



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: Babcock Rd- US 41

ProjectDescription: The application is requesting a map Amendment to change the 49.63-acre site from Urban
Community to Central Urban

Map(s) to Be Amended: Map1, Page 1

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. Name of Applicant: Alan C. Freeman

Address: 28120 Hunters Ridge Blvd. Suite 5

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-267-8888

E-mail: alan_c_freeman@yahoo.com

2. Name of Contact: 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

3. Owner(s) of Record: Alan C. Freeman, Trustee (Please see additional property ownership list)

Address: 28120 Hunters Ridge Blvd., Suite 5

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-267-8888

E-mail: fregroup@aol.com

4. Property Location:

1. SiteAddress: 7084, 7082 Babcock Rd.; 18011 S. Tamiami Trl; 7001, 7015, 7011 Constitution Blvd

2. STRAP(s): 08-46-25-00-01005.0000; 08-46-25-00-01005.0010; 08-46-25-01-00000.0010; 17-46-25-03-00000.1000
17-46-25-00-01001.009A; 17-46-25-00-01001.009C; 07-46-25-00-00009.001A; 07-46-25-00-00010.0010
07-46-25-00-00011.0020; 08-46-25-00-01006.0000; 08-46-25-00-01007.0000; 08-46-25-00-01008.0000
08-46-25-01-00000.001B

5. Property Information:

Total Acreage of Property: ±49.63

Total Acreage Included in Request: ±49.63

Total Uplands: _____ Total Wetlands: _____ Current Zoning: AG-2, C-1, C-2

Current Future Land Use Category(ies): Urban

Area in Each Future Land Use Category: ±49.63

Existing Land Use: Urban Community

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 10 dw/ac

Commercial Intensity: Per "LDC"

Industrial Intensity: Per "LDC"

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 15 dw/ac

Commercial Intensity: Per "LDC"

Industrial Intensity: Per "LDC"

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
 - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
 - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

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

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

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

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input type="checkbox"/>	Completed Application (Exhibit – M1)
<input type="checkbox"/>	Filing Fee (Exhibit – M2)
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

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

Signature of Applicant

Date

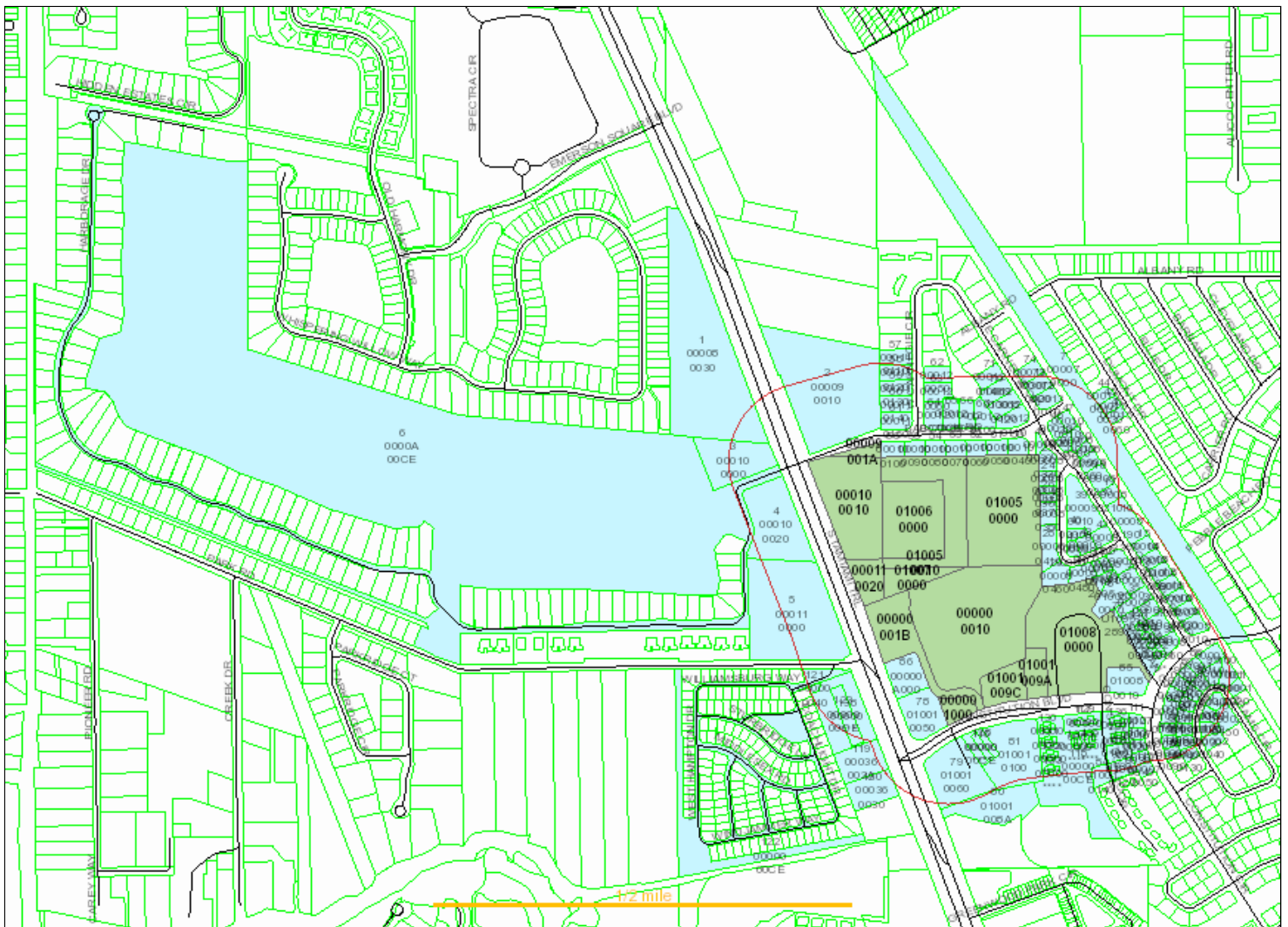
Printed Name of Applicant

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 (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

(Name typed, printed or stamped)



Date of Report: August 16, 2022

Buffer Distance: feet

Parcels Affected: 212

Subject Parcels:

07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-46-25-00-00011.0020, 08-46-25-00-01005.0000, 08-46-25-00-01005.0010, 08-46-25-00-01006.0000, 08-46-25-00-01007.0000, 08-46-25-00-01008.0000, 08-46-25-01-00000.0010, 08-46-25-01-00000.001B, 17-46-25-00-01001.009A, 17-46-25-00-01001.009C, 17-46-25-03-00000.1000

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
HARBOUR PLAZA LLC 12001 GLEN RD POTOMAC MD 20854	07-46-25-00-00008.0030 17640-680 S TAMIAMI TRL FORT MYERS FL 33908	PARL IN NE 1/4 OF SE 1/4 DESC OR 1857 PG 1845 + OR 2901 PG 915	1
QUAKER SOUTHWEST FLORIDA LLC 6210 OLD LAKE SHORE RD LAKE VIEW NY 14085	07-46-25-00-00009.0010 17801-831 S TAMIAMI TRL FORT MYERS FL 33967	PARL IN SE 1/4 AS DESC IN OR 1837 PG 3283	2
HARBORAGE LAKE COMMONS LLC 7910 SUMMERLIN LAKES DR FORT MYERS FL 33907	07-46-25-00-00010.0000 ACCESS UNDETERMINED FORT MYERS FL 33908	PARL IN S 1/2 W OF US-41 E OF HARBORAGE SUBD LESS OR 1924 PG 136	3
RIVERSIDE INVESTORS LLC 4875 PELICAN COLONY BLVD #2001 BONITA SPRINGS FL 34134	07-46-25-00-00010.0020 ACCESS UNDETERMINED FORT MYERS FL 33908	PARL IN SE 1/4 W OF US 41 AS DESC IN OR 1924 PG 136	4
RIVERSIDE INVESTORS LLC 4875 PELICAN COLONY BLVD #2001 BONITA SPRINGS FL 34134	07-46-25-00-00011.0000 ACCESS UNDETERMINED FORT MYERS FL 33908	FRM SE CORN OF SECTION S88DW FOR 218.20 FT THN N20DW 36.91 FT TO POB THN	5

		CONT N20DW 686.63 FT THN N87DW 400 FT ETC	
HARBORAGE OWNERS ASSN INC SENTRY MANAGEMENT INC 2180 WEST SR 434 SUITE 5000 LONGWOOD FL 32779	07-46-25-05-0000A.00CE 5000 HARBORAGE DR FORT MYERS FL 33908	HARBORAGE PB 38 PG 6 TRACTS A THRU D + LT 33 ADJ TR C C/E	6
SEMINOLE GULF RAILWAY L P 4110 CENTER POINTE DR STE 207 FORT MYERS FL 33916	08-46-25-00-00007.0000 RAILROAD R/W FORT MYERS FL 33967	STRIP OF LAND RR R/W RUNNING SELY ACROSS SEC.	7
KUSH PARTNERS INC 16677 BOBCAT DR FORT MYERS FL 33908	08-46-25-00-01008.0010 17567 LIBERTY SQUARE CIR FORT MYERS FL 33967	PAR IN SW1/4 SEC 08 LYING S+SWLY OF A C L RR DESC OR 2720/876	8
HCO INVESTMENTS LLC MARIA HERNANDEZ 18067 CONSTITUTION CIR FORT MYERS FL 33967	08-46-25-15-00008.0010 17597 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 1 + 2	9
MONDI RENTALS 17497 LLC 15880 SHAMROCK DR FORT MYERS FL 33912	08-46-25-15-00008.0030 17587 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 3 + 4	10
BAY CLUB PROPERTIES INC 7595 GARRY RD FORT MYERS FL 33967	08-46-25-15-00008.0050 17579 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 5 + 6	11
TOPLIFF PAINTING INC KATHY TOPLIFF 6571 ST IVES CT FORT MYERS FL 33966	08-46-25-15-00008.0070 17571 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 7 + 8	12
WEBSTER JORDAN G TR 17565 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0090 17565 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 9 + 10	13
D + G SEALCOATING STRIPING INC 17580 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0110 17557 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 11 + 12	14
FLI HOLDINGS LLC 18481 CREEK DR FORT MYERS FL 33908	08-46-25-15-00008.0130 17547 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 13 + 14	15
S&T TOWING OF SW FLORIDA INC DAVID TARQUINO 17525 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0190 17525/541 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 15 THRU 20	16
KERSHAW THOMAS + ROSEMARY TR 5626 RIVERSIDE DR CAPE CORAL FL 33904	08-46-25-15-00008.0210 17517 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 21 + 22	17
ASAMBLEA DE IGLESIAS CRISTIANA PO BOX 1356 ESTERO FL 33928	08-46-25-15-00008.0230 17509/511 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 23 THRU 25	18
MONDI RENTALS 17497 LLC 15880 SHAMROCK DR FORT MYERS FL 33967	08-46-25-15-00008.0260 17497 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 26 + 27	19
CURRYS AUTOMOTIVE OF LEE COUNT 17497 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0280 17489 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 28	20
CURRYS AUTOMOTIVE OF LEE COUNT 17497 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0290 17481 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 29	21
BOLANOS ERIC 17771 CASTLE HARBOR DR	08-46-25-15-00008.0300 17461 ROCKEFELLER CIR	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 30	22

FORT MYERS FL 33967	FORT MYERS FL 33967	+ 31 LESS OR 1084 PG 984	
MIDONE TRUST 5140 SEASHELL AVE NAPLES FL 34103	08-46-25-15-00008.0320 17474 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LTS 32 + 33 + PT LT 31	23
MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0340 17492 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 34 + 35	24
MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0360 17500 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 36	25
MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0370 17504 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 37	26
FARMER TED S 1955 W BASELINE RD STE 113-615 MESA AZ 85202	08-46-25-15-00008.0380 17514 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 38 THRU 40	27
BWP HOLDINGS GROUP LLC 17520 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0410 17520 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 41 THRU 45	28
EVANS JOHN J JR TR PO BOX 798 ESTERO FL 33928	08-46-25-15-00008.0460 17540 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 46 + 47	29
MONDI RENTALS 17497 LLC 15880 SHAMROCK DR FORT MYERS FL 33912	08-46-25-15-00008.0480 17548 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 48 + 49 + 50	30
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	08-46-25-15-00008.0510 17560 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PL COMM ADDN BLK 8 PB 28 PG 19 LOT 51	31
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	08-46-25-15-00008.0520 17564 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 52	32
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	08-46-25-15-00008.0530 17568 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 53 THRU 55	33
D & G SEALCOATING AND STRIPING 17580 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0560 17580 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 56 THRU 58	34
INTERFAITH CAREGIVERS OF SOUTH 17592 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0590 17592 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 59 + 60 + OR 3877/4431	35
NORTH RONALD R & JANET K 18446 HUCKLEBERRY RD FORT MYERS FL 33967	08-46-25-15-00008.0610 17598 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 61 + 62	36
MIX THOMAS A TR 17600 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0630 17600 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 63 THRU 65	37
JTS MANAGEMENT LLC 5471 HARBORAGE DR FORT MYERS FL 33908	08-46-25-15-00008.0660 17620 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN PB 28 PG 19 BLK 8 LOT 66 + 67	38
VUOLO CHARLES JR & JO ANN 1311 LONGWOOD DR FORT MYERS FL 33919	08-46-25-15-00009.0010 17515 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 9 PB 28 PG 19 LOTS 1 THRU 4 + LOTS 11 THRU 14 + POR OF VAC ALLEY OR 4091 PG 1137	39
VUOLO CHARLES JR & JOANN P 1311 LONGWOOD DR FORT MYERS FL 33919	08-46-25-15-00009.0050 17529 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 9 PB 28 PG 19 LOT 5 + POR OF VAC ALLEY OR 4091 PG 1137	40

SOVEREIGN CONSTRUCTION INC 21605 BELHAVEN WAY ESTERO FL 33928	08-46-25-15-00009.0060 17545 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 9 PB 28 PG 19 LOT 6 + POR OF VAC ALLEY OR 4091 PG 1137	41
TURKETT R KEITH + 21605 BELHAVEN WAY ESTERO FL 33928	08-46-25-15-00009.0070 17551 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADD BLK 9 PB 28 PG 19 LOTS 7 + 8 + POR OF VAC ALLEY OR 4091 PG 1137	42
DI FOGGIA DOMINIQUE TR 5140 SEASHELL AVE NAPLES FL 34103	08-46-25-15-00009.0090 17530 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 9 PB 28 PG 19 LOTS 9 + 10 + POR OF VAC ALLEY OR 4091 PG 1137	43
NGUYEN CLIFFORD H + ESTRELLA RUIZ 2804 DEL PRADO BLVD S STE 102 CAPE CORAL FL 33904	08-46-25-16-00015.0010 17446/448 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB 28 PG 15 LOTS 1 + 2	44
HEIDAK AMRO ISMAIL 19050 S TAMIAMI TRAIL FORT MYERS FL 33908	08-46-25-16-00015.0030 17454/456 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB 28 PG 15 LOTS 3 THRU 5	45
17464 DUMONT LLC 6130 BRIXWORTH DR TYLER TX 75703	08-46-25-16-00015.0060 17464/466 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB28 PG15 LOT 6 THRU 8	46
7124 BABCOCK ROAD LLC PO BOX 606 MANHASSET NY 11030	08-46-25-17-00010.0010 7124/7126 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LOT 1	47
BARRETO DIEGO 7114 BABCOCK RD FORT MYERS FL 33967	08-46-25-17-00010.0020 7114/7116 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LT 2 + PT LT 3 DESC OR 2094/3183	48
MIDONE TRUST 5140 SEASHELL AVE NAPLES FL 34103	08-46-25-17-00010.0030 CORNER LOT FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LOT 3 LESS R/W OR 1084/982	49
MHLV VENTURES LLC 500 PORTSIDE DR NAPLES FL 34103	08-46-25-17-00010.0040 7064/7066 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LOT 4	50
EMILE NICLES & NELSON MARIE 7056 BABCOCK RD FORT MYERS FL 33967	08-46-25-17-00010.0050 7054/7056 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 5	51
BABCOCK ROAD PROPERTIES LLC 4633 LONG LAKE DR FORT MYERS FL 33905	08-46-25-17-00010.0060 7044/7046 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 6	52
LUCIR LLC 9901 NW 80TH AVE #3H MIAMI LAKES FL 33016	08-46-25-17-00010.0070 7034/7036 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 18 PG 13 LOT 7	53
VALLADARES CLEMENTE PO BOX 1048 ESTERO FL 33929	08-46-25-17-00010.0080 7024/7026 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 8	54
SAN KIM 20633 EAST SILVER PALM DR ESTERO FL 33928	08-46-25-17-00010.0090 7014/7016 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 9	55
PENARANDA CARLO T TR 5820 HARBORAGE DR FORT MYERS FL 33908	08-46-25-17-00010.0100 7004/7006 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 10	56
SHAW GAIL 17410 W CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00011.0110 17400/402 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADD BLK 11 PB 28 PG 13 LOT 11	57
SHAW GAIL P 17410 W CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00011.0120 17410/412 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 12	58

DUPUIE LORI A L/E 16140 MYRIAD LN APT 105 FORT MYERS FL 33908	08-46-25-17-00011.0130 17420/422 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK N W ADDN BLK 11 PB 28 PG 13 LOT 13	59
REHBERGER MARY TR 17432 W CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00011.0140 17430/432 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 14	60
REHBERGER MARY TR 7011 BABCOCK RD #A FORT MYERS FL 33967	08-46-25-17-00011.0150 7011 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 15	61
BAKER DARREL 21515 BELHAVEN WAY ESTERO FL 33928	08-46-25-17-00012.0050 17415/417 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PG 28 PG 13 LOT 5	62
SANG MICHAEL T & IRINA PO BOX 552 MIAMI FL 33257	08-46-25-17-00012.0060 17425-429 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PB 28 PG 13 LOT 6 + NLY 20 FT OF LOT 7	63
PORTILLO JOSE JOEL & 17435 W CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00012.0070 17435 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PB 28 PG 13 LOT 7 LESS NLY 20 FT	64
BABCOCK ROAD LLC 4856 PALM BEACH BLVD FORT MYERS FL 33905	08-46-25-17-00012.0080 7035/7037 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PB 28 PG 13 LOT 8	65
WADE MARGARET L/E 7045 BABCOCK RD FORT MYERS FL 33967	08-46-25-17-00012.0090 7045/7047 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 9	66
REAMER LIT LISCET 7055 BABCOCK RD FORT MYERS FL 33967	08-46-25-17-00012.0100 7055/7057 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 10	67
BABCOCK ROAD PROPERTIES LLC 4633 LONG LAKE DR FORT MYERS FL 33905	08-46-25-17-00012.0110 7065/7067 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADD N BLK 12 PB 28 PG 13 LOT 11	68
MYERS ENDO ASSET MANAGEMENT LL 13650 BRYNWOOD LN FORT MYERS FL 33912	08-46-25-17-00012.0120 17434/436 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 12	69
SPENCER BRENDA J TR 17414 E CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00012.0130 17424/426 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 13	70
SPENCER BRENDA J TR 17414 E CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00012.0140 17414/416 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 14	71
BARRETO ALFREDO F 11631 RED HIBISCUS DR BONITA SPRINGS FL 34135	08-46-25-17-00013.0010 17437/441 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 13 PB 28 PG 13 LOT 1	72
SAN CARLOS LANDS INC 4128 SAGUARO LN IRVING TX 75063	08-46-25-17-00013.0020 17431/433 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 13 PB 28 PG 13 LOT 2	73
ZHOU WEI WEI 17421/425 E CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00013.0030 17421/425 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 13 PB 28 PG 13 LOT 3	74
PLAZA DE MANANA CONDO ASSN INC PO BOX 684 ESTERO FL 33929	08-46-25-22-00000.00CE PLAZA DE MANANA CONDO C/E FORT MYERS FL 33967	PLAZA DE MANANA CONDO OR 1377 PG 2049 COMMON ELEMENTS	75
FREEMAN ALAN C 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	08-46-25-L4-U1691.2905 ACCESS UNDETERMINED FORT MYERS FL 33967	PLAZA DE MANANA CONDO OR 1377 PG 2049 + PT OR 2720/876	76
FREEMAN ALAN C 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	08-46-25-L4-U1695.2897 ACCESS UNDETERMINED FORT MYERS FL 33967	PLAZA DE MANANA CONDO OR 1377 PG 2049 + PT OR 2720/876	77

BANC-FLO HOLDINGS LLC PO BOX 167 WINSTON SALEM NC 27102	17-46-25-00-01001.0050 18031 S TAMiami TRL FORT MYERS FL 33908	FROM SW COR OF NW 1/4 OF NW 1/4 RUN E 328.46 FT TO C/L OF ST RD 45 TH NWLY + PARL DESC IN OR 4118/4397	78
MAAS HOSPITALITY BS LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-00-01001.0060 18051 S TAMiami TRL FORT MYERS FL 33908	PARL IN NW 1/4 OF NW 1/4 E OF US 41 SO OF CONSTITUTION BLVD	79
EAST MULLOCH DRAINAGE DIST PO BOX 511 ESTERO FL 33928	17-46-25-00-01001.008A SUBMERGED FORT MYERS FL	LAKE + CREEK AREA LYING S OF CONSTITUTION + W OF US 41	80
AHMED HOLDING GROUP LLC 231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-00-01001.0100 7000 CONSTITUTION BLVD FORT MYERS FL 33967	PARL IN NW 1/4 DESC OR 1478 PG 1151	81
MDE CORP 13300 S CLEVELAND AVE STE 56 FORT MYERS FL 33907	17-46-25-00-01001.0120 7016 CONSTITUTION LOOP FORT MYERS FL 33967	PARL LOC IN THE N 1/2 OF THE NW 1/4 AS DESC OR 2450 PG 2976	82
GRODZKI JOHN A & THERESA A PO BOX 1018 ESTERO FL 33929	17-46-25-00-01001.0130 7008 CONSTITUTION BLVD #91 FORT MYERS FL 33967	PARL LOC IN THE N 1/2 OF THE NW 1/4 DESC IN OR 4459 PG 3121	83
GRODZKI JOHN A & THERESA A PO BOX 1018 ESTERO FL 33929	17-46-25-00-01001.0140 7008 CONSTITUTION BLVD #101 FORT MYERS FL 33967	PARL LOC IN THE N 1/2 OF THE NW 1/4 F/K/A UNITS 101-104 SPRINGS OF SAN CARLOS	84
TOMAS PEDRO MARTIN + 26901 VILLANOVA CT BONITA SPRINGS FL 34135	17-46-25-00-01008.0010 7021 CONSTITUTION BLVD FORT MYERS FL 33967	PARL LYING IN SEC 17 N OF CONSTITUTION BLVD DESC OR 2400 PG 1319	85
MCDONALDS RESTAURANTS OF FL 8850 TERRENE CT BONITA SPRINGS FL 34135	17-46-25-03-00000.A000 7105 CONSTITUTION BLVD FORT MYERS FL 33967	SAN CARLOS CENTER PB 42 PG 2 TRACT A	86
TRUSEDELL COLIN TR 1708 GRAND OVERLOOK ST COLORADO SPRINGS CO 80910	17-46-25-11-00001.0010 18025 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOTS 1 + 2	87
PRESNELL CHRISTOPHER A 18037 CONSTITUTION CIR FORT MYERS FL 33967	17-46-25-11-00001.0030 18037 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 3	88
LEE COUNTY REALTY INC TR PO BOX 60313 FORT MYERS FL 33906	17-46-25-11-00001.0040 18043 CONSTITUTION CIR FORT MYERS FL 33967	PT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 673 LOT 4	89
RAWSON TAMMY 18049 CONSTITUTION CIR FORT MYERS FL 33967	17-46-25-11-00001.0050 18049 CONSTITUTION CIR FORT MYERS FL 33967	PT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 5	90
ROSE CARLTON E 18055 CONSTITUTION CIR FORT MYERS FL 33967	17-46-25-11-00001.0060 18055 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS U 1 BLK 1 OR 273 PG 672 LOT 6	91
HUNTINGTON SHELLEY 18106 ADAMS CIR SE FORT MYERS FL 33967	17-46-25-11-00001.0130 18106 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 13	92
HEBERT NANCY A L/E 18110 ADAMS CIR FORT MYERS FL 33967	17-46-25-11-00001.0140 18110 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 14	93
MOLINA SALDANA CLARA & 18114 ADAMS CIR FORT MYERS FL 33967	17-46-25-11-00001.0150 18114 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 15	94
LIMBRICK DIANA REEVE & 18118 ADAMS CIR FORT MYERS FL 33967	17-46-25-11-00001.0160 18118 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 16	95
STONE PHILIP T 18122 ADAMS CIR FORT MYERS FL 33967	17-46-25-11-00001.0170 18122 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 17	96
ALVAREZ JOSE ANTONIO	17-46-25-11-00001.0180	PORT SAN CARLOS UNIT 1	97

18126 ADAMS CIR FORT MYERS FL 33967	18126 ADAMS CIR FORT MYERS FL 33967	BLK 1 OR 273 PG 672 LOT 18	
DELGADO CHE & CINDY J 18130 ADAMS CIR FORT MYERS FL 33967	17-46-25-11-00001.0190 18130 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 19	98
FLOREZ HUGO 8060 BANYAN BREEZE WAY FORT MYERS FL 33908	17-46-25-11-00001.0200 18134 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 20	99
18519 FLAMINGO LLC 6130 BRIXWORTH DR TYLER TX 75703	17-46-25-11-00001.0210 18138 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 21	100
REYES CYNTHIA DANIELA 18142 ADAMS CIR FORT MYERS FL 33967	17-46-25-11-00001.0220 18142 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 LOT 22	101
PIOTROWSKI CHRISTOPHER L L/E 18059 CONSTITUTION CIR FORT MYERS FL 33967	17-46-25-11-00001.A000 18059 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 1 OR 273 PG 672 TRACT A	102
HOLDING SUNSHINE INVESTMENTS L 24600 S TAMIAMI TRAIL UNIT 212 BOX 127 BONITA SPRINGS FL 34134	17-46-25-11-00002.0010 18125 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 2 OR 273 PG 672 LOT 1 + PT LOT 16 A	103
FKH SFR PROPCO B HLD LP 1850 PARKWAY PL STE 900 MARIETTA GA 30067	17-46-25-11-00002.0020 18119 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 2 OR 273 PG 672 LOT 2	104
ALVAREZ ELAINE + 18113 ADAMS CIR FORT MYERS FL 33967	17-46-25-11-00002.0030 18113 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 2 OR 273 PG 672 LOT 3	105
ASHLEY OLIVER ROBERT + 208 W EMMA ST TAMPA FL 33603	17-46-25-11-00002.0040 18109 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 2 OR 273 PG 672 LOT 4	106
MURRAY JOHN M & 18145 ADAMS CIR FORT MYERS FL 33967	17-46-25-11-00002.0150 18145 ADAMS CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1 BLK 2 OR 273 PG 672 LOTS 15 + 16 LESS A	107
HERNANDEZ MARIA 18067 CONSTITUTION CIR FORT MYERS FL 33967	17-46-25-12-00001.0070 18067 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1-A BLK 1 PB 21 PG 98 LOT 7	108
KAHN HARVEY 9989 COLONIAL WALK N ESTERO FL 33928	17-46-25-12-00001.0080 18073 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1-A BLK 1 PB 21 PG 98 LOT 8	109
SMITTYS FOOTPRINTS INC 17520 BUTLER RD FORT MYERS FL 33967	17-46-25-12-00001.0090 18079 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1A BLK.1 PB 21 PG 98 LOT 9	110
PENARANDA CARLO T TR 5820 HARBORAGE DR FORT MYERS FL 33908	17-46-25-12-00007.0010 18062 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1-A BLK.7 PB 21 PG 98 LOT 1	111
RICHMOND JAMES T & 18068 CONSTITUTION CIR FORT MYERS FL 33967	17-46-25-12-00007.0020 18068 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1-A BLK.7 PB 21 PG 98 LOT 2	112
MCLAUGHLIN MONACITA 18070 CONSTITUTION CIR FORT MYERS FL 33967	17-46-25-12-00007.0030 18070 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1A BLK.7 PB 21 PG 98 LOT 3	113
LOVECCHIO JOAN I TR 18080 CONSTITUTION CR SE FORT MYERS FL 33967	17-46-25-12-00007.0040 18080 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1A BLK 7 PB 21 PG 98 LOT 4	114
ROCHA RAMIRO GARCIA + 18086 CONSTITUTION CIR FORT MYERS FL 33967	17-46-25-12-00007.0050 18086 CONSTITUTION CIR FORT MYERS FL 33967	PORT SAN CARLOS UNIT 1-A BLK 7 PB 21 PG 98 LOT 5	115
PORT SAN CARLOS GARDENS	17-46-25-20-00000.00CE	PORT SAN CARLOS GARDENS	116

7000 PORT BLVD FORT MYERS FL 33967	PORT SAN CARLOS CARDENS C/E FORT MYERS FL 33967	CONDO BUILDING A DESC OR BK 0260 PG 0600 COMMON ELEMENTS	
SAN CARLOS SPRINGS CONDO ASSOC BENSONS INC 12650 WHITEHALL DR FORT MYERS FL 33907	17-46-25-23-00000.00CE SAN CARLOS SPRINGS CONDO C/E FORT MYERS FL 33967	A CONDOMINIUM LOCATED IN SEC 17 TWP 46 RGE 25 AS DESC IN OR 1673 PG 4196 COMMON ELEMENTS	117
SPRINGS OF SAN CARLOS P + M PROPERTY MGMT 14360 S TAMIAMI TRL UNIT B FORT MYERS FL 33912	17-46-25-24-00000.00CE 7008 CONSTITUTION BLVD FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 2532 PG 2336 COMMON ELEMENT	118
LAKE GENEVA GROUP LLC 402 HIGH POINT DR STE 101 COCOA FL 32926	18-46-25-00-00036.002A 18080 S TAMIAMI TRL FORT MYERS FL 33908	PARL IN SEC 17 + 18 AS DESC IN OR 1731 PG 1929	119
NEARY INDUSTRIES LLC 18090/092 S TAMIAMI TRL FORT MYERS FL 33908	18-46-25-00-00036.0030 18090/092 S TAMIAMI TRL FORT MYERS FL 33908	PARL LOC IN NE 1/4 OF SECT AS DESC IN OR 3273/2931 LESS OR 4225/911	120
COACH LIGHT MANOR INC 18050 S TAMIAMI TRL #4 FORT MYERS FL 33908	18-46-25-01-00000.0040 4 COACH LIGHT DR FORT MYERS FL 33908	COACHLIGHT MANOR M/H PK OR 1555 PG 2264 LOT 4 DESC OR 3974/1966	121
COACH LIGHT MANOR OWNERS ASSN 125 COACH LIGHT MANOR FORT MYERS FL 33908	18-46-25-01-00000.00CE COACH LIGHT MANOR C/E FORT MYERS FL 33908	COACHLIGHT MANOR MOBILE HOME CO-OP OR 1555 PG 2264 COMMON AREAS	122
PRESERVE PLAZA COMMERCIAL COND SAK & ASSOCIATES MGMT INC PMB 216 12901 MCGREGOR BLVD STE 20 FORT MYERS FL 33919	18-46-25-27-00000.00CE 18070 S TAMIAMI TRL FORT MYERS FL 33908	PARCEL IN NE 1/4 AS DESC IN OR 4617 PG 3008 COMMON ELEMENT	123
PERSAUD KESRIE 18001 SAN JUAN CT #1 FORT MYERS FL 33967	08-46-25-22-00001.00A0 18001 SAN JUAN CT #1 FORT MYERS FL 33967	PLAZA DE MANANA CONDO BLDG 1 OR 1377 PG 2049 UNIT A	124
KONLEY MELISSA ANN 18001 SAN JUAN CT #2 FORT MYERS FL 33967	08-46-25-22-00001.00B0 18001 SAN JUAN CT #2 FORT MYERS FL 33967	PLAZA DE MANANA CONDO BLDG 1 OR 1377 PG 2049 UNIT B	124
PEREIRA RUDYARD SAUCEDO 2980 GOLDEN GATE BLVD NAPLES FL 34120	08-46-25-22-00001.00C0 18001 SAN JUAN CT #3 FORT MYERS FL 33967	PLAZA DE MANANA CONDO BLDG 1 OR 1377 PG 2049 UNIT C	124
MEYER DENNIS PO BOX 94 ESTERO FL 33928	08-46-25-22-00001.00D0 18001 SAN JUAN CT #4 FORT MYERS FL 33967	PLAZA DE MANANA CONDO BLDG 1 OR 1377 PG 2049 UNIT D	124
GALVEZ MARTHA I 17995 SAN JUAN CT # 1 FORT MYERS FL 33967	08-46-25-22-00002.00A0 17995 SAN JUAN CT #1 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH I OR 1377 PG 2049 BLDG 2 UNIT A	125
BLACK JANICE L 15080 N PEBBLE LN FORT MYERS FL 33912	08-46-25-22-00002.00B0 17995 SAN JUAN CT #2 FORT MYERS FL 33967	PLAZA DE MANANA CONCO PH I OR 1377 PG 2049 BLDG 2 UNIT B	125
FERRARA LAUREN 17995 SAN JUAN CT #3 FORT MYERS FL 33967	08-46-25-22-00002.00C0 17995 SAN JUAN CT #3 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH 1 OR 1377 PG 2049 BLDG 2 UNIT 3	125
MYERS STACY E 17995 SAN JUAN CT #4 FORT MYERS FL 33967	08-46-25-22-00002.00D0 17995 SAN JUAN CT #4 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH I OR 1377 PG 2049 BLDG 2 UNIT D	125
PANDYA HASIN 501 1ST AVE APT 217 ROCHESTER MN 55902	08-46-25-22-00003.00A0 17989 SAN JUAN CT #1 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH I OR 1377 PG 2049 BLDG 3 UNIT A	126
ENTRUST FREEDOM LLC	08-46-25-22-00003.00B0	PLAZA DE MANANA CONDO	126

18380 ROSEAPPLE LN FORT MYERS FL 33967	17989 SAN JUAN CT #2 FORT MYERS FL 33967	PH 1 OR 1377 PG 2049 BLDG 3 UNIT B	
MODELO BROTHERS MONACO LLC 4401 GULF SHORE BLVD N STE 408 NAPLES FL 34103	08-46-25-22-00003.00C0 17989 SAN JUAN CT #3 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH 1 OR 1377 PG 2049 BLDG 3 UNIT C	126
SHARPER HOME SOLUTIONS LLC 2316 PINE RIDGE RD STE 350 NAPLES FL 34109	08-46-25-22-00003.00D0 17989 SAN JUAN CT #4 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH 1 OR 1377 PG 2049 BLDG 3 UNIT D	126
GRAND AKA INVESTMENT GROUP LLC 19880 CASA VERDE WAY FORT MYERS FL 33967	08-46-25-22-00004.00A0 17983 SAN JUAN CT #1 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH 1 OR 1377 PG 2049 BLDG 4 UNIT A	127
HENSLER CARIANNE G 17983 SAN JUAN CT #2 FORT MYERS FL 33967	08-46-25-22-00004.00B0 17983 SAN JUAN CT #2 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH I OR 1377 PG 2049 BLDG 4 UNIT B	127
FR JOE GALLAGHER LLC 10290 INDIANA ST BONITA SPRINGS FL 34135	08-46-25-22-00004.00C0 17983 SAN JUAN CT #3 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH I OR 1377 PG 2049 BLDG 4 UNIT C	127
ITATIBA LLC 4401 GULF SHORE BLVD N STE 408 NAPLES FL 34103	08-46-25-22-00004.00D0 17983 SAN JUAN CT #4 FORT MYERS FL 33967	PLAZA DE MANANA CONDO PH 1 OR 1377 PG 2049 BLDG 4 UNIT D	127
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0010 7000 PORT BLVD #1 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.1	128
AHMED MUNTASER 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0020 7000 PORT BLVD #2 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 2	128
AHMED MAISHA 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0030 7000 PORT BLVD #3 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BODG-A OR260/PG600 APT.3	128
AHMED MAISHA 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0040 7000 PORT BLVD #4 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 4	128
M4 TRADING LLC 2231 DEL PRADO BLVD S CAPE CORAL FL 33990	17-46-25-20-00000.0050 7000 PORT BLVD #5 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A/OR260/PG600 APT.5	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0060 7000 PORT BLVD #6 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR 260 PG 600 APT 6	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0070 7000 PORT BLVD #7 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.7	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0080 7000 PORT BLVD #8 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 8	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0090 7000 PORT BLVD #9 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.9	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0100 7000 PORT BLVD #10 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 10	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0110 7000 PORT BLVD #11 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 11	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0120 7000 PORT BLVD #12 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 12	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD	17-46-25-20-00000.0130 7000 PORT BLVD #13	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600	128

CAPE CORAL FL 33990	FORT MYERS FL 33967	APT.13	
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0140 7000 PORT BLVD #14 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 14	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0150 7000 PORT BLVD #15 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 15	128
GUAY PHILLIP 1271 COLLIER CRES GREELY ON K4P 1C1 CANADA	17-46-25-20-00000.0160 7000 PORT BLVD #16 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 16	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0170 7000 PORT BLVD #17 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 17	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0180 7000 PORT BLVD #18 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 18	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0190 7000 PORT BLVD #19 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.19	128
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	17-46-25-20-00000.0200 7000 PORT BLVD #20 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.20	128
NICHOLSON KIMBERLY A 7012 CONSTITUTION BLVD #201 FORT MYERS FL 33967	17-46-25-23-00000.2010 7012 CONSTITUTION BLVD #201 FORT MYERS FL 33967	SAN CARLOS SPRINGS CONDO OR 1673 PG 4196 UNIT 201	129
HULLEY GEOFF THE BARN GRIDON RIGG DUDDO BERWICK UPON TWEED TD15 2PT UNITED KINGDOM	17-46-25-23-00000.2020 7012 CONSTITUTION BLVD #202 FORT MYERS FL 33967	SAN CARLOS SPRINGS CONDO OR 1673 PG 4196 UNIT 202	129
HARDY DAMON EDWARD 7012 CONSTITUTION BLVD #203 FORT MYERS FL 33967	17-46-25-23-00000.2030 7012 CONSTITUTION BLVD #203 FORT MYERS FL 33967	SAN CARLOS SPRINGS CONDO OR 1673 PG 4196 UNIT 203	129
BUSH DAVID 7012 CONSTITUTION BLVD # 204 FORT MYERS FL 33967	17-46-25-23-00000.2040 7012 CONSTITUTION BLVD #204 FORT MYERS FL 33967	SAN CARLOS SPRINS CONDO OR 1673 PG 4196 UNIT 204	129
CAVALLIN JOHN + 713254 1ST LINE EHS MONO ON L9W 5T1 CANADA	17-46-25-23-00000.2050 7012 CONSTITUTION BLVD #205 FORT MYERS FL 33967	SAN CARLOS SPRINGS CONDO OR 1673 PG 4196 UNIT 205	129
RISCO TAYLOR J + 6939 W WINSTON LANE BOISE ID 83704	17-46-25-23-00000.2060 7012 CONSTITUTION BLVD #206 FORT MYERS FL 33967	SAN CARLOS SPRINGS CONDO OR 1673 PG 4196 UNIT 206	129
KELLY RYAN M 1438 E NORTHWEST HWY ARLINGTON HEIGHTS IL 60004	17-46-25-24-00000.0110 7008 CONSTITUTION BLVD #11 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 11	130
JONES JERRY E & CONSTANCE L 1971 CEDARVILLE RD GOSHEN OH 45122	17-46-25-24-00000.0120 7008 CONSTITUTION BLVD #12 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 12	130
VIOX MIKE 1387 SR 28 LOVELAND OH 45140	17-46-25-24-00000.0130 7008 CONSTITUTION BLVD #13 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 13	130
ALBRECHT H WOBST LLC 7910 N HIGHLAND AVE TAMPA FL 33604	17-46-25-24-00000.0140 7008 CONSTITUTION BLVD #14 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 14	130
TEED JOHN & TERRY ANN 4-16 HAVENRIDGE CT	17-46-25-24-00000.0210 7008 CONSTITUTION BLVD #21 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 21	131

ST THOMAS ON N5P 4P6 CANADA			
HOTALING SHARON R & 7008 CONSTITUTION BLVD #22 FORT MYERS FL 33967	17-46-25-24-00000.0220 7008 CONSTITUTION BLVD #22 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 22	131
COLE GLEN C III + 1357 NORTH RD MOUNT VERNON ME 04352	17-46-25-24-00000.0230 7008 CONSTITUTION BLVD #23 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 23	131
KELLY RYAN 1438 E NORTHWEST HWY ARLINGTON HEIGHTS IL 60004	17-46-25-24-00000.0240 7008 CONSTITUTION BLVD #24 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 24	131
JANUSKA WILLIAM 9360 CROCUS ST FORT MYERS FL 33967	17-46-25-24-00000.0310 7008 CONSTITUTION BLVD #31 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 31	132
DENMAN JOHN B & DIETLIND H 7008 CONSTITUTION BLVD APT 32B FORT MYERS FL 33967	17-46-25-24-00000.0320 7008 CONSTITUTION BLVD #32 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 32	132
MAREK DAVID A + 104 LOUDVILLE RD EASTHAMPTON MA 01027	17-46-25-24-00000.0330 7008 CONSTITUTION BLVD #33 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 33	132
KELLY RYAN 1438 E NORTHWEST HIGHWAY ARLINGTON HEIGHTS IL 60004	17-46-25-24-00000.0340 7008 CONSTITUTION BLVD #34 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 34	132
CUCINELLI FRED 1131 MACON AVE CANON CITY CO 81212	17-46-25-24-00000.0410 7008 CONSTITUTION BLVD #41 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 41	133
MOUNT PENELOPE F 1600 N 8TH ST CANON CITY CO 81212	17-46-25-24-00000.0420 7008 CONSTITUTION BLVD #42 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 42	133
RICHARDS ROBERTA A & 7008 CONSTITUTION BLVD #43 FORT MYERS FL 33967	17-46-25-24-00000.0430 7008 CONSTITUTION BLVD #43 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 43	133
OPP RALPH & JENNIFER 3133 LEUDERS RD GOSHEN OH 45122	17-46-25-24-00000.0440 7008 CONSTITUTION BLVD #44 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 44	133
KELLY RYAN M 1438 E NORTHWEST HWY ARLINGTON HEIGHTS IL 60004	17-46-25-24-00000.0510 7008 CONSTITUTION BLVD #51 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 51	134
MARSHALL DEBORAH L 45 4TH ST BONITA SPRINGS FL 34134	17-46-25-24-00000.0520 7008 CONSTITUTION BLVD #52 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 52	134
DUNCAN GEORGE T 4414 US HWY 27 SOUTH SEBRING FL 33870	17-46-25-24-00000.0530 7008 CONSTITUTION BLVD #53 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 53	134
KEISLING SEAN + 398 ADAMS RD CARLISLE PA 17015	17-46-25-24-00000.0540 7008 CONSTITUTION BLVD #54 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 54	134
PLEIMANN PATRICIA A 7008 CONSTITUTION BLVD # 61 FORT MYERS FL 33967	17-46-25-24-00000.0610 7008 CONSTITUTION BLVD #61 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 61	135
MIDDENDORF JEFFREY W + PAULA J 1 MCCORMICK TRL MILFORD OH 45150	17-46-25-24-00000.0620 7008 CONSTITUTION BLVD #62 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 62	135
BARBER SCOTT M + 7008 CONSTITUTION BLVD #63 FORT MYERS FL 33967	17-46-25-24-00000.0630 7008 CONSTITUTION BLVD #63 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 63	135
STRATMANN DEBRA S 531 S 4TH ST BREESE IL 62230	17-46-25-24-00000.0640 7008 CONSTITUTION BLVD #64 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 64	135

WEY DEBRA A 523 S KREITZER AVE BLOOMINGTON IL 61701	17-46-25-24-00000.0710 7008 CONSTITUTION BLVD #71 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 71	136
GUSTAFSON LINDA J 7008 CONSTITUTION BLVD #72 FORT MYERS FL 33967	17-46-25-24-00000.0720 7008 CONSTITUTION BLVD #72 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 72	136
HAMANN ERIC T & MARY E 160 S EVANSLAWN AVE AURORA IL 60506	17-46-25-24-00000.0730 7008 CONSTITUTION BLVD #73 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 73	136
BILLINGS PHILIP C & 7008 CONSTITUTION BLVD #74 FORT MYERS FL 33967	17-46-25-24-00000.0740 7008 CONSTITUTION BLVD #74 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 74	136
DEAN STEVE & ROBIN 9655 W 450 S COLUMBUS IN 47201	17-46-25-24-00000.0810 7008 CONSTITUTION BLVD #81 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 81	137
YOUNG RONALD L PO BOX 750264 DAYTON OH 45475	17-46-25-24-00000.0820 7008 CONSTITUTION BLVD #82 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 82	137
BEMMES THOMAS A & LINDA M 7008 CONSTITUTION BLVD #83 FORT MYERS FL 33967	17-46-25-24-00000.0830 7008 CONSTITUTION BLVD #83 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 83	137
BIDZINSKI PAIGE MEGAN 7008 CONSTITUTION BLVD # 84 FORT MYERS FL 33967	17-46-25-24-00000.0840 7008 CONSTITUTION BLVD #84 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS OR 1679 PG 3079 UNIT 84	137
JSCB CAPITAL LLC 5916 E FARM RD 170 ROGERSVILLE MO 65742	18-46-25-27-00000.0101 18070 S TAMIAMI TRL #101 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 101	138
WILSON JOHN D MIDLAND IRA INC 18070 S TAMIAMI TRL STE 11 FORT MYERS FL 33908	18-46-25-27-00000.0102 18070 S TAMIAMI TRL #102 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 102	138
SCHECHTER ANDRE TR 26721 DUBLIN WOODS CIR STE 1 BONITA SPRINGS FL 34135	18-46-25-27-00000.0103 18070 S TAMIAMI TRL #103 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 103	138
CURRIE SCOT 17416 ARIZONA RD FORT MYERS FL 33967	18-46-25-27-00000.0104 18070 S TAMIAMI TRL #104 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 104	138
BOLIVAR HOLDINGS LLC 9928 S TRYON ST CHARLOTTE NC 28273	18-46-25-27-00000.0105 18070 S TAMIAMI TRL #105 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 105	138
SECUREAHEAD LLC 6181 TIDEWATER ISLAND CIR FORT MYERS FL 33908	18-46-25-27-00000.0106 18070 S TAMIAMI TRL #106 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 106	138
LINEKA LLC STS REALTY GROUP 26721 DUBLIN WOODS CIR STE 1 BONITA SPRINGS FL 34135	18-46-25-27-00000.0107 18070 S TAMIAMI TRL #107 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 107	138
LINEKA LLC STS REALTY GROUP 26721 DUBLIN WOODS CIR STE 1 BONITA SPRINGS FL 34135	18-46-25-27-00000.0108 18070 S TAMIAMI TRL #108 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 108	138
O DONNELL ALBERT & PATRICIA 4291 WILLIAMS RD ESTERO FL 33928	18-46-25-27-00000.0109 18070 S TAMIAMI TRL #109 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL	138

		CONDO DESC OR 4617 PG 3008 UNITS 109 + 110	
PRINCESS INVESTMENT PROPERTIES 18070 S TAMIAMI TRL STE 11 FORT MYERS FL 33908	18-46-25-27-00000.0111 18070 S TAMIAMI TRL #111 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 111	138
PRINCESS INVESTMENT 18070 S TAMIAMI TRL #112 FORT MYERS FL 33908	18-46-25-27-00000.0112 18070 S TAMIAMI TRL #112 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 112	138
TMKB PROPERTIES LLC 9930 COUNTRY OAKS DR FORT MYERS FL 33967	18-46-25-27-00000.0113 18070 S TAMIAMI TRL #113 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 113	138
ROCHA BUILDINGS LLC 18070 S TAMIAMI TRL # 114 FORT MYERS FL 33908	18-46-25-27-00000.0114 18070 S TAMIAMI TRL #114 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 114	138
KONG RU JING 224-08 77TH AVE BAYSIDE NY 11364	18-46-25-27-00000.0115 18070 S TAMIAMI TRL #115 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 115	138
AZIZI REAL ESTATE HOLDINGS LLC 2814 LEE BLVD # 3 LEHIGH ACRES FL 33971	18-46-25-27-00000.0116 18070 S TAMIAMI TRL #116 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 116	138

HARBOUR PLAZA LLC
12001 GLEN RD
POTOMAC MD 20854

QUAKER SOUTHWEST FLORIDA LLC
6210 OLD LAKE SHORE RD
LAKE VIEW NY 14085

HARBORAGE LAKE COMMONS LLC
7910 SUMMERLIN LAKES DR
FORT MYERS FL 33907

RIVERSIDE INVESTORS LLC
4875 PELICAN COLONY BLVD #2001
BONITA SPRINGS FL 34134

RIVERSIDE INVESTORS LLC
4875 PELICAN COLONY BLVD #2001
BONITA SPRINGS FL 34134

HARBORAGE OWNERS ASSN INC
SENTRY MANAGEMENT INC
2180 WEST SR 434 SUITE 5000
LONGWOOD FL 32779

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

KUSH PARTNERS INC
16677 BOBCAT DR
FORT MYERS FL 33908

HCO INVESTMENTS LLC
MARIA HERNANDEZ
18067 CONSTITUTION CIR
FORT MYERS FL 33967

MONDI RENTALS 17497 LLC
15880 SHAMROCK DR
FORT MYERS FL 33912

BAY CLUB PROPERTIES INC
7595 GARRY RD
FORT MYERS FL 33967

TOPLIFF PAINTING INC
KATHY TOPLIFF
6571 ST IVES CT
FORT MYERS FL 33966

WEBSTER JORDAN G TR
17565 ROCKEFELLER CIR
FORT MYERS FL 33967

D + G SEALCOATING STRIPING INC
17580 ROCKEFELLER CIR
FORT MYERS FL 33967

FLI HOLDINGS LLC
18481 CREEK DR
FORT MYERS FL 33908

S&T TOWING OF SW FLORIDA INC
DAVID TARQUINO
17525 ROCKEFELLER CIR
FORT MYERS FL 33967

KERSHAW THOMAS + ROSEMARY TR
5626 RIVERSIDE DR
CAPE CORAL FL 33904

ASAMBLEA DE IGLESIAS CRISTIANA
PO BOX 1356
ESTERO FL 33928

MONDI RENTALS 17497 LLC
15880 SHAMROCK DR
FORT MYERS FL 33967

CURRYS AUTOMOTIVE OF LEE COUNT
17497 ROCKEFELLER CIR
FORT MYERS FL 33967

CURRYS AUTOMOTIVE OF LEE COUNT
17497 ROCKEFELLER CIR
FORT MYERS FL 33967

BOLANOS ERIC
17771 CASTLE HARBOR DR
FORT MYERS FL 33967

MIDONE TRUST
5140 SEASHELL AVE
NAPLES FL 34103

MARCS AUTOMOTIVE LLC
17492 ROCKEFELLER CIR
FORT MYERS FL 33967

MARCS AUTOMOTIVE LLC
17492 ROCKEFELLER CIR
FORT MYERS FL 33967

MARCS AUTOMOTIVE LLC
17492 ROCKEFELLER CIR
FORT MYERS FL 33967

FARMER TED S
1955 W BASELINE RD STE 113-615
MESA AZ 85202

BWP HOLDINGS GROUP LLC
17520 ROCKEFELLER CIR
FORT MYERS FL 33967

EVANS JOHN J JR TR
PO BOX 798
ESTERO FL 33928

MONDI RENTALS 17497 LLC
15880 SHAMROCK DR
FORT MYERS FL 33912

PETERS MICHAEL J & MARLA J
914 ROBALO DR
FORT MYERS FL 33919

PETERS MICHAEL J & MARLA J
914 ROBALO DR
FORT MYERS FL 33919

PETERS MICHAEL J & MARLA J
914 ROBALO DR
FORT MYERS FL 33919

D & G SEALCOATING AND STRIPING
17580 ROCKEFELLER CIR
FORT MYERS FL 33967

INTERFAITH CAREGIVERS OF SOUTH
17592 ROCKEFELLER CIR
FORT MYERS FL 33967

NORTH RONALD R & JANET K
18446 HUCKLEBERRY RD
FORT MYERS FL 33967

MIX THOMAS A TR
17600 ROCKEFELLER CIR
FORT MYERS FL 33967

JTS MANAGEMENT LLC
5471 HARBORAGE DR
FORT MYERS FL 33908

VUOLO CHARLES JR & JO ANN
1311 LONGWOOD DR
FORT MYERS FL 33919

VUOLO CHARLES JR & JOANN P
1311 LONGWOOD DR
FORT MYERS FL 33919

SOVEREIGN CONSTRUCTION INC
21605 BELHAVEN WAY
ESTERO FL 33928

TURKETT R KEITH +
21605 BELHAVEN WAY
ESTERO FL 33928

DI FOGGIA DOMINIQUE TR
5140 SEASHELL AVE
NAPLES FL 34103

NGUYEN CLIFFORD H +
ESTRELLA RUIZ
2804 DEL PRADO BLVD S STE 102
CAPE CORAL FL 33904

HEIDAK AMRO ISMAIL
19050 S TAMiami TRAIL
FORT MYERS FL 33908

17464 DUMONT LLC
6130 BRIXWORTH DR
TYLER TX 75703

7124 BABCOCK ROAD LLC
PO BOX 606
MANHASSET NY 11030

BARRETO DIEGO
7114 BABCOCK RD
FORT MYERS FL 33967

MIDONE TRUST
5140 SEASHELL AVE
NAPLES FL 34103

MHLV VENTURES LLC
500 PORTSIDE DR
NAPLES FL 34103

EMILE NICLES & NELSON MARIE
7056 BABCOCK RD
FORT MYERS FL 33967

BABCOCK ROAD PROPERTIES LLC
4633 LONG LAKE DR
FORT MYERS FL 33905

LUCIR LLC
9901 NW 80TH AVE #3H
MIAMI LAKES FL 33016

VALLADARES CLEMENTE
PO BOX 1048
ESTERO FL 33929

SAN KIM
20633 EAST SILVER PALM DR
ESTERO FL 33928

PENARANDA CARLO T TR
5820 HARBORAGE DR
FORT MYERS FL 33908

SHAW GAIL
17410 W CARNEGIE CIR
FORT MYERS FL 33967

SHAW GAIL P
17410 W CARNEGIE CIR
FORT MYERS FL 33967

DUPUIE LORI A L/E
16140 MYRIAD LN APT 105
FORT MYERS FL 33908

REHBERGER MARY TR
17432 W CARNEGIE CIR
FORT MYERS FL 33967

REHBERGER MARY TR
7011 BABCOCK RD #A
FORT MYERS FL 33967

BAKER DARREL
21515 BELHAVEN WAY
ESTERO FL 33928

SANG MICHAEL T & IRINA
PO BOX 552
MIAMI FL 33257

PORTILLO JOSE JOEL &
17435 W CARNEGIE CIR
FORT MYERS FL 33967

BABCOCK ROAD LLC
4856 PALM BEACH BLVD
FORT MYERS FL 33905

WADE MARGARET L/E
7045 BABCOCK RD
FORT MYERS FL 33967

REAMER LIT LISCET
7055 BABCOCK RD
FORT MYERS FL 33967

BABCOCK ROAD PROPERTIES LLC
4633 LONG LAKE DR
FORT MYERS FL 33905

MYERS ENDO ASSET MANAGEMENT LL
13650 BRYNWOOD LN
FORT MYERS FL 33912

SPENCER BRENDA J TR
17414 E CARNEGIE CIR
FORT MYERS FL 33967

SPENCER BRENDA J TR
17414 E CARNEGIE CIR
FORT MYERS FL 33967

BARRETO ALFREDO F
11631 RED HIBISCUS DR
BONITA SPRINGS FL 34135

SAN CARLOS LANDS INC
4128 SAGUARO LN
IRVING TX 75063

ZHOU WEI WEI
17421/425 E CARNEGIE CIR
FORT MYERS FL 33967

PLAZA DE MANANA CONDO ASSN INC
PO BOX 684
ESTERO FL 33929

FREEMAN ALAN C
28120 HUNTERS RIDGE BLVD STE 5
BONITA SPRINGS FL 34135

FREEMAN ALAN C
28120 HUNTERS RIDGE BLVD STE 5
BONITA SPRINGS FL 34135

BANC-FLO HOLDINGS LLC
PO BOX 167
WINSTON SALEM NC 27102

MAAS HOSPITALITY BS LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

EAST MULLOCH DRAINAGE DIST
PO BOX 511
ESTERO FL 33928

AHMED HOLDING GROUP LLC
231 DEL PRADO BLVD
CAPE CORAL FL 33990

MDE CORP
13300 S CLEVELAND AVE STE 56
FORT MYERS FL 33907

GRODZKI JOHN A & THERESA A
PO BOX 1018
ESTERO FL 33929

GRODZKI JOHN A & THERESA A
PO BOX 1018
ESTERO FL 33929

TOMAS PEDRO MARTIN +
26901 VILLANOVA CT
BONITA SPRINGS FL 34135

MCDONALDS RESTAURANTS OF FL
8850 TERRENE CT
BONITA SPRINGS FL 34135

TRUSEDELL COLIN TR
1708 GRAND OVERLOOK ST
COLORADO SPRINGS CO 80910

PRESNELL CHRISTOPHER A
18037 CONSTITUTION CIR
FORT MYERS FL 33967

LEE COUNTY REALTY INC TR
PO BOX 60313
FORT MYERS FL 33906

RAWSON TAMMY
18049 CONSTITUTION CIR
FORT MYERS FL 33967

ROSE CARLTON E
18055 CONSTITUTION CIR
FORT MYERS FL 33967

HUNTINGTON SHELLEY
18106 ADAMS CIR SE
FORT MYERS FL 33967

HEBERT NANCY A L/E
18110 ADAMS CIR
FORT MYERS FL 33967

MOLINA SALDANA CLARA &
18114 ADAMS CIR
FORT MYERS FL 33967

LIMBRICK DIANA REEVE &
18118 ADAMS CIR
FORT MYERS FL 33967

STONE PHILIP T
18122 ADAMS CIR
FORT MYERS FL 33967

ALVAREZ JOSE ANTONIO
18126 ADAMS CIR
FORT MYERS FL 33967

DELGADO CHE & CINDY J
18130 ADAMS CIR
FORT MYERS FL 33967

FLOREZ HUGO
8060 BANYAN BREEZE WAY
FORT MYERS FL 33908

18519 FLAMINGO LLC
6130 BRIXWORTH DR
TYLER TX 75703

REYES CYNTHIA DANIELA
18142 ADAMS CIR
FORT MYERS FL 33967

PIOTROWSKI CHRISTOPHER L L/E
18059 CONSTITUTION CIR
FORT MYERS FL 33967

HOLDING SUNSHINE INVESTMENTS L
24600 S TAMiami TRAIL UNIT 212 BOX 127
BONITA SPRINGS FL 34134

FKH SFR PROPCO B HLD LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

ALVAREZ ELAINE +
18113 ADAMS CIR
FORT MYERS FL 33967

ASHLEY OLIVER ROBERT +
208 W EMMA ST
TAMPA FL 33603

MURRAY JOHN M &
18145 ADAMS CIR
FORT MYERS FL 33967

HERNANDEZ MARIA
18067 CONSTITUTION CIR
FORT MYERS FL 33967

KAHN HARVEY
9989 COLONIAL WALK N
ESTERO FL 33928

SMITTYS FOOTPRINTS INC
17520 BUTLER RD
FORT MYERS FL 33967

PENARANDA CARLO T TR
5820 HARBORAGE DR
FORT MYERS FL 33908

RICHMOND JAMES T &
18068 CONSTITUTION CIR
FORT MYERS FL 33967

MCLAUGHLIN MONACITA
18070 CONSTITUTION CIR
FORT MYERS FL 33967

LOVECCHIO JOAN I TR
18080 CONSTITUTION CR SE
FORT MYERS FL 33967

ROCHA RAMIRO GARCIA +
18086 CONSTITUTION CIR
FORT MYERS FL 33967

PORT SAN CARLOS GARDENS
7000 PORT BLVD
FORT MYERS FL 33967

SAN CARLOS SPRINGS CONDO ASSOC
BENSONS INC
12650 WHITEHALL DR
FORT MYERS FL 33907

SPRINGS OF SAN CARLOS
P + M PROPERTY MGMT
14360 S TAMiami TRL UNIT B
FORT MYERS FL 33912

LAKE GENEVA GROUP LLC
402 HIGH POINT DR STE 101
COCOA FL 32926

NEARY INDUSTRIES LLC
18090/092 S TAMiami TRL
FORT MYERS FL 33908

COACH LIGHT MANOR INC
18050 S TAMIAMI TRL #4
FORT MYERS FL 33908

COACH LIGHT MANOR OWNERS ASSN
125 COACH LIGHT MANOR
FORT MYERS FL 33908

PRESERVE PLAZA COMMERCIAL COND
SAK & ASSOCIATES MGMT INC
PMB 216
12901 MCGREGOR BLVD STE 20
FORT MYERS FL 33919

PERSAUD KESRIE
18001 SAN JUAN CT #1
FORT MYERS FL 33967

KONLEY MELISSA ANN
18001 SAN JUAN CT #2
FORT MYERS FL 33967

PEREIRA RUDYARD SAUCEDO
2980 GOLDEN GATE BLVD
NAPLES FL 34120

MEYER DENNIS
PO BOX 94
ESTERO FL 33928

GALVEZ MARTHA I
17995 SAN JUAN CT # 1
FORT MYERS FL 33967

BLACK JANICE L
15080 N PEBBLE LN
FORT MYERS FL 33912

FERRARA LAUREN
17995 SAN JUAN CT #3
FORT MYERS FL 33967

MYERS STACY E
17995 SAN JUAN CT #4
FORT MYERS FL 33967

PANDYA HASIN
501 1ST AVE APT 217
ROCHESTER MN 55902

ENTRUST FREEDOM LLC
18380 ROSEAPPLE LN
FORT MYERS FL 33967

MODELO BROTHERS MONACO LLC
4401 GULF SHORE BLVD N STE 408
NAPLES FL 34103

SHARPER HOME SOLUTIONS LLC
2316 PINE RIDGE RD STE 350
NAPLES FL 34109

GRAND AKA INVESTMENT GROUP LLC
19880 CASA VERDE WAY
FORT MYERS FL 33967

HENSLER CARIANNE G
17983 SAN JUAN CT #2
FORT MYERS FL 33967

FR JOE GALLAGHER LLC
10290 INDIANA ST
BONITA SPRINGS FL 34135

ITATIBA LLC
4401 GULF SHORE BLVD N STE 408
NAPLES FL 34103

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

AHMED MUNTASER
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

AHMED MAISHA
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

AHMED MAISHA
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

M4 TRADING LLC
2231 DEL PRADO BLVD S
CAPE CORAL FL 33990

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

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CAPE CORAL FL 33990

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CAPE CORAL FL 33990

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CAPE CORAL FL 33990

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

GUAY PHILLIP
1271 COLLIER CRES
GREELY ON K4P 1C1
CANADA

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

SAN CARLOS INVESTMENT LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

NICHOLSON KIMBERLY A
7012 CONSTITUTION BLVD #201
FORT MYERS FL 33967

HULLEY GEOFF
THE BARN GRIDON RIGG
DUDDO BERWICK UPON
TWEED TD15 2PT
UNITED KINGDOM

HARDY DAMON EDWARD
7012 CONSTITUTION BLVD #203
FORT MYERS FL 33967

BUSH DAVID
7012 CONSTITUTION BLVD # 204
FORT MYERS FL 33967

CAVALLIN JOHN +
713254 1ST LINE EHS
MONO ON L9W 5T1
CANADA

RISCO TAYLOR J +
6939 W WINSTON LANE
BOISE ID 83704

KELLY RYAN M
1438 E NORTHWEST HWY
ARLINGTON HEIGHTS IL 60004

JONES JERRY E & CONSTANCE L
1971 CEDARVILLE RD
GOSHEN OH 45122

VIOX MIKE
1387 SR 28
LOVELAND OH 45140

ALBRECHT H WOBST LLC
7910 N HIGHLAND AVE
TAMPA FL 33604

TEED JOHN & TERRY ANN
4-16 HAVENRIDGE CT
ST THOMAS ON N5P 4P6
CANADA

HOTALING SHARON R &
7008 CONSTITUTION BLVD #22
FORT MYERS FL 33967

COLE GLEN C III +
1357 NORTH RD
MOUNT VERNON ME 04352

KELLY RYAN
1438 E NORTHWEST HWY
ARLINGTON HEIGHTS IL 60004

JANUSKA WILLIAM
9360 CROCUS ST
FORT MYERS FL 33967

DENMAN JOHN B & DIETLIND H
7008 CONSTITUTION BLVD APT 32B
FORT MYERS FL 33967

MAREK DAVID A +
104 LOUDVILLE RD
EASTHAMPTON MA 01027

KELLY RYAN
1438 E NORTHWEST HIGHWAY
ARLINGTON HEIGHTS IL 60004

CUCINELLI FRED
1131 MACON AVE
CANON CITY CO 81212

MOUNT PENELOPE F
1600 N 8TH ST
CANON CITY CO 81212

RICHARDS ROBERTA A &
7008 CONSTITUTION BLVD #43
FORT MYERS FL 33967

OPP RALPH & JENNIFER
3133 LEUDERS RD
GOSHEN OH 45122

KELLY RYAN M
1438 E NORTHWEST HWY
ARLINGTON HEIGHTS IL 60004

MARSHALL DEBORAH L
45 4TH ST
BONITA SPRINGS FL 34134

DUNCAN GEORGE T
4414 US HWY 27 SOUTH
SEBRING FL 33870

KEISLING SEAN +
398 ADAMS RD
CARLISLE PA 17015

PLEIMANN PATRICIA A
7008 CONSTITUTION BLVD # 61
FORT MYERS FL 33967

MIDDENDORF JEFFREY W + PAULA J
1 MCCORMICK TRL
MILFORD OH 45150

BARBER SCOTT M +
7008 CONSTITUTION BLVD #63
FORT MYERS FL 33967

STRATMANN DEBRA S
531 S 4TH ST
BREESE IL 62230

WEY DEBRA A
523 S KREITZER AVE
BLOOMINGTON IL 61701

GUSTAFSON LINDA J
7008 CONSTITUTION BLVD #72
FORT MYERS FL 33967

HAMANN ERIC T & MARY E
160 S EVANSLAWN AVE
AURORA IL 60506

BILLINGS PHILIP C &
7008 CONSTITUTION BLVD #74
FORT MYERS FL 33967

DEAN STEVE & ROBIN
9655 W 450 S
COLUMBUS IN 47201

YOUNG RONALD L
PO BOX 750264
DAYTON OH 45475

BEMMES THOMAS A & LINDA M
7008 CONSTITUTION BLVD #83
FORT MYERS FL 33967

BIDZINSKI PAIGE MEGAN
7008 CONSTITUTION BLVD # 84
FORT MYERS FL 33967

JSCB CAPITAL LLC
5916 E FARM RD 170
ROGERSVILLE MO 65742

WILSON JOHN D
MIDLAND IRA INC
18070 S TAMIAMI TRL STE 11
FORT MYERS FL 33908

SCHECHTER ANDRE TR
26721 DUBLIN WOODS CIR STE 1
BONITA SPRINGS FL 34135

CURRIE SCOT
17416 ARIZONA RD
FORT MYERS FL 33967

BOLIVAR HOLDINGS LLC
9928 S TRYON ST
CHARLOTTE NC 28273

SECUREAHEAD LLC
6181 TIDEWATER ISLAND CIR
FORT MYERS FL 33908

LINEKA LLC
STS REALTY GROUP
26721 DUBLIN WOODS CIR STE 1
BONITA SPRINGS FL 34135

LINEKA LLC
STS REALTY GROUP
26721 DUBLIN WOODS CIR STE 1
BONITA SPRINGS FL 34135

O DONNELL ALBERT & PATRICIA
4291 WILLIAMS RD
ESTERO FL 33928

PRINCESS INVESTMENT PROPERTIES
18070 S TAMIAMI TRL STE 11
FORT MYERS FL 33908

PRINCESS INVESTMENT
18070 S TAMIAMI TRL #112
FORT MYERS FL 33908

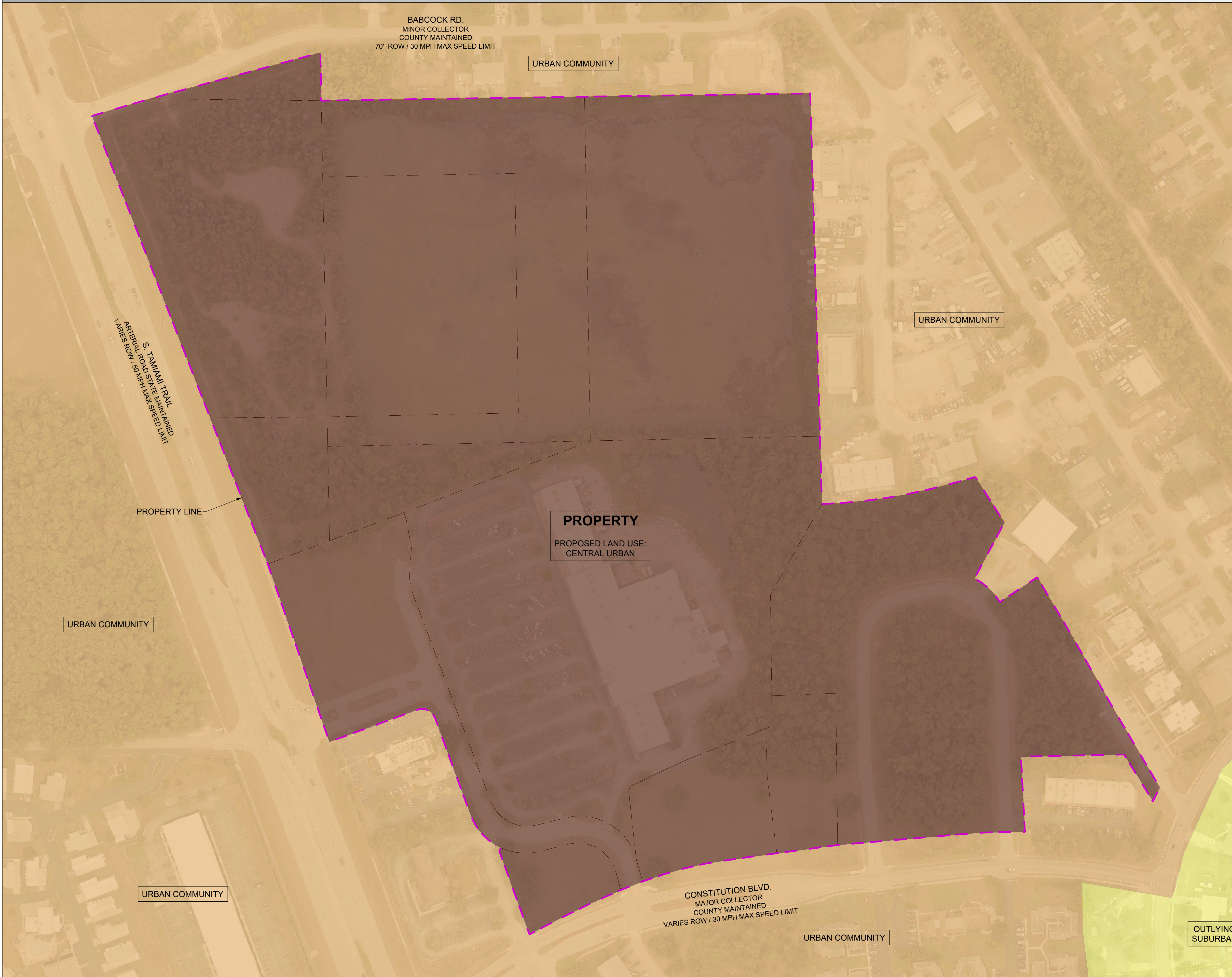
TMKB PROPERTIES LLC
9930 COUNTRY OAKS DR
FORT MYERS FL 33967

ROCHA BUILDINGS LLC
18070 S TAMIAMI TRL # 114
FORT MYERS FL 33908

KONG RU JING
224-08 77TH AVE
BAYSIDE NY 11364

AZIZI REAL ESTATE HOLDINGS LLC
2814 LEE BLVD # 3
LEHIGH ACRES FL 33971

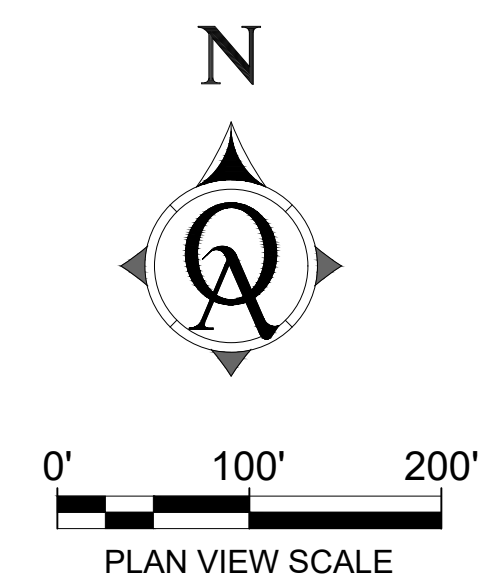
EXHIBIT M-4 FUTURE LAND USE - PROPOSED



- Future Urban Areas**
- Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
 - Commercial
 - Industrial
 - Public Facilities
 - University Community
 - Burnt Store Marina Village
 - Destination Resort Mixed Use Water Dependent
- Special Urban Areas**
- Industrial Interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village Interchange
 - New Community
 - Tradeport
 - Airport
- Non-Urban Areas**
- Rural
 - Rural Community Preserve
 - Coastal Rural
 - Outer Island
 - Open Lands
 - Density Reduction/Groundwater Resource
 - Conservation Lands - Upland
 - Wetlands
 - Conservation Lands - Wetland

NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2021.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2021.



BABCOCK- US 41
FUTURE LAND USE MAP - PP
ACCESS UNDETERMINED
FORT MYERS, FL 33967

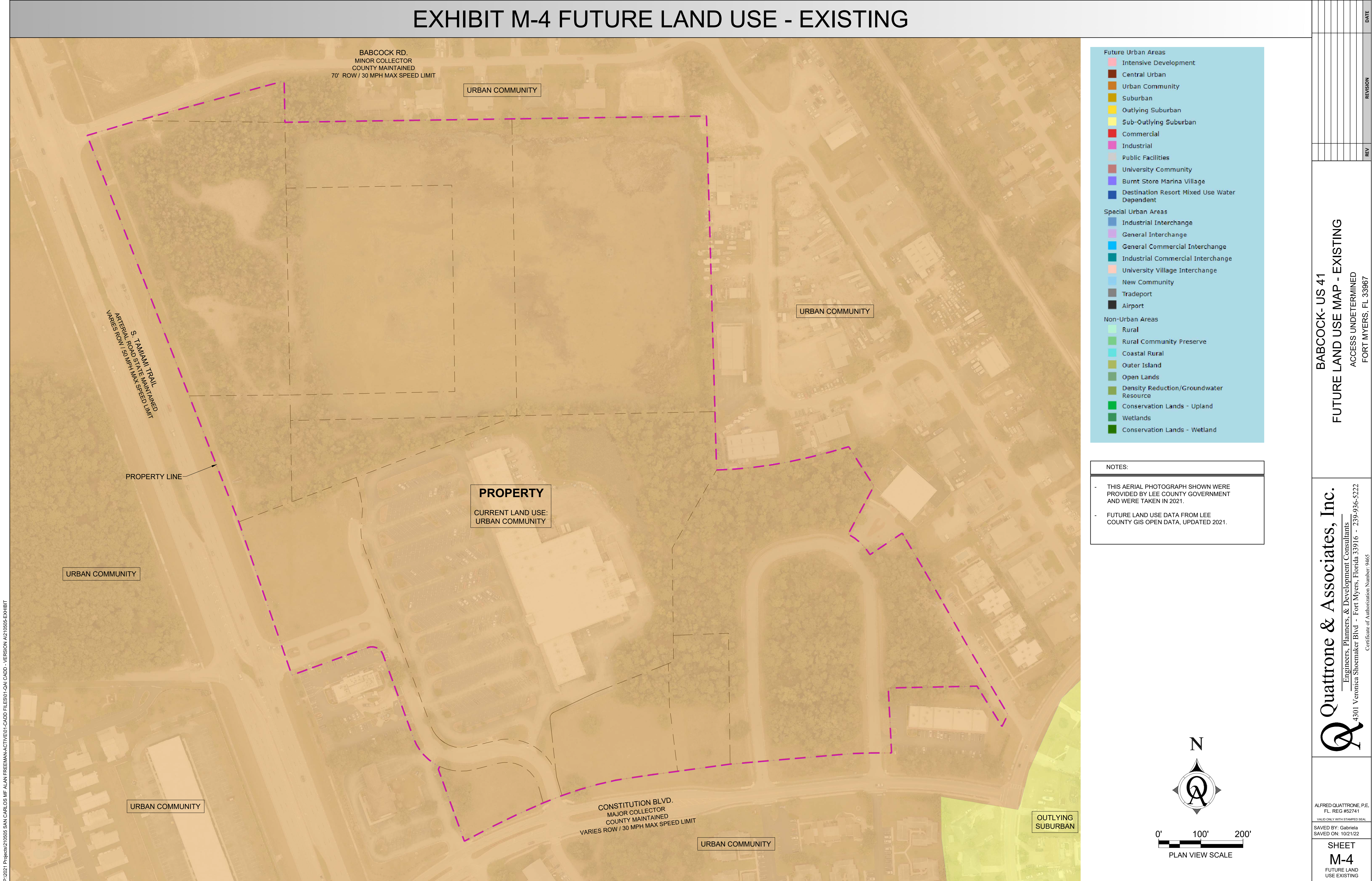
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number: 9465

FRED QUATTRONE, P.E.
FL. REG #52741
VALID ONLY WITH STAMPED SEAL
APPROVED BY: Gabriela
APPROVED ON: 10/21/22

SHEET
M-4
FUTURE LAND
USE PROPOSED

p:\2021 Projects\210505 SAN CARLOS MF ALAN FREEMAN-ACTIVE\01-CADD FILES\01-QAI CADD - VERSION A\210505-EXHIBIT

EXHIBIT M-4 FUTURE LAND USE - EXISTING



P:\2021 Projects\210505 SAN CARLOS MF ALAN FREEMAN\ACTIVE\01-CADD FILES\01-QA CADD - VERSION A\210505-EXHIBIT

REV	REVISION	DATE

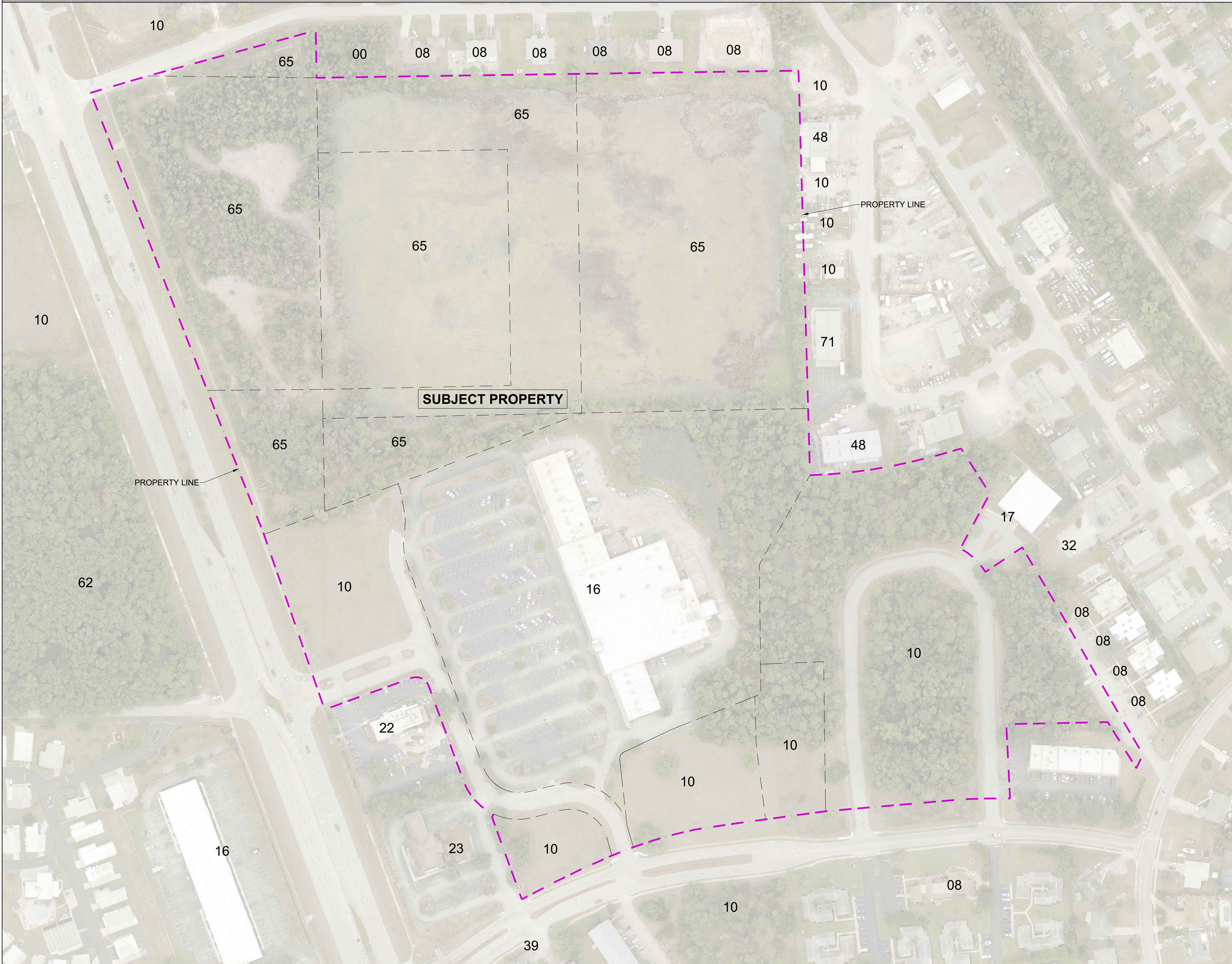
BABCOCK- US 41
FUTURE LAND USE MAP - EXISTING
ACCESS UNDETERMINED
FORT MYERS, FL 33967

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.
FL REG #52741
VALID ONLY WITH STAMPED SEAL

SAVED BY: Gabriela
SAVED ON: 10/21/22
SHEET
M-4
FUTURE LAND
USE EXISTING

EXHIBIT M-5 EXISTING LAND USE MAP



DEPARTMENT OF REVENUE PROPERTY CLASSIFICATION CODE LEGEND:	
08	MULTI FAMILY LESS THAN 10
10	VACANT COMMERCIAL
16	COMMUNITY SHOPPING CENTER
17	OFFICE - ONE STORY
22	DRIVE IN RESTAURANTS
23	FINANCIAL INSTITUTIONS
32	ENCLOSED THEATER AUDITORIUM
39	MOTEL, HOTEL
48	WAREHOUSING, DISTRIBUTION TERMINALS
62	GRAZING LAND CLASS I
65	GRAZING LAND CLASS VI
71	CHURCHES, TEMPLES

SUBJECT PROPERTY

STRAP #s

07-46-25-00-00009.001A
08-45-25-00-01005.0010
07-46-25-00-01000.0010
08-46-25-00-01006.0000
08-46-25-00-01005.0000
07-46-25-00-00011.0020
08-46-25-00-01007.0000
08-46-25-01-00000.001B
08-46-25-01-00000.0010
08-46-25-00-01008.0000
17-46-25-00-01001.009A
17-46-25-00-01001.009C
17-46-25-03-00000.1000



0' 100' 200'

PLAN VIEW SCALE

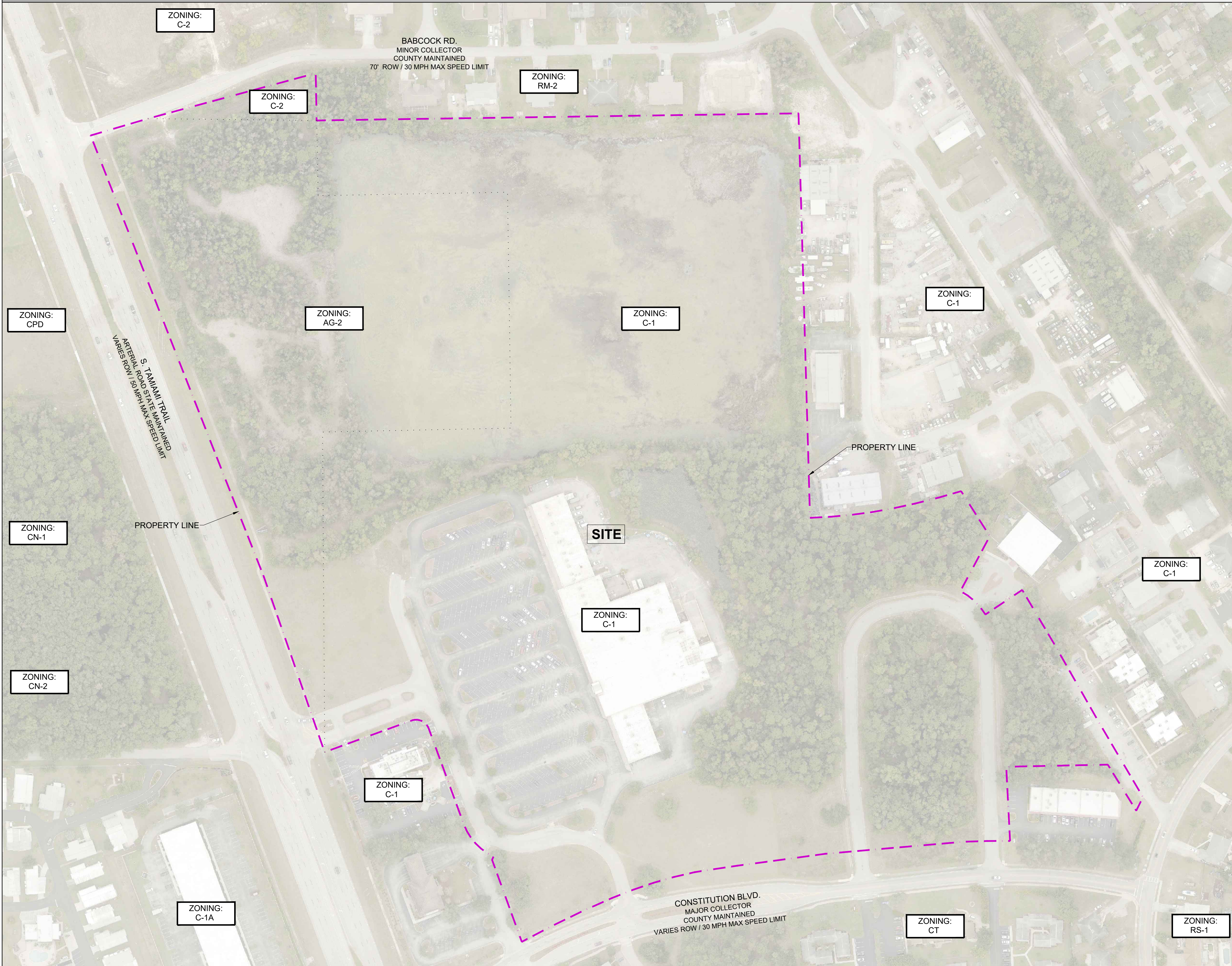
BABCOCK-US 41
EXISTING USES MAP
ACCESS UNDETERMINED
FORT MYERS, FL 33967

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number: 9465

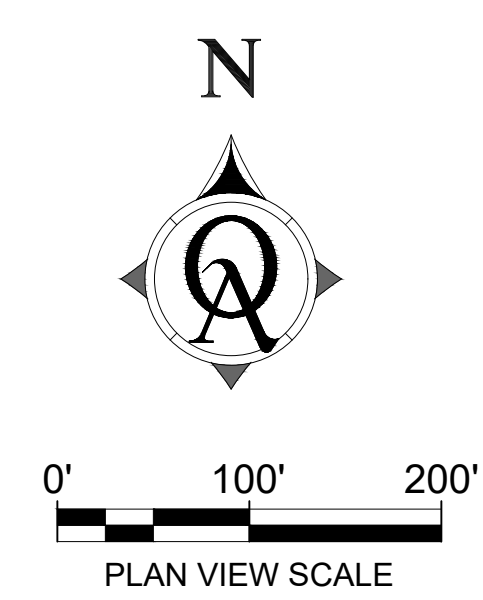
ALFRED QUATTRONE, P.E.
FL. REG #52741
VALID ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 10/21/22


SHEET
M-5
EXISTING
LAND USE

EXHIBIT M-6 ZONING LAND USE



NOTES:	
-	THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2021.
-	FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2021.



<div>ALFRED QUATTRONE, P.E. FL. REG #2741</div> <div>VALID ONLY WITH STAMPED SEAL</div> <div>SAVED BY: Gabriela SAVED ON: 10/21/22</div>	<div><div><div>Quattrone & Associates, Inc.</div><div>Engineers, Planners, & Development Consultants</div><div>4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222</div><div>Certificate of Authorization Number: 9465</div></div></div>	BABCOCK- US 41									
		ZONING LAND USE MAP									
		ACCESS UNDETERMINED									
		FORT MYERS, FL 33967									
						REV	REVISION	DATE			
SHEET											
M-6											
ZONING											

Documentary Tax Pd. \$

.60

Intangible Tax Pd.

\$

By S. Thompson Deputy Clerk

07-46-25-00-00007.001A

07-46-25-00-00010.0630

08-46-25-00-01006.0000

08-46-25-00-01005.0010

WDFREE

Folio No.

WARRANTY DEED

THIS INDENTURE, made the 6th day of August, 1991 by and between JULES FREEMAN, individually and as Beneficiary of the Estate of Edythe Freeman, and PAUL H. FREEMAN, ALAN C. FREEMAN and NEIL D. FREEMAN, individually, and as Trustees of the Residuary Trust and beneficiaries of the Estate of Edythe Freeman, collectively referred to as the parties of the first part, and PAUL H. FREEMAN and ALAN C. FREEMAN, as Trustees, whose post office address is 19091 Tamiami Trail S.E., Fort Myers, Florida 33912, the parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the parties of the second part, their successors and assigns forever, the following described land, situate and being in the County of Lee, State of Florida, to-wit:

See Exhibit "A" attached hereto.

Subject to easements, restrictions and limitations of record, if any, provided nothing herein shall reimpose same; and zoning ordinances.

The Grantors warrant and represent that the referenced property is not homestead property and that neither Grantors nor any member of Grantors' families have ever resided thereon or on land contiguous thereto.

The Grantors constitute all of the beneficiaries of the Estate of Edythe Freeman.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Geraldine Freeman
WITNESS GERALDINE FREEMAN

Holly D. Clark
WITNESS HOLLY D. CLARK

Mary A. Lee
WITNESS MARY A. LEE

Janie D. Hershey
WITNESS JANIE D. HERSHEY

David Choate
WITNESS DAVID CHOATE

Bill Ennen
WITNESS BILL ENNEN

Jules Freeman
JULES FREEMAN, individually and as Beneficiary
7086 FAIRWAY BEND CIRCLE
SARASOTA, FL. 34243

Paul H. Freeman
PAUL H. FREEMAN, individually and as Trustee and as Beneficiary
6045 ROLLING ROAD DRIVE
MIAMI, FL. 33156

Alan C. Freeman
ALAN C. FREEMAN, individually and as Trustee and as Beneficiary
13716 BRYNWOOD LANE S.E.
FT. MYERS, FL. 33912

0R2241 PG0204

19.50 R
60 SS
20.10

Mitchell T. Kippola
WITNESS MITCHELL T. KIPPOLA

Tresette McCullom
WITNESS TRESETTE MCCULLOM

Neil D. Freeman
NEIL D. FREEMAN, individually and
as Trustee and as Beneficiary
551 W. FULLERTON PKWY.
CHICAGO, IL 60614

North Carolina
STATE OF ~~FLORIDA~~
COUNTY OF Watauga

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JULES FREEMAN, individually and as Beneficiary, to me known to be the person described in and who executed the foregoing instrument and he has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of August, 1991.

My Commission Expires:

My Commission Expires October 22, 1995

Elizabeth McDowell
Notary Public

ELIZABETH MCDOWELL

STATE OF FLORIDA
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared PAUL H. FREEMAN, individually and as Trustee and as Beneficiary, to me known to be the person described in and who executed the foregoing instrument and he has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of August, 1991.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: OCT. 15, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Janie D. Hershey
Notary Public
JANIE D. HEARSEY

STATE OF FLORIDA
COUNTY OF Lee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ALAN C. FREEMAN, individually and as Trustee and as Beneficiary, to me known to be the person described in and who executed the foregoing instrument and he has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of August, 1991.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT. 15, 1994
BONDED THRU GENERAL INS. UND.

Carol A. Draayer
Notary Public

CAROL A. DRAAYER

CAROL A. DRAAYER
19891 Jamieson Trail
Fort Myers FL 33908

OR2241 PG0205

STATE OF ILLINOIS
COUNTY OF COOK

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared NEIL D. FREEMAN, individually and as Trustee and as Beneficiary, to me known to be the person described in and who executed the foregoing instrument and he has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of August, 1991.

My Commission Expires:

Tresette McCullom
Notary Public

" OFFICIAL SEAL "
Tresette McCullom
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/30/92

230 W Superior
Chgo, IL
60607

This Instrument prepared by:

PAUL H. FREEMAN, P.A.
9100 South Dadeland Blvd., Suite 1406
Miami, Florida 33156
(305) 662-5999

OR2241 PG0206

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, AND THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND ALSO BEING THE NORTHWEST CORNER OF SAN CARLOS PARK NORTHWEST ADDITION AS RECORDED IN PLAT BOOK 28, PAGES 12 AND 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S01°02'58"E (BASIS OF BEARINGS BASED ON THE CENTERLINE SURVEY FROM S.R. 45 RIGHT-OF-WAY MAP, SECTION 12010-2503, SHEET 5, BEING N20°35'30"W) ALONG THE WEST LINE OF SAID SECTION 8 AND SAN CARLOS PARK NORTHWEST ADDITION FOR 1204.59 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1837, PAGE 3275 OF AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE S01°02'58"E FOR 121.15 FEET TO THE SOUTHWEST CORNER OF SAID SAN CARLOS PARK NORTHWEST ADDITION; THENCE N88°57'02"E ALONG THE SOUTH LINE OF SAID SAN CARLOS PARK NORTHWEST ADDITION FOR 530.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1830, PAGE 3434 OF AFORESAID PUBLIC RECORDS; THENCE S01°02'58"E ALONG THE WEST LINE OF SAID LANDS FOR 701.04 FEET TO THE NORTH LINE OF LOT 1, SAN CARLOS CENTER AS RECORDED IN PLAT BOOK 42, PAGE 2 OF AFORESAID PUBLIC RECORDS; THENCE S69°19'18"W ALONG SAID NORTH LINE FOR 684.42 FEET INTO AFORESAID SECTION 7 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.R. 45 (U.S. 41, 153 FEET FROM THE CENTERLINE OF SURVEY); THENCE N20°35'30"W ALONG SAID RIGHT-OF-WAY LINE FOR 953.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BABCOCK ROAD EXTENSION (60 FEET WIDE); THENCE N69°24'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 459.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.04 ACRES, MORE OR LESS.

OR2241 PG0207

CHARLIE GREEN LEE CTY FL

91 AUG 16 PM 2:19

19.50 R
70 0.

STRAP #08-46-25-00-01005.0000

3316616

QUIT CLAIM DEED

70
Elmerwood

OR2351 PG3155

THIS INDENTURE, made this 2nd day of December, 1992, between EAST MULLOCH DRAINAGE DISTRICT, a Drainage District created pursuant to the provisions of Chapter 63-930, Law of Florida (1963), of the County of Lee and State of Florida, party of the first part, and SOUTHWEST FLORIDA DEVELOPMENT GROUP, INC., party of the second part,

WITNESSETH

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claims and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

See Attached "Exhibit A"

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

This Deed is subject to the easement and reservation rights of the Grantor, for drainage and related purposes, over, through and across the above property in accordance with the terms and provisions of that certain Easement and Maintenance Agreement dated December 2, 1992, between the parties hereto, which Easement and Maintenance Agreement is intended to be recorded in the Public Records of Lee County, Florida.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Prepared by:

Alan C. Freeman
19091 Tamiami Trail, S.E.
Fort Myers, Florida 33908

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

Documentary Tax Pd. \$ 70
Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
Alan Freeman Deputy Clerk

Signed, Sealed and Delivered
in Our Presence:

EAST MULLOCH DRAINAGE DISTRICT

Frances G. Doese
Witness FRANCES G. DOESE

BY: Stephen H. Scott
STEPHEN H. SCOTT, Chairman of
the Board of Supervisors

David L. Orate
Witness DAVID L. ORATE

Bill Ennen
Witness BILL ENNEN

BY: Alan C. Freeman
ALAN C. FREEMAN, Member of
the Board of Supervisors

David L. Orate
Witness DAVID L. ORATE

Nendy Williamson
Witness NENDY WILLIAMSON

BY: Gayle Sassano
GAYLE SASSANO, Member of
the Board of Supervisors

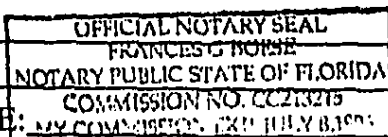
David L. Orate
Witness DAVID L. ORATE

STATE OF FLORIDA
COUNTY OF LEE

EXECUTION of the foregoing instrument was acknowledged before me this 3rd day
of DECEMBER, 1992, by STEPHEN H. SCOTT who is personally
known to me or who has produced sufficient evidence of identification (described below)
and who did not take an oath.

Frances G. Doese
NOTARY PUBLIC - SIGNATURE ABOVE

NOTARY NAME: _____
COMMISSION NO.: _____
COMMISSION EXP. DATE: _____
Notary Name/Commission No./Exp. Date - typed or printed



(Affix Notary Seal)



OR2351 Pg3156

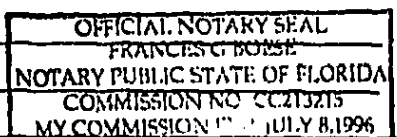
STATE OF FLORIDA
COUNTY OF LEE

EXECUTION of the foregoing instrument was acknowledged before me this 31st day
of DECEMBER, 1992, by ALAN C. FREEMAN who is personally
known to me or who has produced sufficient evidence of identification (described below)
and who did not take an oath.

OR2351 PG3157


NOTARY PUBLIC - SIGNATURE ABOVE

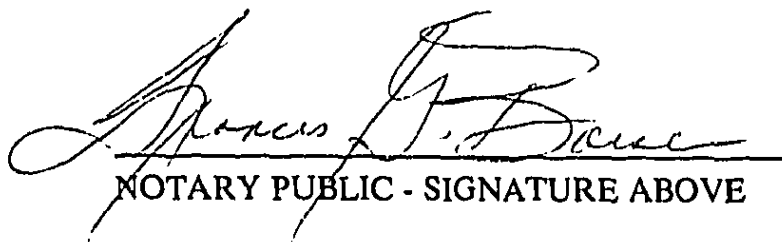
NOTARY NAME: _____
COMMISSION NO.: _____
COMMISSION EXP. DATE: _____
Notary Name/Commission No./Exp. Date - typed or printed



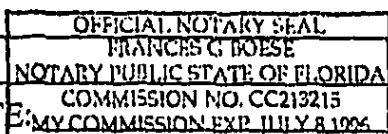
(Affix Notary Seal)

STATE OF FLORIDA
COUNTY OF LEE

EXECUTION of the foregoing instrument was acknowledged before me this 31st day
of DECEMBER, 1992, by GAYLE SASSANO who is personally
known to me or who has produced sufficient evidence of identification (described below)
and who did not take an oath.


NOTARY PUBLIC - SIGNATURE ABOVE

NOTARY NAME: _____
COMMISSION NO.: _____
COMMISSION EXP. DATE: _____
Notary Name/Commission No./Exp. Date - typed or printed



(Affix Notary Seal)

EXHIBIT "A"

A parcel of land located in the Southwest 1/4, Southwest 1/4, Section 8, Township 46 South, Range 25 East, Lee County Florida:

Commencing at the Southwest corner of said Section 8; thence North 0 degrees 59' 23" West 600.00' feet along the West line of the Southwest 1/4, Southwest 1/4 of said Section 8; thence North 89 degrees 00' 37" East 530.0' to the Point of the Beginning;

Thence North 0 degrees 59' 23" West 701.04 feet parallel with the West line of the Southwest 1/4, of said Section 8 to a point on the South line of San Carlos Park, Northwest Addition, as recorded in Plat Book 28, Pages 12 and 13; Thence North 89 degrees 00' 37" East 470.00 feet along the South line of San Carlos Park, Northwest Addition, to the Northwest corner of San Carlos Park, Commercial Addition, as recorded in Plat Book 28, Pages 18 and 19; Thence South 0 degrees 59' 23" East 701.04 feet along the West line of San Carlos Park Commercial Addition; Thence South 89 degrees 00' 37" West 470.00 feet parallel with the South line of San Carlos Park, Northwest Addition to the Point of Beginning.

OR2351 PG3158

CHARLIE GREEN LEE CITY FL
92 DEC 30 PM 4:58



INSTR # 5264341

OR BK 03505 PG 4845

RECORDED 10/19/01 12:42 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY

RECORDING FEE 15.00
DOC TAX PD(F.S.201.02) 0.70
DEPUTY CLERK K. Cartwright

FOLIO NO. 08-46-25-01-00000 . 0010

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 18 day of October, 2001, by ALAN C. FREEMAN, individually and as Trustee, of Lee County, Florida, party of the first part, to ALAN C. FREEMAN, as Trustee of an unrecorded land trust pursuant to Section 689.071 of the Florida Statutes, with the power and authority either to protect, conserve, and to sell, or to lease or to encumber or to otherwise manage and dispose of the real property described herein whose post office address is 19091 Tamiami Trail S.E., Ft. Myers, Florida, 33908, party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party of the second part forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described parcel of real property, situate, lying and being in the County of Lee, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO


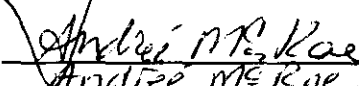
This Deed is being recorded to properly convey title to Alan C. Freeman, as Trustee under Section 689.071, correcting the omission of the powers in the original deed, and to specify the area owned by the Grantee which now comprises a shopping center owned by the Grantee.

The property conveyed hereunder is not now, nor has it ever been the homestead property of the Grantor, nor has it ever been adjacent to the homestead property of the Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


_____, WITNESS

_____, WITNESS



ALAN C. FREEMAN, Individually
and as Trustee

STATE OF FLORIDA
COUNTY OF LEE

EXECUTION OF the foregoing instrument was acknowledged before me this 18th day of October, 2001, by ALAN C. FREEMAN, who is personally known to me or who has produced sufficient evidence of identification (described below) and who did not take an oath.

Description of identification produced: _____

NOTARY PUBLIC - SIGNATURE ABOVE

NOTARY NAME: _____

COMMISSION NO.: _____

COMMISSION EXP. DATE: _____

Notary Name/Commission No./Exp. Date - type or printed

(Affix Notary Seal)



Stephen Bradley Bowman
COMMISSION # CC 722626
EXPIRES MAR 8, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

This instrument prepared by:
Paul H. Freeman, Esq.
1840 West 49th Street
Suite 410
Hialeah, Florida 33012
(305) 827-3331
Florida Bar # 0161840


DESCRIPTION:

A tract of land lying in Sections 8 and 17, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) of Section 17, Township 46 South, Range 25 East, Lee County, Florida; thence Easterly along the South line of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) of said Section 17 for 328.46 feet to a point on the centerline of U.S. Highway 41 (State Road 45); thence N.20°35'30"W. along said centerline for 1750.08 feet; thence N.69°24'30"E. for 153.00 feet to a 6" X 6" State Road Department concrete monument marking the Northeasterly right-of-way line of said U.S. Highway 41; thence N.69°19'18"E. for 280.00 feet to the Point of beginning; thence S.20°35'30"E. for 30.19 feet to a point of curvature on the arc of a curve concave Southwesterly; thence Southeasterly 89.92 feet along said curve having a radius of 170.00 feet and a central angle of 30°18'28" to a point of reverse curvature; thence Southeasterly 68.77 feet along the arc of said curve having a radius of 130.00 feet and a central angle of 30°18'28" to a point of tangency; thence S.20°35'30"E. for 449.02 feet to a point of curvature on the arc of a curve concave Northeasterly; thence Southeasterly 117.11 feet along the arc of said curve having a radius of 80.00 feet and a central angle of 83°52'30" to a point of tangency; thence N.75°31'56"E. for 59.14 feet to a point of curvature on the arc of a curve concave Southwesterly; thence Southeasterly for 186.20 feet along the arc of said curve having a radius of 120.00 feet and a central angle of 88°54'22" to a point of non-tangency; thence N.06°21'30"W. for 136.63 feet to a point of curvature on the arc of a curve concave Southeasterly; thence Northeasterly 19.84 feet along the arc of said curve having a radius of 15.00 feet and a central angle of 75°46'00" to a point of tangency; thence N.69°24'30"E. for 292.92 feet; thence N.00°48'59"W. for 280.36 feet; thence N.28°49'13"E. for 109.19 feet; thence N.53°26'05"E. for 168.14 feet to a point on a curve on the Southerly line of San Carlos Park Commercial Addition as recorded in Plat Book 28, Pages 18 and 19, Public Records of Lee County, Florida; thence run Southwesterly along the Southerly line of said San Carlos Park Commercial Addition for 82.86 feet along the arc of a curve concave Southeasterly, with a radius of 1000.00 feet, a delta of 04°44'52", a chord bearing of S.86°34'36"W. and a chord distance of 82.84 feet to the Southwest corner of Lot 46, said San Carlos Park Commercial Addition; thence N.01°02'58"W. along the West line of said San Carlos Park Commercial Addition for 149.02 feet; thence S.88°57'02"W. for 469.84 feet; thence S.69°19'18"W. for 404.42 feet to the point of beginning.

Tract containing 11.58 acres, more or less.

Bearings are based on the centerline of U.S. Highway 41 as being N.20°35'30"W.


John B. Harris
P.S.M. #4631
October 17, 2001

This Instrument Prepared By
and Can Be Returned to:
Jay A. Brett
SHEPPARD, BRETT, STEWART, HERSCH
& KINSEY, P.A.
P.O. Drawer 400
Fort Myers, Florida 33902

INSTR # 6056826
OR BK 04129 Pgs 4367 - 4371; (5pgs)
RECORDED 11/24/2003 03:40:01 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 24.00
DEED DUC 0.70
DEPUTY CLERK C Keller

FREE SIMPLE DEED

THIS INDENTURE, made this 21 day of November, 2003, between **WEBBER COMMERCIAL PROPERTIES, LLC, a Florida Limited Liability Company**, whose mailing address is: 6751 Boston State Road, Hamburg, New York 14075, Grantor, and **WEBBER COMMERCIAL PROPERTIES, LLC, a Florida Limited Liability Company**, whose mailing address is: 6751 Boston State Road, Hamburg, New York 14075, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD & VALUABLE CONSIDERATION-----to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE AS DEPICTED ON THE SKETCH ATTACHED AS EXHIBIT "B" HERETO.

THIS IS A DEED OF CONFIRMATION GIVEN FOR THE SOLE PURPOSE OF CONFIRMING AN APPROVED LOT SPLIT FOR PARCEL "F" AS RECONFIRMED BY LEE COUNTY, FLORIDA IN CASE# LDO 2003-00332-TYPE 05 LIMITED REVIEW (COMMERCIAL LOT SPLIT) AS PER LETTER FROM THE LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, DEVELOPMENT SERVICES DIVISION DATED OCTOBER 10, 2003, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "C".

Property Appraiser's Parcel Identification Number: 08-46-25-01-00000.0010

TOGETHER, with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:

WEBBER COMMERCIAL PROPERTIES, LLC,
a Florida Limited Liability Company

Linda C. Dudek

Witness Signature

Linda C. Dudek

Printed Name of Witness

Robin Dudek

Witness Signature

Robin Dudek

Printed Name of Witness

BY: Ray T. Webber
ITS: owner/manager

STATE OF New York

COUNTY OF Erie

The foregoing instrument was acknowledged before me this 21 day of November, 2003, by Ray T. Webber, as owner/manager, **WEBBER COMMERCIAL PROPERTIES, LLC**, (✓) who is personally known to me or () who has produced _____ as identification.

Cindy A. Gracon
NOTARY PUBLIC
Cindy A. Gracon
PRINTED NAME OF NOTARY PUBLIC

Commission Number Cindy A. Gracon #01GR5067894
Notary Public, State of New York
Commission Exp. Date: Qualified in Erie County
My Commission Expires 10/28/2006

DESCRIPTION: PARCEL F

A tract of land lying in sections 8 and 17, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

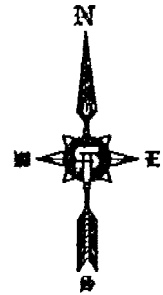
Commence at the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 17, Township 46 South, Range 25 East; thence Easterly along the South line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17 for 328.48 feet to a point on the centerline of U.S. Highway 41 (State Road 45); thence N. 20° 35' 30" W. along said centerline for 1750.08 feet; thence N. 89° 24' 30" E. for 153.00 feet; thence N. 89° 19' 18" E. for 280.00 feet to the Point of Beginning; thence S. 20° 35' 30" E. for 30.19 feet to a point of curvature on the arc of a curve concave Southwesterly; thence Southeasterly 89.92 feet along said curve having a radius of 170.00 feet and a central angle of 30° 18' 28" to a point of reverse curvature; thence Southeasterly 68.77 feet along the arc of said curve having a radius of 130.00 feet and a central angle of 30° 18' 33" to a point of tangency; thence S. 20° 35' 30" E. for 449.21 feet to a point of curvature on the arc of a curve concave Northeasterly; thence Southeasterly 117.11 feet along the arc of said curve having a radius of 80.00 feet and a central angle of 83° 52' 34" to a point of tangency; thence N. 75° 31' 58" E. for 59.14 feet to a point of curvature on the arc of a curve concave Southwesterly; thence Southeasterly for 186.20 feet along the arc of said curve having a radius of 120.00 feet and a central angle of 88° 54' 19" to a point of non-tangency; thence N. 06° 21' 30" W. for 136.63 feet to a point of curvature on the arc of a curve concave Southeasterly; thence Northeasterly 19.84 feet along the arc of said curve having a radius of 15.00 feet and a central angle of 75° 46' 00" to a point of tangency; thence N. 89° 24' 30" E. for 292.92 feet; thence N. 00° 48' 59" W. for 280.36 feet; thence N. 28° 50' 26" E. for 217.59 feet; thence N. 00° 59' 23" W. for 148.98 feet; thence S. 89° 00' 37" W. for 470.00 feet; thence S. 89° 19' 18" W. for 404.42 feet to the Point of Beginning.

Tract containing 11.49 acres more or less.

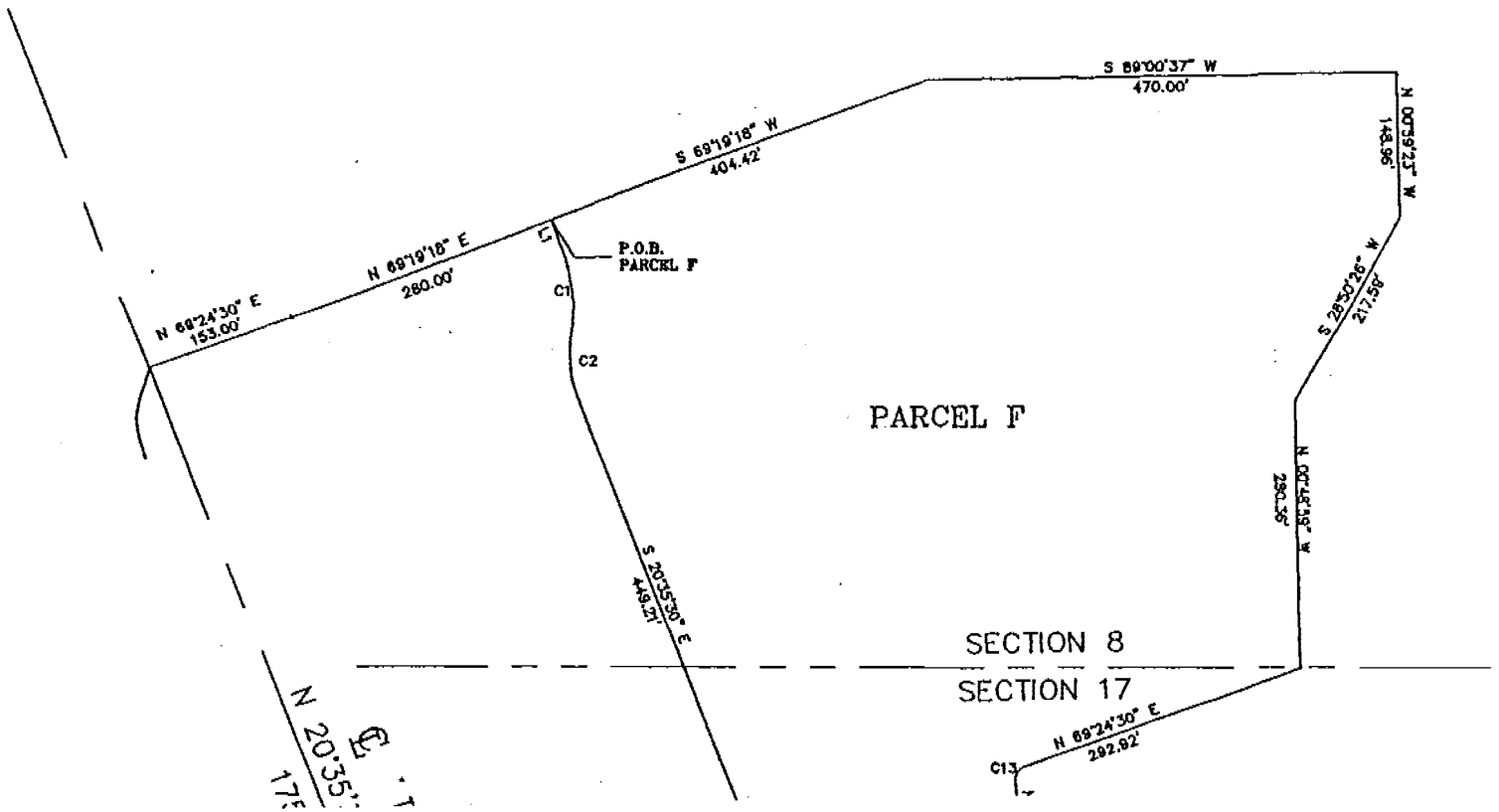
EXHIBIT "B"

LINE	DIRECTION	DISTANCE
L1	S 20°35'30" E	30.19'
L2	N 75°31'46" E	59.14'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	170.00'	89.92'	46.04'	88.88'	S 05°28'17" E	30°18'28"
C2	130.00'	68.77'	35.21'	67.97'	S 05°26'17" E	30°18'33"
C8	60.00'	117.11'	71.68'	108.03'	S 62°31'47" E	63°32'34"
C9	120.00'	188.20'	117.73'	188.08'	S 60°00'54" E	68°54'19"
C13	15.00'	19.84'	11.67'	18.42'	N 31°31'30" E	75°48'00"



SCALE 1" = 100'



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8375

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing Examiner

October 10, 2003

JAY BRETT
2121 WEST FIRST ST
FORT MYERS, FL 33901

RE: SAN CARLOS MARKETPLACE SHP CT
LDO2003-00332 - TYPE 05 Limited Review (commercial lot split)
L05 Application (Type 5)

Dear JAY BRETT :

Your application for a Land Development Code TYPE 05 Limited Review (commercial lot split) has been approved for a Development Order for a commercial lot split for the following:

This approves reaffirmation of DOS 96-01-208.05L for parcel reconfiguration of Parcel F, San Carlos Marketplace Shopping Center.

NOTE: Development Services Lot Split verifies that the lot complies with applicable Zoning and Development Standards as outlined in the Lee County Land Development Codes.

It is the responsibility of the property owner to record deeds in the public records of Lee County to properly execute the subdivision (splitting) of land approved by the LDC Limited Review Development Order within six (6) years from the date of this approval.

This approval does not relieve the development from the responsibility to obtain all necessary Federal, State and local permits.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


Peter J. Eckenrode
Development Services Director

PJE / LLL

5 sets of plans.

Prepared by and return to:
John D. Spear, Esq.

Henderson, Franklin, Starnes & Holt, P.A. (B)
3451 Bonita Bay Blvd. Suite 206
Bonita Springs, FL 34134
239-344-1100
File Number: **JDS 40857-1**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24th day of May, 2022 between **David Luciani** whose post office address is **25711 Inlet Way Court, Bonita Springs, FL 34135**, grantor, and **7001 Constitution, LLC, a Florida limited liability company** whose post office address is **6350 NW 120 Dr., Coral Springs, FL 33076**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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:

A tract or parcel of land lying in part of Lot 1, San Carlos Center, as recorded in Plat Book 42, Page 1, Public Records of Lee County, Florida described as follows:

Commencing at the Northwesterly corner of the aforesaid Lot 1, said point lying on the Easterly right-of-way line of State Road 45 (U.S. Hwy. 41, Tamiami Trail) 132.00 feet right-of-way from centerline; thence run S. 20° 35'30" E. along said right-of-way line for 719.43 feet to a concrete monument; thence run N. 69° 24'30" E. for 249.00 feet to the point of beginning; thence run N. 25° 00'53" E. for 7.35 feet to a point on a curve on the Southwesterly right-of-way line of a 40.00 foot wide ingress-egress easement; thence run Southeasterly along said right-of-way line for 82.71 feet along the arc of a curve concave Northeasterly, with a radius of 120.00 feet and a delta of 39° 28'52" to a point of tangency; thence run N. 75° 31'56" E. along said right-of-way line for 59.14 feet to a point of curvature; thence run Southeasterly along said right-of-way line for 124.14 feet along the arc of a curve concave Southwesterly, with a radius of 80.00 feet and a delta of 88° 54'22" to a point of tangency; thence run S. 15° 33'45" E along said right-of-way for 50.15 feet to a point on the Northerly right-of-way line of Constitution Boulevard; thence run Southwesterly along said right-of-way line for 204.15 feet along a curve concave Southeasterly, with a radius of 1063.00 feet and a delta of 11° 00'14"; thence run N. 20° 35'30" W. for 178.77 feet to the point of beginning.

Parcel Identification Number: 17-46-25-03-00000.1000

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 25711 Inlet Way Ct., Bonita Springs, FL.

Subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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:

Karen Bonough
Witness Name: Karen Bonough
Colleen Bush
Witness Name: Colleen Bush

David Luciani (Seal)
David Luciani

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of May, 2022 by David Luciani, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Karen S. Bonough
Notary Public

Printed Name: _____

My Commission Expires: _____



FOLIO NO. 08-46-25-01-00000.001B

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this ____ day of September, 2005, by ALAN C. FREEMAN, Individually and as Trustee, whose post office address is 19091 Tamiami Trail S.E., Fort Myers, Florida 33908, party of the first part, to ALAN C. FREEMAN, as Trustee under a Florida Land Trust Agreement, with the power and the authority either to protect, conserve, and to sell, or to lease or to encumber or to otherwise manage and dispose of the real property described herein, whose post office address is 19091 Tamiami Trail S.E., Fort Myers, Florida 33908, party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party of the second part forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described parcel of real property, situate, lying and being in the County of Lee, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE AS DEPICTED ON THE SKETCH ATTACHED AS EXHIBIT "B" HERETO.

THIS IS A DEED OF CONFIRMATION GIVEN FOR THE SOLE PURPOSE OF CONFIRMING AN APPROVED LOT SPLIT FOR PARCEL "D" AS RECONFIRMED BY LEE COUNTY, FLORIDA IN CASE # LDO 2003-00332-TYPE 05 LIMITED REVIEW (COMMERCIAL LOT SPLIT) AS PER LETTER FROM THE LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, DEVELOPMENT SERVICES DIVISION DATED SEPTEMBER 23, 2004, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "C".

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

The Property is not now nor has it ever been Homestead Property of the Grantor nor adjacent to any homestead property of the Grantor.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Brooke S. Allen, WITNESS

Mari K. Allen, WITNESS

STATE OF FLORIDA
COUNTY OF LEE

EXECUTION OF the foregoing instrument was acknowledged before me this 7th day of September, 2005, by ALAN C. FREEMAN, Individually and as Trustee, who is personally known to me or who has produced sufficient evidence of identification (described below) and who did take an oath.

Description of identification produced: _____

Brooke S. Allen
NOTARY PUBLIC - SIGNATURE ABOVE

This instrument prepared by:
Paul H. Freeman, Esq.
1840 West 49th Street, Suite 410
Hialeah, FL 33012


 Brooke S Allen
My Commission DD104505
Expires March 28, 2006

EXHIBIT "A"

DESCRIPTION: (Tract "D")

A tract or parcel of land lying in Section 17, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Southwest corner of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) of the aforesaid Section 17; thence run East along said fraction of a Section for 328.46 feet to the centerline of U.S. Highway 41 (State Road 45); thence run N.20°35'30"W. along said centerline for 1750.08 feet; thence run N.69°24'30"E. for 153.00 feet to a 6" X 6" State Road Department concrete monument marking the Northeasterly right-of-way line of said U.S. Highway 41; thence run N.69°19'18"E. for 684.42 feet; thence run N.89°00'37"E. for 469.84 feet to a point on the West line of San Carlos Park Commercial Addition as recorded in Plat Book 28, Pages 18 and 19, Public Records of Lee County, Florida; thence run S.01°02'58"E. for 149.02 feet to the Southwest corner of Lot 46 of said San Carlos Park Commercial Addition; thence run S.28°49'13"W. for 217.85 feet; thence run S.00°48'59"E. for 280.36 feet to the point of beginning; thence run S.00°48'59"E. for 88.51 feet; thence run S.06°20'25"E. for 173.68 feet to a point on the Northerly right-of-way line of Constitution Boulevard; thence run S.83°36'47"W. along said right-of-way line for 127.84 feet to a point of curvature; thence run Southwesterly for 151.29 feet along the arc of a curve concave Southeasterly, with a radius of 1063.00, a delta of 08°09'16", a chord bearing of S.79°32'12"W. and a chord distance of 151.16 feet to the Easterly line of a 40.00 foot wide roadway easement; thence run N.15°33'45"W. for 50.12 feet; thence run N.06°21'30"W. for 136.63 feet to a point of curvature; thence run Northeasterly for 19.84 feet along the arc of a curve concave Southeasterly, with a radius of 15.00 feet, a delta of 75°46'00", a chord bearing of N.31°31'30"E. and a chord distance of 18.42 feet to a point of tangency; thence run N.69°24'30"E. for 292.92 feet to the point of beginning.

Said tract contains 1.487 acres, more or less and is subject to easements, reservations and restrictions of record.

Bearings are based on the aforesaid centerline of U.S. Highway 41 as being N.20°35'30"W.



LEE COUNTY
SOUTHWEST FLORIDA

EXHIBIT "C"

CORRECTIVE LETTER

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-478-8375

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Alblon
District Five

Donald D. Stillwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

September 23, 2004

JAY BRETT
2121 WEST FIRST ST
FORT MYERS, FL 33901

RE: SAN CARLOS MARKETPLACE SHP CT
LDO2003-00332 - TYPE 05 Limited Review (commercial lot split)
L05 Application (Type 5)

Dear JAY BRETT :

Your application for a Land Development Code TYPE 05 Limited Review (commercial lot split) has been approved for a Development Order for a commercial lot split for the following:

This approves reaffirmation of DOS 96-01-208.05L for parcel reconfiguration of Parcels A-F, San Carlos Marketplace Shopping Center.

NOTE: Development Services Lot Split verifies that the lot complies with applicable Zoning and Development Standards as outlined in the Lee County Land Development Codes.

It is the responsibility of the property owner to record deeds in the public records of Lee County to properly execute the subdivision (splitting) of land approved by the LDC Limited Review Development Order within six (6) years from the date of this approval.

This approval does not relieve the development from the responsibility to obtain all necessary Federal, State and local permits.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


Peter J. Eckenrode
Development Services Director

PJE / LLL

5 sets of plans.

15.00
318340.

2821243

OR2139 Pg1663

THIS INSTRUMENT PREPARED BY:
GUARDIAN TITLE SERVICES CORPORATION
13391 MCGREGOR BOULEVARD
FORT MYERS, FLORIDA 33919

STRAP NO: 08-46-25-00-01008.0000

GRANTEE'S SOCIAL SECURITY NO;

THIS WARRANTY DEED Made this 1ST day, MARCH, 1990,
by Jack E. Craft, Individually and as Trustee

herein after called the grantor, to

Alan C. Freeman, Trustee

3183.40

ALAN C. FREEMAN

whose post office address is: 19091 S. Jamian Trail
Wm Fla.

hereinafter called the grantee:
(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida.

SEE ATTACHED EXHIBIT "A"

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

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

AND the grantor hereby covenants, with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor has hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1989, restrictions, reservations and easements of record, if any.

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

Signed, sealed and delivered in our presence:

Honey J. Druntz
Witness
Deborah E. Ross
Witness

Jack E. Craft
Jack E. Craft, Individually and as Trustee

STATE OF PENNSYLVANIA
COUNTY OF MERCER

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

Jack E. Craft, Individually and as Trustee

to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged before me, he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of February, 1990.

Patrick J. Puckly
Notary Public

(SEAL)

✓ My Commission expires:

FILE NO: S19492R
#wardeedr

PATRICK J. PUCKLY, NOTARY PUBLIC
GROVE CITY BORO. MERCER COUNTY
MY COMMISSION EXPIRES JULY 8, 1990
Member, Pennsylvania Association of Notaries

OR2139 Pg1664

A PARCEL OF LAND IN SECTIONS 8 AND 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 67, BLOCK 8 OF SAN CARLOS PARK COMMERCIAL ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGES 18 AND 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST FORMING A PORTION OF THE WESTERLY RIGHT-OF-WAY LINE OF CONSTITUTION CIRCLE AS DESCRIBED IN OFFICIAL RECORD BOOK 473 AT PAGE 362 OF SAID PUBLIC RECORDS, SAID POINT BEARING N 48°30'11" W FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 14°43'44" FOR 167.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'40" FOR 102.23 FEET TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 35.00 FEET AND CENTRAL ANGLE OF 82°51'33" FOR 50.62 FEET TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH FORMING A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION BOULEVARD; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1187.82 FEET AND A CENTRAL ANGLE OF 16°57'20" FOR 351.51 FEET TO THE POINT OF TANGENCY; THENCE S 83°39'35" W FOR 264.50 FEET; THENCE N 00°48'59" W FOR 316.31 FEET; THENCE S 89°11'01" W FOR 362.86 FEET; THENCE N 20°35'30" W FOR 239.16 FEET; THENCE N 00°59'23" W FOR 325.68 FEET; THENCE N 89°00'37" E FOR 422.55 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED PLAT OF SAN CARLOS PARK COMMERCIAL ADDITION; THENCE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING DESCRIBED THREE (3) COURSES; (1) S 00°57'23" E FOR 148.15 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, SAID POINT BEARING S 00°59'14" E FROM THE RADIUS POINT OF SAID CURVE, (2) THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 27°14'19" FOR 475.40 FEET; (3) THENCE S 32°31'46" E FOR 226.25 FEET; THENCE S 57°28'14" W FOR 127.18 FEET; THENCE S 32°31'46" E FOR 137.00 FEET; THENCE S 57°28'14" W FOR 25.82 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF PHASE 1 OF PLAZA DE MANANA, A CONDOMINIUM; THENCE S 32°31'46" E ALONG SAID SOUTHWESTERLY LINE FOR 374.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCELS ONE AND TWO AS FOLLOWS:

PARCEL ONE

A parcel of land in Section 8, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 67, block 8 of San Carlos Park Commercial Addition, according to the plat thereof as recorded in Plat book 28 at Pages 18 and 19 of the Public Records of Lee County, Florida; thence N. 32 degrees 31'46" W. along the southwesterly line of the said Block 8 for 445.35 feet to the point of beginning of the herein described parcel of land; thence continue N. 32 degrees 31'46" W. along said southwesterly line for 226.25 feet to an intersection with the southeasterly line of Lots 46 through 52 inclusive of said block 8 and the point of intersection with the arc of a circular curve concave to the northwest, said point bearing S. 28 degrees 13'33" E. from the radius point of said curve; thence southwesterly along the arc of said curve having for its elements a radius of 1000.00 feet and a central angle of 6 degrees 52'42" for 154.95 feet; thence S. 32 degrees 31'46" E. for 386.78 feet; thence N. 57 degrees 28'14" E. for 25.82 feet; thence N. 32 degrees 31'46" W. for 137.00 feet; thence W. 57 degrees 28'14" E. for 127.18 feet to the point of beginning.

AND

PARCEL TWO

Tract or parcel of land in Sections 8 and 17, Township 46 South, Range 25 East, Lee County, Florida which is described as follows: From the Southwest corner of Lot 67, Block 8, SAN CARLOS PARK, COMMERCIAL ADDITION, a subdivision as recorded in Plat Book 28, Pages 18 and 19 of the Lee County, Florida Public Records; thence Southwesterly along the Northwesterly right of way (50 feet from centerline) of Constitution Circle and the arc of a curve having a radius of 650.00 feet, concave Southeasterly and a chord bearing of South 34 degrees 07'57" West for 269.32 feet to the point of reverse curvature of a tangent curve to the right having a radius of 35.0 feet; thence Southwesterly along the arc of said curve for 50.62 feet to the point of reverse curvature of a tangent curve to the left having a radius of 1187.82 feet; thence Northwesterly along the Northerly right of way (50 feet from centerline) of Constitution Boulevard and the arc of said curve for 131.70 feet; thence North 01 degrees 02' West for 148.57 feet; thence South 68 degrees 56' West for 15.25 feet; thence North 32 degrees 31'46" West for 144.40 feet to the Point of Beginning; thence North 57 degrees 28'14" East for 122.0 feet; thence North 32 degrees 31'46" West for 138.0 feet; thence South 57 degrees 28'14" West for 122.0 feet; thence South 32 degrees 31'46" East for 138.0 feet to the Point of Beginning.

WDMOORE

WARRANTY DEED

2918543

THIS INDENTURE, made the 21st day of September, 1990 by MARCUS M. MOORE, individually and as Trustee, party of the first part, and ALAN C. FREEMAN, as Trustee, whose post office address is 19091 Tamiami Trail, S.E., Fort Myers, Florida 33908, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the party of the second part, his successors and assigns forever, the following described land, situate and being in the County of Lee, State of Florida, to-wit:

See Exhibit "A"

The property conveyed by this deed is vacant land and is not and does not adjoin the homestead of the grantor.

Subject to easements, restrictions and limitations of record, if any, provided nothing herein shall reimpose same; zoning, ordinances and taxes for the year 1990 and subsequent years.

Subject to that certain mortgage from Marcus M. Moore, Trustee to Harry M. Lowell, Trustee dated August 27, 1985, recorded September 19, 1985 in Official Records Book 1804, Page 4385 of the Public Records of Lee County, Florida having a remaining principal balance of approximately One Hundred Twenty One Thousand Six Hundred (\$121,600.00) Dollars.

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS

WITNESS

STATE OF FLORIDA
COUNTY OF LEE

MARCUS M. MOORE, individually and as Trustee

Documentary Tax rd. \$ 872.85
Intangible Tax Rd;
\$ 0.00
By CHARLIE GREEN, CLERK, LEE COUNTY
Deputy Clerk

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARCUS M. MOORE, individually and as Trustee, to me known to be the person described in and who executed the foregoing instrument and he has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of September, 1990.

My Commission Expires:

Notary Public

This Instrument prepared by:

Bonded by

PAUL H. FREEMAN, P.A.
9100 South Dadeland Blvd., Suite 1406
Miami, Florida 33156
(305) 662-5999

OR2179 PG0899

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

OR2179 P00900

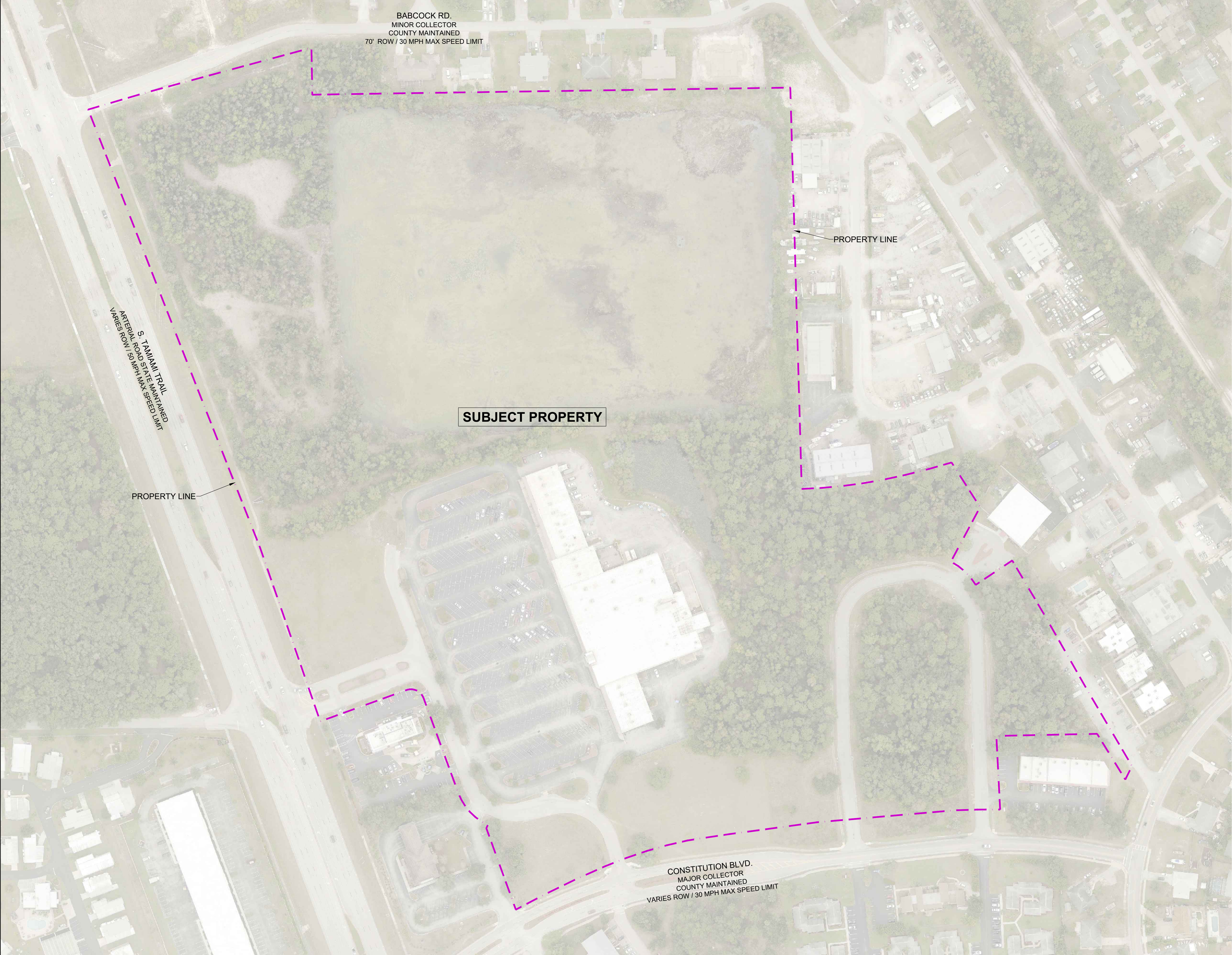
Exhibit "A"

Commencing at the Southwest corner of the Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) of Section 17, Township 46 South, Range 25 East; thence Easterly along the North line of said quarter-quarter 328.46 feet to the survey C/L of U.S. Hwy. #41 (SR 45); thence North 20°35'30" West along said centerline for 1030.65 feet; thence North 69°24'30" East for 132 feet to the Easterly R/W of U.S. #41; thence continue North 69°24'30" East for 249 feet; thence South 20°35'30" East for 178.63 feet to the North R/W of Constitution Boulevard; thence along the R/W of Constitution Blvd., for 395.45 feet, said R/W being a curve having a radius of 1063 feet, a delta angle of 21°18'53", a chord of 393.17 feet and a chord bearing of North 73°00'08" East to the P.T. of said curve to the Point of Beginning; thence North 83°39'35" East along said R/W for 241.89 feet; thence North 0°48'59" West for 316.31 feet; thence South 89°11'01" West for 362.86 feet; thence South 20°35'30" East for 360.88 feet to the Point of Beginning.

CHARLIE GREEN LEE CIV FL

90 OCT -1, PM 3:30

EXHIBIT M-9 AERIAL MAP

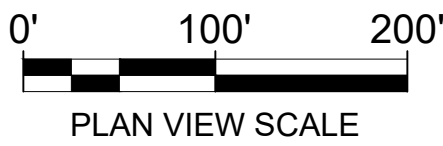
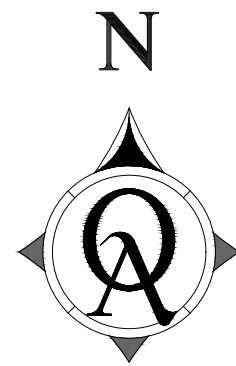


NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2021.

SUBJECT PROPERTY

- STRAP #'s
- 07-46-25-00-00009.001A
 - 08-45-25-00-01005.0010
 - 07-46-25-00-00010.0010
 - 08-46-25-00-01006.0000
 - 08-46-25-00-01005.0000
 - 07-46-25-00-00011.0020
 - 08-46-25-00-01007.0000
 - 08-46-25-01-00000.001B
 - 08-46-25-01-00000.0010
 - 08-46-25-00-01008.0000
 - 17-46-25-00-01001.009A
 - 17-46-25-00-01001.009C
 - 17-46-25-03-00000.1000



PLAN VIEW SCALE

REV	REVISION	DATE

BABCOCK- US 41
AERIAL MAP
ACCESS UNDETERMINED
FORT MYERS, FL 33967

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.
FL REG #52741
VALID ONLY WITH STAMPED SEAL

SAVED BY: Gabriela
SAVED ON: 10/21/22

SHEET
M9
AERIAL MAP

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Alan C. Freeman, 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 08-46-25-00-01005.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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.

Alan C. Freeman
Property Owner

Alan C. Freeman- Manager
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 October 19, 2022 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Sharon Hrabak
Signature of Notary Public

AFFIDAVIT

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

Alan C. Freeman _____
Signature of Applicant Date

Alan C. Freeman
Printed Name of Applicant

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 October 19, 2022 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Sharon Hrabak
Signature of Notary Public

Sharon Hrabak
(Name typed, printed or stamped)



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Alan C. Freeman, 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 07-46-25-00-00010.0010, 07-46-25-00-00011.0020, 08-46-25-00-01005.0010, 08-46-25-00-01006.0000, 08-46-25-00-01007.0000, 08-46-25-00-01008.0000, 08-46-25-01-00000.001B, 17-46-25-00-01001.009A, 17-746-25-00-01001.009C 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.

Alan C. Freeman
Property Owner

Alan C. Freeman-Trustee
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 October 14, 2022 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

AFFIDAVIT

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

Alan C. Freeman _____
Signature of Applicant Date

Alan C. Freeman
Printed Name of Applicant

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 October 19, 2022 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of Notary Public

Sharon Hrabak
(Name typed, printed or stamped)



AFFIDAVIT

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

Alan C. Freeman _____
Signature of Applicant Date

Alan C. Freeman
Printed Name of Applicant

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 October 19 2022 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of Notary Public

Sharon Hrabak
(Name typed, printed or stamped)



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Paul H Freeman, 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 07-46-25-00-00009.001A 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.

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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.

Paul H. Freeman
Property Owner

Paul H. Freeman-Trustee
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 October 19 2022 (date) by Paul H. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Sharon Hrabak
Signature of Notary Public

AFFIDAVIT

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

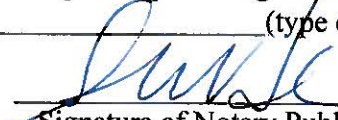

Signature of Applicant

Date

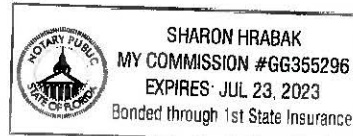
Paul H Freeman
Printed Name of Applicant

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 October 19 2022 (date) by Paul H Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.


Signature of Notary Public

Sharon Hrabak
(Name typed, printed or stamped)



Babcock Road & US 41

Lee Plan Analysis
Exhibit M11

Request

The proposed Lee Plan Map Amendment is to re-designate approximately 49.63 ± acres from the Urban Community Future Land use to Central Urban Future Land use category. The Map Amendment is being filed concurrently with a request to rezone 24.32± acres from Commercial (C-1) and Agricultural (AG-2) to Commercial (C-2) for the purpose of mixed-use developed to allow for a multi-family and commercial uses on the site. The companion C-2 rezoning will demonstrate compliance with the Lee County Land Development code. The surrounding area has been mostly developed with a mixture of Residential and Commercial uses.

Existing and Surrounding Conditions

The subject property is located at the southeast corner of US 41 (Tamiami Trail) and Babcock Rd. The overall site consists of 13 parcels as demonstrated in the aerial below. The southern six parcels and the eastern parcel are zoned Commercial (C-1) and the balance of the properties to the north are zoned agriculture (AG-2). The south property presently is developed with a shopping center on one of the parcels, while the remaining parcels are currently disturbed vacant.



The subject property is located within the San Carlos Planning Community and has a future land use classification of Urban Community according to the Lee Plan.



Lee Plan Consistency Narrative

Future Land Use Element

OBJECTIVE 1.1: FUTURE URBAN AND SUBURBAN AREAS. Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (Ord. No. 17-13)

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 1.1.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 10-10, 10-33, 16-07, 21-09)

The site is presently designated as Urban Community on the FLU map. The area has been widely developed with residential and commercial uses since the designation of Urban Community. The subject property is located adjacent to US 41 (South Tamiami Trail), access to Constitution Blvd, and adequate existing public services and infrastructure available to support the requested change to Central Urban. Changing the property to the Central Urban future land use will provide opportunities for increased development of economic growth within an area with support capacity.

The subject parcel is within the boundaries of the Mixed-Use Goal 11 vision. The mixed use as stated in Policy 11.1.1 is consistent in both Urban Community, existing and Central Urban, proposed.

The applicant has requested a change to Conventionally rezone eight parcels that combined total ±23.61-ac to C-2 to allow development of the site to enable to construct with 354 multi-family dwelling units (to include 118 bonus density units and 236 standard units as allowed in Central Urban FLU.

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

1. For each Planning Community the county will maintain a parcel-based database of existing



land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.

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

3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the county must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved. (Ordinance No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13)

The acreage allocation table shows 20 acres allocated for central urban, however the Future Land Use Map does not show existing Central Urban therefore the future Land Use map will need to be modified to reflect the additional ±50-acres of land to be added to the Central Urban Land Use Category in the San Carlos Planning Community (District 13). This is necessary to reflect the FLU Map amendment resignation of ±49.63 acres from Urban Community to Central Urban Future Land Use Category.

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
	Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total		8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)		14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653

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)

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

POLICY 2.1.2: New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)

POLICY 2.1.5: Residential and commercial development proposals within the vicinity of existing or proposed commodity movement facilities must demonstrate land use compatibility with these



uses during the rezoning process and propose mitigation measures for adverse impacts. (Ordinance No. 99-15, 19-02)

Objective 2.1 and implementing policy 2.1.1, 2.1.2 and 2.1.5 encourage the use of existing urban areas where services and infrastructure exist to serve new development. The requested Central Urban FLU category is a future urban area with a full range of existing urban services available directly at the subject property. This includes, but not limited to, potable water, sanitary sewer, and roadway capacity. Development in this location provides for a compact and contiguous growth pattern.

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's 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 primary access to the site will be provided by US 41 (S. Tamiami Trail) , a State maintained Arterial roadway. A secondary access will be provided by Babcock Rd. and Constitution Blvd, a County maintained collector road. The subject property is located within the Lee County Utilities franchise area for potable water and central sewer with adequate capacity available. Urban services are available at or near the project site. Schools, EMS, Fire, and sheriff's office services are available in the vicinity of the project consistent with objective 2.2 and policy 2.2.1 of the FLU element. Letters of adequacy of service providers are attached in the application.

POLICY 2.2.2: Map I of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and



3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Ordinance No. 94-30, 98-09, 10-20)

The applicant has analyzed public service availability and confirmed that capacity is available at the present time to serve the uses permitted by the proposed Central Urban FLU map designation. Development of the site with commercial and residential uses will not burden any existing public facilities. This amendment proposes to revise the table 1 (b) acreage allocation, to increase the acreage by 49.63 +/- acres to accommodate the proposed change in FLU categories, and a corresponding reduction in acreage is proposed in the Urban Community FLU category community.

OBJECTIVE 2.1.1: CARRYING CAPACITY. Understand the carrying capacity of the future land use map and integrate the concept into planning strategies. (Ordinance No. 07-16)

The modification is to a FLU category which permits residential uses in addition to commercial land uses is addressing the carrying capacity of the Lee Plan FLU map. Providing more residential development capacity to urban services and employment where capacity exists to accommodate this growth is consistent with good urban planning strategies.

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)

STANDARD 4.1.1: WATER.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.

3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, FAC.



The subject property is within the Lee County Utilities potable water franchise area as depicted on Lee Plan Map 6 of the Lee Plan. Potable water will be provided from the Pinewood Water Treatment Plant. An adequacy letter stating that this plant has adequate capacity to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.2: SEWER.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

The proposed development is within the Lee County Utilities sewer franchise area as depicted on Lee Plan Map 7 of the Lee Plan. Wastewater treatment will be provided from the Three Oaks Water Reclamation Facility. A letter stating that this facility has adequate capacity to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

The proposed land use change will have no impact on environmentally sensitive lands. Whether the site is developed with uses under the Central Urban FLU or uses currently permitted within the Urban Community FLU. Efforts will be made to preserve and protect any wetlands or environmentally sensitive areas that may be encountered on site.

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)

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed-Use Overlay. (Ord. No. 00-22, 21-09)

The Subject parcels are located within the Mixed-Use Overlay the Requested FLU Map change will facilitate a rezoning that is consistent with Policy 5.1.1



POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. (Ord. No. 94-30)

There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses, and shopping centers. These uses include a Publix, CVS, and an Ace Hardware only 4 minutes to the south. San Carlos Park Elementary School is 2.2± miles from the site, Three Oaks Middle School is 3.8± miles from the site and Island Park High School is 2.4± miles from the site. Karl Drews Park and Community Center is within 2.2± miles, San Carlos Community Pool is 1.9± miles, Three Oaks Park is within 4.3± miles, and Koreshan State Park is within 4.4± miles. Lee Tran Routes 240 and 140 run along US 41 at this location with existing bus stops ±350' to the north and ±1000' to the south. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The requested Map amendment will support a rezoning consistent with Policy 5.1.3

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 rezonings 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)

The subject property is in an area surrounded by existing residential and commercial development. The requested increase in density is consistent with the surrounding area and provides for additional infill development in an area where existing public facilities are available. Therefore, the additional units will not be destructive to the character and integrity of the residential environment additionally The Properties are within the existing Mixed-Use Overlay the requested Map amendment will support a rezoning 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)

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)

The existing zoning and developed uses in the surrounding area are primarily commercial and residential development. The principal land uses for Central Urban are areas that already are heavily settled and have, or will have, the



greatest range and highest levels of public services. Residential and commercial land uses will continue to be predominate within the current land use category and therefore continue to be compatible. One of the only differences in the land use category change is the allowable dwelling units per acre. These uses are appropriate in this location due to the proximity to the interstate.

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 parcel is in an area where capacity exists on the adjacent existing roadway network. A signalized intersection is located at US 41 and Constitution Blvd, providing access to the site. As discussed in the attached traffic analysis, the change in land use is not expected to substantially increase and may decrease the number of potential new trips generated by the development at buildout. Whether developed within the Urban Community or the Central Urban Land Use, the site is expected to generate similar traffic generation. Therefore, the proposed FLU change will have minimal impact on the existing roadway network capacity.

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 proposed change in land use will not have any impact on landscaping, open space or buffering on the subject site. The proposed development will provide adequate open space and buffering as required by the Land Development Code (LDC) under either FLU.

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)

The remaining undeveloped lands develop at the maximum base density of 10 dwelling units per acre could potentially be developed with 236 dwelling units. If approved for the maximum potential bonus density at 15 dwelling units per acre, yields a maximum of 354 dwelling units. Demands on public facilities were estimated based on the maximum potential residential development in conjunction with the existing 501,811 square feet of commercial entitlement, which is also supported by the Central Urban category. The application materials supporting this request include copies of the Letters of Availability for the potable water and sanitary sewer from Lee County Utilities. Lee County Emergency Medical Services, South Trail Fire Protection & Rescue Service District, and the



Lee County Sheriff's Office all have confirmed that the project has complete emergency service availability. LeeTran, and Lee County Solid Waste confirmed ability to accommodate the capacity demands of the proposed project. The submitted application demonstrates that services are available consistent with Goal 4 of the Lee Plan.

All other objectives and policies within Goal 11 for mixed use development will be consistent with either existing Urban Community FLU or proposed Central Urban FLU.

GOAL 37: LEVEL OF SERVICE (LOS) STANDARDS. Establish and maintain specified transportation LOS standards. (Ordinance No. 98-09, 99-15, 00-08, 17-13)

POLICY 37.1.3: Lee County will use the most current Highway Capacity Manual, FDOT Quality Level of Service Handbook, and other best practices to calculate LOS. (Ordinance No. 98-09, 99-15, 07-09, 17-13)

The proposed land use change will have no adverse impact on the Level of Service of the Adjacent roads. As discussed in the attached traffic analysis, the change in land use is not expected to substantially increase and will likely decrease the number of potential new trips generated by the development at buildout. A proposed development will comply with all transportation requirements of the LDC at time of zoning and development order.

GOAL 59: PROTECTION OF LIFE AND PROPERTY. To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.

OBJECTIVE 59.1: Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water. (Ord. No. 94-30, 00-22)

POLICY 59.1.3: Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources. (Ord. No. 94-30, 07-12, 18-28)

POLICY 59.1.4: Continue to develop, update, and improve technical information, with the assistance of the USDA Natural Resources Conservation Service, United States Geological Survey, Federal Emergency Management Agency (FEMA), SFWMD, and other agencies, in order to better determine the current flooding risks associated with severe rainfall events. (Ord. No. 91-19, 94-30, 99-15, 02-02)

POLICY 59.1.9: Maintain the floodplain management plan and analyze the flooding problem in the unincorporated areas of Lee County, inventory the flood hazard area, review possible activities to remedy identified flooding problems, select appropriate alternatives, and formulate a schedule for implementation. (Ord. No. 92-35, 94-30, 00-22, 07-12, 18-28)



OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems. (Ord. No. 94-30, 00-22)

POLICY 61.3.2: Maintain floodplains to minimize the potential loss of life and damage to property by flooding. (Ord. No. 00-22, 18-28)

POLICY 61.3.5: The County will maintain regulations which provide for the management and protection of floodplains, consistent with state and federal regulations. (Ord. No. 00-22)

The property is within FEMA flood zone AE 11.00 – 13.00’ contours. This will be mitigated by placing fill such that the finished floor elevation is one foot above the FEMA base flood elevation as required by Florida Building Code and Chapter 6, LDC. Prior to future development on the property, the applicant will obtain the prerequisite Environmental Resource Permit (ERP) from South Florida Water Management District, and all other applicable state agencies. The request is consistent with Policies 59.1.3, 59.1.4, 59.1.9, 61.3.2 and 61.3.5.

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

- a. Sanitary Sewer – The site will provide Sanitary Sewer, meeting all the requirements in accordance with LDC requirements for development**
- b. Potable Water – The site will provide Potable Water, meeting all the requirements in accordance with LDC requirements for development**
- c. Surface Water/Drainage Basins – The property will include controlled discharge into the Billy’s Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.**
- d. Parks, Recreation, and Open Space – Any proposed development will provide all required Landscaping and Open Space as required by LDC.**

GOAL 141: IDENTIFICATION AND EVALUATION. To provide for the identification and evaluation of the historic resources of Lee County.

Reference exhibit M13 and site there are no resources listed on national register or any other recorded cultural or historic resources.

Although a portion of the site falls within the Archaeological Sensitivity Level 2, the proposed land use change will have no impact on the historic or archaeological resources



of Lee County. The land use change to Central Urban FLU will not increase the allowable development intensity or potential development footprint different than existing Urban Community FLU. Historic or archaeological impacts will be avoided in either case and a certificate to dig will be requested from Lee County in accordance with LDC requirements at time of development.

Conclusion

The Future Land Use change from Urban Community to Central Urban will allow for a mixed-use infill development with both residential uses and supportive neighborhood commercial uses. The property is located within a mature developed area of Lee County as evidence by surrounding land use, densities, and intensities. The site is in proximity to goods, services, recreation, and public infrastructure. Flexibility in the uses for the subject site will not provide for additional intensity, nor provide any new deficiencies or impact the public health, safety or welfare, only residential density will increase with the change from Urban Community to Central Urban. Central Urban will continue to protect the natural resources and environmental features of the property through compliance with the Land Development Code and will efficiently utilize the existing public facilities and services in the area. The change will allow continued support of mixed-use development within the overlay and in appropriate location, thereby accommodating growth in areas intended by Lee County Comprehensive Plan. This narrative confirms that the proposed request from Urban Community to Central Urban is consistent with the LeePlan and Land Development Code for the future land use change.



Babcock Road & US 41

Environmental Analysis Exhibit M12

The total site area is ± 49.63 ac which consists of ± 14.45 ac developed land and ± 35.18 ac of disturbed land. The site is bordered by roadways, commercial and residential development. The existing vegetation for the 23.61 ac on the north side of the property was used to be a wetland and it has been cleared and filled, some parts on the southeast side of the property consists of upland pine flatwoods with Immokalee sand bordering the adjacent properties and constitution Blvd. right of way. There is no evidence of listed species utilizing the south side of the property for habitat as most of the site has been developed/disturbed.

The change in land use from Urban Community to Central Urban will not have an effect on the environmental aspects of the site. In both cases, the development intensity will be similar, indigenous preserve areas will be provided in accordance with the Land Development code, wetland impacts will be avoided or mitigated in accordance with SFWMD and county requirements, and any listed species, if encountered will be addressed per local and state requirements.

Babcock Road & US 41

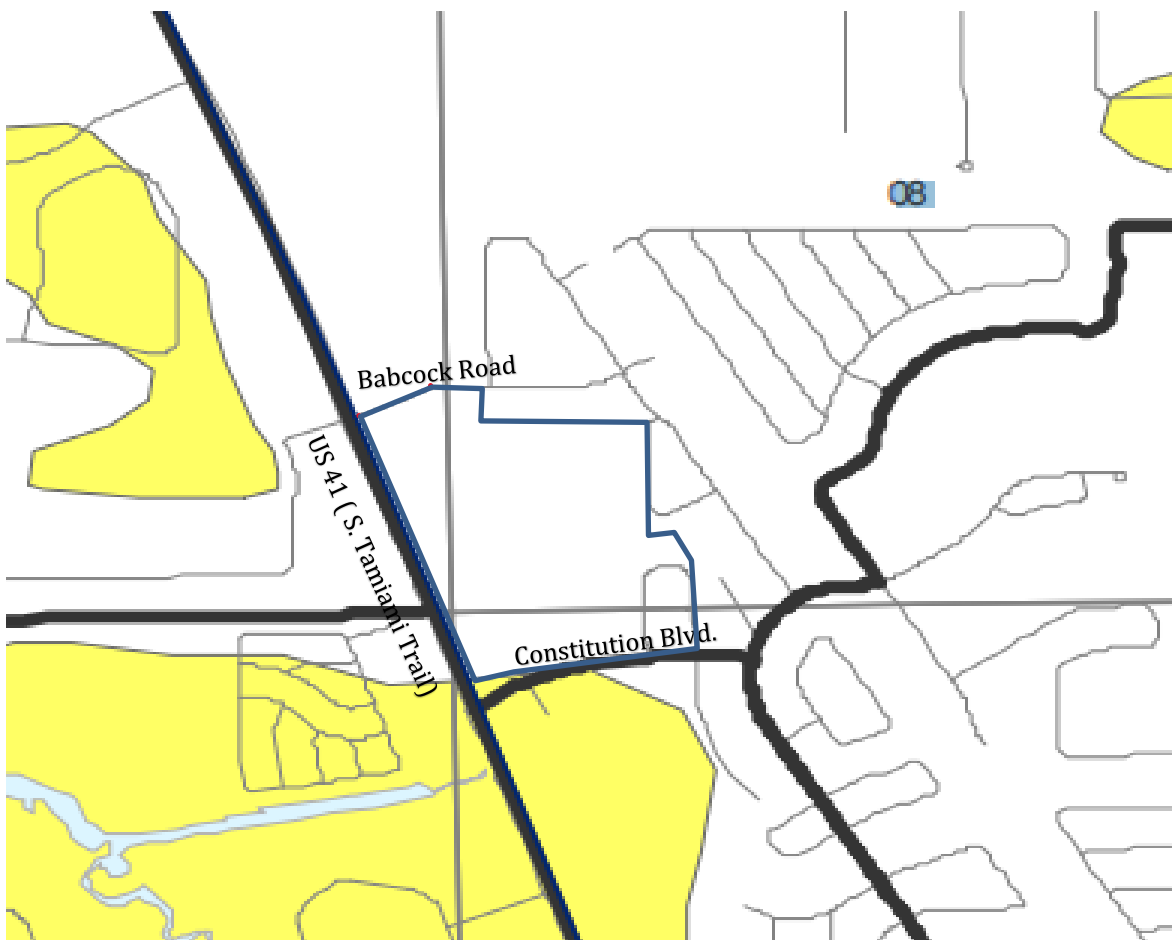
Historical Resources Impact Analysis
Exhibit M13

Florida Master Site File

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property.

Archaeological Sensitivity Map

South of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. See below.



Babcock -US 41

Existing and Future Public Facilities Impacts Analysis
Exhibit M14 and Exhibit M16

Potable Water and Sanitary Sewer

The subject property is within Lee County Utilities (LCU)

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Maps 4A and 4B of the Lee Plan. LCU owns and maintains existing potable water and wastewater lines along the adjacent streets. Pinewood Water Treatment Plant will provide potable water service to the proposed development while Three Oaks Water Reclamation Facility will provide wastewater service.

Lee County utilities has sufficient capacity to provide water and sewer service at buildout for both the existing Urban Community land use as well as the proposed Central Urban land use to include multi-family residential units. As similar uses could be developed in both land use categories, the difference in the expected water and sewer demand would be only due to the addition of the residential units and is summarized below.

Per F.A.C. 64E-6, residential/commercial:

Residential:

- 100 gallons per day per 1-bedroom unit (750 sf or less of building area)
- 200 gallons per day per 2-bedroom unit (751-1200 or less of building area)
- 300 gallons per day per 3-bedroom unit (1201-2250 sf or less of building area)
- 400 gallons per day per 4- bedroom unit (2251-3300 sf or less of building area)

Commercial:

- 15 gallons per day per employee per 8 hours shift or
- 15 gallons per day per 100 sf of floor space, whichever is greater

(288 2-bedroom multi-family residential units = 57,600 gpd; 60,000 sf office space= 9,000 gpd. The proposed project can expect an average potable water and sanitary sewer demand of 66,600 GPD.

Water and sewer demand for the balance of the property would remain unchanged whether in the Urban Community or central Urban land use.

According to the 2022 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 52.9 million gallons per day (MGPO) and is projected planned future to operate at 54.3 MGPO. Therefore, there is sufficient capacity within the existing water distribution system to serve the project at build-out.

According to the 2022 Lee County Concurrency Report LCU's / CFM combined wastewater Water Reclamation Facility is permitted with a capacity of 43.4 million gallons per day (MGPD) and is projected to operate at 49.4, by 2023/2024. Therefore, there is sufficient capacity within the existing plant to serve the increase in demand to the wastewater system from the project at build-out.



Surface Water/Drainage Basins

The existing site consist of commercial building, vacant disturbed parcels and ROW. There is an existing stormwater swale along ROW of S. Tamiami Trail. The existing stormwater runoff sheet flows generally to the south into Mullock Creek flow way. The property has an existing SFWMD Environmental Resource Permit # 36-03156-P serving the commercially developed 11.49-acre parcel.

The subject site is currently in a FEMA Zone AE-EL11 per map panel 12071C0577H, which has an established base flood elevation of 11" NAVD.

The Lee Plan Policy 95.1.3 establishes regulatory standards and non-regulatory standards for public facilities and states as follows:

Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map 3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

The 2022 Concurrency Report confirms that none of the evacuation routes in the studied watersheds are anticipated to be flooded for more than 24 hours, and that new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62- 330 will be deemed concurrent with the Lee Plan's surface water management LOS. The Babcock Rd- US 41 project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be consistent with the surface water management Level of Service standards of the Lee Plan.

The change in land use from Urban Community to Central Urban will change the developable area. The proposed development will include a surface water management system which will provide both stormwater attenuation and water quality treatment. The surface water management system will include controlled discharge into the Mullocks Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.

The change in land use will have no impacts on the design or function of the surface water management system, drainage basin, discharge rates, nutrient loadings, water quality or flood zone.

Parks, Recreation and Open Space

Regional Parks:

The Lee County Public Facilities Level of Service and Concurrency Report 2022 indicates a total of 7,066 acres of existing regional parks operated by county, local, state, and federal governments within Lee County. The capacity required to meet The Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 6 acres per 1,000 total seasonal county population is equal to:

$$923,000 \text{ [seasonal county population]} \times (6 \text{ acres}/1,000 \text{ population}) = 5,538 \text{ acres}$$

The Bureau of Economic and Business Research (BEBR) Projections of Florida Population by County, 2020-2045, with Estimates for 2019 provided a high projected population of 997,000



for Lee County in 2030. This would require 5,982 acres to meet the level of service standard. There is more than adequate existing Regional Park acreage in Lee County to meet the needs of the project.

Community Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2022 indicates a total of 670.1 acres of existing community parks operated by Lee County or jointly operated with The School District of Lee County within Lee County. The capacity required to meet the Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 0.8 acres per 1,000 total permanent county population is equal to:

384,000 [permanent unincorporated county population] X (0.8 ac/1,000 population) = 307 ac

The existing inventory of community parks within Lee County meets the community park level of-service standard in the County for the year 2020 and will continue to do so at least through the next five years. The level of service standard increased from 285 acres in 2019 to 295 acres in 2021 which represents here is more than adequate existing Community Park acreage in Lee County to meet the needs of the project

Public Schools

The subject property is within the South Zone, Lee Plan Policy 95.1.3 provides that Public Schools Facilities LOS standards for Elementary Schools, Middle Schools, High Schools and Special Purpose Facilities is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

According to the Lee County Public Facilities Level of Service and Concurrency Report 2022, the South Zone showed an available capacity of 638 elementary school seats, 337 middle school seats, and 347 high school seats. The letter of review and recommendation has been requested from the School District of Lee County.



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

BABCOCK ROAD – US 41

TRAFFIC IMPACT STATEMENT

December 2022

Prepared By:
Josh Eisenoff, E.I.

Reviewed By:
Alfred Quattrone, P.E.
FL. REG #52741

Al Quattrone, Professional Engineer, State of Florida, License No. 52741 This item has been digitally signed and sealed by Al Quattrone, PE, on 1/10/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

QAI Project # 220102





Babcock Road – US-41

STRAP#: 074625000009001A, 7462500000100010, 7462500000110020, 0846250100000001B, 17462503000001000, 8462501000000010, 1746250001001009C, 1746250001001009A, 8462500010080000, 084625L4U16912905, 8462500010070000, 8462500010060000, 8462500010050010, 8462500010050000
Babcock Rd – US 41, Fort Myers, FL. 33967.

The purpose of the TIS is to analyze the potential traffic impacts and identify any improvements or conflicts by altering the future land use category in an overall area.

EXISTING CONDITIONS

OVERVIEW

The subject property is located approximately 1.3 miles south of the intersection of Alico Rd and US-41. The comprehensive planned area for this analysis includes 14 parcels with a total area described below. The total area is acquired from Aim Engineering & Surveying Inc. with a Legal Sketch & Description dated from 12-05-2022 showing 49.63 acres total.

Strap#
074625000009001A
7462500000100010
7462500000110020
0846250100000001B
17462503000001000
8462501000000010
1746250001001009C
1746250001001009A
8462500010080000
084625L4U16912905
8462500010070000
8462500010060000
8462500010050010
8462500010050000
Total Area = 49.63 Acres

ROADWAY INFORMATION

S Tamiami Trail (US-41) is a state-maintained 6 lane divided arterial with a posted speed limit of 50 mph. Babcock Rd is a two-lane two-way county maintained minor collector roadway, with a speed limit of 30 mph. Constitution Blvd is a 4 lane, two-way divided county maintained major collector roadway with a posted speed limit of 30 mph.

EXISTING VS PROPOSED DEVELOPMENT

The existing development area is zoned with a future land use of Urban Community with a maximum base density of 6 dwelling units per gross acre. The proposed future land use for the area is Central Urban with a maximum base density of 10 dwelling units per gross area. For both Urban Community and Central Urban, the same commercial developments/retail can be built so there is no net improvement or change in terms of trip generation onto local roadways. The only difference of trip generation is if residential units are developed and increased from a maximum of 297 units (49.63 acres x 6 units) to 496 units (49.63 acres x 10 units). The proposed development will allow an increase of 199 dwelling units (from 297 to 496).



An analysis is performed showing the net increase of trips generated due to a higher number of dwelling units comparing 297 dwelling units to 496 dwelling units.

Below are the land use codes utilized to calculate the projected trips:

LUC 220 – Multifamily Housing (Low-Rise)

297 Dwelling Units

LUC 220 – Multifamily Housing (Low-Rise)

496 Dwelling Units

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 11th Edition. LUC-220 had best fit curves available for the weekday and AM/PM peak hour analysis. All the analyses for LUC 220 were generated using the ITE best fit rate

The table below outlines the anticipated A.M. and P.M. peak hour trip generation for the proposed use as well as weekday analysis, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
220 – Multifamily Housing (Low-Rise) 297 Dwelling Units	28	87	93	55	990	990
220 – Multifamily Housing (Low-Rise) 496 Dwelling Units	42	134	147	87	1627	1627
Net Increase in Trips	14	47	54	32	637	637

By altering the future land use from Urban Community to Central Urban and if dwelling units are built in place of retail/commercial, the maximum peak hour trips only increase by 54 trips for the 49.63-acre area.

TRIP DISTRIBUTION

The total trip from the future development is assumed to all eventually come from S Tamiami Trail (US-41). It is assumed that 100% of trips will be coming into the site from the north and 100% of the trips will be exiting the site traveling south on US-41. This assumption is for worst case scenario for this analysis.

PROJECT LEVEL OF SERVICE AND IMPROVEMENTS

There is one roadway that will be analyzed for Level of Service, S Tamiami Trail (US-41).

2021 Lee County Concurrency Report shows that the 100th highest hour volume for the road segment of interest (S Tamiami Trl- Sanibel Blvd to Alico Rd) is 2069 LOS B. The LOS is based on the Lee County directional service volumes. Based on the Trip Generation, the highest number of entries occurred in the PM peak hours with a total of 147 trips. The greatest number of exits occurred in the AM peak hours, which was 134 exits. All arriving and departing traffic will be arriving/leaving the site via S Tamiami Trl. Please see the Trip LOS Exhibit T-01 showing the existing LOS of US-41 compared to the LOS after maximum dwelling units from the comprehensive plan going from Urban Community to Central Urban.



100TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION

S Tamiami Trail			
PROJECT NAME:	Babcock Road - US 41		
ENGINEER:	QUATTRONE & ASSOCIATES, INC.		
DATE:	December 13, 2022		
PROJECT LOCATION:	Babcock Rd, Fort Myers, FL. 33967		
100 th HOUR VEHICLES PER HOUR (V.P.H.) Year Rate:	2020		2,069
LOS EXISTING =			B
100 th HOUR V.P.H. FOR PROJECT =			147
NEW TRIP DISTRIBUTION % = 100%	NEW TRIPS =		147
100 th HOUR V.P.H. ADJUSTED + NEW TRIPS =	2069 + 147		2,216
LOS WITH PROJECT =			B
LOS TRIP THRESHOLD =	S Tamiami Trail	A	480
		B	2,940
		C	2,940
		D	2,940
		E	2,940

Table 1 LOS Calculations & Analysis

The performance standard for this road linkage of S Tamiami Trail is LOS C at capacity of 2,940. Based on Table I, S Tamiami Trail will operate at an acceptable level of service with the increase of residential dwelling units.

CONCLUSION

There is no change in the Level of Service for S Tamiami Trl based on the 100th highest hour LOS calculations. Therefore, S Tamiami Trl is adequate to accommodate the additional volume from the future land use with the additional trips due to increased dwelling units.

By altering the future land use from Urban Community to Central Urban and if dwelling units are built in place of retail/commercial, the maximum peak hour trips only increase by 54 trips for the 49.63-acre area. The additional trips are not impactful to the local roadway system per the latest Lee County concurrency reports and service volumes.

REFERENCES

- Trip Generation by OTISS Online Traffic Impact Study Software
- Institute of Transportation Engineers Trip Generation, 11th Edition
- Lee County Concurrency Report 2021 (LCDOT)
- Lee County Traffic Count Report 2020 (LCDOT)
- Lee County 2015 Link-Specific Service Volumes on Arterials (LCDOT)

TRIP DISTRIBUTION EXHIBITS

- Trip LOS Exhibit T-01.





NTS

S TAMiami TRAIL (US-41)
EXISTING PEAK HOUR TRIPS = 2,069 TRIPS (LOS B)
FUTURE LAND USE (496 RESIDENTIAL DWELLING UNITS) = 147 TRIPS
TOTAL EXISTING + FUTURE MAXIMUM DWELLING UNITS = 2,216 TRIPS (LOS B)

100%

BABCOCK RD

COMPREHENSIVE
PLANNED AREA

S TAMiami TRL

CONSTITUTION BLVD

100%



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

IMBOUND TRIPS
TIS LOS EXHIBIT
BABCOCK ROAD
FORT MYERS, FL 33967.

SHEET
T-01
01 OF 03

TRIP GENERATION ANALYSIS

- ITE generated trips table.



VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
220(2) - Multifamily Housing (Low-Rise) - Not Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	297	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.31(X) + 22.85$	28 24%	87 76%	115
220 - Multifamily Housing (Low-Rise) - Not Close Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	297	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.43(X) + 20.55$	93 63%	55 37%	148
220(1) - Multifamily Housing (Low-Rise) - Not Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	297	Weekday	Best Fit (LIN) $T = 6.41(X) + 75.31$	990 50%	990 50%	1980
220(3) - Multifamily Housing (Low-Rise) - Not Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	496	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.31(X) + 22.85$	42 24%	134 76%	176
220(4) - Multifamily Housing (Low-Rise) - Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	496	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.43(X) + 20.55$	147 63%	87 37%	234
220(5) - Multifamily Housing (Low-Rise) - Not Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	496	Weekday	Best Fit (LIN) $T = 6.41(X) + 75.31$	1627 50%	1627 50%	3254

TRIP GENERATION GRAPHS

- Land Use Description.
- ITE generated graphs.



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 49

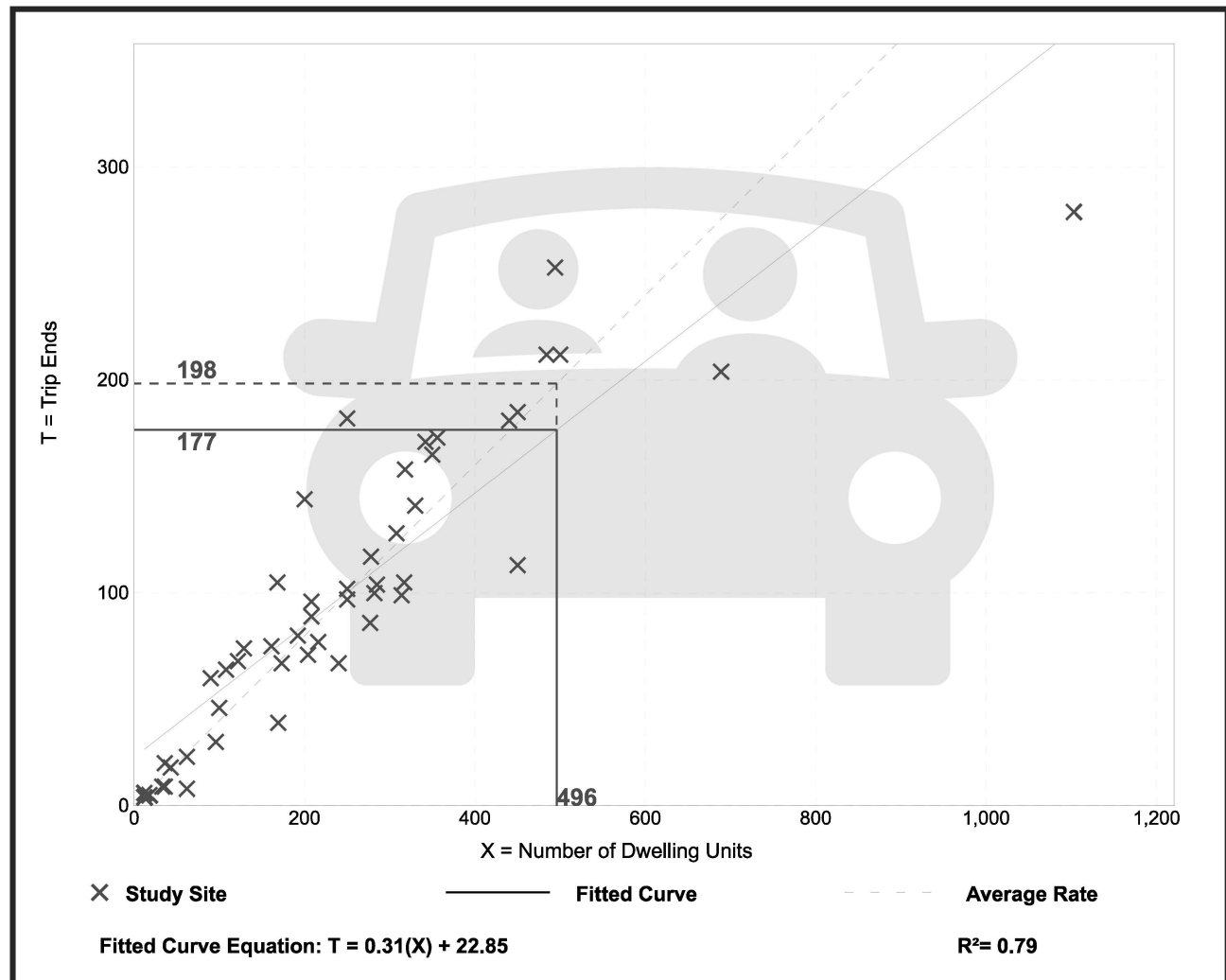
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

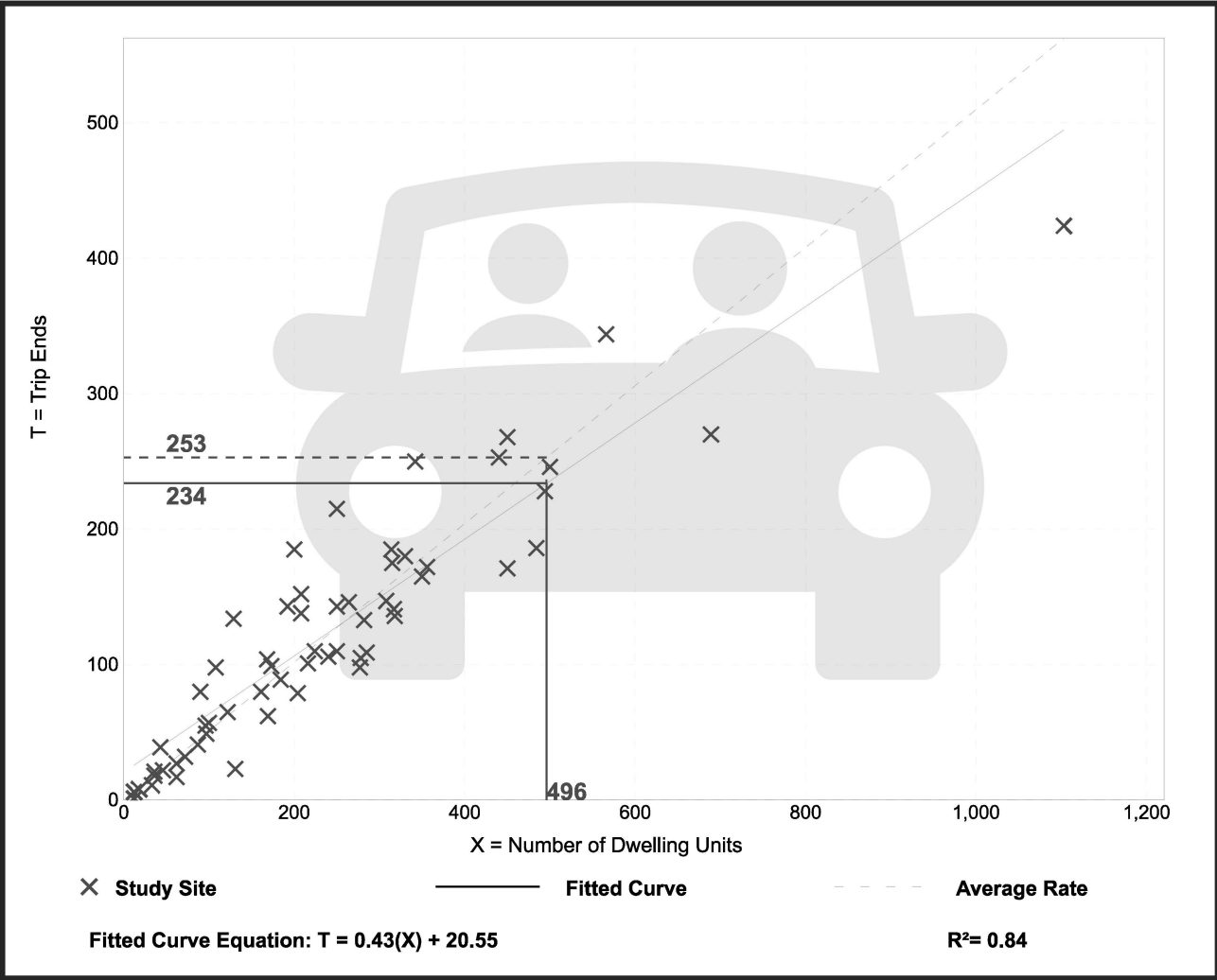
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

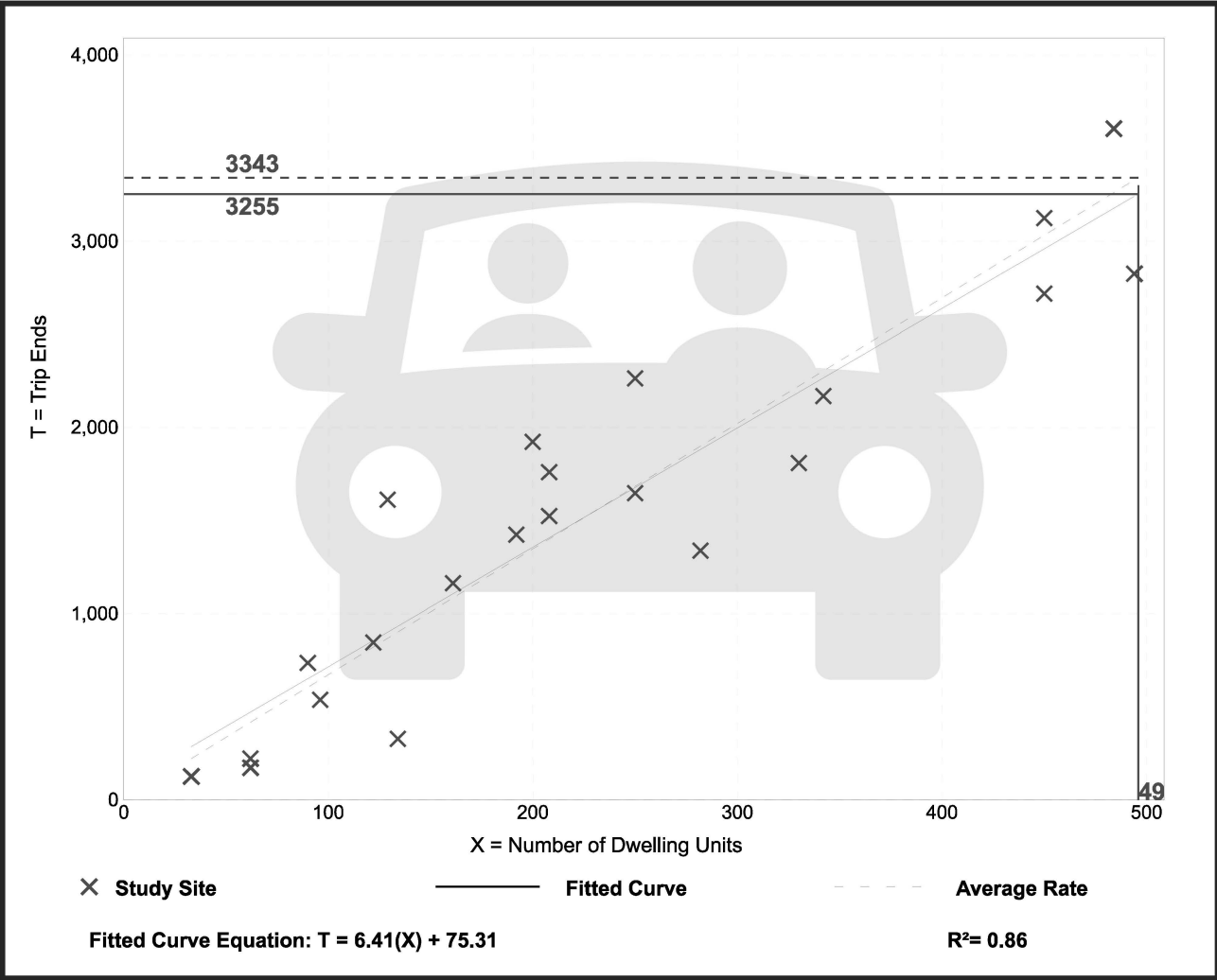
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



CONCURRENCY & TRAFFIC REPORT

- 2021 Concurrency Report.
- 2016 Link-Specific Service Volumes.



9/23/2021

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	E	644	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,621	D	2,037	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	C	1,855	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	C	535	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	552	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	293	C	308	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	285	C	414	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	740	D	778	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,101	B	1,176	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	C	89	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	C	81	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970	F	1,022	F	1,151	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,022	C	1,151	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	689	C	767	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	689	C	767	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	448	C	471	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	937	E	985	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	C	309	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,512	C	1,764	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,481	B	1,556	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,069	B	1,272	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,038	B	1,091	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,038	A	1,091	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	399	C	419	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	640	D	673	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	652	C	831	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	B	460	B	669	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	211	C	237	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	712	E	813	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,896	A	2,126	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,896	A	1,993	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,896	A	1,993	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,517	C	1,618	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,489	B	1,565	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,526	B	1,604	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,526	B	1,604	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,189	D	1,250	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,189	D	1,250	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	443	C	466	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	443	C	466	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	730	E	767	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	600	D	630	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	855	F	1,012	Copperhead
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,502	B	1,685	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	855	B	964	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	855	B	1,198	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	199	C	209	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	188	D	701	Elementry U.
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,050	A	1,288	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	799	A	840	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	793	A	833	
29800	US 41 (S TAMIAAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,273	
29900	US 41 (S TAMIAAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,901	C	2,354	
30000	US 41 (S TAMIAAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812	
30100	US 41 (S TAMIAAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,069	C	2,467	

JUNE, 2016

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)				
						A	B	C	D	E
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	0	2,400	2,740	2,740	2,740
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	0	2,580	3,040	3,040	3,040
	TERRY ST	OLD 41	8	2.3	6LD	0	2,580	3,040	3,040	3,040
	OLD 41	CORKSCREW RD	8	3.5	6LD	0	2,580	3,040	3,040	3,040
	CORKSCREW RD	BROADWAY	4	0.7	6LD	480	2,940	2,940	2,940	2,940
	BROADWAY	SANIBEL BLVD	4	1.9	6LD	480	2,940	2,940	2,940	2,940
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	480	2,940	2,940	2,940	2,940
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	480	2,940	2,940	2,940	2,940
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	480	2,940	2,940	2,940	2,940
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	480	2,940	2,940	2,940	2,940
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	2,130	2,880	2,880
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	2,130	2,880	2,880



BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

April 22, 2022

Via E-Mail

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

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

RE: **Potable Water and Wastewater Availability**
STRAP # 07-46-25-00-00010-0010, 07-46-25-00-00009.001A,
07-46-25-00-00011.0020, 08-46-25-00-01006.0000, 08-46-25-00-01005.0000,
08-46-25-00-01005.0010, 08-46-25-00-01007.0000

Dear Ms. Stalnos:

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 288 multi-family residential units and 60,000 sf of commercial all with an estimated flow demand of approximately 66,600 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

Sanitary sewer service will be provided by Three Oaks 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 these parcels.

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

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

approval of all State and local regulatory agencies.

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

Kevin Ruane
District One

8/16/2022

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916

Brian Hamman
District Four

Babcock Rd and US 41
Letter of Service Availability Request

Mike Greenwell
District Five

Sharon Hrabak,

Roger Desjarlais
County Manager

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2021 Transit Development Plan (TDP), the following has been determined:

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

- Subject area is within one-quarter mile of a fixed-route corridor
- Closest bus stop, #11569 is within one-quarter mile of the subject parcels
- The 2022 TDP does identify the need for enhanced or additional transit services in the area

Proposed future development does currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will be required to connect to and improve transit facilities because planning action does trigger relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz, Transit Service Planner

Lee County Transit



Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

August 20, 2022

Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33901

Re: Letter of Service Availability – Babcock and US 41

Ms. Hrabak,

I am in receipt of your letter requesting a Letter of Service Availability for a group of parcels near Babcock Road and US 41. The property consists of 13 STRAP numbers south of Babcock Road and east of US 41.

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

The primary ambulance for this location is Medic 9, located 1.8 miles south; there are three other locations within 6 miles. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Abes", with a stylized flourish at the end.

Benjamin Abes
Director, Public Safety



San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency 911
Office 239.267.7525
Fax 239.267.7505

October 24, 2022

Quattrone & Associates
Mrs. Sharon Hrabak, Permitting Manager
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

Re: Babcock Road & US 41

Dear Mrs. Sharon Hrabak,

Thank you for this opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department with a Property Protection Class (PPC) of 2/2X. The district consists of a 52 square mile area with 4 stations staffed 24/7 with 59 full time firefighters, which also provide non-transport Advanced Life Support (ALS) services and supported by an administrative staff.

The property in question, located on the east side of US 41 and South of Babcock Road is within the jurisdiction of the San Carlos Park Fire District and is located approximately 1.8 miles from our station 51 located at 8013 Sanibel Boulevard, Fort Myers, FL 33967. With a response time of less than 3 minutes.

We are able to provide fire suppression and emergency medical services to the proposed development, as well as fire prevention, and public education service. If you require additional information, please do not hesitate to contact my office at (239) 267.7525. Trusting this meets with your approval, I remain,

Yours in Service,

A handwritten signature in blue ink, appearing to read "D. Cambareri".

David Cambareri,
Fire Chief



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

August 16, 2022

Quattrone & Associates, Inc.
Attn: Ms. Hrabak, Permitting Manager
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

RE: Letter of Availability Lee County Solid Waste San Carlos/Babcock Rd Strap # 07-46-25-00-00009.001A

Dear Ms. Hrabak:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed future Central Urban Classification planned for a multi-family residential community located east of US 41 and South of Babcock Road through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Babcock Road & US 41

State and Regional Policy Plan
Exhibit M18

Florida Department of Economic Opportunity - Comprehensive Plan

CONSISTENCY WITH STATE COMPREHENSIVE PLAN The State of Florida Comprehensive Plan is provided in Florida Statute Section 187.201. The applicant's request is not in conflict with any of the plan's stated goals or policies. However, the applicant's requested map change and goal of multifamily development at the subject property does further several of the stated goals and meet the intent of several specific policies:

187.201(6)-Public Safety

(a) *Goal. —Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.*

(b) *Policies:*

9. *Increase crime prevention efforts to enhance the protection of individual personal safety and property.*

CONSISTENCY: The Lee County Sheriff's has provided a letter of service availability for this site.

22. *Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.*

23. *Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.*

CONSISTENCY: The map amendment from Urban Community to Central Urban will allow development of higher density of residential on the site with access to US41 and Constitution Blvd. This will provide multiple evacuation options for residents on a parcel outside the Coastal High Hazard Zone.

187.201(7)-Water Resources

(a) *Goal. —Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

b)(5) *Ensure that new development is compatible with existing local and regional water supplies.*

CONSISTENCY: The site is within Lee County Utilities service area an availability letter is submitted stating LCU has sufficient capacity to provide potable and sanitary sewer service. The sites potable water will be provided through Pinewood Water Treatment Plant and the Sanitary sewer service will be treated at the Three Oaks Water Reclamation Facility.



10. *Protect surface and groundwater quality and quantity in the state.*

CONSISTENCY: The change from Urban Community to Central Urban will have no impact on the surface water or groundwater quality or quantity. In either case any proposed development will be required to adhere to all surface and groundwater policies in the LDC. This will include consistency with State surface and groundwater regulations.

187.201(9) *NATURAL SYSTEMS AND RECREATIONAL LANDS. —*

(a) *Goal. —Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) *Policies:*

1. *Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.*
3. *Prohibit the destruction of endangered species and protect their habitats.*
4. *Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.*

CONSISTENCY: The subject property has been disturbed and partially developed. The indigenous preserve areas will be provided in accordance with the Land Development Code. A Formal Wetland Determination has been completed and there are no wetlands on the site in accordance with SFWMD and county requirements.

187.201(12) *HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE. —*

(a) *Goal. —All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.*

(b) *Policies:*

2. *By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.*

CONSISTENCY: The subject property is serviced by the Lee County Solid Waste Department with adequate capacity per submitted letter of adequacy.

187.201(15) *LAND USE*

(a) *Goal. —In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

CONSISTENCY The formal wetland determination issued for the subject parcels states there are no jurisdictional wetlands or other surface waters on the subject parcel. The project location provides excellent opportunity for infill development with full availability of public services and near retail and existing employment centers. The proposed development supports the growth of the community without contributing to additional sprawl.



(b)(3) Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

CONSISTENCY The subject property is in an area that is substantially developed with commercial uses providing employment opportunities to residential uses proposed on the subject property. Infill development with multifamily residential will create an opportunity for a pedestrian-focused, mixed-use community. Furthermore, the access points via Babcock Road and Constitution Blvd. will provide adequate traffic circulation within the pre-established and proposed mixed-use community.

187.201(17) PUBLIC FACILITIES

(b)(1) Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

CONSISTENCY The applicant has not requested any special incentives for development, only the opportunity to provide infill development in an area with existing public facilities. The surrounding area is verified to have adequate capacity remaining to accommodate the maximum potential development.

187.201(19)(b)(9) Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.

CONSISTENCY The traffic analysis that was performed for this request demonstrates that no improvements are necessary to accommodate the maximum potential development allowed under Central Urban FLU.

187.201(19) TRANSPORTATION

(b)(15) Promote effective coordination among various modes of transportation in urban areas to assist urban development and redevelopment efforts.

CONSISTENCY LeeTran provides service to this area with scheduled stops along US 41 (S. Tamiami Trail) and Constitution Blvd. Sidewalks are already in place along US 41 (S. Tamiami Trail) and Constitution Blvd. At time of site planning, the multifamily development will be designed with accommodations to promote multi model opportunities.

187.201(21) ECONOMY

(a) Goal. —Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

CONSISTENCY Locating diverse housing options in proximity to existing employment centers provides for a more stable, flexible, and sustainable economic climate. This benefits the workforce. Increasing the ability of additional residential units in the US41/Constitution Blvd area is consistent with urban planning goals placing higher density where adequate services are available and transit friendly development is possible.



187.201(24) EMPLOYMENT

(b)(5) Ensure that the transportation system provides maximum access to jobs and markets.

CONSISTENCY The existing, roadway and sidewalk network combined with the proximity to public transportation, provides the ability for transit friendly design to maximize easy access to employment and retail needs.

Southwest Florida Regional Planning Council (SWFRPC)

ECONOMIC DEVELOPMENT ELEMENT The economic development element of the Regional Policy Plan details the economic infrastructure and growth opportunities to support the public facilities of the region. If the region “Maximizing the use of existing facilities through increased capacity can serve additional development more efficiently, without the cost of new construction (assuming the expansion can meet relevant requirements). In addition, expansion of an existing facility can encourage continued development and infill in its service area.”

The requested map amendment will utilize the existing public facilities and emergency services of Lee County which, are provided by attached Letters of Availability. Therefore, the requested amendment is consistent with the overall economic development goals of the Regional Policy Plan.

Goal 1 seeks to provide a well-maintained social, health, and educational infrastructure to support business and industry in Southwest Florida by assisting local governments and state agencies in planning for future support service facilities, before the need arises.

Lee County is consistent with Goal 1 by providing a yearly concurrency report and maintaining and updated Comprehensive Plan with Capital Improvements Program. The proposed LeePlan amendment will not cause public services or facilities to fall under acceptable established Level of Service (LOS). The Regional Policy plan acknowledges that future growth and development will occur in Southwest Florida to accommodate natural population growth as well as expansion of existing businesses and/or the creation of new business.

EMERGENCY PREPAREDNESS ELEMENT The Regional Policy Plan “natural hazards include excessive rainfall, storm surge flooding, destructive winds and lightning normally cause by severe thunderstorms, hurricanes and tornadoes”

The proposed LeePlan amendment will not create any additional burden to Emergency Preparedness. At time of Development Order for any multi-family development request the applicant will meet the required Hurricane Preparedness as required by Lee County.



NATURAL RESOURCES ELEMENT The Regional Policy Plan states in the Natural Resources Element that “Southwest Florida has an abundance of natural resources that, along with a favorable climate, creates economic opportunities, recreational opportunities and a quality of life that is important to the citizens and visitors to the region. The protection of these resources creates a challenge to planners, managers and decision makers in a rapidly growing region that must utilize these resources for economic reasons and to create housing for our population.”

The requested LeePlan amendment will facilitate infill development on disturbed property with no known sensitive, important, or unique environmental resources, while also supporting the rapid growth of the community through increased density allowed by the FLU change.

REGIONAL TRANSPORTATION ELEMENT The Regional Policy Plan states that “a regional transportation plan will be an integral component of the future overall regional quality of life”

The Traffic Analysis as provided demonstrates that the requested LeePlan amendment will not cause undue burden to the surrounding roadway network. Additionally, the location of proposed multifamily residential in proximity to shopping and employment centers will increase internal capture decreasing generation of US41 trips.

Babcock Road & US 41**Justification of Proposed Amendment
Exhibit M19**

The applicant is requesting an amendment to Lee Plan Map I, Page I Future Land Use map to add a ±49.63-acre site into the Central Urban Future Land Use. The subject parcels are located at the southwest corner of Babcock Road and Us 41 (S. Tamiami Trail) and north of Constitutional Blvd. The parcels are mostly vacant with the exception of the Commercial building developed on one. The property currently is within the Urban Community Future Use Category and zoned C-1 and AG-2.

The applicant proposes to amend the future Land Use Map of the Lee Plan to redesignate approximately ±49.01 acres from the Urban Community Future Land Use Category to the Central Urban Future Land Use Category. The property owner(s) desires to amend the existing zoning from Agriculture (AG-2) to Commercial (C-2) for a portion of the property to develop a multi-family and Commercial.

The companion conventional rezoning will demonstrate compliance with the density standards for the Central Urban Future Land Use Category. The balance of the site would be utilized for a variety of commercial uses consistent with the uses permitted in the Central Urban Future Land Use Category.

Development of commercial and residential uses on the subject property represents one of the desirable and economically viable land uses in this location due to the proximity to US-41 (S. Tamiami Trail). Exhibit M5 identifies the various existing and planned land uses that abut the site.

The applicant intends on developing the property with a mixture of commercial and residential uses and the proposed Map Amendment is being filed concurrently with an application to rezone the subject property to C-2 to allow those uses.

The Lee Plan encourages development of mixed use in areas that are heavily settled and that have the greatest range and highest levels of public services to accommodate the projected population. Documentation has been provided in the Lee Plan Analysis that the proposed request is consistent with these Policies as a result of the subject property:

- Being located along US-41 (S. Tamiami Trail).
- Having adequate infrastructure and urban services available; and
- Being consistent with Policies specifically pertaining to the Central Urban including:

In conclusion, the subject property meets all the locational criteria for Central Urban and commercial zoning and the proposed Map Amendment is consistent with all Goals, Policies, and Objectives of the Lee Plan.

Property List of Owners On Record

Strap #	Owner on Record	Owner Address
07-46-25-00-00009.001A	Paul H Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
07-46-25-00-00010.0010	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
07-46-25-00-00011.0020	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01005.0000	SW FL Dev Group Inc.	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01005.0010	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01006.0000	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01007.0000	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01008.0000	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-01-00000.001B	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-01-00000.0010	Webber Commercial Properties	6160 River Shore Court. N. Fort Myers, FL 33917
17-45-25-03-00000.1000	7001 Constitution, LLC	6350 NW 120th Dr. Coral Springs, FL 33076
17-46-25-00-01001.009A	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
17-46-25-00-01001.009C	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Babcock Rd- US 41

Project Description: Amend Table 1B to allow FLUC for 70 acres in the District 13, San Carlos Planning Community
From Urban Community to Central Urban

State Review Process: ☐ State Coordinated Review ☐ Expedited State Review ☐ Small-Scale Text*

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

1. Name of Applicant: Alan C. Freeman

Address: 28120 Hunters Ridge Blvd. Suite 5

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-267-8888

E-mail: alan_c_freeman@yahoo.com

2. Name of Contact: 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

3. Property Information: Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. The proposed change is specific to amending the population allocation in Table 1(b) within the Urban Community and Central Urban future land use categories in the San Carlos Planning Community.

This request is being made to support a concurrent Map Amendment for property located on US 41 (Tamiami Trail)

(see attached list of properties)

4a. Does the proposed change affect any of the following areas?

If located in one of the following areas, provide an analysis of the change to the affected area.

☐ Public Acquisition
[Map 1-D]

☐ Agricultural Overlay
[Map 1-G]

☐ Airport Mitigation Lands
[Map 1-D]

☐ Airport Noise Zones
[Map 1-E]

☐ Southeast Lee County Residential
Overlay [Map 2-D]

☐ Mixed Use Overlay
[Map 1-C]

☐ Community Planning Areas
[Map 2-A]

☐ Urban Reserve [Map 1-D]

☐ Water-Dependent Overlay
[Map 1-H]

☐ Private Recreational Facilities
Overlay [Map 1-F]

RECEIVED
JAN 10 2023

COMMUNITY DEVELOPMENT

4b. 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 [Lee Plan Goal 17].

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> N/A | <input type="checkbox"/> Bayshore [Goal 18] | <input type="checkbox"/> Boca Grande [Goal 19] | <input type="checkbox"/> Buckingham [Goal 20] |
| <input type="checkbox"/> Caloosahatchee Shores [Goal 21] | <input type="checkbox"/> Olga [Goal 22] | <input type="checkbox"/> Captiva [Goal 23] | <input type="checkbox"/> Greater Pine Island [Goal 24] |
| <input type="checkbox"/> Lehigh Acres [Goal 25] | <input type="checkbox"/> North Captiva [Goal 26] | <input type="checkbox"/> NE Lee County [Goal 27] | <input type="checkbox"/> Alva [Goal 28] |
| <input type="checkbox"/> North Olga [Goal 29] | <input type="checkbox"/> North Fort Myers [Goal 30] | <input type="checkbox"/> Page Park [Goal 31] | <input type="checkbox"/> San Carlos Island [Goal 32] |
| <input type="checkbox"/> Southeast Lee County [Goal 33] | <input type="checkbox"/> Tice [Goal 34] | | |

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- Sanitary Sewer
- Potable Water
- Surface Water/Drainage Basins
- Parks, Recreation, and Open Space
- Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan

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

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

MINIMUM SUBMITTAL ITEMS

<input type="checkbox"/>	Completed application (Exhibit – T1)
<input type="checkbox"/>	Filing Fee (Exhibit – T2)
<input type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)
<input type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8)
<input type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9)
<input type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10)

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	70 20	-	3,113	-	7,362	-	2,225	-	-	-
	Urban Community	-	978	1268 1,318	-	863	540	17,034	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,650	4,224 4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total		8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)		14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653

**TABLE 1(b)
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,888 13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,689 22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		83,113	4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations												
Public		120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,118	1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281



Babcock Road & US 41

Public facilities Impacts Narrative Exhibit -T5

This analysis considers the proposed Comprehensive Plan Text Amendment in the context of the projected impact on public facilities related to the companion Comprehensive Plan Map Amendment. The two companion amendments are interrelated as the anticipated impacts to public facilities of the text changes to Table I(b) of the Lee Plan are interrelated to the change in the proposed future land use designation of the subject property on Map I (Future Land Use Map).

The analysis is based on the final development scenario for the ±49.1 acres owned by Alan C Freeman Trust, SW FL Dev Groups Inc., Webber Commercial Properties and 7001 Constitution, LLC. The proposed Comprehensive Plan Map Amendment to the Central Urban FLU Category is for property located within The San Carlos Planning Community. The requested Future Land Use Map Amendment will increase the maximum density of the subject property by 196 dwelling units for a total of 490 dwelling units. The following analysis establishes that the additional proposed dwelling units will not adversely impact public services.

Potable Water

The subject property is within the Lee County Utilities service area limits and will be serviced by the Pinewood Water Treatment Plant. According to the 2022 Concurrency Report, Lee County Utilities has an average capacity of 5,900,000 GPD. The 2022 Concurrency Reports indicates that 165,673 Equivalent Residential Connection (ERC) were served by the plant in 2021. The number of ERCs projected in 2025 is 175,340 units. The anticipated ERUs that will be served in 2045 is 227,637 units.

The impact analysis for potable water used the standards of the Florida Administrative Code 64E-6 and the Lee Plan Policy 95.1.3 consistent with the Lee County Utilities Design Manual. According to the 2022 Concurrency Report, Lee County Utilities will have more than adequate capacity to service the currently approved maximum dwelling units and the additional proposed 200 dwelling units. The additional 200 units is well within the projected growth of 175,340 ERCs to be served by 2025 and 227,637 ERCs to be served by 2045. Therefore, Lee County Utilities has adequate capacity to service the proposed development.

Existing Maximum Residential

300 ERC x 250 GPD= 75,000 GPD

Proposed Additional Maximum Residential

200 ERC x 250 GPD = 50,000 GPD

Total= 125,000 GPD

Sanitary Sewer



The subject property is within the service area limits for the Lee County Utilities and will be serviced by the Three Oaks Water Reclamation Facility. According to the Lee County 2022 Concurrency Report, "Lee County Utilities WWTP capacity is evaluated using the interlocal agreement that effectively makes the LCU and FM central systems one combined central system. In addition, the Concurrency Report notes "The LC CIP contains two projects to increase LCU central system capacity. A 2.0-MGD expansion of the existing Three Oaks Water Reclamation Facility (TOWRF) is scheduled for completion in fiscal year 2023/2024". There is capacity within the Fort Myers/Lee County Utilities WWTP Systems for 230,252 Equivalent Residential Connections (ERC) in 2025 and 267,608 ERC in 2045. The system currently serves 192,210 ERCs. The additional 50 units are well within the projected growth. Therefore, the additional requested units can be served by the existing capacity.

The impact analysis for sanitary sewer utilizes Florida Administrative Code Chapter 64E-6 and the Level of Service Standards outlined in the Lee County Concurrency Report and the Lee County Utilities Design Standards Manual. Therefore, the capacity is available to service the additional units proposed.

Existing Maximum Residential

300 ERC x 200 GPD= 60,000 GPD

Proposed Additional Maximum Residential

200 ERC x 200 GPD = 40,000 GPD

Total= 100,000 GPD

Solid Waste - Lee County Resource Recovery Facility and Lee-Hendry Regional Landfill

LOS Standard= 7 pound/day/capita

Current Facility Capacity= 5.4 tons/day

Existing Babcock & US 42 Residential

300 Dwelling Units x 2.35 person per unit= 705 persons

705 people x 7lbs /day= 4,935 lbs.

Additional Proposed Babcock & US 41 Residential

200 Dwelling Units X 2.35 persons per unit= 470 persons

470 people X 7lbs/day = 3,290 lbs.

Total= 8,225 lbs.

According to the 2022 Lee County Concurrency Report, all unincorporated areas of Lee County are consistent with the Level of Service standard set forth in the Lee Plan for solid waste.

"At the total available system capacity of 1,134,667 tons per year, the Lee County /WMS would be capable of providing a 7.0 lbs./capita/day level of service to a full-time combined Lee and Hendry County population of 888,000."



The increase in density based on the proposed plan amendment will result in the generation of an additional 3,290 pounds per day, which can be accommodated by the current capacity of the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Surface Water/Drainage Basins - South Florida Water Management District

According to the Lee Plan Map 5-D, the subject property is within the Mullock Creek Watershed area. According to the Lee Plan Policy 95.1.3 the LOS Standard for storm water management facilities is a surface water management system designed to SFWMD standards. The proposed development will obtain an Environmental Resource Permit from the South Florida Water Management District ensuring consistency with these requirements.

Regional Parks:

The 2022 Lee County Concurrency report states there are 5,538 acres of regional parks operated by Lee County. No new facilities are planned within the fiscal year. "There are no new regional parks planned in the next fiscal year or in the CIP. As a result, there is no new regional park acreage to be added to the inventory for next year."

Regional Park Level of Service

"The inventory indicates a total of 7,066 acres of existing regional parks operated by local, state and federal governments. The capacity needed to meet The Lee Plan non-regulatory level of service standard of 6 acres per 1,000 total seasonal county population is equal to:

$923,000 \text{ (seasonal county population)} * (6 \text{ acres}/1,000) = 5,538 \text{ acres.}$

The existing inventory meets the regional park level of service standard in the county for the year 2022 and will continue to do so at least through the next five years of the CIP...

The additional 200 residential dwelling units will not negatively impact the Regional Parks Level of Service. The 2022 Concurrency report indicates that the existing parks "meets the LOS standard in the county for the year 2021 and will continue to do so at least through the next five years of the CIP." It should be noted that the Office of Economic and Demographic Research identifies the Lee County medium population is 760,822 in 2020, with the projected annual growth of 1.91%. The Lee Plan non-regulatory level of service standard for this population is 5,538 acres of Regional Parks. Lee County currently has 7,066 acres of Regional Parks. There is adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed additional 200 dwelling units.

Community Parks:

Community Park Level of Service *"The capacity needed to meet The Lee Plan non-regulatory level of service standard of 0.8 acres per 1,000 total permanent county population, unincorporated areas only, is equal to:* $384,000 \text{ (permanent county population/unincorporated areas only)} * (0.8 \text{ acres}/1,000) = 307 \text{ acres.}$



The existing inventory meets the community park level of service standard in the county for the year 2021 and will continue to do so at least through the next five years of the CIP ..."

The additional 200 residential dwelling units will not negatively impact the Community Parks Level of Service. It should be noted that the Office of Economic and Demographic Research identifies the Lee County medium population as 760,822 in 2020, with the projected annual growth of 1.91%. Lee County currently has 762 acres of Community Parks. There is adequate acreage within the currently developed Regional Parks within the County to meet the need of the proposed 200 dwelling units.

Public School:

The proposed development site is within the South Zone, sub-zone S2. The LOS Standard for Elementary, Middle, and High School is based upon Permanent FISH capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes. The calculations below are based on analysis from the 2022 Concurrency Report. These calculations will be revised if warranted upon receipt of the Lee County School District's letter of availability.

Existing and Proposed Students:

Existing 300 Maximum Residential:

300 dwelling units x 0.295 students/household = 88.5

Proposed Residential:

200 dwelling units x 0.295 students/household = 59

Total: 148 students

Lee District School Board- South Zone (S2)

Elementary Schools (Rayma C. Page, San Carlos, Three Oaks Elementary)

Actual Enrollment 2021 = 2,523 FISH Capacity = 2,514

Seats Available = (9)

Middle Schools (Lexington Middle, Three Oakes Middle)

Actual Enrollment 2021 = 2,178 FISH Capacity = 2,062

Seats Available = (116)

High Schools (South Fort Myer High)

Actual Enrollment 2021 = 1,876 FISH Capacity = 1,992

Seats Available = 116

The additional 200 residential single family dwelling units will increase the number of students in the South Zone by 59. Based on the 2021 Concurrency Report the projected 2022 to 2023 totals for the entire South Zone demonstrate a deficiency at the elementary and middle school and high school level. The elementary level will be deficit 9 students and middle school level will be deficit 116 students.

To address the immediate deficit, *"Relocatable classrooms may be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary*



capacity provided by relocatable classrooms may not exceed 20% of the Permanent FISH Capacity and may be used for a period not to exceed 3 years. Relocatable classrooms may also be used to accommodate special education programs as required by law and to provide temporary classrooms while a portion of an existing school is under renovation

“In the South Zone, the table in Appendix A.2 shows respective elementary, middle, and high school total available capacities of 638, 337, and 347 seats. In the South Zone in 2022-2023, total available capacities for elementary, middle, and high schools is expected to be unchanged from 2021. In the five-year plan, no additional capacity is planned in the South Zone.”

School Impact Fees, which are assessed at the time of building permit issuance will be available as a source to fund the any deficit in student seats attributed to the Multi-Family Development. The timing of the Impact Fee payment ensures the resources necessary for the number of dwellings to be built are available. Any of the 200 additional proposed dwelling units that are constructed, will be assessed impact fees consistent with LDC Section 2-400 through 2-415.

A request for a letter of available capacity to serve the proposed residential development was requested from the Lee County School District. The letter is expected to contain similar information to the analysis above, which was extracted from the 2022 Concurrency Report. Upon receipt of the letter any necessary revisions to the analysis above will be completed and an updated Public Facilities will be submitted.

Babcock Road & US 41

Lee Plan Consistency
Exhibit T6, T9, & T10

The proposed Text Amendment is a companion amendment to a concurrent Map Amendment. The Map Amendment is being requested for property located on the southeast corner of S. Tamimi Trail-US41 (State Maintained, 6-lane divided arterial roadway) and Babcock Rd (a county maintained minor collector road) extending southward to Constitution Blvd. (a county maintained Major Collector Road) Lee County in the San Carlos Planning Community. The subject property consists of 13 parcels, totaling ± 49.1 acres, known as the Babcock Road & US 41. The property is currently designated as Urban Community and is zoned Commercial (C-1) and Agricultural (AG-2),



The request is to amend Map I Page I, the Future Land Use Map of the Lee Plan by changing the future land use designation of the property from Urban Community to Central Urban. This amendment will allow an increase in the allowed density on the property. The Urban Community future land use category allows a maximum of 6 dwelling units per acres while the Central Urban future land use category allows a maximum of 10 units per acre.

The subject property is currently undeveloped but has been mostly cleared except for some scattered trees along US 41 and on the southern border. The property has been zoned agriculture development AG-2 since 1962 and the properties zoned commercial C-2 classification since 1966 by resolution Z-66-31. Alan C. Freeman is seeking a Comprehensive Plan Map Amendment to change approximately 49.1 acres from Urban Community to Central Urban FLU categories. This amendment will allow an increase of 4 dwelling unit per acre for a total of 491 dwelling units: a 196 dwelling unit increase.

The proposed Central Urban FLU category will permit the subject property to establish a transition from surrounding properties; providing a step up from the lower densities found in the Urban Community FLU.

The proposed development will provide appropriate infill development and allow for a more efficient use of the land. Existing urban services are available to serve the subject property at a density of 10 dwelling units per acre. The map amendment being requested is consistent with densities in the surrounding area.

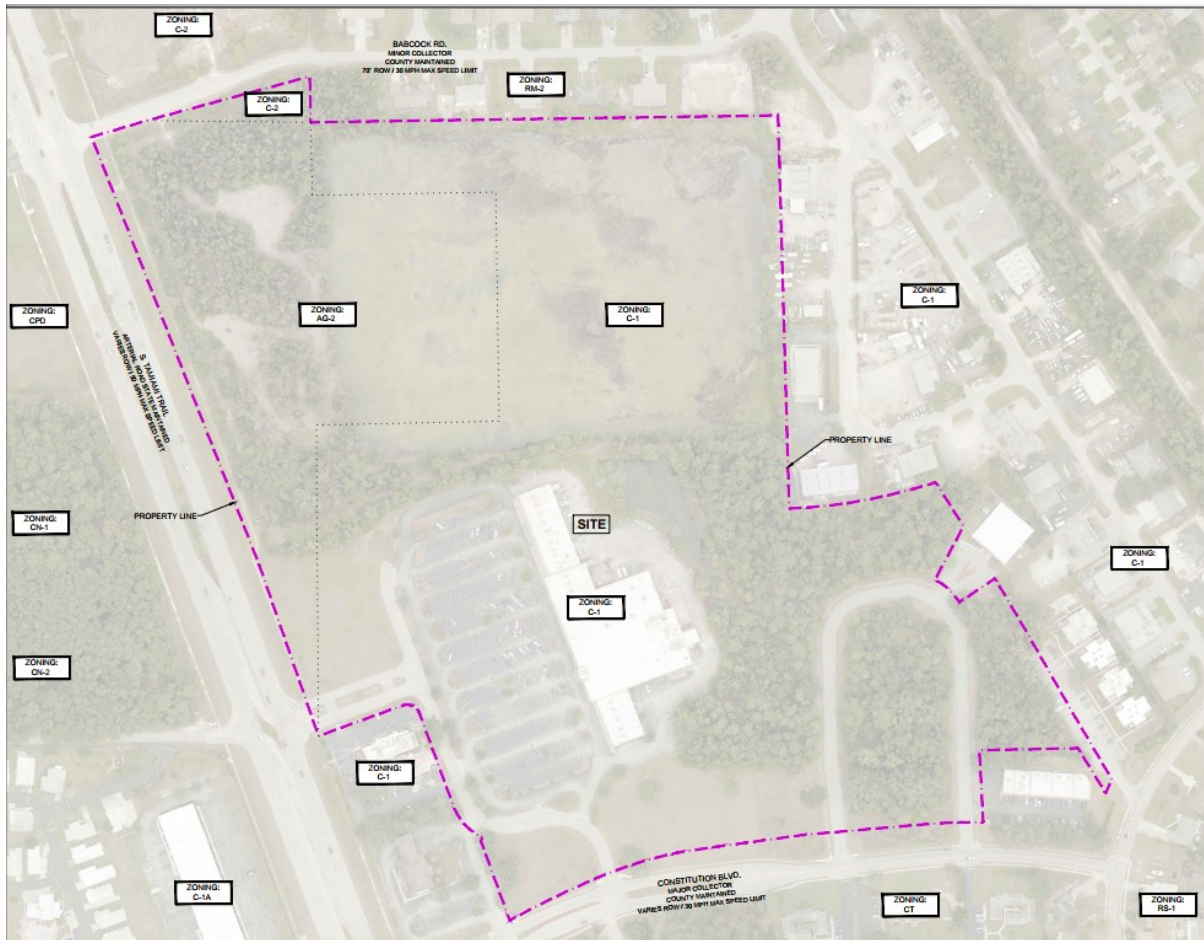


Figure 2. Surrounding Land Uses

Text Amendment Request

The Text Amendment request is to amend Table I(b) of the Lee Plan, to accommodate the proposed population increase expected as a result of the proposed Map Amendment. The Text Amendment is dependent on the design of a Multi-Family Development which demonstrates how much acreage of the project site will be dedicated to the development of the actual residential dwelling units. The two applications the Map Amendment and Text Amendment are intertwined and work in unison to enable the development of the subject property. Through the site design process, the



development tract acreage that supports the actual residential dwelling units was determined to be 4.45 acres. The residential acreage does not include associated with lakes, open space, amenities, and roads. With the residential development area calculated the next step is to calculate the population that will need to be accommodated in Table I(b) as a result of the change in the future land use.

The existing allowable 300 dwelling units and associated population for the Babcock& US 41 are already accounted for in Table I(b) within the Urban Community FLU of the San Carlos Planning Community. The map amendment is proposing to place with subject property within the Central Urban FLU, increasing the density of the property by 4 unit per acre.

Policy I.1.1 of the Lee Plan's establishes the link between Table I(b), the Future Land Use Map and Map 16 (Planning Communities). The intent is to accommodate population growth expected within the time horizon of the comprehensive plan by connecting it to the future use of the land. Lee County through the Lee Plan has established 22 planning communities and assigned acreage allocations to each future land use category within a planning community. The allocations of land are based on the expected population and geographic extents for each future land use category expected by Year 2045 in the planning communities. Table I(b) provides the land allocations for the population expected in all 22 planning communities. Population is allocated within the various future land use categories in each planning community. Table I(b) and Map 16 of the Lee Plan must be read together to understand the application of population in relationship to land use within the planning communities.

The San Carlos Planning Community's current allocation is a total of 4,024 acres of residential development spread over the following Future Land Use Categories: Intensive Development, Central Urban, Suburban, Sub-Outlying Suburban, and Rural to accommodate the projected growth within the planning community. Table I(b) provides the anticipated Year 2045 acreage allocations of land use based on projected population for all the planning communities. This method allows population growth to be spread throughout the County. Lee County's population is projected to grow to 888,000 by 2026. The Lee Plan supports directing growth into areas where infrastructure and services are in place or planned to be in place to support new residents.

According to the U.S. Census in 2021, Lee County had a population of 782,579. The Florida Office of Economic and Demographic Research (OEDR) projects a countywide population of 924,486 in 2030 and 1,077,796 in 2045. The acreage associated with the existing 300 dwelling units allowable for Babcock and US 41 are already incorporated into the Table I(b) within the Urban Community FLU category. The proposed 200 units will account for a population increase of 470 new residents. In the context of the existing and projected population for the subject property, the population increase of 470 people is de minimus. The proposed population increase is an estimated 1% increase beyond the OEDR projected population for Lee County. This is well within accepted error ranges and represents no real additional population increase for the Lee Plan's Future Land Use Map. The most recent growth management legislation suggests that establishment of minimum development intensity is appropriate methodology for local government planning efforts. The proposed amendment is consistent with that directive.

Also, to be considered is Future Land Use Policy I.6.5 which establishes the Planning Communities Map and Acreage Allocation Table (Map I-B and Table I(b)). This mechanism directs itself toward Lee County's ability to issue development orders and serves to ensure that actual development approvals do not exceed the amount needed for the population forecasted through the



planning timeframe. To be consistent with both the local government's adopted plan and the State's directive regarding the need to establish minimum development capacity, an amendment to Table I(b) is proposed.

As shown in the proposed Table I(b), insufficient land is currently available within the San Carlos planning community to accommodate the proposed population increase that will result from the requested map amendment. The current allocation for Central Urban is 20 acres. The assigned land allocation within the Central Urban FLU must be increased to accommodate the requested map amendment and the proposed additional population. Sufficient population allocation is available within other future land use categories in the San Carlos planning community to accommodate the project population increase and can be transferred from the Urban Community land use allocation in the San Carlos Planning Community. The Text Amendment request accommodates the additional population within the Central Urban Future Land Use Category in the San Carlos Planning Community by reassigning acreage allocation from other future land use categories in the San Carlos Planning Community. Given that infrastructure and services are in place to serve the proposed 200 additional dwelling units as evidenced by the attached Public Facilities Impact Analysis (Exhibit-TS), Table I(b) allocations are proposed for amendment as shown in the attached Exhibits

Policy I.6.5 provides for the proposed distribution, extent, and location of generalized land uses for the year 2045. The proposed Comprehensive Plan Text Amendment would revise Table I(b) to recognize the future land use map amendment. The approved planned development, existing infrastructure, and proposed comprehensive plan amendment provides for a urban level of density which is more consistent with the type of development existing and proposed in this area of the San Carlos Planning Community. It is noted that Lee County is unable to issue final development orders or extensions which would allow acreage in Table I(b) to be exceeded. The acreage proposed within the amended Table I(b) accurately reflect the area proposed for development of actual residential units; which will be identified by the Site Plan of the Development Order

Future Land Use

The ±50-acre subject property is currently within the Urban Community Future Land Use Category, the San Carlos Planning Community for population accommodation for Multi-Family community vision. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Planning Communities.

The requested Comprehensive Plan Amendment would reallocate the existing acreage within the Urban Community FLU to Central Urban FLU categories. A concurrent Development Order will be submitted to accompany the Text and Map Amendment to provide additional details regarding the development of the requested units.

Central Urban

The Outlying Suburban Future Land Use is described by Policy I.1.2:



"... is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units

The subject property is surrounded by a mix of predominately residential and commercial uses. Infrastructure is present in the area to support development at 10 dwelling units per area and the associated increase in population. An assortment of primarily single-family and duplex residential types is represented in the area at varying densities. West of the property is the Harborage community, with a fresh-water lake and Gulf access residential community and low density.

To the south across from Constitution Blvd is an existing Days Inn, by Wyndham hotel, Springs Grill Pizzeria and Port San Carlos Gardens M/F Condo Building. To the East is a well-established Commercial Subdivision consisting of Marc's Automotive (auto repair shop), Southwest Florida Auto (Auto Sales), Florida Structural Group (Structural Repair Group), Superior Marine salvage (Marine Shop and Services) as well as several commercial buildings and multi-family buildings and to the north, across Babcock Rd. are existing Single -Family and Duplex Residential properties and proposed future development of a hybrid storage facility known as "The Toy Vault. This surrounding area has a future land use category of Urban Community, which allows a density of up to 6 unit per acre, with the ability to increase up to 10 units per acre with the bonus Density Program. This area exhibits many of the qualities described by Policy 1.1.2.

Transportation

S. Tamiami Trail (US 41) is a north/south arterial roadway intersecting with Alico west of Interstate 75. The entry to the property is just under 1.5 miles south of the intersection of US 41/Alico Rd. This intersection supports a roadway within the Strategic Intermodal System, that is considered a priority roadway for mobility of goods, services, and residents. Therefore, development along this roadway is expected to support the statewide economic vision as well as local municipal long range planning efforts. Additionally, interconnecting roadways are expected to support the further distribution of goods, services, and residents. The additional 200 units and population proposed will benefit from the reasonable proximity of the surrounding commercial uses.

Development

Several of the existing surrounding communities are within areas defined by the Lee Plan as "Future Urban Areas." Immediately to the west of the subject property, is the platted community of "The Harborage". Within the Urban Community Future Land Use and having an allowed density of 6 dwelling units per acre, the proposed development of the subject property with the additional requested density will be consistent with the Central Urban Future Land Use Category and surrounding land use. Public Infrastructure for all Urban Services is available to service the existing communities, as well as the subject property and the additional proposed population. A separate Public



Facilities Analysis has been completed and demonstrates urban services will also be available to service the requested additional units and associated population.

Growth Management

Goal 2 of the Lee Plan establishes land use policy to support projects that propose an economically feasible plan for development. Specifically, the objectives and policies supporting this goal encourages contiguous and compact growth patterns in locations where adequate public facilities exist. The proposed Residential Development will have a compact design that clusters the residential development areas to promote central amenities, open space and a meandering street network thereby reducing the impact of the overall development. Additionally, more compact designs reduce the linear length of utilities and pavements that must be installed to serve the same number of dwelling and reduced future maintenance costs. The residential properties surrounding the subject property to the north and east have a similar clustered pattern. The exception being the large residential lots west of the site within the Harborage community. The proposed compact and clustered design that will be established as part of the concurrent Development Order will allow a development pattern consistent with the surrounding area and promote a mixed-use development, common along US 41 (S. Tamiami Trail).

The subject property will have access to all required urban services. A separate Public Facilities analysis has been prepared and submitted supporting the requested amendment. The analysis demonstrates adequate capacity to serve the additional 200 dwelling units and associated population within the 2045-time horizon of the Lee Plan consistent with Objective 2.2 and Policy 2.2.1, which seek to ensure the requested development will be located in an area with adequate public infrastructure

General Development Standards

Goal 4 of the Lee Plan establishes land development regulations will be developed that balance service availability and protection of natural resources. Water, sewer and environmental standards are specifically outlined in the standards supporting Objective 4.1.

Water

The subject property is within the service area for Lee County Utilities as demonstrated on Lee Plan Map 4-A. Consistent with this standard and Policies 53.1.2 and 95.1.3, there is adequate capacity at the Pinewood Water Treatment Plant to service the existing residential units as well as the proposed 200 dwelling units and associated population. A Letter of Availability from Lee County Utilities is included in the supporting materials to the application.

Sewer

The subject property is within an area of the Lee County there is adequate capacity at the Pinewood Water Treatment Plant to service the existing residential units as well as the proposed 200 dwelling units and associated population. Consistent with this standard and Policies 56.1.2 and 95.1.3. The applicant has obtained a Letter of Availability from Lee County Utilities.



Environmental Factors

The site has been cleared and maintained. A The previously approved Summerlin Estates had an Environmental Resources Permit, 36-00669-A which expired; however, application 221025-36369 for the Development has been submitted and currently in review with SFWMD.

Residential Land Uses

Goal 5 requires sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County. The subject property is located within a "Future Suburban Area" which are areas of the county that are expected to grow within the 2045 time horizon of the Lee Plan. The policy statements of Objective 5.1 and its supporting Policies establish the required consistency with the various elements of the Lee Plan and evaluation criteria for residential developments most appropriately implemented at the time of zoning. The submittal of the Development Order application will ensure the proposed development is consistent with Policy 5.1.1. The subject property is not in a location of flood, storm or hurricane hazards, airport noise or unstable geologic conditions therefore the requested additional 200 dwelling units will not be endangered consistent with Policy 5.1.2. The requested density is appropriately considered the location and is within existing commercial development, schools and existing mass transit consistent with policy 5.1.3. The proposed development will ensure appropriate open space, buffering, landscaping and amenities are provided consistent with 5.1.6 and 5.1.7. Finally, as previously discussed, the subject property is in an area that is surrounded by existing residential development. The requested increase in density is consistent with Central Urban FLU goal and provides for additional infill development in an area where public facilities are available. Therefore, the additional units will not be destructive to the character and integrity of the residential environment consistent with policy 5.1.5.

Transportation

A transportation analysis has been prepared by Quattrone & Associates and is attached in the supporting materials to this application request. The increase in density of 4 dwelling unit per acre, as discussed previously, permits 200 additional dwelling units. The traffic analysis is based on the 200-dwelling unit increase. The short-term analysis of impacts on the transportation impacts concluded

"No changes are needed to the 2040 Long Range Transportation Plan since the proposed Comprehensive Plan Amendment does not cause the need for any additional roadway capacity."

In addition to the conclusions reached by Quattrone & Associates, Inc, the Lee Plan establishes in Policy 39.2. "Future Urban areas will have an emphasis on a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation" through a series of criteria. The requested Central Urban FLU is identified as a "future Urban Area" as are the Urban Community FLU categories surrounding the subject property. Consistent with Policy 39.2.1, the subject property utilizes US41 (S Tamiami Trail) for vehicular connectivity. The desired pedestrian and vehicular interconnectivity will be constructed to support the proposed multi-family development. The development is within 1/4 mile from an existing transit stop and route, with the requested infill units, as well as the other



permitted surrounding subdivisions, will assist with increasing the area's density to a level that will support mass transit options.



Babcock Road & US 41

Environmental Analysis Exhibit T-7

The total site area is ± 49.01 ac which consists of ± 14.45 ac developed land and ± 34.56 ac of disturbed land. The site is bordered by roadways, commercial and residential development. The existing vegetation for the 23.61 ac on the north side of the property was used to be a wetland and it has been cleared and filled, some parts on the southeast side of the property consists of upland pine flatwoods with Immokalee sand bordering the adjacent properties and constitution Blvd. right of way. There is no evidence of listed species utilizing the south side of the property for habitat as most of the site has been developed/disturbed.

The change in land use from Urban Community to Central Urban will not have an effect on the environmental aspects of the site. In both cases, the development intensity will be similar, indigenous preserve areas will be provided in accordance with the Land Development code, wetland impacts will be avoided or mitigated in accordance with SFWMD and county requirements, and any listed species, if encountered will be addressed per local and state requirements.

Babcock Road & US 41

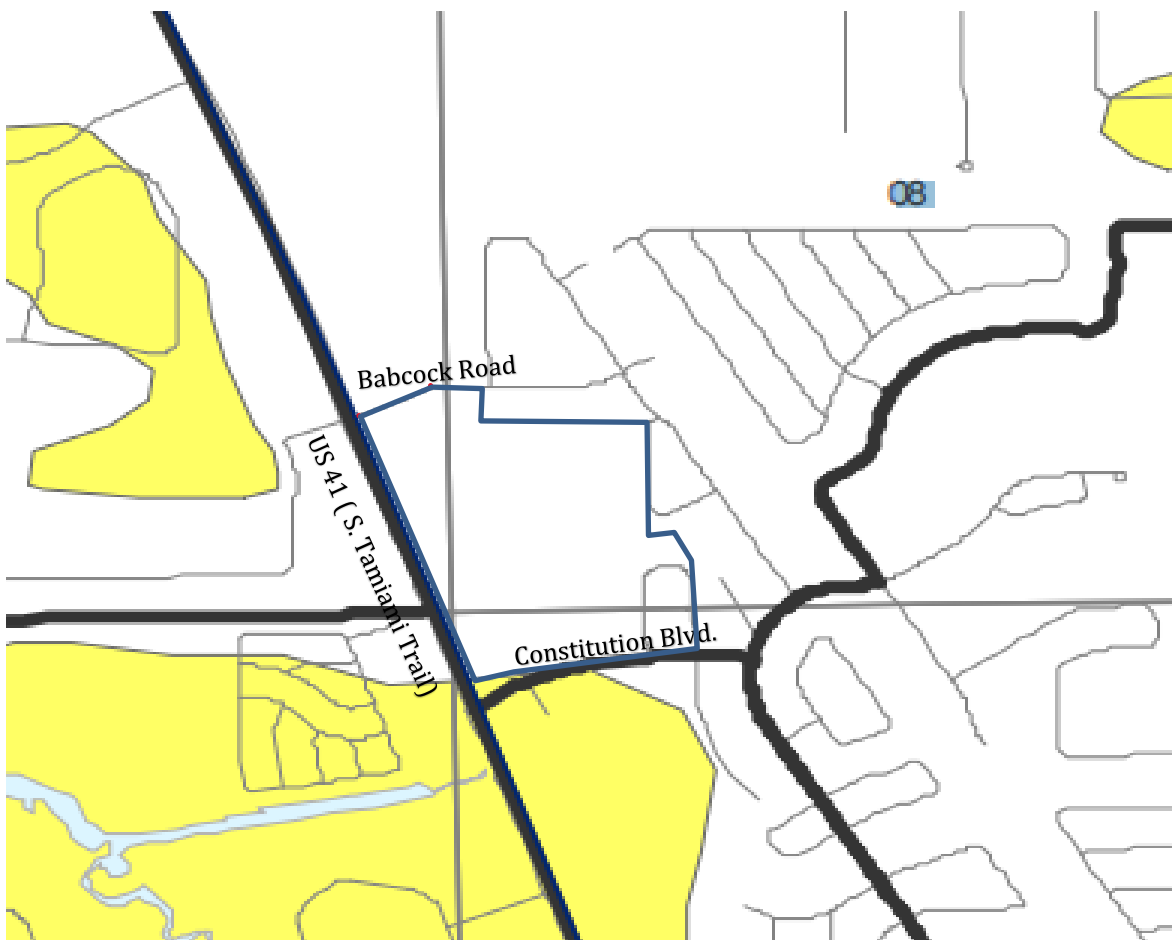
Historical Resources Impact Analysis
Exhibit T-8

Florida Master Site File

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property.

Archaeological Sensitivity Map

South of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. See below.



Property List of Owners On Record

Strap #	Owner on Record	Owner Address
07-46-25-00-00009.001A	Paul H Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
07-46-25-00-00010.0010	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
07-46-25-00-00011.0020	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01005.0000	SW FL Dev Group Inc.	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01005.0010	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01006.0000	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01007.0000	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01008.0000	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-01-00000.001B	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-01-00000.0010	Webber Commercial Properties	6160 River Shore Court. N. Fort Myers, FL 33917
17-45-25-03-00000.1000	7001 Constitution, LLC	6350 NW 120th Dr. Coral Springs, FL 33076
17-46-25-00-01001.009A	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
17-46-25-00-01001.009C	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135