



APPLICATION FOR CONVENTIONAL REZONING PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: McGregor Storage Rezoning

Request: ☒ Rezoning from: CC/RM-2 To: C-2
☐ Variance included? ☒ **NO** ☐ **YES**¹ for: _____
☐ Special Exception included? ☒ **NO** ☐ **YES**¹ for: _____
☐ Bonus Density included? ☒ **NO** ☐ **YES**² for: _____ Bonus Units

¹ If **YES**, submit applicable application and fee

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

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Quattrone & Associates, Inc
 Address: 4301 Veronica Shoemaker Blvd
 City, State, Zip: Fort Myers, FL 33916
 Phone Number: 239-936-5222 E-mail: permits@qainc.net

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

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

1. Company Name: Land America, LLC
 Contact Person: Chris King
 Address: 101 Pugliese's Way, Suite 200
 City, State, Zip: Delray Beach, FL 33444
 Phone Number: 561-454-1606 Email: cking@puglieseco.com

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

PART 2 PROPERTY OWNERSHIP

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

Name: Entrust IRA SW Florida, LLC
 Address: 14220 Royal Harbour St #610
 City, State, Zip: Fort Myers, FL 33908
 Phone Number: _____ Email: _____

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

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

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

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

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

1. Title certification document, no greater than 90 days old. [34-202(a)(7)]
 2. Date property was acquired by present owner(s): March 24th, 2008

**PART 3
PROPERTY INFORMATION**

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

31-45-24-00-00007.3000 31-45-24-00-00007.5030

B. Street Address of Property: 15149 McGregor Blvd**C. Legal Description (must submit) [34-202(a)(5)]:**

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

OR

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

AND

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

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

OR

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

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

1. ☒ List of surrounding property owners. [34-202(a)(9)]
 2. ☒ Map of surrounding property owners. [34-202(a)(9)]
 3. ☒ One set of mailing labels. [34-202(a)(9)]

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

E. Current Zoning of Property: CC

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(b)]

F. Use(s) of Property:

1. Current uses of property are: Vacant
 2. Intended uses of property are: Commercial

G. Future Land Use Classification (Lee Plan):

<u>Central Urban</u>	<u>2.07</u>	Acres	<u>100</u>	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>±231.50</u>	Feet	
2. Depth (average if irregular parcel):	<u>±434.36</u>	Feet	
3. Total area:	<u>2.06</u>	Acres or square feet	
4. Frontage on road or street:	<u>117.36</u>	Feet on	<u>McGregor Blvd</u> Street
2 nd Frontage on road or street:	_____	Feet on	_____ Street

- I. Planning Communities/Community Plan Area Requirements:** If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711; Lee Plan Policy 25.1.1]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

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

PART 4 ACTION REQUESTED

- A. Reason(s) for Request:** Provide a statement explaining the nature of the request and how the property qualifies for the rezoning and, if applicable, bonus density. This statement should explain how the request meets the applicable findings/review criteria set forth in LDC section 34-145(d)(4) and, if applicable, LDC Section 2-146(b). This statement may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. [34-202(b)(3)]

PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
 - ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- B. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application. [34-202(a)(12)]
- C. Flood Hazard:**
- ☒ Not applicable
 - ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
 - ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- D. Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
 - ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- E. Mobile Home Park: [34-202(b)(4)]**
- ☒ Not Applicable
 - ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

F. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

PART 6 SUBMITTAL REQUIREMENT CHECKLIST	
<i>Two copies required for submittal</i> <i>Clearly label your attachments as noted in bold below</i>	
☒	Completed application for Public Hearing [34-202(a)(1)]
☒	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
☒	Additional Agents [34-202(a)(4)]
☐	Multiple Owners List (if applicable) [34-202(a)(2)]
☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
☒	Legal description (must submit one) [34-202(a)(5)]
☒	Legal description (metes and bounds) and sealed sketch of legal description
OR	
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	Boundary Survey (not required if platted lot) [34-202(a)(6)]
☐	Property Owners list (if applicable) [34-202(a)(8)]
☐	Property Owners map (if applicable) [34-202(a)(8)]
☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
☐	STRAP Numbers (if additional sheet is required) [34-203(a)(5)]
☒	List of Surrounding Property Owners [34-202(a)(9)]
☒	Map of Surrounding Property Owners [34-202(a)(9)]
☒	Mailing labels [34-202(a)(9)]
☒	List of Zoning Resolutions and Approvals
☐	Summary of Public Informational Session (if applicable)
☐	Waivers from Application Submission Requirements [34-201(c)]
☒	Reason(s) for Request [34-202(b)(3)]
☒	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
☐	Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
☐	Information Regarding Proposed Blasting (if applicable)
☐	Mobile Home Dislocated Owners Information (if applicable) [34-202(b)(4)]
☐	Tall Structures Permit (if applicable) [34-1108]

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Jacqueline Diaz, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 15149 McGregor Blvd and is the subject of an application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Property Owner

Jacqueline Diaz, IRA Administrator
Print Name

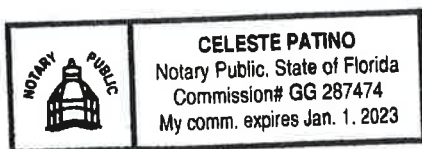
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on _____ (date) by Jacqueline Diaz-IRA Admininstrator (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL


Signature of Notary Public



ADDITIONAL AGENTS

Company Name:	AIM Engineering & Surveying, Inc		
Contact Person:	Darren Townsend		
Address:	2161 Fowler Street, Suite 100		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-332-4569	Email:	dtownsend@aimengr.com

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

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

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

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

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

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

I, Jacqueline Diaz (name), as IRA Administrator
 (owner/title) of Midwest Test Company (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

[Signature]
 Signature

4/28/2022
 Date

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

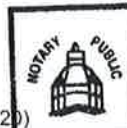
STATE OF FL
 COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22 day of April, 2022, by Jacqueline Diaz (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

DS
 JAC

STAMP/SEAL

DS
 GAC



CELESTE PATINO
 Notary Public, State of Florida
 Commission# GG 287474
 My comm. expires Jan. 1, 2023

[Signature]
 Signature of Notary Public

REQUEST STATEMENT

McGregor Storage
Conventional Rezoning
±2.06 AC.
STRAP#: 31-45-24-00-00007.3000 and 31-45-24-00-00007.5030,
15149 McGregor Blvd, Fort Myers, FL 33908

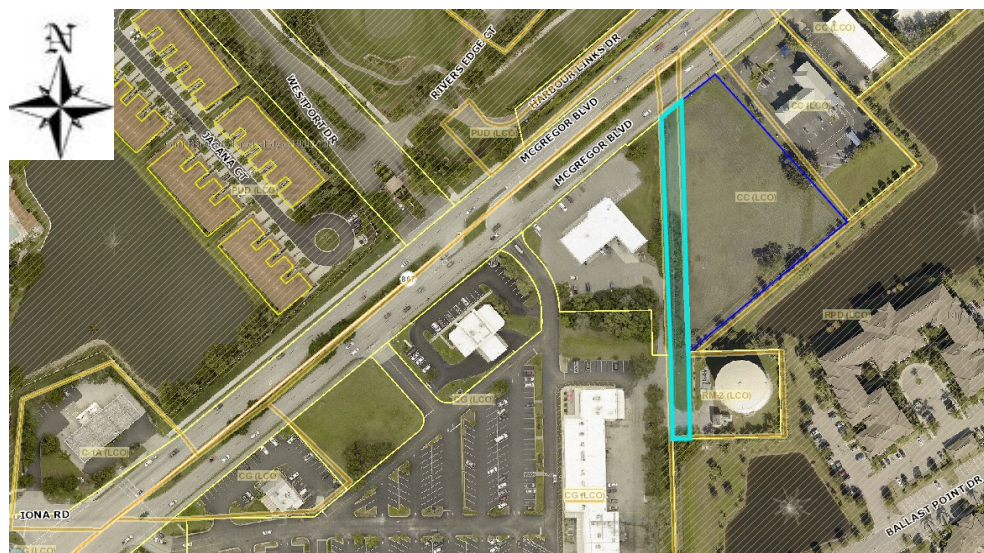
REQUEST

The applicant, Land America, LLC, as Contract Purchaser, is requesting approval for a Conventional Rezoning for a ±2.06 acres site from Community Commercial (CC) and Residential Multifamily District's (RM-2) to Commercial District (C-2), as encouraged by the property's location in the mixed-use overlay.

PROPERTY OVERVIEW AND HISTORY

The subject property is located a quarter mile northeast of the Iona Road and McGregor Blvd Intersection in the Iona/McGregor Planning Community. The parcels are a single lot and a 60' strip located east on McGregor Blvd. (state Maintained, arterial roadway). The properties are in Section 31, Township 45 South, Range 24 East, Lee County, Florida.

The larger parcel has been zoned for commercial development since 1980 with a zoning classification of CC and RM-2 by Resolution Z-80-181 and was subsequently amended by ADD2002-00013. ADD2002-00013 approved an Administrative Variance from LDC Section 34-884 to reduce the required lot width from 100 feet, to allow a lot width of 92.35 feet. The property is currently undeveloped. The proposed request will unify the two parcels under a single commercial district and combine the parcels into one development making the previous ADD unnecessary





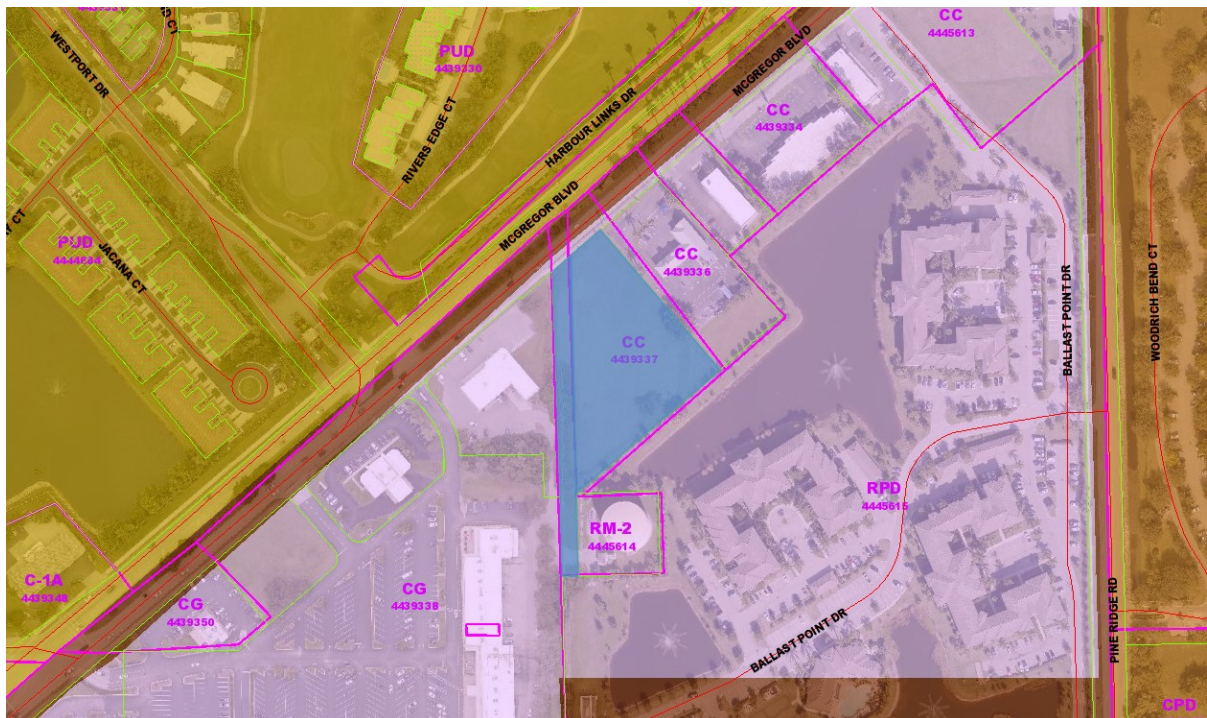
LAND USE AND ZONING

The subject property is within the Central Urban Future Land Use Category (FLUC) and the Mixed-Use Overlay district (delineated on Lee Plan Map I-C) within the Iona/McGregor Planning Community.

Table I: Inventory of Surrounding Lands

	FUTURE LAND USE	OVERLAY	ZONING	EXISTING LAND USES
NORTH	Central Urban	Mixed-Use	PUD	Residential
SOUTH	Central Urban	Mixed-Use	RPD	Residential
EAST	Central Urban	Mixed-Use	CC	Commercial
WEST	Central Urban	Mixed-Use	CG	Commercial

The adjacent property to the northwest is McGregor ROW then zoned PUD (Planned Unit Development) and developed as Residential Multifamily Subdivision. To the northeast is zoned CC and developed with Spot on car Wash & Auto Spa. To the southeast is zoned RPD (Residential Planned Development) and developed as Residential Multifamily Subdivision. To the southwest is zoned CG and developed as Firestone Complete Auto Care.





LEE PLAN COMPLIANCE

The Lee Plan has designated the property as Central Urban future land use category and the property is within the mixed-use overlay. The adjacent neighboring properties share this land use designation. The requested C-2 rezoning is appropriate within the Mixed-Use Overlay, is consistent with the Lee Plan and will comply with the Land Development Code in the following manner:

POLICY 1.1.3: *The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 1.1.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 16-07, 21-09)*

The property is located in the Central Urban Future Land Use category on the Lee Plan Future Land Use Map. The project is also within the mixed-use overlay which allows for the rezoning to C-2 district. The property is surrounded by commercial uses zoned CC and CG and can be considered infill development. The project has infrastructure and public services available to accommodate the C-2 zoning including water, sewer, electric, cable, and public safety services. This policy encourages future development in the Central Urban land use category to be developed as a mixed-use the project is consistent with 1.1.4.

POLICY 1.6.5: *The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan’s horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

The property is located within District 12, Iona/McGregor District. The district has allocated to it 774 acres of Commercial lands and 198 acres of Industrial lands. (See Ordinance 21-09/CPA2021-00001: Lee Plan 2045 Update, Table 1(b) 2045 Allocation). The proposed 2.06-acre C-2 Commercial rezoning is consistent with Policy 1.6.5, as the site is already within a commercial zoning category

GOAL 2: GROWTH MANAGEMENT. *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*

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, and prevent development patterns where large*



tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

The subject property is in the Central Urban land use category and the Mixed Use Overlay. Rezoning to C-2 meets this objective of promoting contiguous and compact growth patterns through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, and minimize the cost of services. The properties being location adjacent to McGregor Blvd. makes it suitable for commercial uses. Development exists adjacent to the subject property on the west, east and south and in close proximity on the north. The subject property is therefore considered in-fill development and represents a compact growth pattern. The project is consistent with Objective 2.1

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)*

POLICY 2.2.1: *Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)*

The subject commercially zoned property has access to McGregor Blvd (State Maintained arterial roadway) by way of conveyance deed with the property north as well as an approved driveway connection directly onto McGregor Blvd. The property is located within the Lee County Utility service franchise area for central sewer and water lines. Iona McGregor Fire Department, Station 75 at 15660 Pine Ridge Rd. will provide fire protection and emergency response. The Lee County Sheriff Department station for West Fort Myers Area is located at 15650 Pine Ridge Road. There is an existing sidewalk along the McGregor Blvd. The requested rezoning to C-2 is consistent with Policy 2.2.1.

POLICY 2.2.3: *When an area within the county is approaching the capacity of the necessary facilities as described above, requested rezoning's to increase densities and intensities may be deferred or denied giving preference to existing vacant lots and other valid development approvals, provided that a constitutionally mandated reasonable use of land would still be permitted*

The property lies within the Iona/McGregor Planning Community and is in compliance with the Lee Plan Acreage Allocation Table. The rezoning does not request additional intensity on the site. The project remains consistent with Policy 2.2.3.

GOAL 4: GENERAL DEVELOPMENT STANDARDS. *Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance*



development with service availability and protection of natural resources. (Ordinance No. 94-30, 07-15, 17-13)

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ordinance No. 17-13)

STANDARD 4.1.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Fla. Admin. Code R. 62-550)

STANDARD 4.1.2: SEWER.

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

Utility service is available to proposed project through Lee County Utilities as verified by the LCU letter of availability provided with this submittal. The developer will undertake any improvements that may be required to connect the project to these existing services. The project is consistent with Policy 4.1.1 and Policy 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

The subject parcel has been previously cleared and partially developed. There are no environmentally sensitive areas located on-site. The project is consistent with Policy 4.1.4.

GOAL 5: RESIDENTIAL LAND USES To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)

OBJECTIVE 5.1: All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ord. No. 94-30, 00-22)

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezoning will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to



be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)

Although the property abuts a residential zoning to the northeast, the change from CC/RM-2 to C-2 zoning will not increase intensity or create additional impacts to the bordering residential use. Buffering will be provided in accordance with LDC requirements to address any impacts to the adjacent residential use. The project remains consistent with Policy 5.1.5.

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the county. (Ordinance No. 94-30)

OBJECTIVE 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4 and other provisions of this plan. (Ordinance No. 94-30, 11-18)

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

a. Traffic and access impacts (rezoning and development orders)

McGregor Blvd is currently operating within its Level of Service at “C” with 1,599 trips, according to the 2021 Lee County performance standard is a “D” at 2100 trips. The project does not generate unanticipated and unacceptable traffic. All roads will continue to have adequate level of service. The change from CC/RM-2 zoning to C-2 zoning does not increase intensity and is not expected to generate additional trips from the project site.

c. Screening and buffering (planned development rezoning and development orders);

The proposed rezoning to C-2 will not be requesting any changes to buffering. Buffers will be provided in compliance with Land Development Code requirements and consistent with the requirements of the current zoning categories.

d. Availability and adequacy of services and facilities (rezoning and development orders);

Services and facilities serving this property are currently adequate. Refer to the discussion under Objective 2.2 above.

e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

As detailed above, the proposed rezoning is compatible with surrounding uses. To the north and south are other commercial uses. To the east is residential development that will be adequately screened from the proposed use. The rezoning will not create any negative impacts on surrounding uses.

f. Proximity to other similar centers (rezoning); and

The property is already zoned commercial and is adjoined by commercial zoning to the north and south, the proposed rezoning is proximate to other commercial uses.

g. Environmental considerations (rezoning and development orders).



The subject property has already been cleared for development. There are no environmental impacts of significance that will result from the proposed rezoning.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Ordinance No. 94-30, 00-22)

As noted above, the subject property has been zoned commercial since 1980, therefore rezoning would remain compatible with adjacent properties. The project is consistent with 6.1.4.

POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements. (Ordinance No. 94-30, 00-22)

The subject property is in an area where capacity exists on adjacent roadway network. The rezoning to C-2 does not add any uses that are no more intensive that has not already been approved. The project is consistent with 6.1.5

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

The subject property will not have impacts on landscaping, open space or buffering. The proposed future development will provide adequate open space and buffering as required by the Land Development Code (LDC) at the time of Development Order. The project is consistent with 6.1.6

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable

The subject parcel has been zoned commercial since 1980. The proposed development is surrounded on two sides by other commercial development and is therefore an in-fill commercial parcel. The request remains consistent with 6.1.7

GOAL 11: MIXED USE. Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments. (Ord. No. 17-13)

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development. (Ord. No. 17-13)



POLICY 11.1.1: *Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). (Ord. No. 17-13)*

The subject property is located in a Central Urban future land use category. The requested C-2 zoning is one of few zoning districts that permit mixed use.

OBJECTIVE 11.2: MIXED USE OVERLAY. *The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed-Use Overlay. (Ord. No. 07-15, 17-13)*

POLICY 11.2.2: *Development in the Mixed-Use Overlay should accommodate connections to adjacent uses. (Ord. No. 07-15, 17-13)*

POLICY 11.2.4: *Use of conventional zoning districts will be encouraged within the Mixed Use Overlay in order to promote continued redevelopment. (Ord. No. 17-13)*

POLICY 11.2.5: *Lee County will maintain land development regulations for properties within the Mixed-Use Overlay that allow for urban forms of development and a variety of uses. (Ord. No. 17-13)*

Rezoning the subject property from CC/RM-2 to C-2 is contemplated by and consistent with the Policies set forth to achieve Lee Plan Objective 11.2. The property has existing shared access, with the adjacent Spot-on Car Wash & Auto Spa and an approved proposed connection directly onto McGregor Blvd, consistent with Policy 11.2.2. Policy 11.2.4 encourages the use of conventional rezoning to promote redevelopment, which is the Applicant's intent underlying this request. Approval of the rezoning will expand the variety of uses allowed on the site, consistent with Policy 11.2.5

LEE PLAN/LDC CONSISTENCY SUMMARY ACCORDING TO LDC 34-145(d)4 REZONING CONSIDERATIONS

For rezoning to conventional districts, the applicant must prove entitlement based on the following criteria

a) Complies with the Lee Plan;

The request is consistent with the goals, objectives, policies, and the intent of the Lee Plan.

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

RESPONSE: The request is for a conventional zoning that does not allow for deviations from the LDC therefore requiring the future development of the site to meet the code and other applicable regulations. Moreover, the rezoning eliminates a legacy zoning district bringing the entitlement into the current used commercial district of C-2



creating a site that is in greater compliance with the modern portions of the LDC such as property development regulations and the permitted uses

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

The subject property is currently zoned for commercial development. It is also located within the Mixed-Use Overlay. Both facts demonstrate the suitability and appropriateness of commercial development of the property. Approval of a conventional rezoning from CC + RM-2 to C-2 provides additional redevelopment opportunities that do not exist in the current zoning category. These additional uses are consistent with the level of intensity contemplated by the Lee Plan and the existing development within this area. Any perceived incompatibilities that may arise can be fully addressed through the development order permitting process required to successfully achieve redevelopment under the approved C-2 zoning category.

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

Sufficient access to the subject property is currently in place to support the existing commercial use of the property. However, a traffic impact statement will be required at the time of development order approval to demonstrate redevelopment of the property will not adversely affect the Level of Service applicable to surrounding road networks

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

The Lee County 2021 Public Facilities Level of Service and Concurrency Report classifies McGregor Blvd as a State Maintained Road with the 100th highest hour directional volume LOS C capacity of 2,100, 2020 count of 1,599 for LOS C, and the projected forecast count of 1,624. No impacts to transportation facilities are anticipated by approval of the requested rezoning to C-2 and will remain within the roadway capacity limits.

County regulations require a traffic impact statement during local development order approval, therefore any unanticipated impacts can and will be addressed at that time

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

The site has previously been cleared and did not show any environmentally critical or sensitive areas. Consequently, it is appropriate to determine approval of rezoning to C-2 will not adversely affect environmentally critical or sensitive areas and natural resources. Additionally, development of the subject property will be required to meet LDC requirements applicable to environmental impacts, open space, buffering and landscaping.

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

The subject commercially zoned property has access to McGregor Blvd (State Maintained arterial roadway) by way of conveyance deed with the property north as well as an approved driveway connection directly onto McGregor Blvd. The property is located within the Lee County Utility service franchise area for central sewer and water lines. Iona McGregor Fire Department, Station 75 at 15660 Pine Ridge Rd. will provide fire protection and emergency response. The Lee County Sheriff Department



station for **West Fort Myers Area** is located at **15650 Pine Ridge Road**. There is an existing sidewalk along the **McGregor Blvd**.

Conclusion

In accordance with the above, the proposed rezoning from **CC** and **RM-2** to **C-2** complies with the **Lee County Comprehensive Plan**, **Lee County Development Code**; is compatible with existing or planned uses in the surrounding area; provides sufficient access to support proposed commercial development; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by adequate urban services. For these reasons, the Applicant respectfully requests that the rezoning to **C-2** be approved.

LEGAL DESCRIPTION & SKETCH

15149 MCGREGOR BLVD

SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST

FORT MYERS, FLORIDA

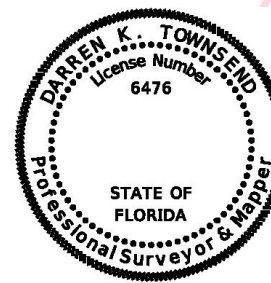
DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING PART OF PARCEL I AND ALL OF PARCEL II AS DESCRIBED IN OFFICIAL RECORD BOOK 3007 AT PAGE 141 AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31: THENCE N89°41'24"W ALONG THE NORTH LINE OF SAID SECTION 31 FOR 238.87 FEET TO THE FORMER RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (S.R. 867- 80 FEET WIDE); THENCE S50°28'00"W ALONG SAID FORMER RIGHT-OF-WAY LINE FOR 742.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I AS DESCRIBED IN OFFICIAL RECORD BOOK 3007 AT PAGE 141; THENCE S41°20'06"E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL FOR 10.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD BY ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 2463 AT PAGE 1913; THENCE CONTINUE S41°20'06"E ALONG SAID NORTHEASTERLY LINE FOR 340.17 FEET; THENCE S50°28'00"W PARALLEL WITH MCGREGOR BOULEVARD FOR 151.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S50°28'00"W FOR 345.63 FEET; THENCE S00°17'04"E FOR 150.00 FEET; THENCE S89°42'56"W FOR 35.00 FEET; THENCE N00°17'04"W FOR 553.99 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD BY SAID ORDER OF TAKING AS RECORDED IN OFFICIAL RECORD BOOK 2463 AT PAGE 1913; THENCE N50°28'00"E ALONG SAID RIGHT-OF-WAY LINE FOR 117.13 FEET; THENCE S39°32'00"E FOR 335.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31 AS BEARING N 89°51'24" W.
2. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
3. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
4. **THIS IS NOT A BOUNDARY SURVEY**
5. THIS LEGAL AND SKETCH HAS BEEN REVISED ON 05/02/22 TO REMOVE A 35' AND 25' ROADWAY EASEMENT.



Digitally signed
by Darren
Townsend
Date:
2022.05.02
09:37:22 -04'00'

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE. NO. 6476

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



AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH

15149 MCGREGOR BLVD

DRAWN: CH 04-25-22		CHECKED: DT 04-25-22		CLIENT: LAND AMERICA, LLC		
PROJECT NO.: 21-1398	SECTION: 31	TOWNSHIP: 45 S	RANGE: 24 E	COUNTY: LEE	SHEET 1 OF 2	

LEGAL DESCRIPTION & SKETCH

15149 MCGREGOR BLVD
SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST
FORT MYERS, FLORIDA



INTENDED DISPLAY SCALE: 1" = 100'

N LINE, NE 1/4, SEC. 31

BASIS OF BEARINGS

N 89°41'24" W

238.87'

POC
NE COR, SEC. 31

MCGREGOR BLVD.
R/W VARIES
ESTABLISHED FROM FDOT R/W
MAPS FOR SECTION 12040-2515
SOUTHEASTERLY R/W MCGREGOR BLVD
PER O.R. 2463, PG. 1913

INGRESS / EGRESS
EASEMENT
O.R. 3668, PG. 2813

10' WATER PIPELINE
EASEMENT
O.R. 1480, PG. 2315

LEE COUNTY
O.R. 3105, PG. 0576

LEGEND:

E = EAST OR EASTING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
LB = LICENSED BUSINESS
N = NORTH OR NORTHING
NO. OR # = NUMBER
O.R. = OFFICIAL RECORD BOOK
PG. = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT OF WAY
SEC. = SECTION

NOT VALID WITHOUT THE ATTACHED DESCRIPTION.



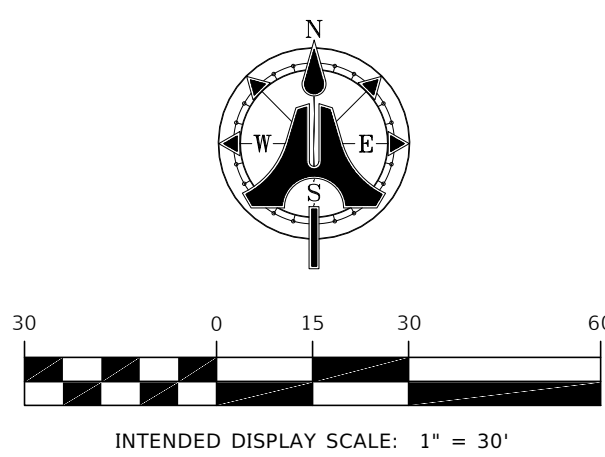
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LEGAL DESCRIPTION & SKETCH 15149 MCGREGOR BLVD

DRAWN: CH 04-25-22		CHECKED: DT 04-25-22		CLIENT: LAND AMERICA, LLC		
PROJECT NO.: 21-1398	SECTION: 31	TOWNSHIP: 45 S	RANGE: 24 E	COUNTY: LEE	SHEET 2 OF 2	

ALTA / NSPS LAND TITLE SURVEY

15149 MCGREGOR BLVD
SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST
FORT MYERS, FLORIDA



N 1/4 COR. SEC. 31
FCM 4"x4" "LS 3950"
MATCHING CCR #083300

N LINE, NE 1/4, SEC. 31
N 89°41'24" W (D)
238.70' (C) 238.87' (D)
300.78' (C) 299.81' (P)

POC
NE COR. SEC. 31
SMAGD
PER CCR #080530

E 1/4 COR. SEC. 31
FPM 1" LB 4919'
MATCHING CCR# 083301

DESCRIPTION OF LANDS SURVEYED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT 1159885:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING PART OF PARCEL I AND ALL OF PARCEL II AS DESCRIBED IN OFFICIAL RECORD BOOK 3007 AT PAGE 141 AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE N89°41'24"W ALONG THE NORTHERLY LINE OF SAID SECTION 31 FOR 238.87 FEET TO THE FORMER RIGHT-OF-WAY LINE OF MCGREGOR BLVD (S.R. 867, 80 FEET WIDE); THENCE S50°28'00"W ALONG SAID FORMER RIGHT-OF-WAY LINE FOR 742.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I AS DESCRIBED IN OFFICIAL RECORD BOOK 3007 AT PAGE 141; THENCE S41°20'06"E ALONG THE NORTHEASTLY LINE OF SAID PARCEL I FOR 10.00 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD BY ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 2463 AT PAGE 1913; THENCE CONTINUE S41°20'06"E ALONG SAID NORTHEASTLY LINE FOR 340.17 FEET; THENCE S50°28'00"W PARALLEL WITH MCGREGOR BOULEVARD FOR 151.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S50°28'00"W FOR 345.63 FEET; THENCE S00°17'04"E FOR 150.00 FEET; THENCE S89°42'56"W FOR 35.00 FEET; THENCE N00°17'04"E FOR 553.99 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD BY SAID ORDER OF TAKING AS RECORDED IN OFFICIAL RECORD BOOK 2463 AT PAGE 1913; THENCE N50°28'00"E ALONG SAID RIGHT-OF-WAY LINE FOR 117.13 FEET; THENCE S39°32'00"E FOR 335.00 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEARING 500°23'30"E.

TITLE COMMITMENT SUMMARY OF SCHEDULE B-II EXCEPTIONS (SEE NOTE 8):

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. - NOT A MATTER OF SURVEY, NOT MAPPED
- GENERAL POLICY TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS. - NOT A MATTER OF SURVEY, NOT MAPPED
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. - ALL VISIBLE EVIDENCE OF POSSESSION MAPPED HEREON
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. - AS MAPPED HEREON
- EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. - NO KNOWLEDGE OF
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. - NOT A MATTER OF SURVEY, NOT MAPPED
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. - NO WATER FEATURES NEITHER NATURAL NOR MANMADE WERE OBSERVED WITHIN THE SUBJECT PROPERTY
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. - NOT A MATTER OF SURVEY, NOT MAPPED
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 24, PAGE 276, AND SUBORDINATIONS IN O.R. BOOK 2301, PAGE 487, O.R. BOOK 2301, PAGE 518, O.R. BOOK 2301, PAGE 503, O.R. BOOK 2301, PAGE 508, O.R. BOOK 2301, PAGE 513, O.R. BOOK 2301, PAGE 523, O.R. BOOK 2301, PAGE 498, O.R. BOOK 2386, PAGE 809, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - BLANKET IN NATURE, NOT MAPPED
- NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED IN O.R. BOOK 3443, PAGE 4121, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - NOT A MATTER OF SURVEY, NOT MAPPED
- LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - NOT A MATTER OF SURVEY, NOT MAPPED
- EASEMENT RECORDED IN O.R. BOOK 1445, PAGE 1389, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - DOES NOT AFFECT THE SURVEYED PARCEL DELETED
- EASEMENT RECORDED IN O.R. BOOK 1489, PAGE 2315, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - AFFECTS THE SURVEYED PARCEL AS MAPPED HEREON
- ORDER OF TAKING RECORDED IN O.R. BOOK 2463, PAGE 1913, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - ESTABLISHES MCGREGOR BLVD R/W AS MAPPED HEREON
- NOTICE OF LOT SPLIT APPROVAL RECORDED IN O.R. BOOK 3691, PAGE 4004, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - CREATES SURVEYED PARCEL AND EAST ADJOINING PARCEL AS MAPPED HEREON
- EASEMENT RECORDED IN O.R. BOOK 3668, PAGE 2813, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - AFFECTS THE SURVEYED PARCEL AS MAPPED HEREON
- EASEMENT DESCRIBED IN INSTRUMENT NUMBER 2007-133855, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - BLANKET IN NATURE, NOT MAPPED
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. - NOT A MATTER OF SURVEY, NOT MAPPED
- RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. - NO WATER FEATURES NEITHER NATURAL NOR MANMADE WERE OBSERVED WITHIN THE SUBJECT PROPERTY
- RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF THE ADJACENT LAKE. - NO PORTION OF THE SURVEYED PROPERTY LIES WITHIN THE ADJACENT LAKE

NOTES:

- THE PURPOSE OF THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS TO RETRACE AND PERPETUATE THE BOUNDARIES AND DEFINE THE TOPOGRAPHY OF THE ABOVE DESCRIBED PARCEL. THE ADDRESS OF SAID PARCEL IS 15149 MCGREGOR BLVD, FORT MYERS, FLORIDA.
- BEARINGS AND COORDINATES SHOWN ARE NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA STATE PLANE COORDINATES, WEST ZONE, ESTABLISHED BY RTK GPS OBSERVATIONS WITH CORRECTIONS FROM THE FDOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31 IS THE BASIS OF BEARINGS WHICH BEARS S 01°24'20" E.
- ALL PHYSICAL FEATURES SHOWN HEREON ARE LOCATED IN THE FIELD, UNLESS OTHERWISE NOTED. BY THE SURVEY FIELD CREW AS RECORDED IN FIELD BOOKS: 1743, PAGES 77-80; 1768, PAGES 11-14; AND 1761, PAGE 41 THE LAST DAY OF FIELD WORK WAS 11-15-2021.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, WERE LOCATED OTHER THAN SHOWN HEREON.
- UNDERGROUND ENCROACHMENTS INCLUDING FOUNDATIONS (IF ANY) WERE NOT LOCATED.
- NO WETLAND AREAS OR JURISDICTIONAL WETLANDS (IF ANY) WERE LOCATED FOR THIS SURVEY, NOR WERE ANY MARKERS FOR SUCH OBSERVED.
- NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES WAS MADE.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT 1159885, RECOMPILMENT EFFECTIVE DATE: APRIL 19, 2022 AT 11:00 PM. SEE SUMMARY OF SCHEDULE B-II EXCEPTIONS ON THIS SHEET.
- ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FL.
- ALL DISTANCES & COORDINATES, AND ELEVATIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
- SURVEYED PARCEL ACREAGE, 2.06 ACRES MORE OR LESS.
- THE SUBJECT PARCEL LIES ENTIRELY WITHIN ZONES X(SHEDD) AND AE 7, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 12071C0415F, EFFECTIVE DATE 08/28/2008.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988, BASED ON DIRECT TIES TO NGS BENCHMARK "H 719".
- NO EVIDENCE OF RECENT EARTHWORK WAS OBSERVED ON THE SUBJECT PARCEL THIS SURVEY.
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED THIS SURVEY.
- THE PROPERTY DESCRIBED IN THIS SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 1159885 WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2021. ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

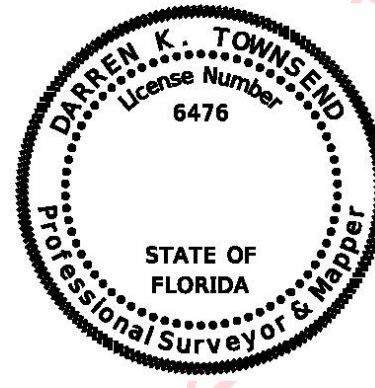
ALTA / NSPS LAND TITLE SURVEY CERTIFICATION:

TO HALE LAW GROUP, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; LAND AMERICA, LLC; AND MIDLAND IRA INC. A FLORIDA CORPORATION, AS SUCCESSOR BY MERGER TO TAX FREE STRATEGIES, LLC, A DISSOLVED FLORIDA LIMITED LIABILITY COMPANY, AS CUSTODIAN FOR THE BENEFIT OF GREG A. CALLAWAY IRA ACCOUNT #60070, AND JO CALLAWAY IRA ACCOUNT #60072:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 3, 2021.

DATE OF PLAT OR MAP: NOVEMBER 12, 2021

SIGNED: DARREN TOWNSEND
PSM #6476



Digitally signed
by Darren
Townsend
Date:
2022.05.16
08:56:19 -04'00'

LEGEND:

- ALTA = AMERICAN LAND TITLE ASSOCIATION
- BM = BENCHMARK
- (C) = CALCULATED DIMENSION
- CCR = CERTIFIED CORNER RECORD
- COR = CORNER
- (D) = DEED DIMENSION
- ENG = ENGINEERING
- EL = ELEVATION (NAVD 88)
- FCM = FOUND CONCRETE MONUMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FIRC = FOUND IRON ROD AND CAP AS NOTED
- FMAGD = FOUND MAG NAIL AND DISK AS NOTED
- FNL = FOUND NAIL
- FPKD = FOUND PARKER-KALON NAIL W/ DISK AS NOTED
- GPS = GLOBAL POSITIONING SYSTEM
- ID = IDENTIFICATION
- INC = INCORPORATED
- INST. = INSTRUMENT
- INV. = INVERT
- LB = LIMITED BUSINESS
- LLC = LIMITED LIABILITY CORPORATION
- NAV88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NGS = NATIONAL GEODETIC SURVEY
- NO./# = NUMBER
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- O.R. = OFFICIAL RECORD BOOK
- P.B. = PLAN DIMENSION R/W MAP SEC. 12040-2515
- PG = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PVC = POLY-VINYL CHLORIDE
- R/W = RIGHT OF WAY
- RCP = REINFORCED CONCRETE PIPE
- RTK = REAL-TIME KINEMATIC
- SEC. = SECTION
- SIRC = SET 5/8" IRON ROD W/ CAP
- SMAGD = SET MAG-NAIL & DISK "AIM ENG LB 3114"

- ⊕ = AIR RELEASE VALVE
- ⊕ = BENCHMARK
- ⊕ = ABOVE GROUND ELECTRICAL CABINET/BOX
- ⊕ = ELECTRIC METER
- ⊕ = GROUND EL.
- ⊕ = HARD SURFACE EL
- ⊕ = FIBER OPTIC CABLE MARKER
- ⊕ = FIRE HYDRANT
- ⊕ = GUY ANCHOR
- ⊕ = IRRIGATION VALVE
- ⊕ = MITERED END SECTION
- ⊕ = SANITARY MANHOLE
- ⊕ = STORM SEWER MANHOLE
- ⊕ = SEWER VENT
- ⊕ = TELECOMMUNICATIONS PEDESTAL
- ⊕ = UTILITY POLE
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = WELL
- ⊕ = WIRE PULL BOX
- ⊕ = ASPHALT
- ⊕ = CONCRETE
- ⊕ = CHAIN LINK FENCE
- ⊕ = TOE OF SLOPE
- ⊕ = TOP OF BANK
- ⊕ = OVERHEAD UTILITY LINE

ALTA / NSPS LAND TITLE SURVEY

15149 MCGREGOR BLVD



CIVIL * SANITARY * TRANSPORTATION * DEVELOPMENT * PROJECT MANAGEMENT
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
TOLL FREE 800-226-4569
PHONE 239-332-4569
CERTIFICATE OF AUTHORIZATION NO. 3114

CLIENT: LAND AMERICA, LLC
DRAWN: CMH
DATE: 11-11-2021
CHECKED: DT
DATE: 11-12-2021

PROJECT NAME:
ALTA / NSPS LAND TITLE SURVEY
PREPARED BY: AIM ENGINEERING & SURVEYING, INC.

SEE CERTIFICATION ABOVE

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6476
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ANY REVISIONS, ALTERATIONS, AND/OR CHANGES TO DRAWING(S) WITHOUT WRITTEN CONSENT BY AIM ENGINEERING & SURVEYING, INC. IS PROHIBITED!

FIELD BOOK: PAGE:
1743 / 1768 77-80 / 11-14

No.	DATE	BY	REVISIONS
1	04/25/22	CMH	TITLE COMMITMENT UPDATE
2	05/02/22	CMH	REMOVED 35' AND 25' ROADWAY EASEMENTS
3	05/14/22	CMH	WATER PIPELINE EASEMENT DOCUMENT NUMBER
4			
5			
6			
7			

OPINION OF TITLE

With the understanding that this Opinion of Title is furnished to the Lee County Board of County Commissioners, and it is hereby certified that I have examined the public records covering the period from the beginning to the 19th day of April 2022 at the hour of 11:00 p.m. inclusive, of the following described property.

Legal Description:

A parcel of land situated in the state of Florida, County of Lee, Section 31, Township 45 South, Range 24 East, being part of Parcel I and all of Parcel II as described in Official Record Book 3007 at Page 141 and further described as follows:

Commencing at the northeast corner of said Section 31: thence N89°41'24"W along the north line of said Section 31 for 238.87 feet to the former right-of-way line of McGregor Boulevard (S.R. 867-80 feet wide); thence S50°28'00"W along said former right-of-way line for 742.18 feet to the northeast corner of said Parcel I as described in Official Record Book 3007 at Page 141; thence S41°20'06"E along the northeasterly line of said parcel for 10.00 feet to the southeasterly right-of-way line of McGregor Boulevard by Order of Taking as recorded in Official Records Book 2463 at Page 1913; thence continue S41°20'06"E along said northeasterly line for 340.17 feet; thence S50°28'00"W parallel with McGregor Boulevard for 151.33 feet to the Point of Beginning; thence continue S50°28'00"W for 345.63 feet; thence S00°17'04"E for 150.00 feet; thence S89°42'56"W for 35.00 feet; thence N00°17'04"W for 553.99 feet to the southeasterly right-of-way line of McGregor Boulevard by said Order of Taking as recorded in Official Record Book 2463 at Page 1913; thence N50°28'00"E along said right-of-way line for 117.13 feet; thence S39°32'00"E for 335.00 feet to the Point of Beginning.

Bearings are based on the east line of the Northeast One Quarter (NE ¼) of Section 31, Township 45 South, Range 24 East as bearing S00°23'30"E.

TOGETHER WITH Easement described in Warranty Deed recorded under Instrument #2007000133855, Public Records of Lee County, Florida.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

MIDLAND IRA, INC., a Florida corporation, as successor by merger to TAX FREE STRATEGIES, LLC, a dissolved Florida limited liability company, as custodian for the benefit of Greg A. Callaway IRA Account #60070 and MIDLAND IRA, INC., a Florida corporation, as successor by merger to TAX FREE STRATEGIES, LLC, a dissolved Florida limited liability company, as custodian for the benefit of Jo Callaway IRA Account #60072

Mortgages of Records:

None.

Title to the property is subject to the following easements:

1. Easement recorded in O.R. Book 1445, Page 1389, Public Records of Lee County, Florida.
2. Easement recorded in O.R. Book 1489, Page 2315, Public Records of Lee County, Florida.
3. Easement recorded in O.R. Book 3668, Page 2813, Public Records of Lee County, Florida.
4. Easement recorded in Instrument 2007-133855, Public Records of Lee County, Florida.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the public records of Lee County, Florida, affecting the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 25th day of April 2022.



Doug Marek
Florida Bar No. 035180
1564-051 7945

1832
1720
1720
1720

Prepared By:
Thomas E. Moorey, Esq.
1430 Royal Palm Sq. Blvd., #105
Fort Myers, FL 33919

Parcel ID Number: 31-45-24-00-00007.3000 and 31-45-24-00-00007.5030
PREPARED WITHOUT TITLE EXAMINATION.

WARRANTY DEED

This Indenture, made this 24th day of March, 2008, Between

Greg A. Callaway and Jo Callaway, Individually and as Co-Trustees of the Callaway and Company Profit Sharing Plan and Trust, Grantors,

and

Tax Free Strategies, LLC, as custodian for the benefit of Greg A. Callaway IRA Account #60070, as to an undivided 59.79% interest, and Tax Free Strategies, LLC, as custodian for the benefit of Jo Callaway IRA Account #60072, as to an undivided 40.21% interest, as Tenants in Common, Grantee

whose address is: c/o Entrust SWFL, LLC, 12853 Banyan Creek Dr., Ft. Myers, FL 33908

WITNESSETH that the Grantors, for and in consideration of the sum of-----
----- \$10.00 -----Dollars
to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of LEE, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to restrictions, easements and reservations of record, if any.

Subject land is not the Homestead Property of the Grantor, nor is it adjacent to or contiguous to the homestead property of Grantor.

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

In Witness Whereof, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
THOMAS E. MOOREY
Witness Printed Name

Barbara M. Dodson
Witness Signature
BARBARA M. DODSON
Witness Printed Name

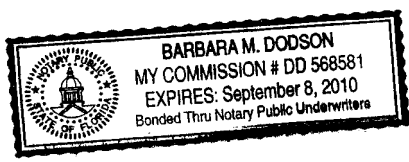
STATE OF FLORIDA
COUNTY OF LEE

CALLAWAY AND COMPANY PROFIT SHARING
PLAN AND TRUST

BY: [Signature]
Greg A. Callaway, Co-Trustee and Individually
15301 McGregor Blvd., Unit 2
Fort Myers, FL 33908

BY: [Signature]
Jo Callaway, Co-Trustee and Individually

The foregoing instrument was acknowledged before me this 24th day of march, 2008 by Greg A. Callaway and Jo Callaway, Individually and as Co-Trustees of the Callaway and Company Profit Sharing Plan and Trust, who is/are personally known to me or who provided Florida driver's license as identification.



Barbara M. Dodson
NOTARY PUBLIC
My Commission Expires:

Exhibit "A"

A parcel of land situated in the state of Florida, County of Lee, Section 31, Township 45 South, Range 24 East, being part of Parcel I and all of Parcel II as described in Official Record Book 3007 at Page 141 and further described as follows:

Commencing at the northeast corner of said Section 31: thence N89°41'24"W along the north line of said Section 31 for 238.87 feet to the former right-of-way line of McGregor Boulevard (S.R. 867- 80 feet wide); thence S50°28'00"W along said former right-of-way line for 742.18 feet to the northeast corner of said Parcel I as described in Official Record Book 3007 at Page 141; thence S41°20'06"E along the northeasterly line of said parcel for 10.00 feet to the southeasterly right-of-way line of McGregor Boulevard by Order of Taking as recorded in Official Records Book 2463 at Page 1913; thence continue S41°20'06"E along said northeasterly line for 340.17 feet; thence S50°28'00"W parallel with McGregor Boulevard for 151.33 feet to the Point of Beginning; thence continue S50°28'00"W for 345.63 feet; thence S00°17'04"E for 150.00 feet; thence S89°42'56"W for 35.00 feet; thence N00°17'04"W for 553.99 feet to the southeasterly right-of-way line of McGregor Boulevard by said Order of Taking as recorded in Official Record Book 2463 at Page 1913; thence N50°28'00"E along said right-of-way line for 117.13 feet; thence S39°32'00"E for 335.00 feet to the Point of Beginning

Bearings are based on the east line of the Northeast One Quarter (NE 1/4) of Section 31, Township 45 South, Range 24 East as bearing S00°23'30"E.

TOGETHER WITH Easement described in Warranty Deed recorded under Instrument #2007000133855, Public Records of Lee County, Florida.

INSTR # 2007000133855, Doc Type D, Pages 4, Recorded 04/24/2007 at 04:41 PM,
 Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$3570.00 Rec. Fee
 \$35.50 Deputy Clerk J MILLER

35.50
 3,570-
 Property Appraiser's
 Parcel Identification No. 31-45-24-00-00007-3000
 Prepared by:
 S. Renae Henry
 TITLE GROUP SERVICES
 13131 University Drive
 Fort Myers, FL 33907

-----{Space above this line for recording data.}-----

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 18th day of April, 2007, Between **Peak Auto Wash Systems, Inc., a Michigan Corporation**, as **GRANTOR***, whose address is 15801 White Orchid Lane, Fort Myers, FL 33908, and **Greg A. Callaway and Jo Callaway, as Co-Trustees of the Callaway and Company Profit Sharing Plan and Trust**, as **GRANTEE***, whose address is 15301 McGregor Blvd. #2, Fort Myers, FL 33908;

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00), 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:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

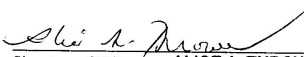
Grantor, together with this conveyance, hereby grants an easement together with a perpetual right to the Grantee to connect over and across Grantor's parcel described in Exhibit "B" attached hereto and incorporated herein by reference, for such sanitary sewer services necessary to connect into the lift station located on the parcel described on Exhibit "B". After such connection, Grantor, its successors and/or assigns, together with Grantee, its successors and/or assigns, shall be responsible for one-half (1/2) of the maintenance of the lift station. This covenant shall be a covenant running with the land and shall run in favor of all Grantee's, its successors and/or assigns.

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

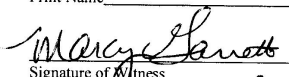
and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"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:

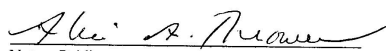

 Signature of Witness **ALICE A. THROWER**
 Print Name _____


 Peak Auto Wash Systems, Inc. by Gregory A. Peak, president


 Signature of Witness
 Print Name Marcy Garrett

STATE OF Florida; COUNTY OF Lee

The foregoing instrument was acknowledged before me this 18th day of April, 2007, by Gregory A. Peak as president of Peak Auto Wash Systems, Inc., a Michigan Corporation, who is/are personally known to me, or who produced Fe. D.C. as identification.


 Notary Public

Seal
 NOTARY PUBLIC-STATE OF FLORIDA
 Alice A. Thrower
 Commission # DD467746
 Expires: OCT. 13, 2009
 Bonded Thru Atlantic Bonding Co., Inc.

INSTR # 2007000133855 Page Number: 2 of 4

Exhibit "A"

A parcel of land situated in the state of Florida, County of Lee, Section 31, Township 45 South, Range 24 East, being part of Parcel I and all of Parcel II as described in Official Record Book 3007 at Page 141 and further described as follows:

Commencing at the northeast corner of said Section 31: thence N89°41'24"W along the north line of said Section 31 for 238.87 feet to the former right-of-way line of McGregor Boulevard (S.R. 867- 80 feet wide); thence S50°28'00"W along said former right-of-way line for 742.18 feet to the northeast corner of said Parcel I as described in Official Record Book 3007 at Page 141; thence S41°20'06"E along the northeasterly line of said parcel for 10.00 feet to the southeasterly right-of-way line of McGregor Boulevard by Order of Taking as recorded in Official Records Book 2463 at Page 1913; thence continue S41°20'06"E along said northeasterly line for 340.17 feet; thence S50°28'00"W parallel with McGregor Boulevard for 151.33 feet to the Point of Beginning; thence continue S50°28'00"W for 345.63 feet; thence S00°17'04"E for 150.00 feet; thence S89°42'56"W for 35.00 feet; thence N00°17'04"W for 553.99 feet to the southeasterly right-of-way line of McGregor Boulevard by said Order of Taking as recorded in Official Record Book 2463 at Page 1913; thence N50°28'00"E along said right-of-way line for 117.13 feet; thence S39°32'00"E for 335.00 feet to the Point of Beginning

Bearings are based on the east line of the Northeast One Quarter (NE 1/4) of Section 31, Township 45 South, Range 24 East as bearing S00°23'30"E.

File Number: C070341

Legal Description with Non Homestead
Closer's Choice

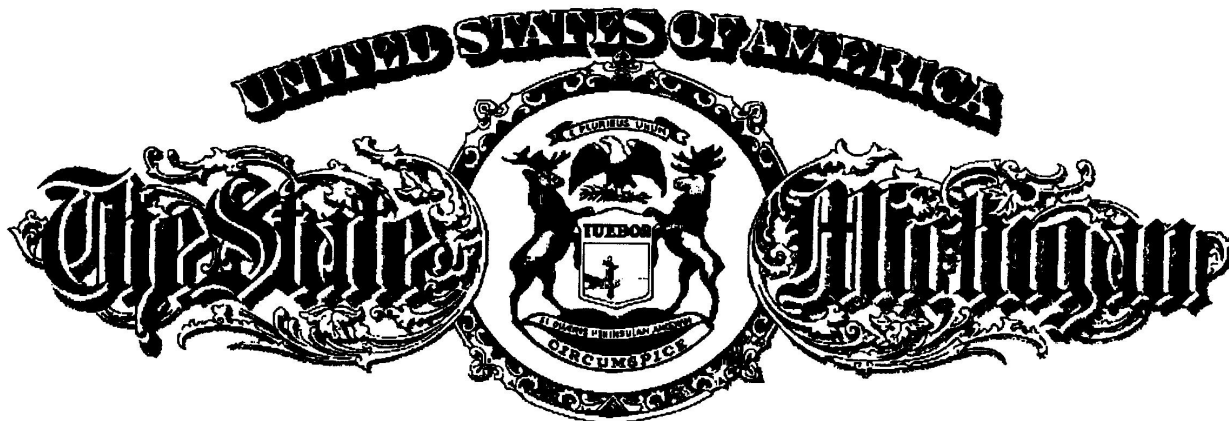
INSTR # 2007000133855 Page Number: 3 of 4

EXHIBIT "B"

A parcel of land situated in the State of Florida, County of Lee, Section 31, Township 45 South, Range 24 East and further described as follows:

Commencing at the northeast corner of said Section 31; thence N89°41'24"W along the north line of said Section 31 for 238.87 feet to the former right-of-way line of McGregor Boulevard (S.R. 867 - 80 feet wide); thence S50°28'00"W along said former right-of-way line for 742.18 feet to the northeast corner of Parcel I as described in Official Record Book 3007 at Page 141; thence S41°20'06"E along the northeasterly line of said parcel for 10.00 feet to the Point of Beginning; thence continue S41°20'06"E along said line 340.17 feet; thence S50°28'00"W parallel with McGregor Boulevard for 151.33 feet; thence N39°32'00"W for 335.00 feet to the southeasterly right-of-way line of McGregor Boulevard by Order of Taking as recorded in Official Record Book 2463 at Page 1913; thence N50°28'00"E along said right-of-way line for 135.98 feet; thence N39°32'00"W along said right-of-way line for 5.00 feet; thence N50°28'00"E along said right-of-way line for 4.66 feet to the Point of Beginning.

Bearings are based on the east line of the Northeast One Quarter (NE 1/4) of Section 31, Township 45 South, Range 24 East as bearing S00°23'30"E.



Michigan Department of Labor & Economic Growth

Lansing, Michigan

This is to Certify That

PEAK AUTO WASH SYSTEMS, INCORPORATED

a Michigan profit corporation was validly incorporated on December 17, 1984, and said corporation is validly in existence under the laws of this state.

This certificate is issued pursuant to the provisions of 1972 PA 284, as amended, to attest to the fact that the corporation is in good standing in Michigan as of this date and is duly authorized to transact business and for no other purpose.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.



Sent by Facsimile Transmission
914713

In testimony whereof, I have hereunto set my hand, in the City of Lansing, this 4th day of April, 2007.

Andrew S. Mettelf, Director

Bureau of Commercial Services

CORPORATE RESOLUTION

DULY PASSED ON May 06, 2022

**MIDLAND**
SELF-DIRECTED IRAS

I, the undersigned, hereby certify that I am the Secretary of Midland IRA, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Florida; that I am the keeper of the corporate records of this Corporation and that as such, I am authorized to execute this certification on behalf of this Corporation; that the following is a true, correct and compared copy of a resolution duly adopted and ratified at a meeting of the Board of Directors of this Corporation, duly called and held in accordance with its charter and by-laws, at which meeting a quorum was present and acting throughout; that said resolution has not been in any way amended, annulled, modified, rescinded or revoked, but is in full force and effect.

I, Whitney Pope, Secretary of Midland IRA, Inc., (the "Organization") hereby certify that the foregoing is a true copy of a resolution duly adopted by the directors of the Organization, at a meeting duly held at which quorum was present and voting and that the same has not been repealed or amended and remains in full force and affect and does not conflict with Articles of Incorporation of the Organization.

Whereas, Midland Trust Company by corporate resolution attached as Exhibit "A" and incorporated herein has authorized Midland IRA, Inc. and certain employees thereof to act on its behalf; and

Whereas, Midland IRA, Inc. desires to authorize certain employees to act, in a limited capacity, on behalf Midland IRA, Inc. and Midland Trust Company.

Now, Therefore, Be It Resolved: That the Board of Directors of Midland IRA, Inc. authorizes the following employees to sign on behalf of Midland Trust Company, as so authorized by Exhibit "A", and Midland IRA, Inc. and are each hereby appointed to act in a limited representative capacity as a representative of Midland IRA, Inc. and Midland Trust Company for the benefit of retirement account holders. The persons listed below are hereby granted the individual authority and power to conduct all transactions, including, but not limited to, the authority to buy, sell, assign, and endorse for transfer, certificates representing stocks, bonds, or other securities; purchase, sale or conveyance of real property and assets; execute contracts; establish bank and brokerage accounts; and are Authorized Signatories for retirement accounts on behalf of Midland IRA, Inc. or Midland Trust Company, or on further behalf of any entities that have granted Midland IRA, Inc., like powers and authority.

AMY AYERS

MELISSA ROSE

SACHA BRETZ

SARA GARCES

DANIEL HANLON

GEOFF WATTS

HELEN GRANUM

HEATHER BOND

SEAN HILDRETH

BRANDON HALL

BRENNA PETERSON

RYAN AUSTIN

THERESA KNOWER

JACQUELINE DIAZ

LOGAN THUNE

WHITNEY POPE

MARTHA TINOCO

WARREN FOUNTAINE

MATTHEW BURSZTYN

ANDREW ANGER

JIM MARCELAK

ALEC POTTS

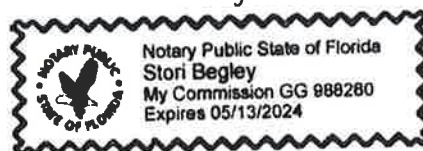
STORI BEGLEY

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of the resolution had, full power and lawful authority to adopt the foregoing resolution and to confer the powers granted to the persons named who have full power and lawful authority to exercise the same. IN WITNESS THEREOF, I hereunto subscribe my name and on this 11 day of May, 2022

WHITNEY POPE, as Secretary

The forgoing document was acknowledged before me on this 11 day of May, 2022 by Whitney Pope, who has produced a valid Florida driver's license as identification.

NOTARY PUBLIC





CORPORATE RESOLUTION

DULY PASSED ON May 06, 2022

EXHIBIT "A"

I, the undersigned, hereby certify that I am the Secretary of Midland Trust Company, a corporation duly organized and existing under and by virtue of the laws of the State of South Dakota; that I am the keeper of the corporate records of this Corporation and that as such, I am authorized to execute this certification on behalf of this Corporation; that the following is a true, correct and compared copy of a resolution duly adopted and ratified at a meeting of the Board of Directors of this Corporation, duly called and held in accordance with its charter and by-laws, at which meeting a quorum was present and acting throughout; that said resolution has not been in any way amended, annulled, modified, rescinded or revoked, but is in full force and effect.

I, Brenna Peterson, Secretary of Midland Trust Company, (the "Organization") hereby certify that the foregoing is a true copy of a resolution duly adopted by the directors of the Organization, at a meeting duly held at which quorum was present and voting and that the same has not been repealed or amended and remains in full force and affect and does not conflict with Articles of Incorporation of the Organization.

Now, Therefore, Be It Resolved: That each of the following individuals are each hereby appointed to act in a limited representative capacity as a representative of Midland Trust Company, for the benefit of retirement account holders. The persons listed below are hereby granted the individual authority and power to conduct all transactions, including, but not limited to, the authority to buy, sell, assign, and endorse for transfer, certificates representing stocks, bonds, or other securities; purchase, sale or conveyance of real property and assets; execute contracts; establish bank and brokerage accounts; and are Authorized Signatories for retirement accounts on behalf Midland Trust Company, or on further behalf of any entities that have granted Midland Trust Company, like powers and authority.

AMY AYERS

MELISSA ROSE

SACHA BRETZ

SARA GARCES

DANIEL HANLON

GEOFF WATTS

HELEN GRANUM

HEATHER BOND

SEAN HILDRETH

BRANDON HALL

BRENNA PETERSON

RYAN AUSTIN

THERESA KNOWER

JACQUELINE DIAZ

LOGAN THUNE

WHITNEY POPE

MARTHA TINOCO

WARREN FOUNTAINE

MATTHEW BURSZTYN

ANDREW ANGER

JIM MARCELAK

ALEC POTTS

STORI BEGLEY

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of the resolution had, full power and lawful authority to adopt the foregoing resolution and to confer the powers granted to the persons named who have full power and lawful authority to exercise the same. IN WITNESS THEREOF, I hereunto subscribe my name and on this 10 day of May, 2022.

BRENNA PETERSON, as Secretary

The forgoing document was acknowledged before me on this 10th day of May, 2022 by Brenna Peterson, who has produced a valid South Dakota driver's license as identification.

NOTARY PUBLIC

MELISSA ROSE
Seal
Notary Public
South Dakota



Lee County Property Appraiser

Tax Year **2021** ▼

[Previous Parcel Number](#) [Next Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data

STRAP: 31-45-24-00-00007.3000 Folio ID: 10216740

Generated on 11/10/2021 4:19 PM

+ Owner Of Record - Tenants in Common

[\[Change Address\]](#)



TAX FREE STRATEGIES LLC
CALLAWAY GREG A + TAX FREE STRATEGIES LLC +
CALLAWAY JO
c/o JO CALLAWAY
14220 ROAYAL HARBOUR CT #610
FORT MYERS FL 33908

Site Address

Site Address maintained by [E911 Program Addressing](#)

15149 MCGREGOR BLVD
FORT MYERS FL 33908

Property Description

Do not use for legal documents!



PARL IN NE 1/4 DESC OR 1445/1411 LESS SPLITS + R/W OR
2463/1913

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)



Current Working Values



Just

500

Attributes

Land Units Of Measure	UT
Units	1.00
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure



+

Exemptions

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+



Values (2021 Tax Roll)



Generated on 11/10/2021 4:19 PM

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Taxing Authorities

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Sales / Transactions

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Building/Construction Permit Data

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Parcel Numbering History ⓘ

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Location Information

Generated on 11/10/2021 4:19 PM



Solid Waste (Garbage) Roll Data

Generated on 11/10/2021 4:19 PM



Flood and Storm Information

Generated on 11/10/2021 4:19 PM



Address History

Generated on 11/10/2021 4:19 PM



Appraisal Details (2021 Tax Roll)

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Appraisal Details (Current Working Values)

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[Previous Parcel Number](#)

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[Next Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

TRIM (proposed tax) Notices are available for the following tax years

[[2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) [2013](#) [2014](#) [2015](#) [2016](#) [2017](#) [2018](#) [2019](#) [2020](#) [2021](#)]



Lee County Property Appraiser

Tax Year **2021** ▼

[Previous Parcel Number](#) [Next Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data

STRAP: 31-45-24-00-00007.5030 Folio ID: 10506394

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+ Owner Of Record - Tenants in Common

[\[Change Address\]](#)



ENTRUST IRA SW FLORIDA LLC
CALLAWAY GREG A + ENTRUST IRA SW FLORIDA LLC +
CALLAWAY JO
c/o JO CALLAWAY
14220 ROYAL HARBOUR CT #610
FORT MYERS FL 33908

Site Address

Site Address maintained by [E911 Program Addressing](#)

ACCESS UNDETERMINED
FORT MYERS FL

Property Description

Do not use for legal documents!



PARCEL LOCATED IN NE 1/4 DESC IN OR 4673 PG 2439

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)



Current Working Values



Just

279,828

Attributes

Land Units Of Measure	SF
Units	69957.00
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure



+

Exemptions

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+



Values (2021 Tax Roll)



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+

Taxing Authorities

Generated on 11/10/2021 4:12 PM

+

Sales / Transactions

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+

Parcel Numbering History

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Location Information

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Solid Waste (Garbage) Roll Data

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Address History

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Appraisal Details (2021 Tax Roll)

Generated on 11/10/2021 4:12 PM



Appraisal Details (Current Working Values)

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[Previous Parcel Number](#)

Generated on 11/10/2021 4:12 PM

[Next Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

TRIM (proposed tax) Notices are available for the following tax years

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LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as address and strap number as follows:

ADDRESS 15149 MCGREGOR BLVD & ACCESS UNDETERMINED

STRAP NUMBER 31-45-24-00-00007.5030; .3000

The property described herein is the subject of an application for zoning or development. We hereby designate **QUATTRONE & ASSOCIATES, INC.** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the **property** in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning, water management and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered.

Owner / Authorized Representative

Printed Name

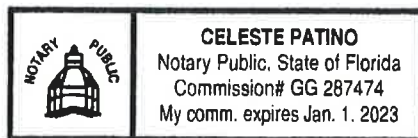
Name of Company / LLC /

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization on this 22 day of April, 2021, by Jacqueline Diaz who is personally known to me or who has produced as identification.

(Affix Notary Seal)



NOTARY PUBLIC SIGNATURE ABOVE

NOTARY NAME

COMMISSION NO.: GG 287474

COMMISSION EXP. DATE: 01/01/2023

DS
JAL

DS
GAL

**BOARD OF COUNTY COMMISSIONERS**

John E. Manning
District One

May 17, 2022

Via E-Mail

Cecil L. Pendergrass
District Two

Sharon Hrabak

Raymond Sandelli
District Three

Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

Brian Hamman
District Four

Frank Mann
District Five

**RE: Potable Water and Wastewater Availability
McGregor Storage, 15149 McGregor Blvd
STRAP # 31-45-24-00-00007.3000 and 31-45-24-00-00007.5030**

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Dear Ms. Hewitt:

Donna Marie Collins
*County Chief
Hearing Examiner*

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 275 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Sanitary sewer service will be provided by our Fort Myers Beach Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

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

Mcgregor Storage - Letter.Docx

May 17, 2022

Page 2

approval of all State and local regulatory agencies.

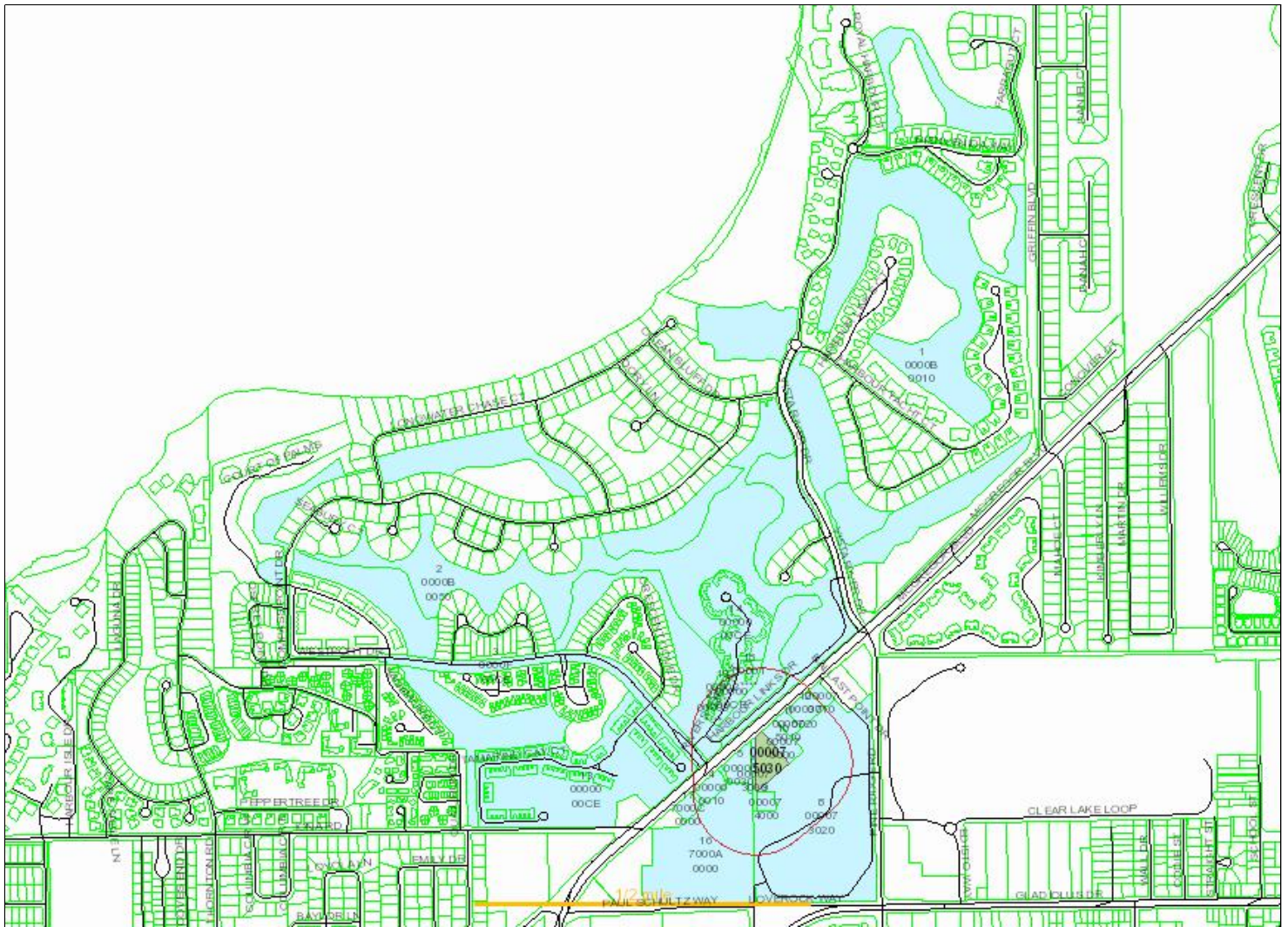
Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING



Date of Report: May 12, 2022

Buffer Distance: feet

Parcels Affected: 47

Subject Parcel: **31-45-24-00-00007.5030**

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
GULF HARBOUR GOLF + ALAN SCHWARTZMAN - ACCT DEPT 14500 VISTA RIVER DR FORT MYERS FL 33908	30-45-24-07-0000B.0010 14500-550 VISTA RIVER DR FORT MYERS FL 33908	GULF HARBOUR YACHT + CC PB 55/6-27 PT TR B CLHSE + GOLF COURSE OR 3126/805 + PT OF TRS G + M + N + S + T + Q + OR 3233/1335 + INSTR#2009000109203 LESS ADMIRAL ISLE SD IN PB 69/60 + LESS POR DESC IN OR 3827	1
GULF HARBOUR MASTER ASSN INC 15751 SAN CARLOS BLVE STE 8 FORT MYERS FL 33908	30-45-24-07-0000B.0050 SUBMERGED FORT MYERS FL	GULF HARBOUR YACHT + CC PB 55/6-27 PT TR Q + OR 2773/3698 LESS CONDOS	2
GULF HARBOUR MASTER ASSN INC PO BOX 6017 FORT MYERS BEACH FL 33932	30-45-24-07-0000F.00CE 15150 MCGREGOR BLVD FORT MYERS FL 33908	GULF HARBOUR YACHT + CC PB 55 PGS 6-27 TRACTS F + V R/W C/E	3
MS MCGREGOR LLC 5651 HALIFAX AVE STE 2	31-45-24-00-00006.0010 15165 MCGREGOR BLVD	PARL IN NE 1/4 DESC OR 1655 PG 155 LES R/W OR2411 PG 4126	4

FORT MYERS FL 33912	FORT MYERS FL 33908		
BFS RETAIL + COMMERCIAL 333 EAST LAKE ST BLOOMINGDALE IL 60108	31-45-24-00-00006.0030 15155 MCGREGOR BLVD FORT MYERS FL 33908	PARL IN NE 1/4 OF NE 1/4 S RD DESC OR 1712 /202 LES R/W OR 2468 PG 1440	5
TAX FREE STRATEGIES LLC JO CALLAWAY 14220 ROAYAL HARBOUR CT #610 FORT MYERS FL 33908	31-45-24-00-00007.3000 15149 MCGREGOR BLVD FORT MYERS FL 33908	PARL IN NE 1/4 DESC OR 1445/1411 LESS SPLITS + R/W OR 2463/1913	6
CRUZ JAMES + MARGARET M 4473 E RIVERSIDE DR FORT MYERS FL 33905	31-45-24-00-00007.3010 15041 MCGREGOR BLVD FORT MYERS FL 33908	PARL IN NE 1/4 OF NE 1/4 DESC OR 1704 PG 527 LES R/W OR 2433PG 1079	7
RIVERVIEW SUNSHINE INVESTMENTS WTI INC 20660 STEVENS CREEK BLVD # 383 CUPERTINO CA 95014	31-45-24-00-00007.3020 15241-330 BALLAST POINT DR FORT MYERS FL 33908	PARL IN NE 1/4 DESC IN OR 1792 PG 2174 + INST#2006-12011	8
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	31-45-24-00-00007.4000 15147 MCGREGOR BLVD FORT MYERS FL 33908	PARL IN NE 1/2 DESC OR 1482 PG 420	9
VILLOSPAR INVESTMENTS INC 7722 LEE HWY WARRENTON VA 20186	31-45-24-00-00007.5000 15145 MCGREGOR BLVD FORT MYERS FL 33908	PARL IN NE 1/4 DESC IN OR 4673 PG 2431	10
MERCIER LLC 15135 MCGREGOR BLVD FORT MYERS FL 33908	31-45-24-00-00007.5010 15135 MCGREGOR BLVD FORT MYERS FL 33908	PARL IN NE 1/4 SE OF MCGREGOR BLVD DESC OR 1690/3654LESR/WOR2565/3609	11
WILLIAMS MICHAEL PERIS TR 536 TURTLE HATCH RD NAPLES FL 34103	31-45-24-00-00007.5020 15065 MCGREGOR BLVD FORT MYERS FL 33908	PARL IN NE 1/4 SE OF MCGREGOR BLVD DESC OR 1705/LESR/W OR2411PG4105	12
TAMARIND CAY SEC I-IV 15000 MCGREGOR BLVD FORT MYERS FL 33908	31-45-24-08-00000.00CE 15041 TAMARIND CAY CT FORT MYERS FL 33908	TAMARIND CAY SEC I-IV CONDO OR2583PG 1863 CE:POOL+JACUZZI	13
RIVERS EDGE I CONDO ASSOC INC 14989 RIVERS EDGE CT FORT MYERS FL 33908	31-45-24-38-00000.00CE 14989 RIVERS EDGE CT FORT MYERS FL 33908	RIVERS EDGE I CONDO DESC OR 1783 PG 3581 C/E DOCK-SHUFFLEBOARD	14
GOLF CONDOMINIUM AT PO BOX 100 SANIBEL FL 33957	31-45-24-50-00000.00CE 14967 RIVERS EDGE CT FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG3486 COMMON ELEMENTS	15
MCGREGOR POINTE SHOPPING CENTE 85-A MILL ST STE 100 ROSWELL GA 30075	31-45-24-L2-7000A.0000 15271 MCGREGOR BLVD FORT MYERS FL 33908	MCGREGOR POINTE SHOPPING CENTER TRACT A AS DESC IN INSTRUMENT 2021000189589	16
MCGREGOR POINTE SHOPPING CENTE 85-A MILL ST STE 100 ROSWELL GA 30075	31-45-24-L2-7000C.0000 15175 MCGREGOR BLVD FORT MYERS FL 33908	MCGREGOR POINTE SHOPPING CENTER TRACT C AS DESC IN INSTRUMENT 2021000189589	17
MULLAS AUDREY M 14999 RIVERS EDGE CT APT 101A FORT MYERS FL 33908	31-45-24-50-00001.0A10 14999 RIVERS EDGE CT #A1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-A1	18
FREEMAN KEVIN & SHIRLEY 3601 NW PARK HILL BLVD BENTONVILLE AR 72712	31-45-24-50-00001.0A20 14999 RIVERS EDGE CT #A2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-A2	18
HEWITT CHERYL 1474 FOXFIELD CRT	31-45-24-50-00001.0B10 14999 RIVERS EDGE CT #B1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND	18

MISSISSAUGA ON L5J 2Z8 CANADA		VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-B1	
26 + 27 LLC 8051 W 24TH AVE HIALEAH FL 33016	31-45-24-50-00001.0B20 14999 RIVERS EDGE CT #B2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-B2	18
KELLY KEVIN M & 1 WATER CLUB WAY APT 301N NORTH PALM BEACH FL 33408	31-45-24-50-00001.0C10 14999 RIVERS EDGE CT #C1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-C1	18
COOPER CAROL ANN 14999 RIVERS EDGE CT APT 203 FORT MYERS FL 33908	31-45-24-50-00001.0C20 14999 RIVERS EDGE CT #C2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-C2	18
UNITED MANAGEMENT SERVICES LLC 18223 KRISTI RD W LIBERTY MO 64068	31-45-24-50-00001.0D10 14999 RIVERS EDGE CT #D1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-D1	18
ANNONI GREGORY M + CYNTHIA M 2822 WILDS LANE NW PRIOR LAKE MN 55372	31-45-24-50-00001.0D20 14999 RIVERS EDGE CT #D2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-D2	18
GADO MARIA C 14999 RIVERS EDGE CT APT 105 FORT MYERS FL 33908	31-45-24-50-00001.0E10 14999 RIVERS EDGE CT #E1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-E1	18
CARSTENSEN JEFFREY & LORI 14999 RIVERS EDGE CT #E2 FORT MYERS FL 33908	31-45-24-50-00001.0E20 14999 RIVERS EDGE CT #E2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 1 UNIT 1-E2	18
JONES RONALD DALE & 94 14TH AVE GRINNELL IA 50112	31-45-24-50-00002.0A10 14971 RIVERS EDGE CT #A1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-A1	19
CRIGER JOHN P + SYLVIA R 10 BELVALE AVENUE TORONTO ON M8X 2A7 CANADA	31-45-24-50-00002.0A20 14971 RIVERS EDGE CT #A2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-A2	19
PETERS SANDRA L + 14971 RIVERS EDGE CT #104 FORT MYERS FL 33908	31-45-24-50-00002.0B10 14971 RIVERS EDGE CT #B1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-B1	19
POHL MICHAEL A TR 14971 RIVERS EDGE CT #204 FORT MYERS FL 33908	31-45-24-50-00002.0B20 14971 RIVERS EDGE CT #B2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-B2	19
JOHNSON RONALD & MILLICENT 14971 RIVERS EDGE CT APT 103 FORT MYERS FL 33908	31-45-24-50-00002.0C10 14971 RIVERS EDGE CT #C1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-C1	19
MAHR NICHOLAS + LYNN 1217 CAPE CORAL PKWY E PMB 337 CAPE CORAL FL 33904	31-45-24-50-00002.0C20 14971 RIVERS EDGE CT #C2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-C2	19
14971 RIVERS EDGE LLC 14762 OLDE MILLPOND CT FORT MYERS FL 33908	31-45-24-50-00002.0D10 14971 RIVERS EDGE CT #D1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-D1	19
CARLSON PETER E & KAREN M TR W186S6773 JEWELL CREST DR	31-45-24-50-00002.0D20 14971 RIVERS EDGE CT #D2	GOLF CONDOMINIUM AT LONGPOND	19

MUSKEGO WI 53150	FORT MYERS FL 33908	VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-D2	
HORBINSKI GREGORY K + CYNTHIA 14971 RIVERS EDGE CT #1 FORT MYERS FL 33908	31-45-24-50-00002.0E10 14971 RIVERS EDGE CT #E1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-E1	19
ROETHLISBERGER-LIEB CLAUDE NAT ROUTE DE LA CIERNE 129 LES PACCOTS 1619 SWITZERLAND	31-45-24-50-00002.0E20 14971 RIVERS EDGE CT #E2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 2 UNIT 2-E2	19
SAMULENAS JOSEPH 14967 RIVERS EDGE CT APT 105 FORT MYERS FL 33908	31-45-24-50-00003.0A10 14967 RIVERS EDGE CT #A1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-A1	20
DRAKES PASSAGE PROPERTIES LLC 16231 SHENANDOAH CIR FORT MYERS FL 33908	31-45-24-50-00003.0A20 14967 RIVERS EDGE CT #A2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-A2	20
SWANSON CAROLANN A 8750 BELLE MEADE DR FORT MYERS FL 33908	31-45-24-50-00003.0B10 14967 RIVERS EDGE CT #B1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-B1	20
FLAHERTY PAUL TR 186 FOUNTAIN ST FRAMINGHAM MA 01702	31-45-24-50-00003.0B20 14967 RIVERS EDGE CT #B2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-B2	20
KEMPS ROBERT T 81 BELLEVUE PL APPLETON WI 54913	31-45-24-50-00003.0C10 14967 RIVERS EDGE CT #C1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-C1	20
SCHULTZ MINDY 14967 RIVERS EDGE CT #C2 FORT MYERS FL 33908	31-45-24-50-00003.0C20 14967 RIVERS EDGE CT #C2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-C2	20
CASEY PAUL J + PAULA A 6 CLOVER CT SALEM NH 03079	31-45-24-50-00003.0D10 14967 RIVERS EDGE CT #D1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-D1	20
TABACOFF DON C 1 ABERFOYLE CRESCENT APT 810 TORONTO ON M8X 2X8 CANADA	31-45-24-50-00003.0D20 14967 RIVERS EDGE CT #D2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-D2	20
VERBOS-GONSALVES DIANE 14967 RIVERS EDGE CT #101 FORT MYERS FL 33908	31-45-24-50-00003.0E10 14967 RIVERS EDGE CT #E1 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-E1	20
RAS1 PROPERTIES LLC 12798 DENNIS DR FORT MYERS FL 33908	31-45-24-50-00003.0E20 14967 RIVERS EDGE CT #E2 FORT MYERS FL 33908	GOLF CONDOMINIUM AT LONGPOND VILLAGE DESC OR 2847 PG 3486 BLDG 3 UNIT 3-E2	20

GULF HARBOUR GOLF +
ALAN SCHWARTZMAN - ACCT DEPT
14500 VISTA RIVER DR
FORT MYERS FL 33908

GULF HARBOUR MASTER ASSN INC
15751 SAN CARLOS BLVE STE 8
FORT MYERS FL 33908

GULF HARBOUR MASTER ASSN INC
PO BOX 6017
FORT MYERS BEACH FL 33932

MS MCGREGOR LLC
5651 HALIFAX AVE STE 2
FORT MYERS FL 33912

BFS RETAIL + COMMERCIAL
333 EAST LAKE ST
BLOOMINGDALE IL 60108

TAX FREE STRATEGIES LLC
JO CALLAWAY
14220 ROAYAL HARBOUR CT #610
FORT MYERS FL 33908

CRUZ JAMES + MARGARET M
4473 E RIVERSIDE DR
FORT MYERS FL 33905

RIVERVIEW SUNSHINE INVESTMENTS
WTI INC
20660 STEVENS CREEK BLVD # 383
CUPERTINO CA 95014

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

VILLOSPAR INVESTMENTS INC
7722 LEE HWY
WARRENTON VA 20186

MERCIER LLC
15135 MCGREGOR BLVD
FORT MYERS FL 33908

WILLIAMS MICHAEL PERIS TR
536 TURTLE HATCH RD
NAPLES FL 34103

TAMARIND CAY SEC I-IV
15000 MCGREGOR BLVD
FORT MYERS FL 33908

RIVERS EDGE I CONDO ASSOC INC
14989 RIVERS EDGE CT
FORT MYERS FL 33908

GOLF CONDOMINIUM AT
PO BOX 100
SANIBEL FL 33957

MCGREGOR POINTE SHOPPING CENTE
85-A MILL ST STE 100
ROSWELL GA 30075

MCGREGOR POINTE SHOPPING CENTE
85-A MILL ST STE 100
ROSWELL GA 30075

MULLAS AUDREY M
14999 RIVERS EDGE CT APT 101A
FORT MYERS FL 33908

FREEMAN KEVIN & SHIRLEY
3601 NW PARK HILL BLVD
BENTONVILLE AR 72712

HEWITT CHERYL
1474 FOXFIELD CRT
MISSISSAUGA ON L5J 2Z8
CANADA

26 + 27 LLC
8051 W 24TH AVE
HIALEAH FL 33016

KELLY KEVIN M &
1 WATER CLUB WAY APT 301N
NORTH PALM BEACH FL 33408

COOPER CAROL ANN
14999 RIVERS EDGE CT APT 203
FORT MYERS FL 33908

UNITED MANAGEMENT SERVICES LLC
18223 KRISTI RD W
LIBERTY MO 64068

ANNONI GREGORY M + CYNTHIA M
2822 WILDS LANE NW
PRIOR LAKE MN 55372

GADO MARIA C
14999 RIVERS EDGE CT APT 105
FORT MYERS FL 33908

CARSTENSEN JEFFREY & LORI
14999 RIVERS EDGE CT #E2
FORT MYERS FL 33908

JONES RONALD DALE &
94 14TH AVE
GRINNELL IA 50112

CRIGER JOHN P + SYLVIA R
10 BELVALE AVENUE
TORONTO ON M8X 2A7
CANADA

PETERS SANDRA L +
14971 RIVERS EDGE CT #104
FORT MYERS FL 33908

POHL MICHAEL A TR
14971 RIVERS EDGE CT #204
FORT MYERS FL 33908

JOHNSON RONALD & MILLICENT
14971 RIVERS EDGE CT APT 103
FORT MYERS FL 33908

MAHR NICHOLAS + LYNN
1217 CAPE CORAL PKWY E PMB 337
CAPE CORAL FL 33904

14971 RIVERS EDGE LLC
14762 OLDE MILLPOND CT
FORT MYERS FL 33908

CARLSON PETER E & KAREN M TR
W186S6773 JEWELL CREST DR
MUSKEGO WI 53150

HORBINSKI GREGORY K + CYNTHIA
14971 RIVERS EDGE CT #1
FORT MYERS FL 33908

ROETHLISBERGER-LIEB CLAUDE NAT
ROUTE DE LA CIERNE 129
LES PACCOTS 1619
SWITZERLAND

SAMULENAS JOSEPH
14967 RIVERS EDGE CT APT 105
FORT MYERS FL 33908

DRAKES PASSAGE PROPERTIES LLC
16231 SHENANDOAH CIR
FORT MYERS FL 33908

SWANSON CAROLANN A
8750 BELLE MEADE DR
FORT MYERS FL 33908

FLAHERTY PAUL TR
186 FOUNTAIN ST
FRAMINGHAM MA 01702

KEMPS ROBERT T
81 BELLEVUE PL
APPLETON WI 54913

SCHULTZ MINDY
14967 RIVERS EDGE CT #C2
FORT MYERS FL 33908

CASEY PAUL J + PAULA A
6 CLOVER CT
SALEM NH 03079

TABACOFF DON C
1 ABERFOYLE CRESCENT APT 810
TORONTO ON M8X 2X8
CANADA

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