL HEREON DESCRIBED.

JAMES R. STARNES P.L.S. 4269
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA.

NOTE: THIS SKETCH IS NOT A SURVEY

SCALE: 1" = 20'



LEGAL DESCRIPTION AS PER STARNES AND ASSOC., INC.

AN EASEMENT OVER THE FOLLOWING TRACT OR PARCEL OF LAND, FOR INGRESS, EGRESS AND MAINTENANCE OF EARTH STATION, ELECTRONICS ROOM, TOWER, UNDER GROUND CABLE AND OTHER RELATED ITEMS.
BEGINNING AT THE WEST LINE OF BLOCK "A" OF FRANCIS W. PERRY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 28 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE CENTERLINE OF PEARL STREET; THENCE RUN N.00°18'54"E. ALONG THE WEST LINE OF SAID BLOCK "A" FOR 1,282.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA. THENCE RUN N.00°18'33"E. FOR 657.35 FEET TO THE NORTHWEST CORNER OF SAID BLOCK "A"; THENCE RUN S.89°32'14"E. ALONG THE NORTH LINE OF SAID BLOCK "A" FOR 25.00 FEET; THENCE RUN S.00°18'33"W. FOR 38.00 FEET; THENCE RUN S.24°11'40"W. FOR 14.20 FEET; THENCE RUN S.00°18'33"W. FOR 14.00 FEET; THENCE RUN N.89°41'27"W. FOR 9.25 FEET; THENCE RUN S.00°18'33"W. FOR 592.31 FEET; THENCE RUN S.00°18'54"W. FOR 1281.86 FEET TO THE CENTERLINE OF PEARL STREET; THENCE RUN S.88°28'47"W. FOR 10.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
FIELD BOOK ___ PAGE ___ W.O. 4269 SH. ___ OF ___

STARNES AND ASSOC., INC.
SURVEYING • ENGINEERING • LAND PLANNING
(813) 936-6541 N. FT. MYERS, FL. (813) 543-3080

ACCORDING TO PLAT BOOK ___ PAGE ___
PUBLIC RECORDS OF LEE CO. FLORIDA
FOR: C.V.I. DATE: 8-21-95

EXHIBIT "1"

ALL-STATE® INTERNATIONAL

DCI2021-00019 Lee County ePlan

DCI2021-00019 Lee County ePlan Additional Info dated 09-17-2021

INSTR # 2011000166750 Doc Type NOT Pages 3 Recorded 07/26/2011 at 09:29 AM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee $27.00 Deputy Clerk ACENTORINO

NOTICE OF LOT SPLIT APPROVAL

Lee County hereby gives notice of approval of a lot split pursuant to Section 10-174 of the Lee County Land Development Code, upon the following property:

23-43-27-00-00002.0000 &
23-43-27-00-00002.0010

(Clerk Of Court Use Only)

The property owners and applicants for the lot split approval are **Riverwood Estates, LLC & Oak Park Village Co-op, Inc.**
Reduced copies of the approved site plans are attached to this notice as "Exhibits A". For further details on this matter, any interested person should refer to file **#LDO2009-00183**, located in the offices of the Lee County Development Services Division.

Peter J. Eckenrode
Director
Development Services Division

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 19th day of July 2011 by Peter J. Eckenrode, who is personally known to me, and who did not take an oath.

CHERYL L. BERMUDEZ
MY COMMISSION # DD 876537
EXPIRES: August 1, 2013
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

Cheryl Bermudez
Printed Name

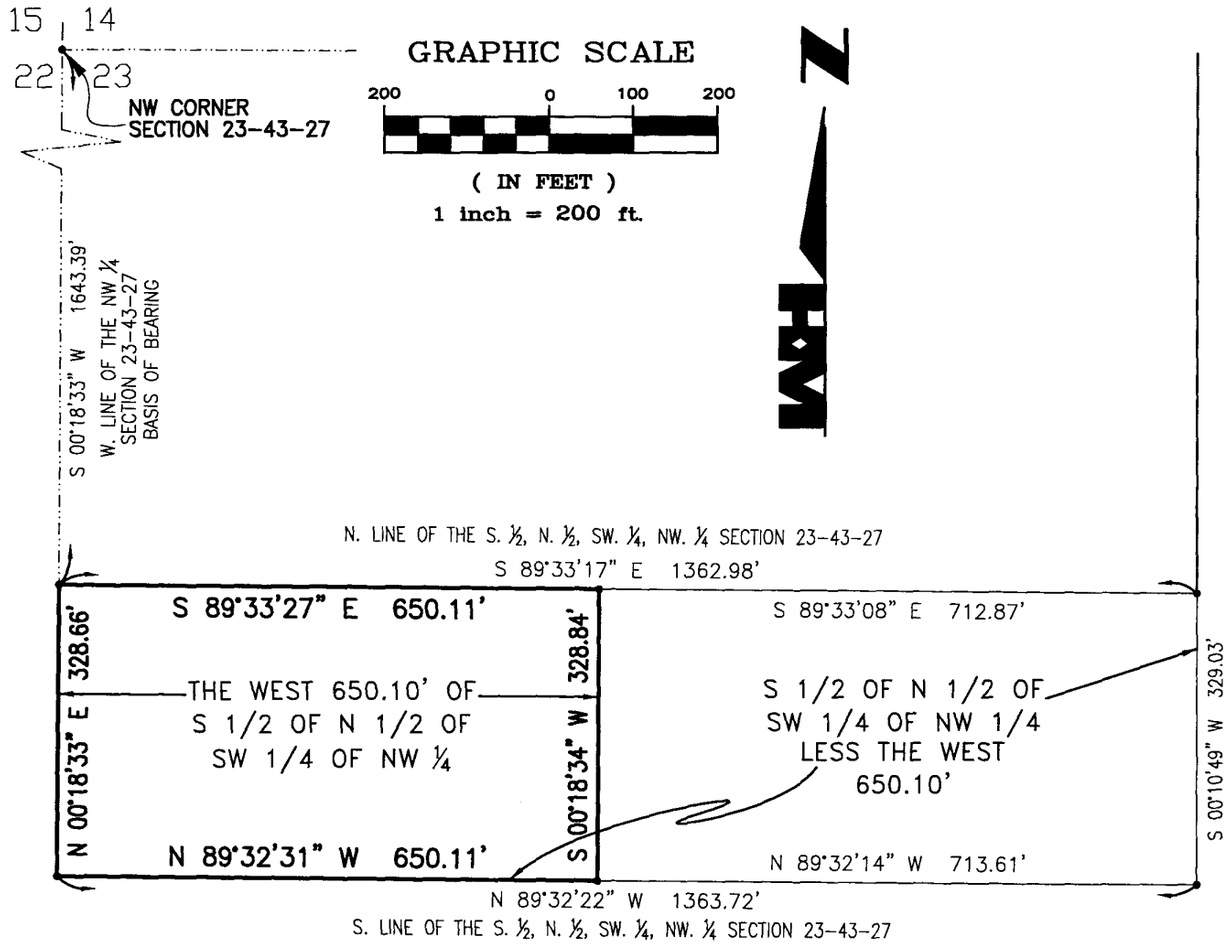
My commission expires: 8-1-13

This instrument prepared by and to be returned to:

Lee County Development Services Division
1500 Monroe Street
Fort Myers, FL 33901

S:\DO LETTERS\RECORDLOTSPLITAPPVL

Additional info dated 09-17-2021



Division of Development Services
APPROVED
By MXH Date 8-26-2010
For RES LOT SPLIT
LDO2009-00183
*Approval based on site information supplied by applicant.

LEGAL DESCRIPTION:

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.

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

BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING S.00°18'33"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

BY _____ P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

SEC-TWN-RGE:	23-43-27
DRAWN BY:	BEN
DATE	5/09
CHECKED BY:	TMM
DRAWING NO.	B-6492

HOLE MONTES
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

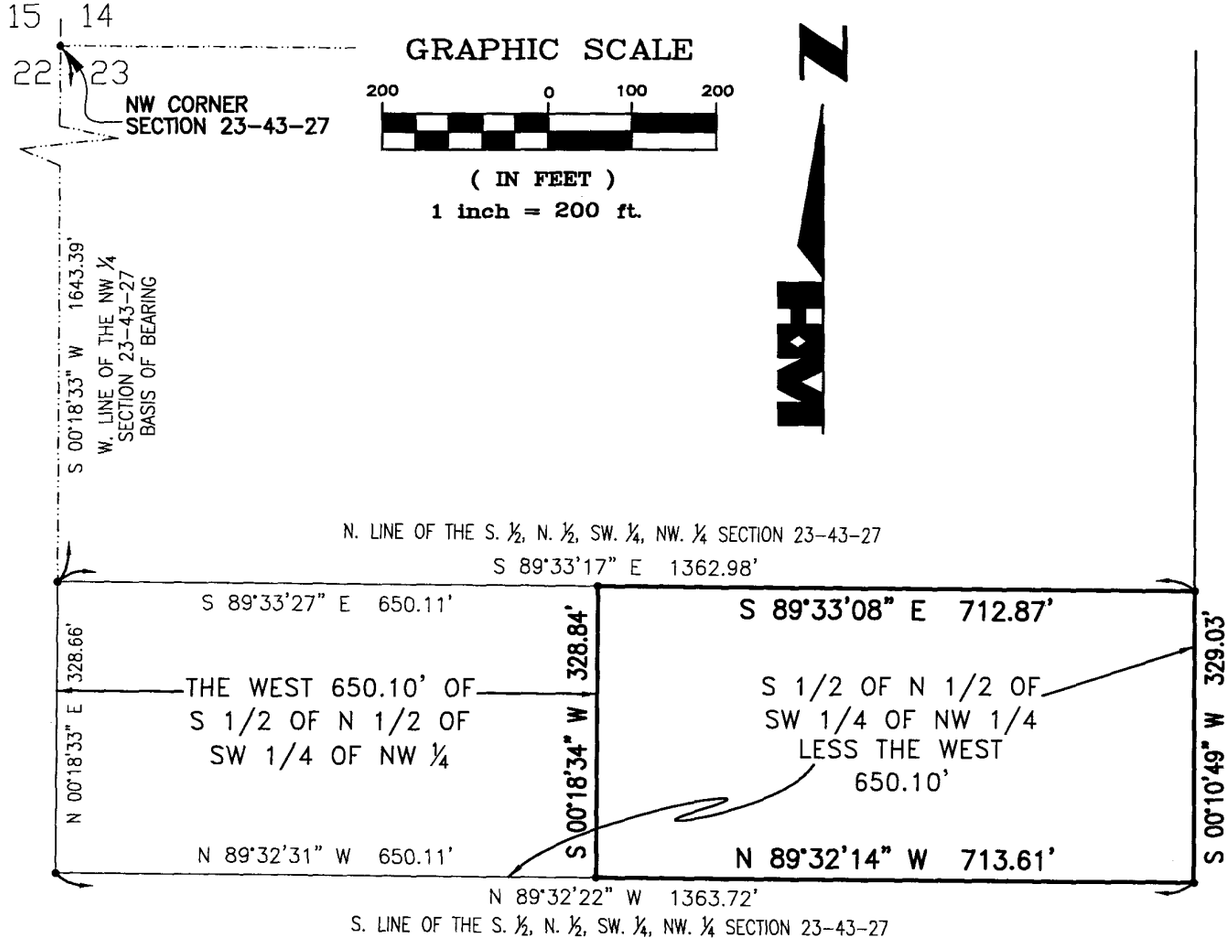
SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

PROJECT NO. 07.034X
REFERENCE NO. W650

H:\2007\2007034\DWG\SU\SKETCHES\W650.dwg Tab: Model May 08, 2009 - 11:05am Plotted by: BenNowell

DCI2021-00049 Lee County ePlan Page Number: 2 of 3

Additional info dated 09-17-2021



Division of Development Services
APPROVED
By MXH Date 8.26.2010
For RES LOT SPLIT
LDO2009-00183
Approval based on site information supplied by applicant.

LEGAL DESCRIPTION:

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,

LESS THE WEST 650.10 FEET;

CONTAINING 5.386 ACRES, MORE OR LESS.

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

BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING S.00°18'33"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

BY Thomas M. Murphy
THOMAS M. MURPHY P.S.M. #5628
STATE OF FLORIDA

* NOT A SURVEY *

SEC-TWN-RGE: 23-43-27		HOLE MONTES ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS	950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
DRAWN BY: BEN	DATE 5/09				PROJECT NO. 07.034X
CHECKED BY: TMM	DRAWING NO. B-6493				REFERENCE NO. LSW650

H:\2007\2007034\DW\SU\SKETCHES\LSW650.dwg Tab: Model May 08, 2009 - 11:49am Plotted by: BenNowell

INSTR # 2011000166750 Page Number: 3 of 3
DC1202110049 Lee County ePlan

BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN SECTION 22, 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 TITLE SEARCH REPORT PREPARED BY STATEWIDE LAND TITLE INC, BEARING FILE NO. 21-16985 AND EFFECTIVE THROUGH OF JUNE 28, 2021 AT 8:00 A.M.

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
D	– 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
PG.	– 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
	– WIRE PULL BOX
◇	– BACK FLOW PREVENTER
⊡	– WATER METER
	– WATER VALVE
Ⓦ	– WELL
	– SIGN
	– STORM MANHOLE
Ⓢ	– SANITARY SEWER
Δ	– DELTA ANGLE
	– TELEPHONE PEDESTAL
	– POWER POLE
	– GUY ANCHOR
	– CENTERLINE
-X-	– FENCE
-//-	– 6' WOOD FENCE
-OHW-	– 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.

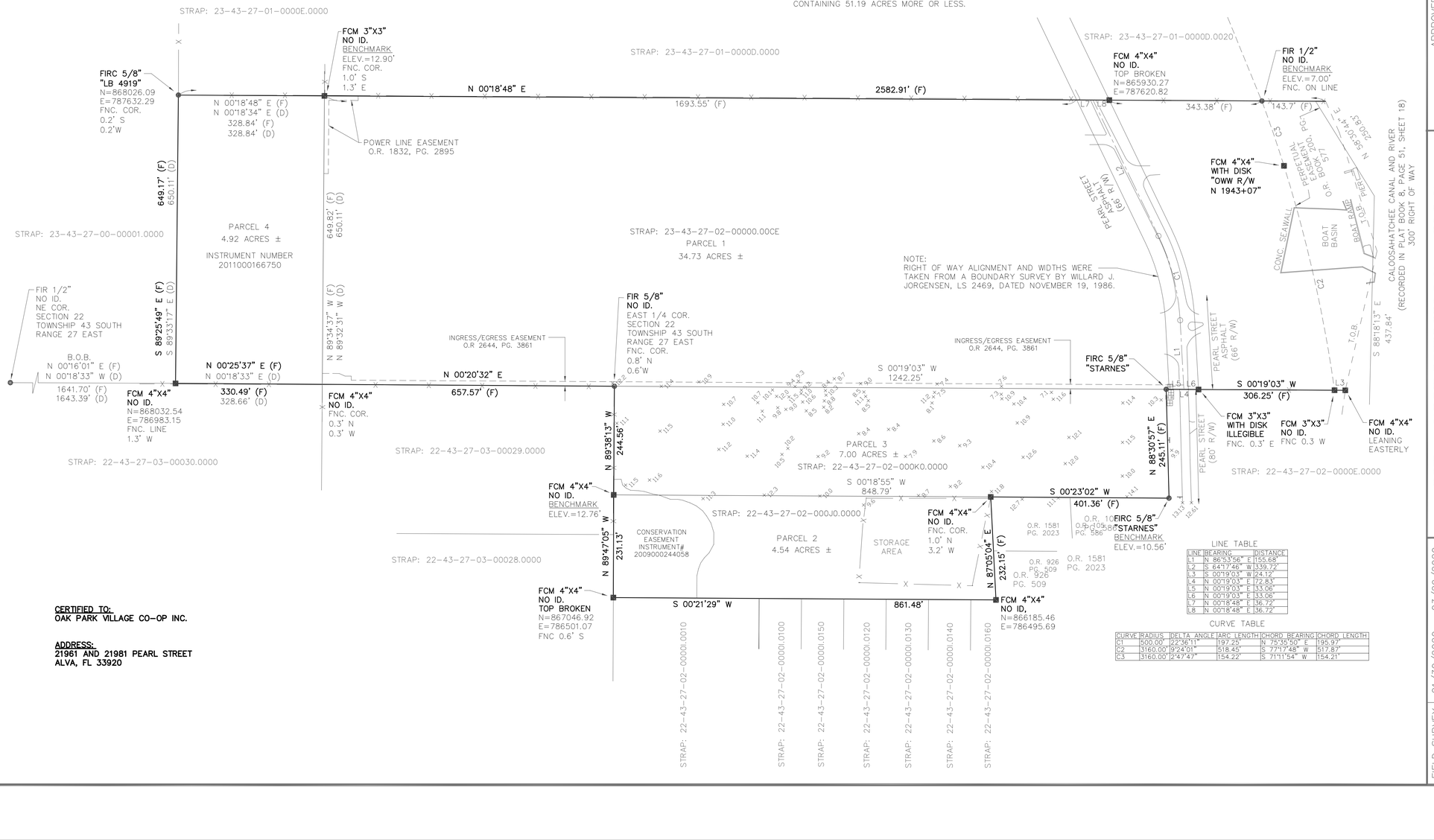
PARCEL 3: LOTS K AND L, A.M. STEVENS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE RIGHT OF WAY FOR PEARL STREET; AND SUBJECT TO A PERPETUAL EASEMENT GRANTED TO THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL 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.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°52'56" 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
08/18/21	ADDED EASEMENTS	08/18/21

APPROVED
KENNETH PUFAHL
Digitally signed by KENNETH PUFAHL
Date: 2021.09.15 11:31:55 -04'00'

KENNETH PUFAHL
REGISTERED LAND SURVEYOR PSM #6126
STATE OF FLORIDA
VALID ONLY WITH EMBOSSED SEAL OR DIGITAL SIGNATURE

KP SURVEYING, INC.
LB 8152
2802 W. CYPRESS AVENUE
FT. MYERS, FLORIDA 33905
(239) 462-1901

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

W. David Key LLC
LAND ENTITLEMENT & ENVIRONMENTAL CONSULTANTS

9/15/2021

Environmental Review

Oak Park Village

OAK PARK VILLAGE CO-OP INC
21961 PEARL ST
ALVA FL 33920

Folio ID 10356440
Folio ID 10356316
Folio ID 10356321

Introduction

The following is an Environmental Review of the above referenced parcels in support of the Lee County Plan Amendment currently under review. The Oak Park Village community totals 50.2 acres and is located at the eastern end of Pearl Street in Alva Florida. Please see Location Map and Site Aerial. On site investigation and research was conducted into various aspects of the property and is presented below.

Property Description

The site is an active mobile home park comprised primarily of three parcels. Please see aerial of the property. The largest parcel is developed with mobile homes and has a 3.95 acre preserve portion on the north end that is under a Conservation Easement, Instrument no. 20090002440057, Lee County Records. A second property immediately to the west is designated as open space for recreation within the Community. The third parcel is a fenced RV and boat open storage area bordered by residential usage to the west. The north end of these two parcels has a 1.1 ac. area that is also under a Conservation Easement, Instrument no. 20090002440058. Lee County Records. The overall property holdings of the Community are well maintained and manicured, and the two Conservation Easement parcels have been in place for many years.

The site was assessed to determine the presence of rare and unique uplands, aquifer recharge areas, and the presence of wetlands on the site. There were none of the above noted on this site as the site

wdavidkey3938@gmail.com 4480 Beechwood Lake Dr. Naples Fl. 341124
239.738.3453

has been developed for some time and the Conservation Easement areas are in place and established. There was no wildlife noted at the time of inspection.

FLUCCS Map

Attached is the Level III FLUCCS Map of the property which contains the following land use cover designations. See Attached FLUCCS Map.

FLUCCS Code *	Land Use	Area (ac,)
112	Mobile Homes	35.80
190	Open Land	9.35
400	Upland Forests (Conservation Easement)	5.05
Total		50.2

*Source: Florida Department of Transportation, Surveying and Mapping Office. 1999. Florida land use, cover, and forms classification system - handbook. Tallahassee, FL, USA.

Soils

The Soil Conservation Service maps of Lee County were consulted to assess soil type on the property. See attached Soils Map. The site contains four primary soil types. Soil Type No. 14, Cocoa fine sand-Urban land complex, comprises the northern portion of the actual mobile home park site, Soil Type No.143, Bradenton fine sand-Urban land complex, comprises the southern part of the mobile home park and the open space and storage sites to the west and soil type No.17, Daytona sand, is present on the northern portion of the western property in the Conservation Easement area. All four of these soil types are considered non-hydric and there are no wetlands on the site.

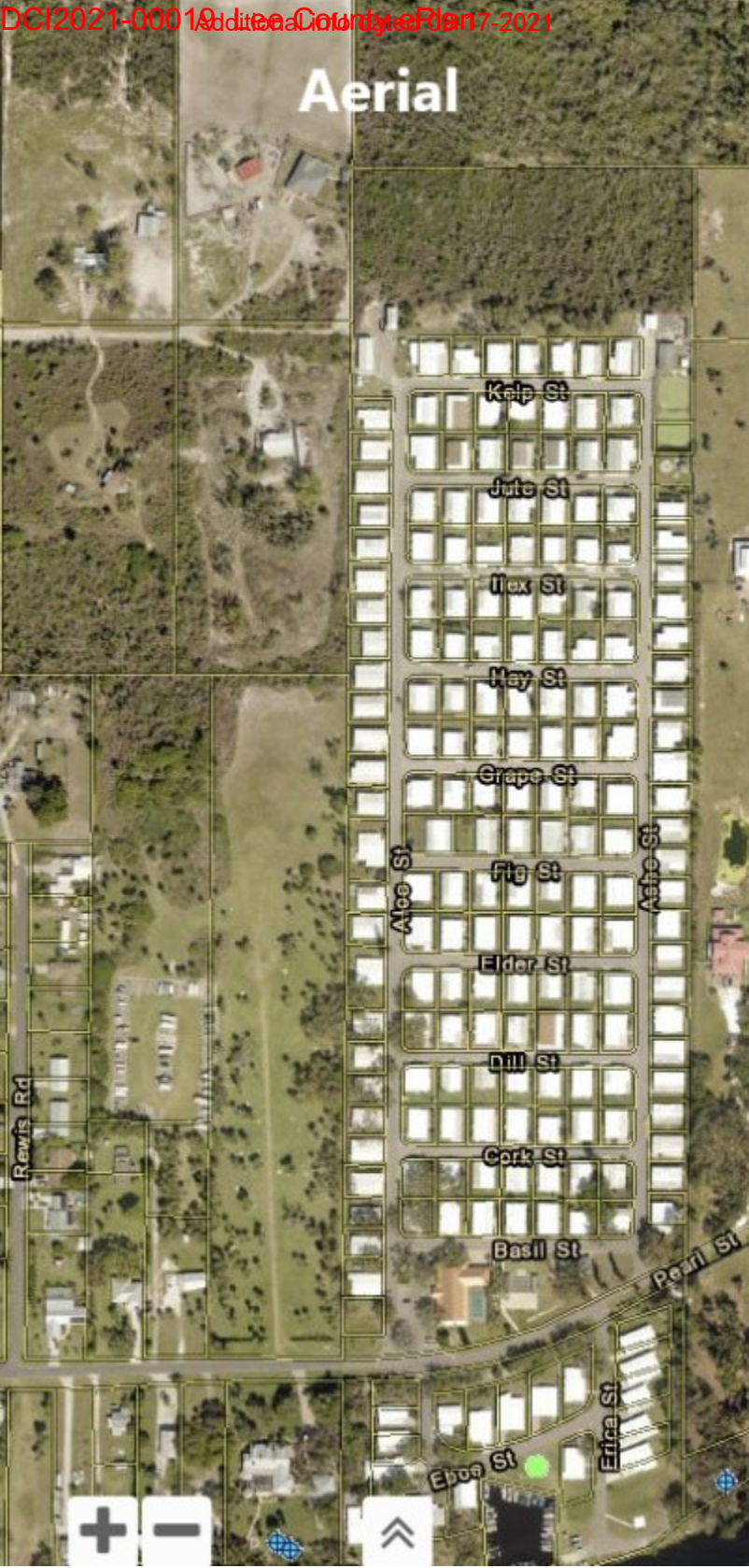
Conclusion

The Oak Park Village has been developed for some time and well maintained. Conservation areas have been established that preserved natural habitat at the time of development. The pending Plan Amendment request will have no impact on the surrounding area of the overall park.

wdavidkey3938@gmail.com 4480 Beechwood Lake Dr. Naples Fl. 341124
239.738.3453

DCI2021-00019 Additional Contextual Plan 7-2021

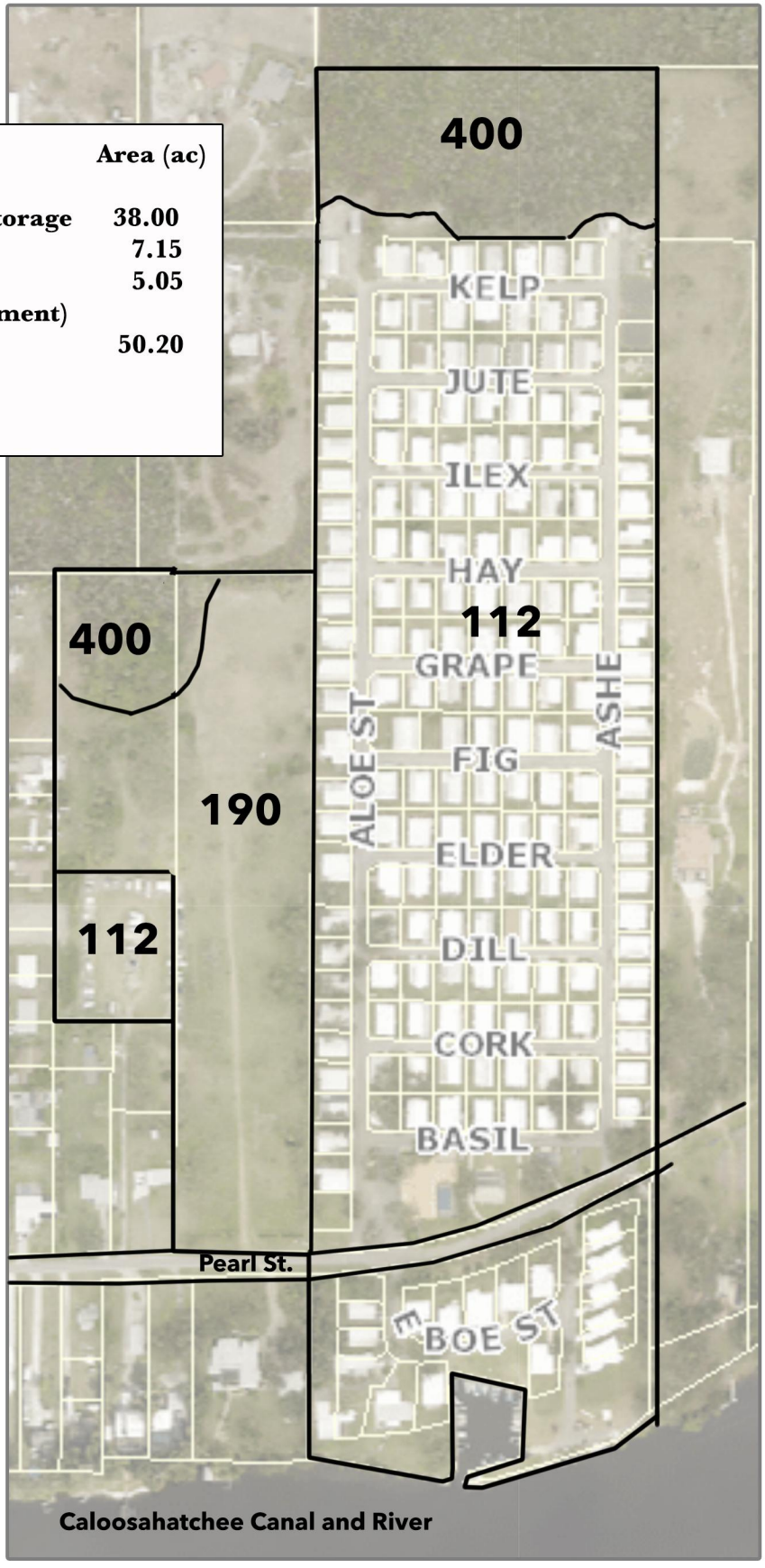
Aerial



FLUCCS Map

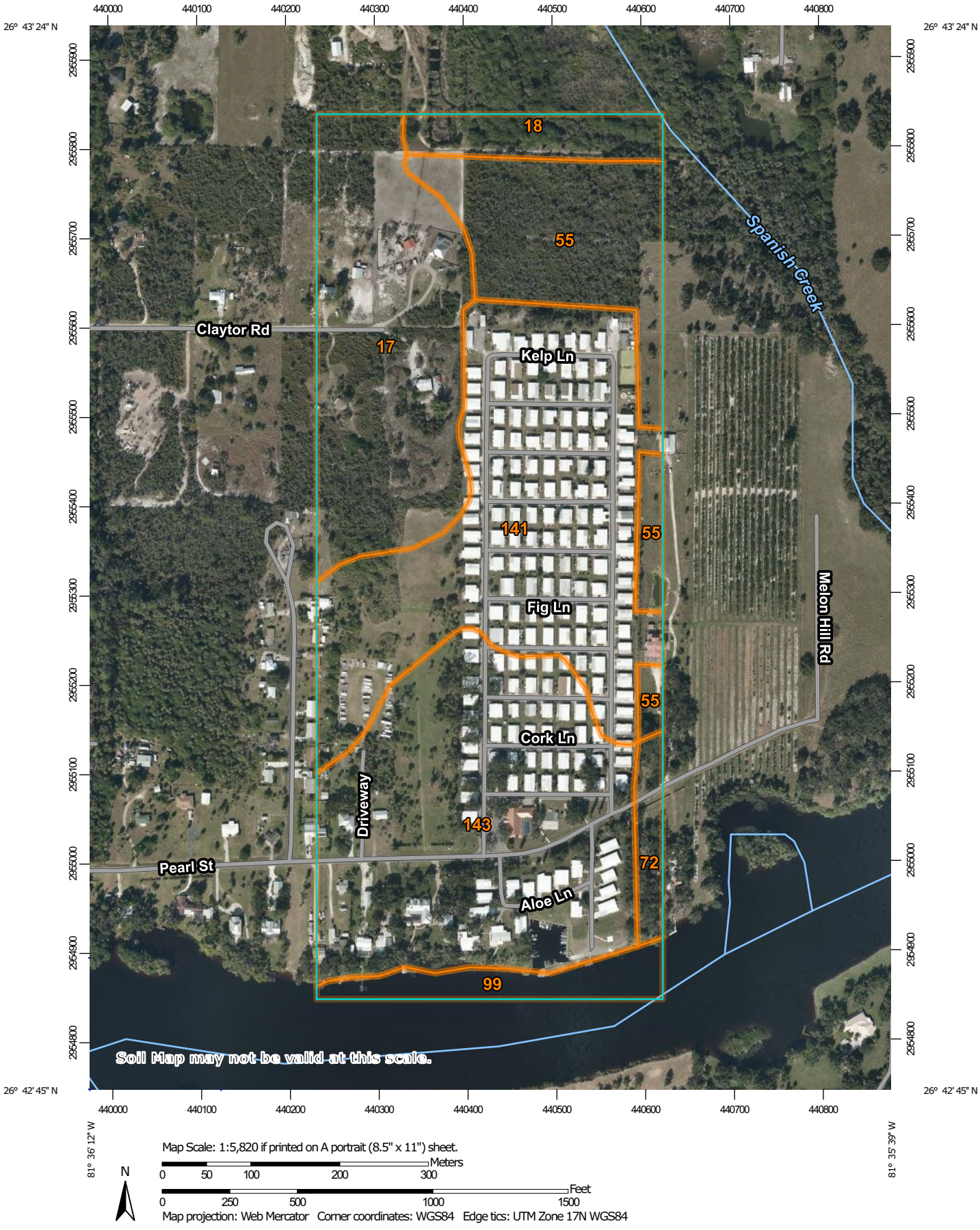
Folio #10356440, #10356316, #10356321

FLUCCS Code	Land Use	Area (ac)
112	Mobile Homes & Storage	38.00
190	Open Land	7.15
400	Upland Forests (Conservation Easement)	5.05
Total		50.20



W. David Key, LLC
Land Entitlement & Environmental Consultants
wdavidkey3938@gmail.com
4231 SE 19th Ave
Cape Coral, FL 33904
239-738-3453

Soil Map—Lee County, Florida



Map Scale: 1:5,820 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 18, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 25, 2019—Dec 6, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Daytona sand, 0 to 5 percent slopes	18.8	19.6%
18	Matlacha gravelly fine sand, limestone substratum, 0 to 2 perent slopes	3.6	3.7%
55	Cocoa fine sand, 0 to 2 percent slopes	12.4	12.9%
72	Bradenton fine sand, 0 to 2 percent slopes	1.7	1.8%
99	Water	3.5	3.6%
141	Cocoa fine sand-Urban land complex, 0 to 2 percent slopes	27.6	28.8%
143	Bradenton fine sand-Urban land complex, 0 to 2 percent slopes	28.3	29.5%
Totals for Area of Interest		**95.8**	**100.0%**

Open Space Recreation Area


Open Storage
Area



River Frontage

Conservation Easement area

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

NOTICE OF ZONING ACTION FOR OAK PARK VILLAGE

In accordance with Lee County Land Development Code 34-201(a)(1)(c) the Oak Park Village Cooperative Board is providing notice to all lot owners in the Oak Park Village Park subdivision, that the Board is pursuing a zoning action that is summarized as follows:

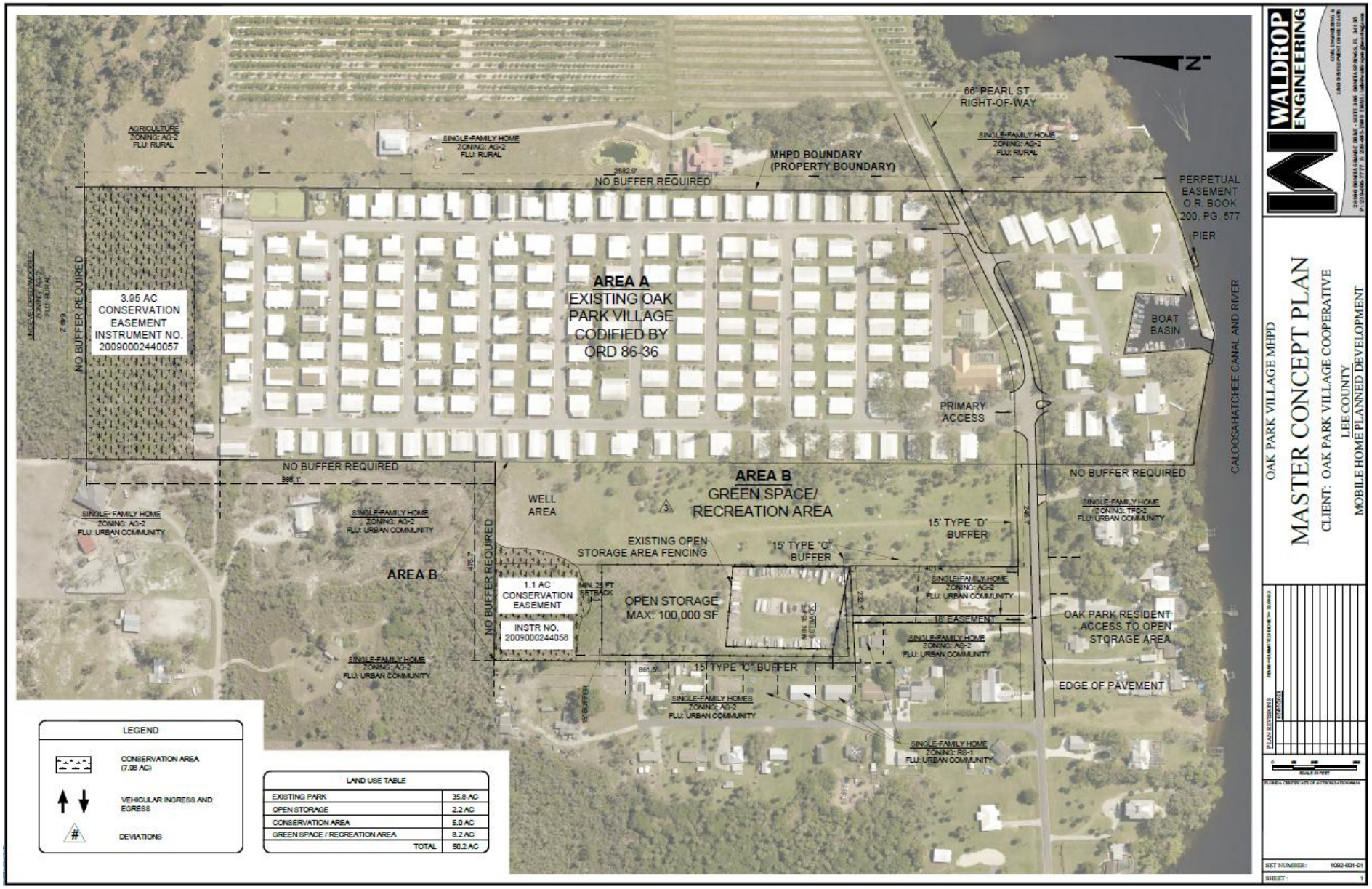
Oak Park Village Cooperative, Inc. seeks to rezone the current community and the two parcels to the west which are undeveloped single-family lots under common ownership, to a Mobile Home Planned Development (MHPD) to expand the open storage area for residents and allow passive recreation and green space next to the subdivision.

The existing mobile home park and your homes will not be affected.

As you may know Oak Park Village owns the two parcels east of the park. Those parcels were zoned to a residential planned development years ago by a prior board. As a benefit to the residents this zoning action will eliminate the possibility for development to occur on the two parcels. It will also allow for an expanded outdoor storage area and passive recreation in a park-like atmosphere on these parcels. All other aspects of the park will remain unchanged and be codified into a modern zoning district.

Attached is the conceptual site plan submitted to the county for your reference. You will be notified when the public hearings will take place at Lee County. If you have comments or concerns, feel free to call or email our planning consultant and he will walk you through the process and answer any questions.

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


AGRICULTURE
ZONING: AG-2
FLU: RURAL
SINGLE-FAMILY HOME
ZONING: AG-2
FLU: RURAL
2582.9'
NO BUFFER REQUIRED
MHPD BOUNDARY
(PROPERTY BOUNDARY)
66' PEARL ST
RIGHT-OF-WAY
SINGLE-FAMILY HOME
ZONING: AG-2
FLU: RURAL
PERPETUAL
EASEMENT
O.R. BOOK
200, PG. 577
PIER
BOAT
BASIN
CALOOSAHATCHEE CANAL AND RIVER
MODELED/REMODELED
ZONING: AG-2
FLU: RURAL
NO BUFFER REQUIRED
3.95 AC
CONSERVATION
EASEMENT
INSTRUMENT NO.
20090002440057
AREA A
EXISTING OAK
PARK VILLAGE
CODIFIED BY
ORD 86-36
PRIMARY
ACCESS
NO BUFFER REQUIRED
396.1'
SINGLE-FAMILY HOME
ZONING: AG-2
FLU: URBAN COMMUNITY
SINGLE-FAMILY HOME
ZONING: AG-2
FLU: URBAN COMMUNITY
AREA B
NO BUFFER REQUIRED
WELL
AREA
AREA B
GREEN SPACE/
RECREATION AREA
EXISTING OPEN
STORAGE AREA FENCING
15' TYPE "D"
BUFFER
15' TYPE "C"
BUFFER
1.1 AC
CONSERVATION
EASEMENT
INSTR NO.
2009000244058
MIN. 25 FT
SETBACK
OPEN STORAGE
MAX. 100,000 SF
MIN. 15 FT
SETBACK
NO BUFFER REQUIRED
SINGLE-FAMILY HOME
ZONING: TFC-2
FLU: URBAN COMMUNITY
401.4'
SINGLE-FAMILY HOME
ZONING: AG-2
FLU: URBAN COMMUNITY
18' EASEMENT
OAK PARK RESIDENT
ACCESS TO OPEN
STORAGE AREA
SINGLE-FAMILY HOME
ZONING: AG-2
FLU: URBAN COMMUNITY
861.9'
15' TYPE "C" BUFFER
EDGE OF PAVEMENT
15' BUFFER
SINGLE-FAMILY HOMES
ZONING: AG-2
FLU: URBAN COMMUNITY
SINGLE-FAMILY HOME
ZONING: RS-1
FLU: URBAN COMMUNITY
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
OAK PARK VILLAGE MHPD
MASTER CONCEPT PLAN
CLIENT: OAK PARK VILLAGE COOPERATIVE
LEE COUNTY
MOBILE HOME PLANNED DEVELOPMENT
SET NUMBER: 1092-001-01
SHEET: 1

0004905666 / FNP-0000002582

The News-Press media group
news-press.com A GANNETT COMPANY

Attn:
WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS, FL 34135

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicole Jacobs, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF ZONING ACTION FOR OAK PARK VILLAGE DATE: Friday, September 24, 2021 TIME: 4:30 PM ADDRESS: The Boathouse Tiki Bar & Grill - Fort Myers, 17101 State R

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of:

09/10/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 10th of September 2021, by legal clerk who is personally known to me.

Nicole Jacobs
Affiant

Notary State of Wisconsin, County of Brown

7/27/25
My commission expires

# of Affidavits 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF ZONING ACTION FOR OAK PARK VILLAGE
DATE: Friday, September 24, 2021
TIME: 4:30 PM
ADDRESS: The Boathouse Tiki Bar & Grill - Fort Myers, 17101 State Rd 31, Fort Myers, FL 33905
In accordance with the Policy 27.1.8 of the Lee County Comprehensive Plan (Lee Plan), 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 existing mobile home park and your homes will not be affected.
For questions please contact:
Waldrop Engineering, P.A.
c/o Fred Drovdlic
1514 Broadway, Suite 201,
Fort Myers, FL 33901
(239) 318-6707 OR fred.drovdlic@waldropengineering.com
AD# 4905666 9/10/21

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The News-Press media group
news-press.com A GANNETT COMPANY

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: WALDROP ENGINEERING

Address: 28100 BONITA GRANDE DR
BONITA SPRINGS FL 34135
USA

Ad No.: 0004905666
Net Amt: $123.77

Run Times: 1

No. of Affidavits: 1

Run Dates: 09/10/21

Text of Ad:

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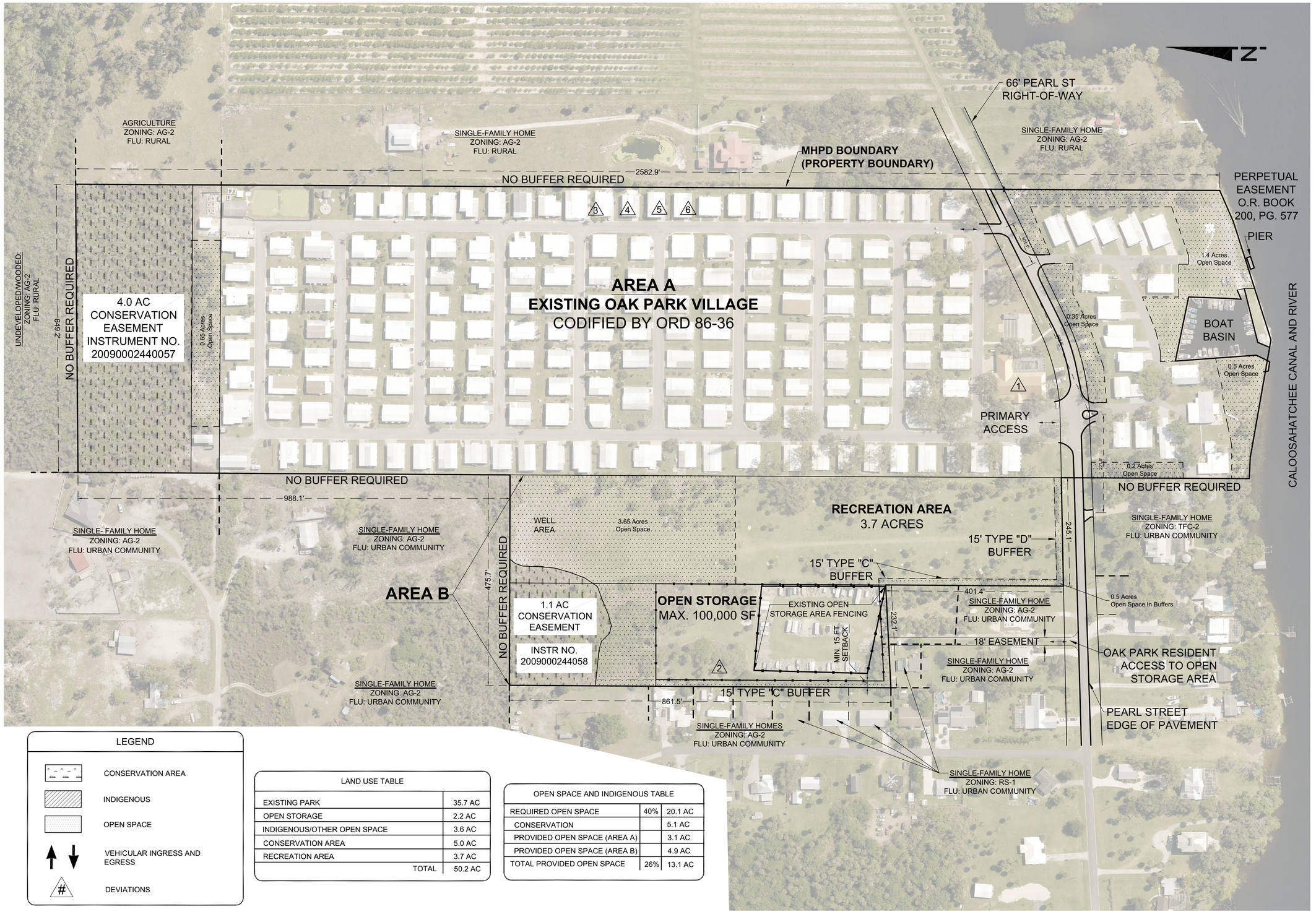

LEGEND

- CONSERVATION AREA
- INDIGENOUS
- OPEN SPACE
- VEHICULAR INGRESS AND EGRESS
- # DEVIATIONS

LAND USE TABLE	
EXISTING PARK	35.7 AC
OPEN STORAGE	2.2 AC
INDIGENOUS/OTHER OPEN SPACE	3.6 AC
CONSERVATION AREA	5.0 AC
RECREATION AREA	3.7 AC
TOTAL	50.2 AC

OPEN SPACE AND INDIGENOUS TABLE		
REQUIRED OPEN SPACE	40%	20.1 AC
CONSERVATION		5.1 AC
PROVIDED OPEN SPACE (AREA A)		3.1 AC
PROVIDED OPEN SPACE (AREA B)		4.9 AC
TOTAL PROVIDED OPEN SPACE	26%	13.1 AC

WALDROP ENGINEERING
CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTANTS
25100 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
08/19/2021

0 50 100 200
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1092-001-01

SHEET: 1

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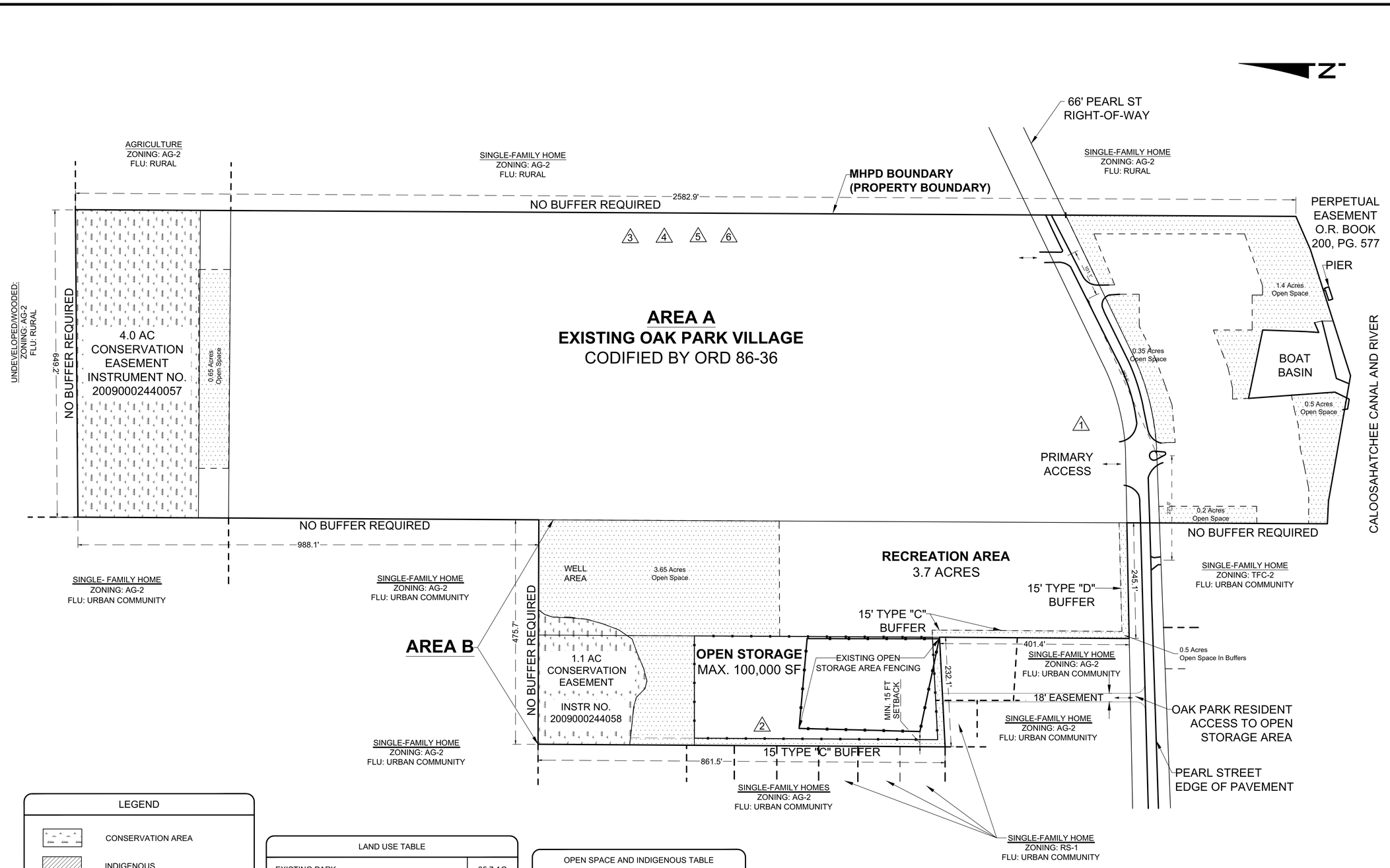

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