



APPLICATION FOR CONVENTIONAL REZONING PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: 10488 NIKKI'S LANE

Request: ☒ Rezoning from: CN 3 To: CG

☐ Variance included? ☒ NO ☐ YES¹ for: _____

☐ Special Exception included? ☒ NO ☐ YES¹ for: _____

☐ Bonus Density included? ☒ NO ☐ YES² for: _____ Bonus Units

¹ If YES, submit applicable application and fee

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

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: LINDA S. COPE
Address: 3825 EMERALD AVE
City, State, Zip: ST. JAMES CITY, FL 33956
Phone Number: 330-692-6625 E-mail: LSCOPE1947@GMAIL.COM

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: _____
Contact Person: N/A
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

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

PART 2 PROPERTY OWNERSHIP

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

Name: 5465 PINE ISLAND RD, LLC
Address: 47267 TOMAHAWK DR.
City, State, Zip: NEBLEY, OH 44441
Phone Number: 330-692-6625 Email: LSCOPE1947@GMAIL.COM

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

B. Disclosure of Interest [34-202(a)(2)]:☒ Attach [Disclosure of Interest](#) Form.**C. Multiple parcels:**

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

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

1. Title certification document, no greater than 90 days old. [34-202(a)(7)]
 2. Date property was acquired by present owner(s): 4/6/2011

PART 3
PROPERTY INFORMATION

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

28-44-22-01-0000B.0050 28-44-22-01-0000B.0090 28-44-01-0000B.0070

B. Street Address of Property: 10488 NIKKIS LANE, 10464 NIKKIS LANE, 10476 NIKKIS LANE
ST. JAMES CITY, FL 33956**C. Legal Description (must submit) [34-202(a)(5)]:**☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.**OR**☒ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)**AND****Boundary Survey [34-202(a)(6)]:**☒ A Boundary survey, tied to the state plane coordinate system.**OR**☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.**D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

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

*Note: When the case is found complete/sufficient, a new list and mailing labels must be submitted.***E. Current Zoning of Property:** CN 3☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(b)]**F. Use(s) of Property:**

1. Current uses of property are: PERSONAL
 2. Intended uses of property are: RETAIL LANDSCAPE/PLANTS SERVICE

G. Future Land Use Classification (Lee Plan):

<u>Urban Community</u>	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 275' Feet
 2. Depth (average if irregular parcel): 50' Feet
 3. Total area: 13,750 Acres or square feet
 4. Frontage on road or street: 275' Feet on NIKKIS LANE Street
 2nd Frontage on road or street: _____ Feet on _____ Street

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

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

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

PART 4 ACTION REQUESTED

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

PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]

- B. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application. [34-202(a)(12)]

- C. Flood Hazard:** *AE-ELB*

- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first habitable floor is 9' NAVD (MSL)

- D. Excavations/Blasting:**

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

- E. Mobile Home Park: [34-202(b)(4)]**

- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

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

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

PART 6
SUBMITTAL REQUIREMENT CHECKLIST

Two copies required for submittal
Clearly label your attachments as noted in bold below

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

AFFIDAVIT OF AUTHORIZATION

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

I, LINDA S. COPE (name), as manager
(owner/title) of 5465 Pine Island Rd. LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

*Notes:

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

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

Linda S. Cope, Manager
Signature

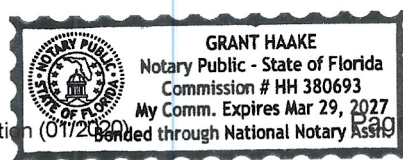
4/18/2023
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18th day of April, 2023, by Linda Sue Cope (name of person providing oath or affirmation), who is personally known to me or who has produced DL (type of identification) as identification.

STAMP/SEAL



Grant HAAKE
Signature of Notary Public

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.

Linda S. Cope, Manager
Property Owner

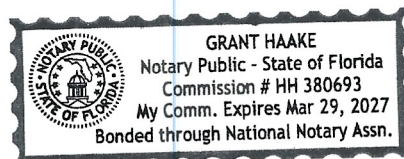
LINDA S. COPE, MANAGER
Print Name

*****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 18th of April 2023 (date) by Linda Sue Cope (name of person providing oath or affirmation), who is personally known to me or who has produced DL (type of identification) as identification.

STAMP/SEAL



Grant Haake
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared LINDA S. COPE, 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 10488, 10476, 10464 NIKKIS and is the subject of an Application for zoning action (hereinafter the "Property"). LANE ST. JAMES CITY, FL 33956

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
<u>N/A</u>	

PART 2: PROPERTY OWNERSHIP

A. Property Owners....of 5465 Pine Island Rd., LLC

Charles Thomas Cope.... 50% ownership
3825 Emerald ave
St. James City, FL 33956

Linda Sue Cope..... 50% ownership
3825 Emerald Ave
St. James City FL 33956



Lee County Property Appraiser

LIV

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Property Information

Deed/Recording Information

Tangible Personal Property Information

Search by Name for '5465 pine island rd' found 6 matches

STRAP / Folio ID	Owner	Site Address / Property Description	Links	
28-44-22-01-0000B.0010 10015532	5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	5459 PINE ISLAND RD NW BOKEELIA FL 33922 PINE ISLAND CENTER BLK B PB 9 PG 44 LOT 1	Parcel Details Tax Estimator View Comps 2022 TRIM	Aerial Viewer Variance Report Change Address
28-44-22-01-0000B.0020 10015533	5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	5465 PINE ISLAND RD NW BOKEELIA FL 33922 PINE ISLAND CENTER BLK.B PB 9 PG 44 LOTS 2 + 3	Parcel Details Tax Estimator View Comps 2022 TRIM	Aerial Viewer Variance Report Change Address
28-44-22-01-0000B.0040 10015534	5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	10494 NIKKIS LN SAINT JAMES CITY FL 33956 PINE ISLAND CENTER BLK B PB 9 PG 44 LOT 4	Parcel Details Tax Estimator View Comps 2022 TRIM	Aerial Viewer Variance Report Change Address
28-44-22-01-0000B.0070 10015537	5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	10476 NIKKIS LN SAINT JAMES CITY FL 33956 PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 7 + 8	Parcel Details Tax Estimator View Comps 2022 TRIM	Aerial Viewer Variance Report Change Address
28-44-22-01-0000B.0090 10015538	5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	10464 NIKKIS LN SAINT JAMES CITY FL 33956 PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 9 + 10	Parcel Details Tax Estimator View Comps 2022 TRIM	Aerial Viewer Variance Report Change Address
28-44-22-01-0000B.0050 10610815	5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	10488 NIKKIS LN SAINT JAMES CITY FL 33956 PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 5 + 6	Parcel Details Tax Estimator View Comps 2022 TRIM	Aerial Viewer Variance Report Change Address

Reason(s) for Request.

We, the owners of 10488 Nikkis lane, 10476 Nikkis lane, & 10464 Nikkis lane, St James City, FL 33956, are requesting a rezoning of this property from CN3 to CG.

We feel this property qualifies for rezoning due to the current zoning and rezoning of property that completely surrounds this property..... All property adjacent to these lots are zoned from C1 to CN1 to CPD. There is no adjacent land that any residential housing could be built. The main rezoning adjacent to us was when the 7/11 gas station was rezoned on the North & west of our property in 2018. Our property became "spot zoned" as the only remaining CN3.

This request meets the applicable finds/reviews set for in LDC 34-145(d)(4)..... These lots have

- paved roads

- water/sewer are available

- emergency services (fire/police) are within a mile

- fire hydrants are accessible

LIST OF ZONING RESOLUTIONS AND ZONING APPROVAL

Subject Property: 10488, 10476, & 10464 Nikkis Lane, St. James City, FL

Z-05-021

Z-77-112

LEGAL DESCRIPTION

PROPERTY AT 10488 NIKKIS LANE, ST. JAMES CITY, FL 33956

(PARCEL 28-44-22-01-0000B.0050)

LOTS 5 AND 6, BLOCK B, UNIT 1, of that certain subdivision known as PINE ISLAND CENTER, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat book 9, Page 44, Public Records of Lee County, Florida.

PROPERTY AT 10476 NIKKIS LANE, ST. JAMES CITY, FL 33956

(PARCENT 28-44-22-01-0000B.00700)

LOTS 7 and 8, BLOCK B, UNIT 1, of that certain subdivision known as PINE ISLAND CENTER, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat book 9, Page 44, Public Records of Lee County, Florida.

PROPERTY AT 10464 NIKKIS LANE, ST. JAMES CITY, FL 33956

(PARCEL 28-44-22-01-0000B.090)

LOTS 9 and 10, BLOCK B, UNIT 1, of that certain subdivision known as PINE ISLAND CENTER, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat book 9, Page 44, Public Records of Lee County, Florida.

(recorded instr # 2011000108820, pages 3 Doc Type D, Recorded 05/09/2011 at 11:59 am for all above parcels)

C. BOUNDARY SURVEY

SHEET 1 OF 2

A. J. WATSON

LAND

SURVEYING, INC.

P.O. BOX 423 OR 3105 STRINGFELLOW RD
ST. JAMES CITY, FLORIDA 33856
PHONE (941) 285-1518
LB # 2658

SKETCH OF SURVEY -
SCALE 1" = 60'



GRAPHIC SCALE

S.R 78 (PINE ISLAND ROAD)

CENTERLINE

33.00

33.00

RIGHT OF WAY

EAST 45.00'

OVERHEAD WIRES

POLE

ASPHALT

CONCRETE

FRAME BUILDING

W 54.59'

32.9'

1.8

LOT 1

BLOCK "B"

0.8

CONCRETE

STEEL SHED

140.00'

50.00'

50.00'

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50.00'

50.00'

WEST 134.03'

NIKKI'S LANE

CENTERLINE

EDGE OF PAVEMENT

N00°45'20"E. 325.00'

RIGHT OF WAY

(1)

Curve number 1

Radius= 55.00'
Delta= 26°56'37"
Arc= 25.86'
Tangent= 13.18'

28-44-22-01-0000 B.0010
(10459 NIKKIS LANE)

28-44-22-01-0000 B.0030
(10455 NIKKIS LANE)

28-44-22-01-0000 B.0040
(10459 NIKKIS LANE)

28-44-22-01-0000 B.0050
(10455 NIKKIS LANE)

These 2 parcels
have been combined

28-44-22-01-0000 B.0060
(10455 NIKKIS LANE)

28-44-22-01-0000 B.0070
(10455 NIKKIS LANE)

28-44-22-01-0000 B.0090
(10455 NIKKIS LANE)

(LOTS 9416)
CN-3

Instrument Prepared, Without Opinion,
By and After Recording, Return to:
Joseph C. Bishara, Esquire
Roth, Blair, Roberts, Strasfeld & Lodge
100 Federal Plaza E, Suite 600
Youngstown, OH 44503
Telephone: (330) 744-5211

INSTR # 2011000108820, Pages 3
Doc Type D, Recorded 05/09/2011 at 11:59 AM,
Charlie Green, Lee County Clerk of Circuit Court
Deed Doc. \$0.70 Rec. Fee \$27.00
Deputy Clerk CFELTMAN
#2

Tax Parcel ID: 2844-22-01-0000B.0010-0050

Tax Parcel ID: 28-44-22-01-0000B.0060

Tax Parcel ID: 28-44-22-01-0000B.0070

Tax Parcel ID: 28-44-22-01-0000B.0090

(lots 5 & 6)
.0050 + .0060 = 10488 NIKKIS LANC'

10476 NIKKIS (lots 7 & 8)

10464 NIKKIS (lots 9 & 10)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **CHARLES T. COPE** and **LINDA S. COPE**, husband and wife, as tenants by the entirety, of **180 Duquesne Street, Columbiana, Ohio 44408**, for valuable consideration, grant and warranty to **5465 Pine Island Road, LLC** a Florida Limited Liability Company, the tax mailing address of which is **180 Duquesne Street, Columbiana, Ohio 44408**, the following described land:

Lying in Lee County, Florida, to wit:

PARCEL ONE

Lots 1, 2, 3, 4 and 5, Block B, Unit 1, of that certain subdivision known as PINE ISLAND CENTER, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat book 9, Page 44, Public Records of Lee County, Florida.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

Prior Instrument Reference: O.R. Book **04390**, Pages **4820 - 4822**, Public Records Lee County, Florida.

PARCEL TWO:

Lots 6, 7, 8, 9 and 10, Block B, Unit 1, Pine Island Center, a subdivision of Pine Island, Florida recorded in Plat Book 9, Page 44, in the Public Records of Lee County, Florida.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

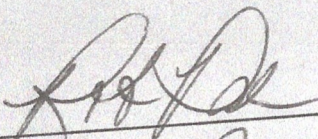
And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all person whomsoever.

To have and to hold, the same in fee simple forever, together with all the tenements, hereditaments and appurtenances thereto belong or in any wise appertaining.

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 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 for taxes accruing subsequent to the current year, and easements and restrictions of record, if any, but this reference to said restrictions shall not serve to reimpose the same.

WITNESS our hands this 6th day of April, 2011.

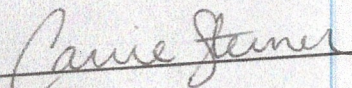
Signed and acknowledged in the presence of:



Witness sign

Robin Formelee

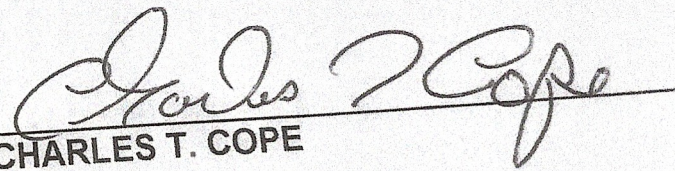
Print Name



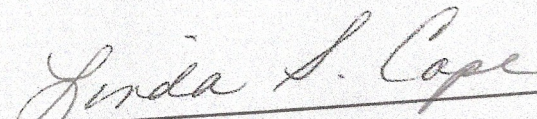
Witness sign

Carrie Sterner

Print Name



CHARLES T. COPE



LINDA S. COPE

STATE OF FLORIDA

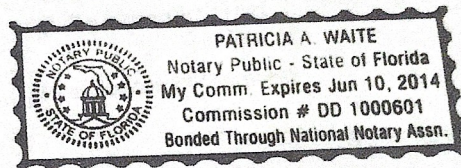
COUNTY OF LEE

SS:

BE IT REMEMBERED, that on the 6th day of April, 2011, before me, the subscriber, a Notary Public in and for said County, personally came, **CHARLES T. COPE** and **LINDA S. COPE**, and acknowledged the signing thereof to be their voluntary act and deed.

6th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of April, 2011.

Patricia A. Waite
NOTARY PUBLIC



PART 5
A. Potable Water



April 26, 2023

Lee County Division of Concurrency Management
P. O. Box 398
Ft. Myers, FL 33901

To Whom It May Concern:

Please be advised that 5465 Pine Island Rd LLC has potable water service availability at:

PINE ISLAND CENTER
BOKEELIA

LOT 1
5459 PINE ISLAND RD NW
28-44-22-01-0000B.0010

LOTS 2 & 3
5465 PINE ISLAND RD NW
28-44-22-01-0000B.0020

LOTS 5 & 6
10488 NIKKIS LN
28-44-22-01-0000B.0050

All lots are currently being served by one meter.

Water mains are installed and in operation adjacent to this site. Under normal operating conditions, static water pressure in the main will be at least 20 PSI at the point where water service will be provided. As of this date, the Greater Pine Island Water Association, Inc. has sufficient capacity to provide 500 gallons per day of potable water to this site.

Sincerely,

Erin Gaston
Membership Coordinator

PLANNING COMMUNITY PUBLIC INFORMATION SESSION/MEETING

(Please Note: this meeting has been rescheduled for June 26th at 6 pm due to the fact that we need to apply for a CG zoning instead of the C1. In addition to the required public meeting notice, We will call each person that was in attendance to let them know)

Plan Area: Pine Island Planning Community

Rezoning from CN3 to C1

10488, 10476, 10464 Nikkis Lane, St. James City, FL 33956)

Public Meeting was held on May 4, 2023 at 6 pm
At 10488 Nikkis Lane, Bokeelia, FL 33956

Meeting was conducted by Applicant's representatives:
Linda Sue Cope and Charles Thomas Cope

Others in attendance:

Deborah Swisher-Hicks, resident of 3 years,, administrator of facebook page "Pine island Prospect" and on the board of Greater Pine island Civic Association.

Melissa Marsala, owner of adjacent business, Pine Island Pizza

Barb Peckinpough, local resident of 30 years, friend of applicant

Don Huff, local resident of 40 years & business owner, friend of applicant.

Meeting was opened by the applicants explained that the intended use is to be retail plant and landscaping/lawn sprinkler business. They then asked attendees for any questions/ concerns they had.

D. Swisher- Hicks was the first to speak and wanted to know what our plans were. She said she would be "watching" us and was concerned about a used car lot. Applicants explained & was able to produce a lease for prospective tenants wanting a retail landscaping/plant sales. She seemed content with our planned use.

M. Marsala stated that she was pleased to have a business occupy this location as there has been some questionable people there after dark.. Especially since the 7/11 gas station came in.

B Peckinpough vouched for the applicant being a long-time island resident that has nothing but cared & tried to improve this property.

Friendly conversation followed about the changes taking place on the island.

Meeting was adjourned about 6:50 pm

PUBLIC MEETING NOTICE
May 4th, 2023 • 6pm**Rezoning from CN3 to C1 for properties
10488, 10476, and 10464 Nikkis Lane,
St. James City 33956****Meeting Location: 10488 Nikkis Lane
St. James City, FL 33956
Property Owners Rep: Linda Cope 1 (330) 692-6625**

Please sign in:

Deborah Swisher-Hicks 916-990-4186

Melissa Marsala - 239-471-8253

Barbara Peckinpaeft 239-898-8080

Don Huff 239-283-2951

PUBLIC MEETING NOTICE
June 26th, 2023 • 6pm

Rezoning from CN3 to CG for properties
 10488, 10476, and 10464 Nikkis Lane,
 St. James City 33956

Meeting Location: 10488 Nikkis Lane
 St. James City, FL 33956
 Property Owners Rep: Linda Cope 1 (330) 692-6625

"Informational"

→ Had to hold another meeting as previous one said

CN3 to C1

Sign-In Sheet

NAME

ADDRESS

PHONE

No One Showed Up

* we held a previous meeting & a few people showed up. Please see minutes of that meeting

Petu

Jamie 239 - 533 - 8945

Call before assigned

(reconnect:

upload - name same (see docs)



Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

April 25, 2023

Via E-Mail

Cecil L. Pendergrass
District Two

Linda Cope

Raymond Sandelli
District Three

**3825 Emerald Avenue
St. James City, FL 33956**

Brian Hamman
District Four

Michael Greenwell
District Five

RE: **Wastewater Availability**

Roger Desjarlais
County Manager

5465 Pine Island Rd., LLC

STRAP # 28-44-22-01-0000B.0010; 28-44-22-01-0000B.0010;

Richard Wm Wesch
County Attorney

28-44-22-01-0000B.0020; 28-44-22-01-0000B.0040;

28-44-22-01-0000B.0050; 28-44-22-01-0000B.0070;

Donna Marie Collins
County Chief
Hearing Examiner

28-44-22-01-0000B.0090

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4B of the Lee County Comprehensive Land Use Plan. 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 one commercial unit with an estimated flow demand of approximately 500 gallons per day. Lee County Utilities presently has sufficient capacity to provide sanitary sewer service as estimated above.

Availability of 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, sanitary sewer service will be provided by our Pine Island Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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

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

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

PART 5
A. Potable Water / Sewer

5465 Pine Island Rd., LLC - Letter.Docx

April 25, 2023

Page 2

Further, this letter of availability of 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

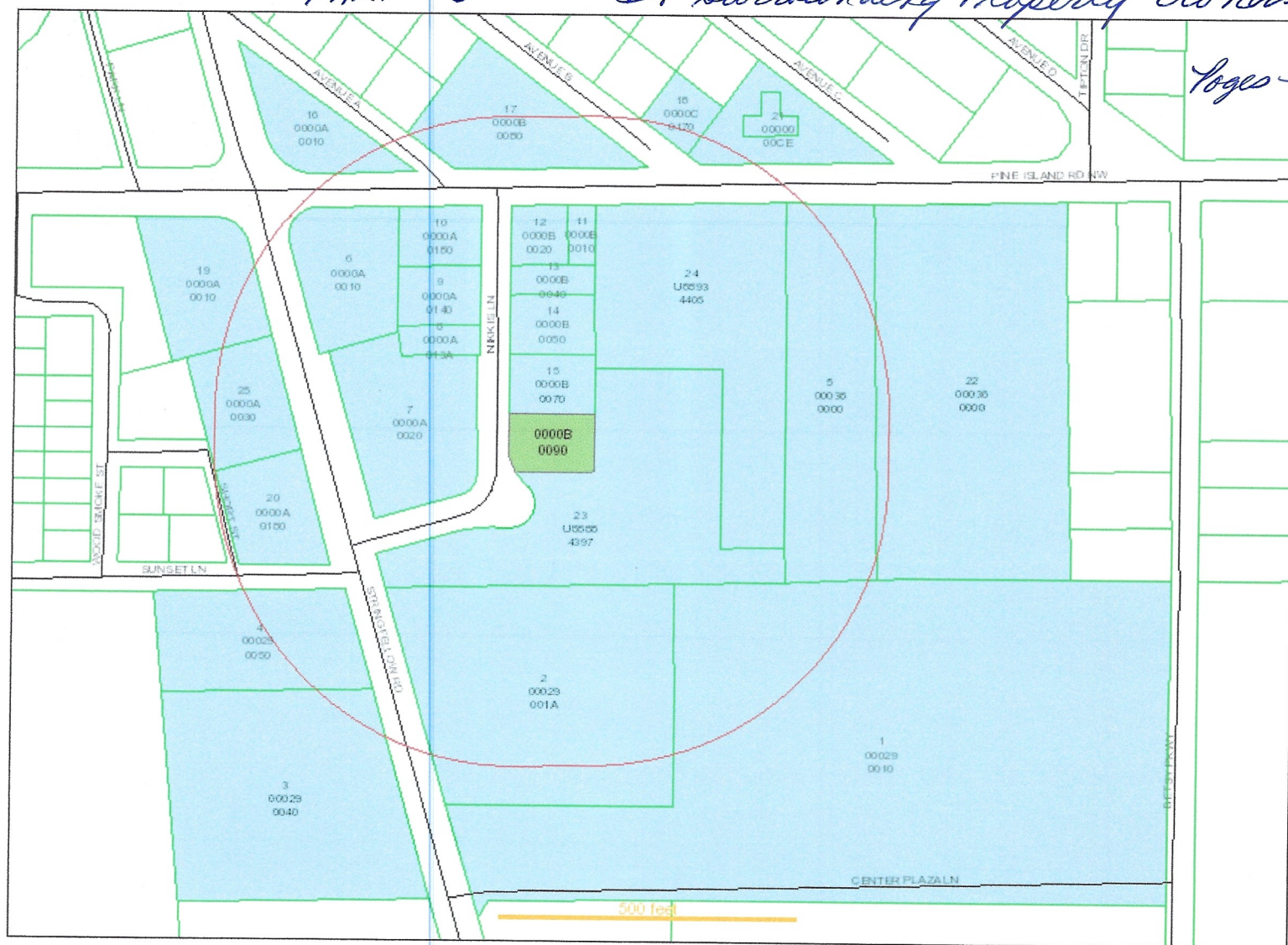
Ashanti Shahriyar

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



Date of Report: April 21, 2023

Buffer Distance: 500 feet [Rerun](#)

Parcels Affected: 25

Subject Parcel: 28-44-22-01-0000B.0090

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

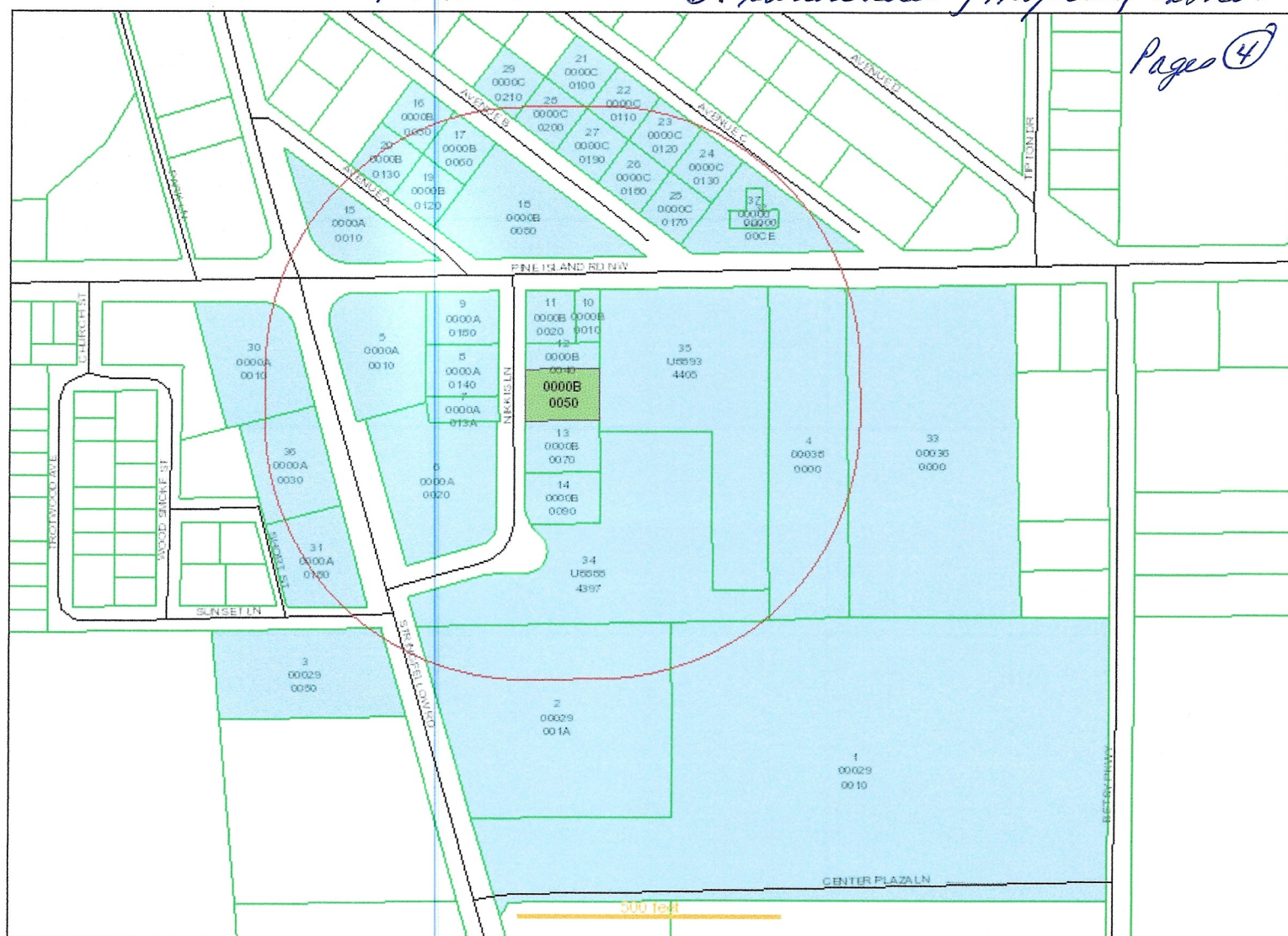
10464 NIKKIS LANE

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
FRIZONE CARLOS H TR 13031 MCGREGOR BLVD FORT MYERS FL 33919	28-44-22-00-00029.0010 10300 STRINGFELLOW SAINT JAMES CITY FL 33956	PARL IN S 1/2 OF NW 1/4 OF SE 1/4 DESC OR 1316 PG 563 LESS PAR 29.001A + 29.001B LESS PORT DESC IN INST #2016000132755	1
FISHERS OF MEN LUTHERAN CHURCH PO BOX 664 SAINT JAMES CITY FL 33956	28-44-22-00-00029.001A 10360 STRINGFELLOW RD BOKEELIA FL 33922	PARL IN NW 1/4 OF SE 1/4 DESC OR 1176 PG 670 + OR 1338 PG 1252	2
FRIZONE CARLOS H TR 13031 MCGREGOR BLVD FORT MYERS FL 33919	28-44-22-00-00029.0040 10361 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PARL LOC IN E 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 DESC IN OR 965 P 831	3
STONEGATE BANK DAVID L ROBBINS 12670 CREEKSIDE LN STE 101	28-44-22-00-00029.0050 5551 SUNSET LN SAINT JAMES CITY FL 33956	PAR LOC IN E 1/2 OF S 1/2 OF NE 1/4 OF S/W 1/4 DESC IN OR 4325 PG 2414	4

FORT MYERS FL 33919			
PINE ISLAND ROAD 5401 LLC 13612 ROBERT RD BOKEELIA FL 33922	28-44-22-00-00038.0000 5401 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 DESC IN OR 0190 PG 0084	5
GOSS VENTURES LLC 1761 W HILSBORO BLVD STE 314 DEERFIELD BEACH FL 33442	28-44-22-01-0000A.0010 10502 STRINGFELLOW RD BOKEELIA FL 33922	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 1 DESC OR 0744 PG 0309	6
LOU D MAUNEY TRUST DERRICK MAUNEY 2310 NW 27TH AVE CAPE CORAL FL 33993	28-44-22-01-0000A.0020 10480 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOTS 2 THRU 12 LESS R/W OR1837/2974	7
MAUNEY JASON D 10480 STRINGFELLOW RD #5 ST JAMES CITY FL 33956	28-44-22-01-0000A.013A 10481 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 13	8
ABPIC NURSERY LLC 4320 TAYLOR RD PUNTA GORDA FL 33950	28-44-22-01-0000A.0140 10489 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 14 + 15	9
ABPIC NURSERY LLC 4320 TAYLOR RD PUNTA GORDA FL 33950	28-44-22-01-0000A.0180 5495 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK A PB 9 PG 44 LOTS 16 THRU 18	10
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0010 5459 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK B PB 9 PG 44 LOT 1	11
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0020 5465 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK.B PB 9 PG 44 LOTS 2 + 3	12
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0040 10494 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOT 4	13
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0050 10488 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 5 + 6	14
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0070 10476 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 7 + 8	15
STRINGFELLOW 8 8 LLC 10530 STRINGFELLOW RD BOKEELIA FL 33922	28-44-22-02-0000A.0010 10530 STRINGFELLOW RD BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK A PB 9 PG 120 ALL BLK A	16
SHEVLIN MICHAEL H & JOAN L PO BOX 488 MATLACHA FL 33993	28-44-22-02-0000B.0080 5462 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK B PB 9 PG 120 LOTS 7 THRU 11 INCL	17
BRUEHL TIMOTHY J & 1696 MCGREGOR RESERVE DR FORT MYERS FL 33901	28-44-22-02-0000C.0170 5414 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 17	18
DBNCH CIRCLE LLC REAL ESTATE DEPT 3802 CORPOREX PARK DR STE 200 TAMPA FL 33619	28-44-22-04-0000A.0010 10499 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER UNIT 5 PB 10 PG 22 DESC OR 1406/412 LESS OR 2101/1739	19
CASTANEDA JUAN + 14081 STRINGFELLOW RD BOKEELIA FL 33922	28-44-22-04-0000A.0180 10433 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER UNIT 5 BLK A PB 10 PG 22 LOTS 13 THRU 21	20
PINE ISLAND PROFESSIONAL	28-44-22-06-00000.00CE	PINE ISLAND PROFESSIONAL	21

5400 PINE ISLAND RD BOKEELIA FL 33922	PINE ISLAND PROFESSIONAL C/E BOKEELIA FL 33922	CENTRE CONDO COMMON AREA DESC OR 1937 PG 2244 + CPB 15 PG 56	
DEEP BLUE SEA LAND LOCK LLC 11500 FLINT LN BOKEELIA FL 33922	28-44-22-L3-00036.0000 5361 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 DESC IN OR 1718 PG 0041 + A PAR IN SE 1/4 AS DESC IN OR 1288 PG 887	22
5431 PINE ISLAND LLC 2240 W FIRST ST STE 101 FORT MYERS FL 33901	28-44-22-L3-U8888.4397 ACCESS UNDETERMINED SAINT JAMES CITY FL 33956	PARCEL OF LAND IN SEC 28 TWP 44 RNG 22 AS DESC IN INSTRUMENT 2019000037365. TRACT B.	23
DON THOMAS HALL TRUST + 115 E OAS ST STE 201 ARCADIA FL 34266	28-44-22-L3-U8893.4405 5431 PINE ISLAND RD NW BOKEELIA FL 33922	PARCEL OF LAND IN SEC 28 TWP 44 RNG 22 AS DESC IN INSTRUMENT 2019000037365. TRACT A.	24
CAMMICK JOHN E + PO BOX 395 MATLACHA FL 33993	28-44-22-L4-0000A.0030 10493 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISL CNTR UN-5 BLK A LTS 3-12 BLK B PT LT 8	25



Date of Report: April 21, 2023

Buffer Distance: 500 feet [Rerun](#)

Parcels Affected: 39

Subject Parcel: 28-44-22-01-0000B.0050

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

10488 NIKKIS LANE

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
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FISHERS OF MEN LUTHERAN CHURCH PO BOX 664 SAINT JAMES CITY FL 33956	28-44-22-00-00029.001A 10360 STRINGFELLOW RD BOKEELIA FL 33922	PARL IN NW 1/4 OF SE 1/4 DESC OR 1176 PG 670 + OR 1338 PG 1252	2
STONEGATE BANK DAVID L ROBBINS 12670 CREEKSIDE LN STE 101 FORT MYERS FL 33919	28-44-22-00-00029.0050 5551 SUNSET LN SAINT JAMES CITY FL 33956	PAR LOC IN E 1/2 OF S 1/2 OF NE 1/4 OF S/W 1/4 DESC IN OR 4325 PG 2414	3
PINE ISLAND ROAD 5401 LLC 13612 ROBERT RD	28-44-22-00-00038.0000 5401 PINE ISLAND RD NW	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 DESC IN	4

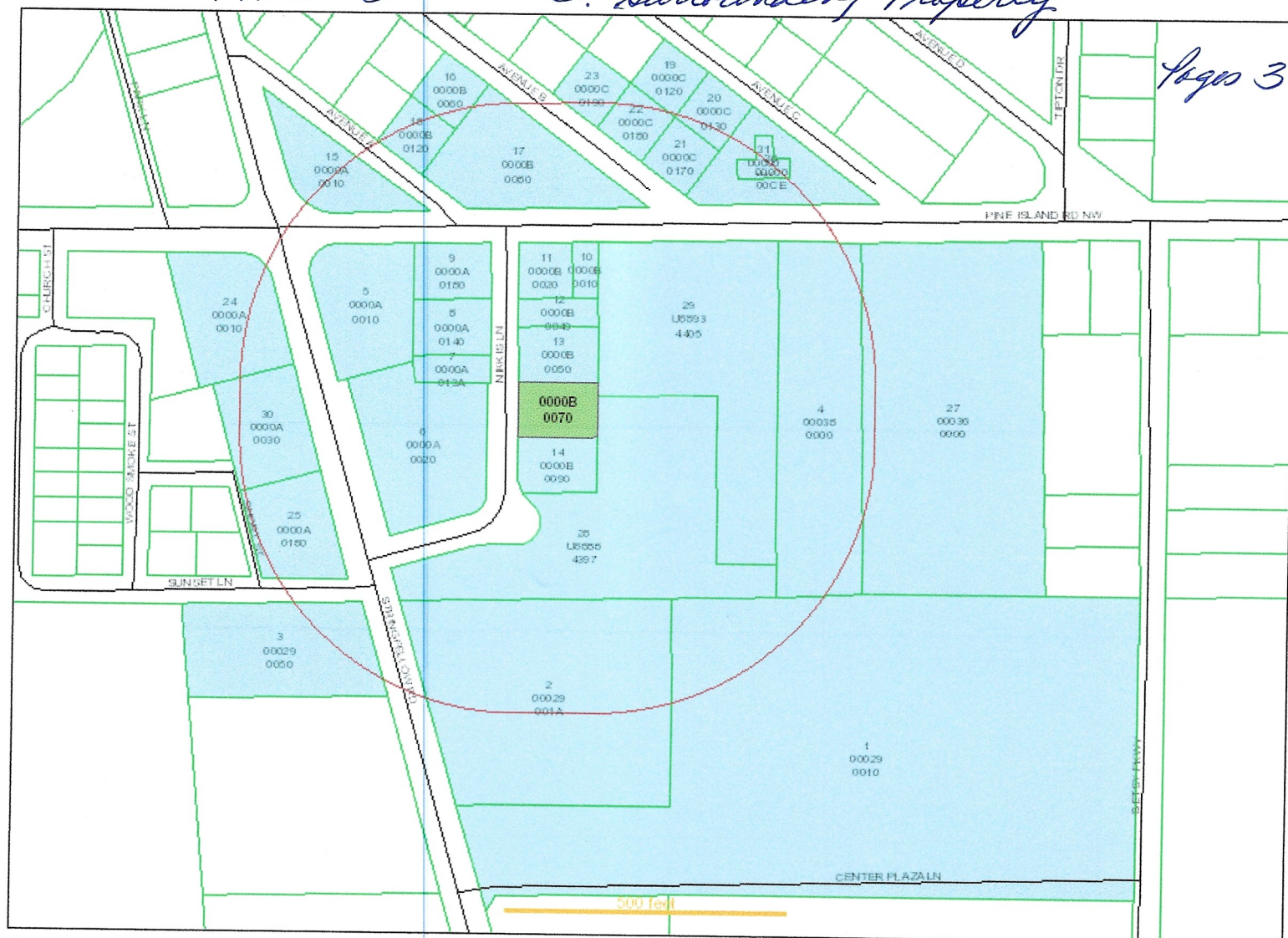
BOKEELIA FL 33922	BOKEELIA FL 33922	OR 0190 PG 0084	
GOSS VENTURES LLC 1761 W HILSBORO BLVD STE 314 DEERFIELD BEACH FL 33442	28-44-22-01-0000A.0010 10502 STRINGFELLOW RD BOKEELIA FL 33922	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 1 DESC OR 0744 PG 0309	5
LOU D MAUNEY TRUST DERRICK MAUNEY 2310 NW 27TH AVE CAPE CORAL FL 33993	28-44-22-01-0000A.0020 10480 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOTS 2 THRU 12 LESS R/W OR1837/2974	6
MAUNEY JASON D 10480 STRINGFELLOW RD #5 ST JAMES CITY FL 33956	28-44-22-01-0000A.013A 10481 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 13	7
ABPIC NURSERY LLC 4320 TAYLOR RD PUNTA GORDA FL 33950	28-44-22-01-0000A.0140 10489 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 14 + 15	8
ABPIC NURSERY LLC 4320 TAYLOR RD PUNTA GORDA FL 33950	28-44-22-01-0000A.0180 5495 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK A PB 9 PG 44 LOTS 16 THRU 18	9
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0010 5459 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK B PB 9 PG 44 LOT 1	10
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0020 5465 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK.B PB 9 PG 44 LOTS 2 + 3	11
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0040 10494 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOT 4	12
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0070 10476 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 7 + 8	13
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0090 10464 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 9 + 10	14
STRINGFELLOW 8 8 LLC 10530 STRINGFELLOW RD BOKEELIA FL 33922	28-44-22-02-0000A.0010 10530 STRINGFELLOW RD BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK A PB 9 PG 120 ALL BLK A	15
AISLING HOME PARTNERS LLC + 29968 CHIHUAHUA VALLEY RD WARNER SPRINGS CA 92086	28-44-22-02-0000B.0050 5493 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK B PB 9 PG 120 LOT 5	16
SHEVLIN MICHAEL H & JOAN L PO BOX 488 MATLACHA FL 33993	28-44-22-02-0000B.0060 5447 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK B PB 9 PG 120 LOT 6	17
SHEVLIN MICHAEL H & JOAN L PO BOX 488 MATLACHA FL 33993	28-44-22-02-0000B.0080 5462 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK B PB 9 PG 120 LOTS 7 THRU 11 INCL	18
SHEVLIN MICHAEL H & JOAN L PO BOX 88 CAPE CORAL FL 33993	28-44-22-02-0000B.0120 5476 AVENUE A BOKEELIA FL 33922	PINE ISLAND CENTER UT 2 BLK B PB 9 PG 120 LOT 12	19
SHEVLIN MICHAEL H & JOAN L PO BOX 88 CAPE CORAL FL 33993	28-44-22-02-0000B.0130 5492 AVENUE A BOKEELIA FL 33922	PINE ISLAND CENTER UT 2 BLK B PB 9 PG 120 LOT 13	20
BURNS STEVEN 5499 AVENUE C	28-44-22-02-0000C.0100 5435 AVENUE C	PINE ISLAND CENTER UNIT 2 PB 9 PG 120	21

BOKEELIA FL 33922	BOKEELIA FL 33922	BLK C LOT 10	
SANDER JACQUELINE PATRICIA 5419 AVENUE C BOKEELIA FL 33922	28-44-22-02-0000C.0110 5419 AVENUE C BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 11	22
MADDEN CELIA L TR 3531 SEA HOLLY LN SAINT JAMES CITY FL 33956	28-44-22-02-0000C.0120 5401/5403 AVENUE C BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 12	23
BRUEHL TIMOTHY J & 1696 MCGREGOR RESERVE DR FORT MYERS FL 33901	28-44-22-02-0000C.0130 5387 AVENUE C BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 13	24
BRUEHL TIMOTHY J & 1696 MCGREGOR RESERVE DR FORT MYERS FL 33901	28-44-22-02-0000C.0170 5414 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 17	25
DOLLISON MARVIN 5430 AVENUE B BOKEELIA FL 33922	28-44-22-02-0000C.0180 5430 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 18	26
HENNELLY THOMAS F 5446 AVENUE B BOKEELIA FL 33922	28-44-22-02-0000C.0190 5446 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 19	27
DEONARINE SAMUEL A 127 PEACE ISLAND DR PUNTA GORDA FL 33950	28-44-22-02-0000C.0200 5462 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK.C PB 9 PG 120 LOT 20	28
IHLEFELD SHARON M & 5919 ESTHER DR BOKEELIA FL 33922	28-44-22-02-0000C.0210 5478/5480 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER 2 BLK C PB 9 PG 120 LOT 21	29
DBNCH CIRCLE LLC REAL ESTATE DEPT 3802 CORPOREX PARK DR STE 200 TAMPA FL 33619	28-44-22-04-0000A.0010 10499 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER UNIT 5 PB 10 PG 22 DESC OR 1406/412 LESS OR 2101/1739	30
CASTANEDA JUAN + 14081 STRINGFELLOW RD BOKEELIA FL 33922	28-44-22-04-0000A.0180 10433 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER UNIT 5 BLK A PB 10 PG 22 LOTS 13 THRU 21	31
PINE ISLAND PROFESSIONAL 5400 PINE ISLAND RD BOKEELIA FL 33922	28-44-22-06-00000.00CE PINE ISLAND PROFESSIONAL C/E BOKEELIA FL 33922	PINE ISLAND PROFESSIONAL CENTRE CONDO COMMON AREA DESC OR 1937 PG 2244 + CPB 15 PG 56	32
DEEP BLUE SEA LAND LOCK LLC 11500 FLINT LN BOKEELIA FL 33922	28-44-22-L3-00036.0000 5361 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 DESC IN OR 1718 PG 0041 + A PAR IN SE 1/4 AS DESC IN OR 1288 PG 887	33
5431 PINE ISLAND LLC 2240 W FIRST ST STE 101 FORT MYERS FL 33901	28-44-22-L3-U8888.4397 ACCESS UNDETERMINED SAINT JAMES CITY FL 33956	PARCEL OF LAND IN SEC 28 TWP 44 RNG 22 AS DESC IN INSTRUMENT 2019000037365. TRACT B.	34
DON THOMAS HALL TRUST + 115 E OAS ST STE 201 ARCADIA FL 34266	28-44-22-L3-U8893.4405 5431 PINE ISLAND RD NW BOKEELIA FL 33922	PARCEL OF LAND IN SEC 28 TWP 44 RNG 22 AS DESC IN INSTRUMENT 2019000037365. TRACT A.	35
CAMMICK JOHN E + PO BOX 395	28-44-22-L4-0000A.0030 10493 STRINGFELLOW RD	PINE ISL CNTR UN-5 BLK A LTS 3-12 BLK B PT LT 8	36

MATLACHA FL 33993	SAINT JAMES CITY FL 33956		
MBF PROPERTY HOLDINGS LLC 5400 PINE ISLAND RD NW # A BOKEELIA FL 33922	28-44-22-06-00000.00A0 5400 PINE ISLAND RD NW #A BOKEELIA FL 33922	PINE ISLAND PROF CTR OR 1764 PG 1228 UNIT A	37
BRUEHL TIMOTHY J & 5400 PINE ISLAND RD STE D BOKEELIA FL 33922	28-44-22-06-00000.00B0 5400 PINE ISLAND RD NW #B BOKEELIA FL 33922	PINE ISLAND PROF CTR OR 1764 PG 1228 UNIT B	37
BRUEHL TIMOTHY J & 1696 MCGREGOR RESERVE DR FORT MYERS FL 33901	28-44-22-06-00000.00D0 5400 PINE ISLAND RD NW #D BOKEELIA FL 33922	PINE ISLAND PROFESSIONAL CENTER OR 1764 PG 1228 UNIT D	37

D. Surrounding Property

Page 3



Date of Report: April 21, 2023

Buffer Distance: feet [Rerun](#)

Parcels Affected: 33

Subject Parcel: 28-44-22-01-0000B.0070

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

10476 NIKKIS KANE

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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
FRIZONE CARLOS H TR 13031 MCGREGOR BLVD FORT MYERS FL 33919	28-44-22-00-00029.0010 10300 STRINGFELLOW SAINT JAMES CITY FL 33956	PARL IN S 1/2 OF NW 1/4 OF SE 1/4 DESC OR 1316 PG 563 LESS PAR 29.001A + 29.001B LESS PORT DESC IN INST #2016000132755	1
FISHERS OF MEN LUTHERAN CHURCH PO BOX 664 SAINT JAMES CITY FL 33956	28-44-22-00-00029.001A 10360 STRINGFELLOW RD BOKEELIA FL 33922	PARL IN NW 1/4 OF SE 1/4 DESC OR 1176 PG 670 + OR 1338 PG 1252	2
STONEGATE BANK DAVID L ROBBINS 12670 CREEKSIDE LN STE 101 FORT MYERS FL 33919	28-44-22-00-00029.0050 5551 SUNSET LN SAINT JAMES CITY FL 33956	PAR LOC IN E 1/2 OF S 1/2 OF NE 1/4 OF S/W 1/4 DESC IN OR 4325 PG 2414	3
PINE ISLAND ROAD 5401 LLC 13612 ROBERT RD	28-44-22-00-00038.0000 5401 PINE ISLAND RD NW	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 DESC IN	4

BOKEELIA FL 33922	BOKEELIA FL 33922	OR 0190 PG 0084	
GOSS VENTURES LLC 1761 W HILSBORO BLVD STE 314 DEERFIELD BEACH FL 33442	28-44-22-01-0000A.0010 10502 STRINGFELLOW RD BOKEELIA FL 33922	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 1 DESC OR 0744 PG 0309	5
LOU D MAUNEY TRUST DERRICK MAUNEY 2310 NW 27TH AVE CAPE CORAL FL 33993	28-44-22-01-0000A.0020 10480 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOTS 2 THRU 12 LESS R/W OR1837/2974	6
MAUNEY JASON D 10480 STRINGFELLOW RD #5 ST JAMES CITY FL 33956	28-44-22-01-0000A.013A 10481 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 13	7
ABPIC NURSERY LLC 4320 TAYLOR RD PUNTA GORDA FL 33950	28-44-22-01-0000A.0140 10489 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK A PB 9 PG 44 LOT 14 + 15	8
ABPIC NURSERY LLC 4320 TAYLOR RD PUNTA GORDA FL 33950	28-44-22-01-0000A.0180 5495 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK A PB 9 PG 44 LOTS 16 THRU 18	9
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0010 5459 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK B PB 9 PG 44 LOT 1	10
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0020 5465 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER BLK.B PB 9 PG 44 LOTS 2 + 3	11
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0040 10494 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOT 4	12
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0050 10488 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 5 + 6	13
5465 PINE ISLAND RD LLC 47267 TOMAHAWK DR NEGLEY OH 44441	28-44-22-01-0000B.0090 10464 NIKKIS LN SAINT JAMES CITY FL 33956	PINE ISLAND CENTER BLK B PB 9 PG 44 LOTS 9 + 10	14
STRINGFELLOW 8 8 LLC 10530 STRINGFELLOW RD BOKEELIA FL 33922	28-44-22-02-0000A.0010 10530 STRINGFELLOW RD BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK A PB 9 PG 120 ALL BLK A	15
SHEVLIN MICHAEL H & JOAN L PO BOX 488 MATLACHA FL 33993	28-44-22-02-0000B.0060 5447 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK B PB 9 PG 120 LOT 6	16
SHEVLIN MICHAEL H & JOAN L PO BOX 488 MATLACHA FL 33993	28-44-22-02-0000B.0080 5462 PINE ISLAND RD NW BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK B PB 9 PG 120 LOTS 7 THRU 11 INCL	17
SHEVLIN MICHAEL H & JOAN L PO BOX 88 CAPE CORAL FL 33993	28-44-22-02-0000B.0120 5476 AVENUE A BOKEELIA FL 33922	PINE ISLAND CENTER UT 2 BLK B PB 9 PG 120 LOT 12	18
MADDEN CELIA L TR 3531 SEA HOLLY LN SAINT JAMES CITY FL 33956	28-44-22-02-0000C.0120 5401/5403 AVENUE C BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 12	19
BRUEHL TIMOTHY J & 1696 MCGREGOR RESERVE DR FORT MYERS FL 33901	28-44-22-02-0000C.0130 5387 AVENUE C BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 13	20
BRUEHL TIMOTHY J & 1696 MCGREGOR RESERVE DR	28-44-22-02-0000C.0170 5414 AVENUE B	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120	21

FORT MYERS FL 33901	BOKEELIA FL 33922	LOT 17	
DOLLISON MARVIN 5430 AVENUE B BOKEELIA FL 33922	28-44-22-02-0000C.0180 5430 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 18	22
HENNELLY THOMAS F 5446 AVENUE B BOKEELIA FL 33922	28-44-22-02-0000C.0190 5446 AVENUE B BOKEELIA FL 33922	PINE ISLAND CENTER UNIT 2 BLK C PB 9 PG 120 LOT 19	23
DBNCH CIRCLE LLC REAL ESTATE DEPT 3802 CORPOREX PARK DR STE 200 TAMPA FL 33619	28-44-22-04-0000A.0010 10499 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER UNIT 5 PB 10 PG 22 DESC OR 1406/412 LESS OR 2101/1739	24
CASTANEDA JUAN + 14081 STRINGFELLOW RD BOKEELIA FL 33922	28-44-22-04-0000A.0180 10433 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISLAND CENTER UNIT 5 BLK A PB 10 PG 22 LOTS 13 THRU 21	25
PINE ISLAND PROFESSIONAL 5400 PINE ISLAND RD BOKEELIA FL 33922	28-44-22-06-00000.00CE PINE ISLAND PROFESSIONAL C/E BOKEELIA FL 33922	PINE ISLAND PROFESSIONAL CENTRE CONDO COMMON AREA DESC OR 1937 PG 2244 + CPB 15 PG 56	26
DEEP BLUE SEA LAND LOCK LLC 11500 FLINT LN BOKEELIA FL 33922	28-44-22-L3-00036.0000 5361 PINE ISLAND RD NW BOKEELIA FL 33922	PARL IN N 1/2 OF N E 1/4 OF S E 1/4 DESC IN OR 1718 PG 0041 + A PAR IN SE 1/4 AS DESC IN OR 1288 PG 887	27
5431 PINE ISLAND LLC 2240 W FIRST ST STE 101 FORT MYERS FL 33901	28-44-22-L3-U8888.4397 ACCESS UNDETERMINED SAINT JAMES CITY FL 33956	PARCEL OF LAND IN SEC 28 TWP 44 RNG 22 AS DESC IN INSTRUMENT 2019000037365. TRACT B.	28
DON THOMAS HALL TRUST + 115 E OAS ST STE 201 ARCADIA FL 34266	28-44-22-L3-U8893.4405 5431 PINE ISLAND RD NW BOKEELIA FL 33922	PARCEL OF LAND IN SEC 28 TWP 44 RNG 22 AS DESC IN INSTRUMENT 2019000037365. TRACT A.	29
CAMMICK JOHN E + PO BOX 395 MATLACHA FL 33993	28-44-22-L4-0000A.0030 10493 STRINGFELLOW RD SAINT JAMES CITY FL 33956	PINE ISL CNTR UN-5 BLK A LTS 3-12 BLK B PT LT 8	30
MBF PROPERTY HOLDINGS LLC 5400 PINE ISLAND RD NW # A BOKEELIA FL 33922	28-44-22-06-00000.00A0 5400 PINE ISLAND RD NW #A BOKEELIA FL 33922	PINE ISLAND PROF CTR OR 1764 PG 1228 UNIT A	31
BRUEHL TIMOTHY J & 5400 PINE ISLAND RD STE D BOKEELIA FL 33922	28-44-22-06-00000.00B0 5400 PINE ISLAND RD NW #B BOKEELIA FL 33922	PINE ISLAND PROF CTR OR 1764 PG 1228 UNIT B	31
BRUEHL TIMOTHY J & 1696 MCGREGOR RESERVE DR FORT MYERS FL 33901	28-44-22-06-00000.00D0 5400 PINE ISLAND RD NW #D BOKEELIA FL 33922	PINE ISLAND PROFESSIONAL CENTER OR 1764 PG 1228 UNIT D	31