



Engineers, Planners & Development Consultants

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RECEIVED  
JUL 13 2023

COMMUNITY DEVELOPMENT

July 13, 2023

Mr. Joseph Sarracino, Planner, Planning Section  
Lee County Division of Community Development  
1500 Monroe Street  
Fort Myers, Florida 33901

RE: CPA2023-00001 Babcock US-41 Map Amendments

Dear Mr. Roberts,

Please find attached a set of revised plans for the above-mentioned project per your comments dated July 5, 2023. Below are written responses to the comments.

#### **APPLICATION MATERIALS COMMENTS**

1. Please mark the State Review section of the application as a Small-Scale Review.

**Response: Please see the attached revised application**

2. Please update the variance report to include the parcel at STRAP 08-46-25-01-00000.001B; and provide physical copies of the mailing labels for the updated project area, including the updated variance map requested with this insufficiency letter.

**Response: Please see the updated Variance map. Physical copy of Labels will be dropped off to Development Services.**

#### **LEGAL REVIEW COMMENTS**

3. Please provide a 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. The title survey cannot be accepted in lieu of the legal description and sketch.

**Response: Please see the Legal Sketch and Description**

#### **LEVEL OF SERVICE ANALYSIS COMMENTS**

4. Please update the Lee Plan analysis to ensure that the acreage of the most recent request is considered.

For example, analysis of Policy I.6.5 still indicates that the request is for  $\pm 49$  acres.

**Response: Please see revised Lee Plan Analysis**

5. Please show the proposed amendments to Table I(b) in strikethrough and underlined format.

**Response: Please see Table T-4**

6. Please clarify the proposed density of the project. For example, references are made to DOS 2022-00199, which shows 267 units, but other portions of the Lee Plan analysis show 288 units.

**Response: Please see revised Lee Plan Analysis.**

## **TRANSPORTATION ANALYSIS COMMENTS**

1. The proposed future land use for the area is designated as Central Urban, with a maximum base density of 10 dwelling units per gross area. This results in a total of 256 multi-family dwelling units (25.60 acres x 10 units) instead of the initially planned 267 units. In light of this, it is recommended to consider the trips generated by the maximum land use density of the proposed Central Urban category (256 dwelling units) for both short-term (5 years) and long-range (2045) Level of Service (LOS) analysis. This analysis should focus on the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory.

**Response: TIS will be forthcoming to coordinate with staff, per conversation with Joe Sarracino 7/13/2023**

2. Michael G. Rippe Parkway, located north of US 41, is a state-maintained 6LD arterial. In order to determine the LOS thresholds for this road segment, it is advised to utilize the Generalized Peak Hour Directional Volumes provided by the Florida Department of Transportation (FDOT) (refer to Table 7). Consequently, it is necessary to update Table 1 and Table 2 accordingly, reflecting the revised LOS thresholds based on FDOT's data.

**Response: TIS will be forthcoming to coordinate with staff, per conversation with Joe Sarracino 7/13/2023**

3. When estimating the projected traffic volume for the years 2028 and 2045, it is recommended to account for exponential growth for the abutting arterial and major collector segment(s) identified in the Transportation Inventory of the subject area. It should be noted that Lee County's 2022 Concurrency Report presented the peak hour peak directional traffic volume data for arterials in 2021. If any data from this report is utilized for estimating the 2028 and 2045 traffic volumes of any arterial or major collector segment, exponential growth projection should consider a timeframe of 7 and 24 years, respectively. Conversely, if any data from the FDOT's current (2022) Average Annual Daily Traffic (AADT) volume is employed for estimating the 2028 and 2045 traffic volumes of any arterial or major collector segment, exponential growth projection should consider a timeframe of 6 and 23 years, respectively.

**Response: TIS will be forthcoming to coordinate with staff, per conversation with Joe Sarracino 7/13/2023**

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,  
Quattrone & Associates, Inc.

Sharon Hrabak

Email: [Mark@qainc.net](mailto:Mark@qainc.net)





## **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 effect 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 checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M2)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Existing Future Land Use Map (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Proposed Amendments (Exhibit – M11)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M15)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M16)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
<input checked="" 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 – M18)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M19)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M20)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

**APPLICANT – PLEASE NOTE:**

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

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

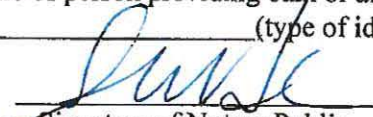
I, Paul H Freeman, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best 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

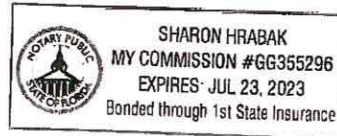
Paul H Freeman  
Printed Name of Applicant

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)







AFFIDAVIT

I, Devin Benjamin, 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] Feb 6, 2023  
Signature of Applicant Date

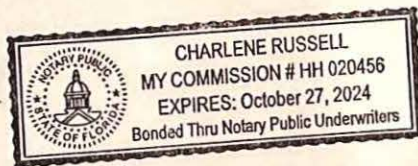
Devin Benjamin  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

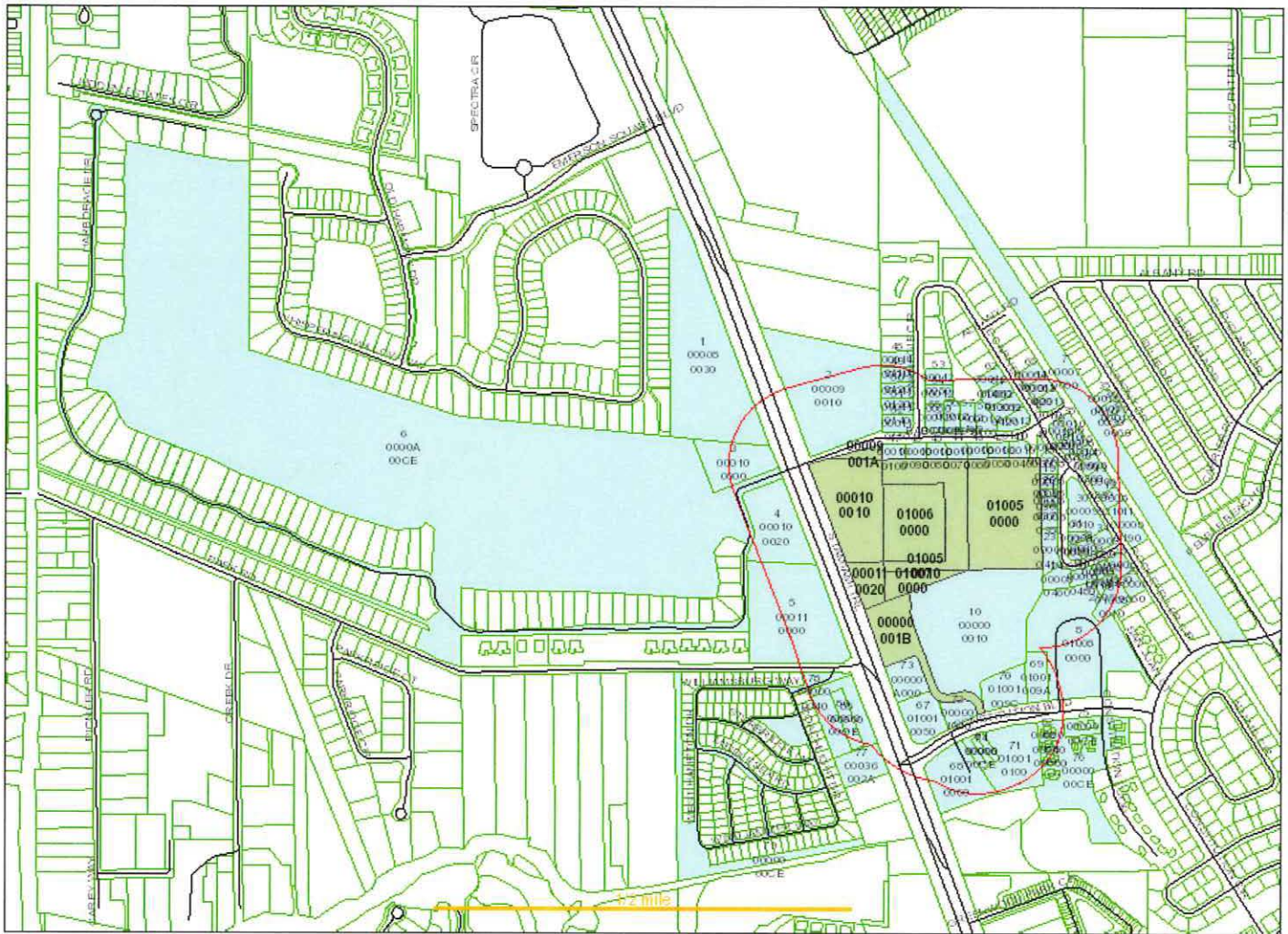
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on 6 FEBRUARY 2023 BY: DEVIN BENJAMIN (date) by DEVIN BENJAMIN (name of person providing oath or affirmation), who is personally known to me or who has produced FLORIDA DRIVERS LICENSE (type of identification) as identification.

[Signature]  
Signature of Notary Public

CHARLENE DEE RUSSELL  
(Name typed, printed or stamped)







Date of Report: July 05, 2023

Buffer Distance: 500 feet

Parcels Affected: 127

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, 08-46-25-01-00000.001B**

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
HARBOUR PLAZA LLC LUCIE GUERRERO 9200 CORPORATE BLVD UNIT 250 ROCKVILLE MD 20850	<b>07-46-25-00-00008.0030</b> 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	<b>07-46-25-00-00009.0010</b> 17811-890 TOY VAULT LN 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	<b>07-46-25-00-00010.0000</b> 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	<b>07-46-25-00-00010.0020</b> 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	<b>07-46-25-00-00011.0000</b> 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	<b>07-46-25-05-0000A.00CE</b> 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	<b>08-46-25-00-00007.0000</b> RAILROAD R/W FORT MYERS FL 33967	STRIP OF LAND RR R/W RUNNING SELY ACROSS SEC.	7
FREEMAN ALAN C 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	<b>08-46-25-00-01008.0000</b> ACCESS UNDETERMINED FORT MYERS FL 33967	PAR IN SEC 8 + 17 DESC OR 1269/1980 + OR1708/2343 LESS OR 2400/1319 + PT OR2720/876 + LESS OR 3505/4845	8
KUSH PARTNERS INC 16677 BOBCAT DR FORT MYERS FL 33908	<b>08-46-25-00-01008.0010</b> 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	9
WEBBER COMMERCIAL PROPERTIES L 6160 RIVER SHORE COURT N FORT MYERS FL 33917	<b>08-46-25-01-00000.0010</b> 18011 S TAMIAMI TRL FORT MYERS FL 33908	PAR LYING IN SECT 08 + 17 DESC IN OR 3669 PG 372 PT LT 1 SAN CARLOS CNT	10
S&T TOWING OF SW FLORIDA INC DAVID TARQUINO 17525 ROCKEFELLER CIR FORT MYERS FL 33967	<b>08-46-25-15-00008.0190</b> 17525/541 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 15 THRU 20	11
KERSHAW THOMAS R & 5626 RIVERSIDE DR CAPE CORAL FL 33904	<b>08-46-25-15-00008.0210</b> 17517 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 21 + 22	12
ASAMBLEA DE IGLESIAS CRISTIANA PO BOX 1356 ESTERO FL 33928	<b>08-46-25-15-00008.0230</b> 17509/511 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 23 THRU 25	13
MONDI RENTALS 17497 LLC 15880 SHAMROCK DR FORT MYERS FL 33967	<b>08-46-25-15-00008.0260</b> 17497 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 26 + 27	14
CURRYS AUTOMOTIVE OF LEE COUNT 17497 ROCKEFELLER CIR FORT MYERS FL 33967	<b>08-46-25-15-00008.0280</b> 17489 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 28	15
CURRYS AUTOMOTIVE OF LEE COUNT 17497 ROCKEFELLER CIR FORT MYERS FL 33967	<b>08-46-25-15-00008.0290</b> 17481 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 29	16
BOLANOS ERIC 17771 CASTLE HARBOR DR FORT MYERS FL 33967	<b>08-46-25-15-00008.0300</b> 17461 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 30 + 31 LESS OR 1084 PG 984	17
MIDONE TRUST 5140 SEASHELL AVE NAPLES FL 34103	<b>08-46-25-15-00008.0320</b> 17474 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LTS 32 + 33 + PT LT 31	18
MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	<b>08-46-25-15-00008.0340</b> 17492 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 34 + 35	19
MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	<b>08-46-25-15-00008.0360</b> 17500 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 36	20
MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	<b>08-46-25-15-00008.0370</b> 17504 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 37	21
FARMER TED S 1955 W BASELINE RD STE 113-615 MESA AZ 85202	<b>08-46-25-15-00008.0380</b> 17514 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 38 THRU 40	22



BWP HOLDINGS GROUP LLC 17520 ROCKEFELLER CIRCLE ESTERO FL 33967	<b>08-46-25-15-00008.0410</b> 17520 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 41 THRU 45	23
EVANS JOHN J JR TR PO BOX 798 ESTERO FL 33928	<b>08-46-25-15-00008.0460</b> 17540 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 46 + 47	24
MONDI RENTALS 17497 LLC 15880 SHAMROCK DR FORT MYERS FL 33912	<b>08-46-25-15-00008.0480</b> 17548 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 48 + 49 + 50	25
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	<b>08-46-25-15-00008.0510</b> 17560 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PL COMM ADDN BLK 8 PB 28 PG 19 LOT 51	26
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	<b>08-46-25-15-00008.0520</b> 17564 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 52	27
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	<b>08-46-25-15-00008.0530</b> 17568 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 53 THRU 55	28
D & G SEALCOATING AND STRIPING 17580 ROCKEFELLER CIR FORT MYERS FL 33967	<b>08-46-25-15-00008.0560</b> 17580 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 56 THRU 58	29
VUOLO CHARLES JR & JO ANN 1311 LONGWOOD DR FORT MYERS FL 33919	<b>08-46-25-15-00009.0010</b> 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	30
VUOLO CHARLES JR & JOANN P 1311 LONGWOOD DR FORT MYERS FL 33919	<b>08-46-25-15-00009.0050</b> 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	31
TURKETT R KEITH & DEBRA R 21605 BELHAVEN WAY ESTERO FL 33928	<b>08-46-25-15-00009.0060</b> 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	32
TURKETT R KEITH + 21605 BELHAVEN WAY ESTERO FL 33928	<b>08-46-25-15-00009.0070</b> 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	33
DI FOGGIA DOMINIQUE TR 5140 SEASHELL AVE NAPLES FL 34103	<b>08-46-25-15-00009.0090</b> 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	34
NGUYEN CLIFFORD H + ESTRELLA RUIZ 2804 DEL PRADO BLVD S STE 102 CAPE CORAL FL 33904	<b>08-46-25-16-00015.0010</b> 17446/448 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB 28 PG 15 LOTS 1 + 2	35
HEIDAK AMRO ISMAIL 19050 S TAMAMI TRAIL FORT MYERS FL 33908	<b>08-46-25-16-00015.0030</b> 17454/456 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB 28 PG 15 LOTS 3 THRU 5	36
17464 DUMONT LLC 6130 BRIXWORTH DR TYLER TX 75703	<b>08-46-25-16-00015.0060</b> 17464/466 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB28 PG15 LOT 6 THRU 8	37
7124 BABCOCK ROAD LLC PO BOX 606 MANHASSET NY 11030	<b>08-46-25-17-00010.0010</b> 7124/7126 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LOT 1	38
BARRETO DIEGO 7114 BABCOCK RD FORT MYERS FL 33967	<b>08-46-25-17-00010.0020</b> 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	39

MIDONE TRUST 5140 SEASHELL AVE NAPLES FL 34103	<b>08-46-25-17-00010.0030</b> 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	40
MHLV VENTURES LLC 500 PORTSIDE DR NAPLES FL 34103	<b>08-46-25-17-00010.0040</b> 7064/7066 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LOT 4	41
EMILE NICLES & VANIA NELSON 7056 BABCOCK RD FORT MYERS FL 33967	<b>08-46-25-17-00010.0050</b> 7054/7056 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 5	42
BABCOCK ROAD PROPERTIES LLC 4633 LONG LAKE DR FORT MYERS FL 33905	<b>08-46-25-17-00010.0060</b> 7044/7046 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 6	43
CIRLU LLC 9901 NW 80TH AVE #3H MIAMI LAKES FL 33016	<b>08-46-25-17-00010.0070</b> 7034/7036 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 18 PG 13 LOT 7	44
VALLADARES CLEMENTE PO BOX 1048 ESTERO FL 33929	<b>08-46-25-17-00010.0080</b> 7024/7026 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 8	45
SAN KIM 20633 EAST SILVER PALM DR ESTERO FL 33928	<b>08-46-25-17-00010.0090</b> 7014/7016 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 9	46
PENARANDA CARLO T TR 5820 HARBORAGE DR FORT MYERS FL 33908	<b>08-46-25-17-00010.0100</b> 7004/7006 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 10	47
SHAW GAIL 17410 W CARNEGIE CIR FORT MYERS FL 33967	<b>08-46-25-17-00011.0110</b> 17400/402 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADD BLK 11 PB 28 PG 13 LOT 11	48
SHAW GAIL P 17410 W CARNEGIE CIR FORT MYERS FL 33967	<b>08-46-25-17-00011.0120</b> 17410/412 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 12	49
DUPUIE LORI A L/E 16140 MYRIAD LN APT 105 FORT MYERS FL 33908	<b>08-46-25-17-00011.0130</b> 17420/422 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK N W ADDN BLK 11 PB 28 PG 13 LOT 13	50
REHBERGER MARY TR 17432 W CARNEGIE CIR FORT MYERS FL 33967	<b>08-46-25-17-00011.0140</b> 17430/432 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 14	51
REHBERGER MARY TR 7011 BABCOCK RD #A FORT MYERS FL 33967	<b>08-46-25-17-00011.0150</b> 7011 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 15	52
BAKER DARREL 21515 BELHAVEN WAY ESTERO FL 33928	<b>08-46-25-17-00012.0050</b> 17415/417 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PG 28 PG 13 LOT 5	53
SANG MICHAEL T & IRINA PO BOX 552 MIAMI FL 33257	<b>08-46-25-17-00012.0060</b> 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	54
PORTILLO JOSE JOEL & 17435 W CARNEGIE CIR FORT MYERS FL 33967	<b>08-46-25-17-00012.0070</b> 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	55
BABCOCK ROAD LLC 4856 PALM BEACH BLVD FORT MYERS FL 33905	<b>08-46-25-17-00012.0080</b> 7035/7037 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PB 28 PG 13 LOT 8	56
WADE MARGARET L/E 7045 BABCOCK RD FORT MYERS FL 33967	<b>08-46-25-17-00012.0090</b> 7045/7047 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 9	57
REAMER LIT LISCET 7055 BABCOCK RD FORT MYERS FL 33967	<b>08-46-25-17-00012.0100</b> 7055/7057 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 10	58

BABCOCK ROAD PROPERTIES LLC 4633 LONG LAKE DR FORT MYERS FL 33905	<b>08-46-25-17-00012.0110</b> 7065/7067 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADD N BLK 12 PB 28 PG 13 LOT 11	59
MYERS ENDO ASSET MANAGEMENT LL 13650 BRYNWOOD LN FORT MYERS FL 33912	<b>08-46-25-17-00012.0120</b> 17434/436 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 12	60
SPENCER BRENDA J TR 17414 E CARNEGIE CIR FORT MYERS FL 33967	<b>08-46-25-17-00012.0130</b> 17424/426 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 13	61
SPENCER BRENDA J TR 17414 E CARNEGIE CIR FORT MYERS FL 33967	<b>08-46-25-17-00012.0140</b> 17414/416 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 14	62
BARRETO ALFREDO F 11631 RED HIBISCUS DR BONITA SPRINGS FL 34135	<b>08-46-25-17-00013.0010</b> 17437/441 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 13 PB 28 PG 13 LOT 1	63
SAN CARLOS LANDS INC 4128 SAGUARO LN IRVING TX 75063	<b>08-46-25-17-00013.0020</b> 17431/433 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 13 PB 28 PG 13 LOT 2	64
ZHOU WEI WEI 17421/425 E CARNEGIE CIR FORT MYERS FL 33967	<b>08-46-25-17-00013.0030</b> 17421/425 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 13 PB 28 PG 13 LOT 3	65
FREEMAN ALAN C 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	<b>08-46-25-L4-U1691.2905</b> ACCESS UNDETERMINED FORT MYERS FL 33967	PLAZA DE MANANA CONDO OR 1377 PG 2049 + PT OR 2720/876	66
BANC-FLO HOLDINGS LLC PO BOX 167 WINSTON SALEM NC 27102	<b>17-46-25-00-01001.0050</b> 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	67
MAAS HOSPITALITY BS LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-00-01001.0060</b> 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	68
FREEMAN ALAN C 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	<b>17-46-25-00-01001.009A</b> 7015 CONSTITUTION BLVD FORT MYERS FL 33967	PARL IN SEC 8 + 17 DESC IN OR 1804 PG 4380 LESS OR 3505/4845 + INST 2005-65895	69
FREEMAN ALAN C TR 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	<b>17-46-25-00-01001.009C</b> 7011 CONSTITUTION BLVD FORT MYERS FL 33967	PARL IN NW 1/4 OF SEC 17 DESC IN INST 2005-65895	70
AHMED HOLDING GROUP LLC 231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-00-01001.0100</b> 7000 CONSTITUTION BLVD FORT MYERS FL 33967	PARL IN NW 1/4 DESC OR 1478 PG 1151	71
7001 CONSTITUTION LLC 6350 NW 120TH DR CORAL SPRINGS FL 33076	<b>17-46-25-03-00000.1000</b> 7001 CONSTITUTION BLVD FORT MYERS FL 33967	PT LOT 1 OF SAN CARLOS CENTER IN SEC 17 AREA 03 AS DESC IN INST 2005-64463	72
MCDONALDS RESTAURANTS OF FL 8850 TERRENE CT BONITA SPRINGS FL 34135	<b>17-46-25-03-00000.A000</b> 7105 CONSTITUTION BLVD FORT MYERS FL 33967	SAN CARLOS CENTER PB 42 PG 2 TRACT A	73
PORT SAN CARLOS GARDENS 7000 PORT BLVD FORT MYERS FL 33967	<b>17-46-25-20-00000.00CE</b> PORT SAN CARLOS CARDENS C/E FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BUILDING A DESC OR BK 0260 PG 0600 COMMON ELEMENTS	74
SAN CARLOS SPRINGS CONDO ASSOC BENSONS INC 12650 WHITEHALL DR FORT MYERS FL 33907	<b>17-46-25-23-00000.00CE</b> 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	75
SPRINGS OF SAN CARLOS P + M PROPERTY MGMT	<b>17-46-25-24-00000.00CE</b> 7008 CONSTITUTION BLVD	SPRINGS OF SAN CARLOS OR 2532 PG 2336	76



14360 S TAMIAMI TRL UNIT B FORT MYERS FL 33912	FORT MYERS FL 33967	COMMON ELEMENT	
LAKE GENEVA GROUP LLC 402 HIGH POINT DR STE 101 COCOA FL 32926	<b>18-46-25-00-00036.002A</b> 18080 S TAMIAMI TRL FORT MYERS FL 33908	PARL IN SEC 17 + 18 AS DESC IN OR 1731 PG 1929	77
COACH LIGHT MANOR INC 18050 S TAMIAMI TRL #4 FORT MYERS FL 33908	<b>18-46-25-01-00000.0040</b> 4 COACH LIGHT DR FORT MYERS FL 33908	COACHLIGHT MANOR M/H PK OR 1555 PG 2264 LOT 4 DESC OR 3974/1966	78
COACH LIGHT MANOR OWNERS ASSN 125 COACH LIGHT MANOR FORT MYERS FL 33908	<b>18-46-25-01-00000.00CE</b> COACH LIGHT MANOR C/E FORT MYERS FL 33908	COACHLIGHT MANOR MOBILE HOME CO-OP OR 1555 PG 2264 COMMON AREAS	79
PRESERVE PLAZA COMMERCIAL COND 18070 S TAMIAMI TRL STE 11 FORT MYERS FL 33908	<b>18-46-25-27-00000.00CE</b> 18070 S TAMIAMI TRL FORT MYERS FL 33908	PARCEL IN NE 1/4 AS DESC IN OR 4617 PG 3008 COMMON ELEMENT	80
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0010</b> 7000 PORT BLVD #1 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.1	81
AHMED MUNTASER 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0020</b> 7000 PORT BLVD #2 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 2	81
AHMED MAISHA 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0030</b> 7000 PORT BLVD #3 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BODG-A OR260/PG600 APT.3	81
AHMED MAISHA 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0040</b> 7000 PORT BLVD #4 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 4	81
M4 TRADING LLC 2231 DEL PRADO BLVD S CAPE CORAL FL 33990	<b>17-46-25-20-00000.0050</b> 7000 PORT BLVD #5 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A/OR260/PG600 APT.5	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0060</b> 7000 PORT BLVD #6 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR 260 PG 600 APT 6	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0070</b> 7000 PORT BLVD #7 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.7	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0080</b> 7000 PORT BLVD #8 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 8	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0090</b> 7000 PORT BLVD #9 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.9	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0100</b> 7000 PORT BLVD #10 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 10	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0110</b> 7000 PORT BLVD #11 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 11	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0120</b> 7000 PORT BLVD #12 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 12	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0130</b> 7000 PORT BLVD #13 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.13	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-00000.0140</b> 7000 PORT BLVD #14 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 14	81



SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-0000.0150</b> 7000 PORT BLVD #15 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 15	81
GUAY PHILLIP 1821 WALKLEY RD UNIT 39 OTTAWA ON K1H 6X9 CANADA	<b>17-46-25-20-0000.0160</b> 7000 PORT BLVD #16 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 16	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-0000.0170</b> 7000 PORT BLVD #17 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 17	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-0000.0180</b> 7000 PORT BLVD #18 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT 18	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-0000.0190</b> 7000 PORT BLVD #19 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.19	81
SAN CARLOS INVESTMENT LLC 2231 DEL PRADO BLVD CAPE CORAL FL 33990	<b>17-46-25-20-0000.0200</b> 7000 PORT BLVD #20 FORT MYERS FL 33967	PORT SAN CARLOS GARDENS CONDO BLDG-A OR260/PG600 APT.20	81
KELLY RYAN M 1438 E NORTHWEST HWY ARLINGTON HEIGHTS IL 60004	<b>17-46-25-24-0000.0110</b> 7008 CONSTITUTION BLVD #11 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 11	82
JONES JERRY E & CONSTANCE L 1971 CEDARVILLE RD GOSHEN OH 45122	<b>17-46-25-24-0000.0120</b> 7008 CONSTITUTION BLVD #12 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 12	82
VIOX MIKE & 1387 SR 28 LOVELAND OH 45140	<b>17-46-25-24-0000.0130</b> 7008 CONSTITUTION BLVD #13 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 13	82
ALBRECHT H WOBST LLC 7910 N HIGHLAND AVE TAMPA FL 33604	<b>17-46-25-24-0000.0140</b> 7008 CONSTITUTION BLVD #14 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 14	82
TEED JOHN & TERRY ANN 4-16 HAVENRIDGE CT ST THOMAS ON N5P 4P6 CANADA	<b>17-46-25-24-0000.0210</b> 7008 CONSTITUTION BLVD #21 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 21	83
HOTALING SHARON R & 7008 CONSTITUTION BLVD #22 FORT MYERS FL 33967	<b>17-46-25-24-0000.0220</b> 7008 CONSTITUTION BLVD #22 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 22	83
COLE GLEN C III + 1357 NORTH RD MOUNT VERNON ME 04352	<b>17-46-25-24-0000.0230</b> 7008 CONSTITUTION BLVD #23 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 23	83
KELLY RYAN 1438 E NORTHWEST HWY ARLINGTON HEIGHTS IL 60004	<b>17-46-25-24-0000.0240</b> 7008 CONSTITUTION BLVD #24 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 24	83
JANUSKA WILLIAM 9360 CROCUS ST FORT MYERS FL 33967	<b>17-46-25-24-0000.0310</b> 7008 CONSTITUTION BLVD #31 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 31	84
DENMAN JOHN B & DIETLIND H 7008 CONSTITUTION BLVD APT 32B FORT MYERS FL 33967	<b>17-46-25-24-0000.0320</b> 7008 CONSTITUTION BLVD #32 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 32	84
DOWNEY DEBORAH PO BOX 1215 EASTHAMPTON MA 01027	<b>17-46-25-24-0000.0330</b> 7008 CONSTITUTION BLVD #33 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 33	84
KELLY RYAN 1438 E NORTHWEST HIGHWAY ARLINGTON HEIGHTS IL 60004	<b>17-46-25-24-0000.0340</b> 7008 CONSTITUTION BLVD #34 FORT MYERS FL 33967	SPRINGS OF SAN CARLOS COND OR 1679 PG 3079 UNIT 34	84
JSCB CAPITAL LLC 5916 E FARM RD 170 ROGERSVILLE MO 65742	<b>18-46-25-27-0000.0101</b> 18070 S TAMAMI TRL #101 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL	85

		CONDO DESC OR 4617 PG 3008 UNIT 101	
WILSON JOHN D MIDLAND IRA INC 18070 S TAMIAMI TRL STE 11 FORT MYERS FL 33908	<b>18-46-25-27-00000.0102</b> 18070 S TAMIAMI TRL #102 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 102	85
SCHECHTER ANDRE TR 26721 DUBLIN WOODS CIR STE 1 BONITA SPRINGS FL 34135	<b>18-46-25-27-00000.0103</b> 18070 S TAMIAMI TRL #103 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 103	85
CURRIE SCOT 17416 ARIZONA RD FORT MYERS FL 33967	<b>18-46-25-27-00000.0104</b> 18070 S TAMIAMI TRL #104 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 104	85
BOLIVAR HOLDINGS LLC 9928 S TRYON ST CHARLOTTE NC 28273	<b>18-46-25-27-00000.0105</b> 18070 S TAMIAMI TRL #105 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 105	85
SECUREAHEAD LLC 6181 TIDEWATER ISLAND CIR FORT MYERS FL 33908	<b>18-46-25-27-00000.0106</b> 18070 S TAMIAMI TRL #106 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 106	85
LINEKA LLC STS REALTY GROUP 26721 DUBLIN WOODS CIR STE 1 BONITA SPRINGS FL 34135	<b>18-46-25-27-00000.0107</b> 18070 S TAMIAMI TRL #107 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 107	85
LINEKA LLC STS REALTY GROUP 26721 DUBLIN WOODS CIR STE 1 BONITA SPRINGS FL 34135	<b>18-46-25-27-00000.0108</b> 18070 S TAMIAMI TRL #108 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 108	85
LLORENTE GUILLERMO 12821 SW 134TH CT #11 MIAMI FL 33186	<b>18-46-25-27-00000.0109</b> 18070 S TAMIAMI TRL #109 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNITS 109 + 110	85
PRINCESS INVESTMENT PROPERTIES 18070 S TAMIAMI TRL STE 11 FORT MYERS FL 33908	<b>18-46-25-27-00000.0111</b> 18070 S TAMIAMI TRL #111 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 111	85
PRINCESS INVESTMENT 18070 S TAMIAMI TRL #112 FORT MYERS FL 33908	<b>18-46-25-27-00000.0112</b> 18070 S TAMIAMI TRL #112 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 112	85
TMKB PROPERTIES LLC 9930 COUNTRY OAKS DR FORT MYERS FL 33967	<b>18-46-25-27-00000.0113</b> 18070 S TAMIAMI TRL #113 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 113	85
ROCHA BUILDINGS LLC 18070 S TAMIAMI TRL # 114 FORT MYERS FL 33908	<b>18-46-25-27-00000.0114</b> 18070 S TAMIAMI TRL #114 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 114	85
KONG RU JING 224-08 77TH AVE BAYSIDE NY 11364	<b>18-46-25-27-00000.0115</b> 18070 S TAMIAMI TRL #115 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 115	85
AZIZI REAL ESTATE HOLDINGS LLC 2814 LEE BLVD # 3 LEHIGH ACRES FL 33971	<b>18-46-25-27-00000.0116</b> 18070 S TAMIAMI TRL #116 FORT MYERS FL 33908	PRESERVE PLAZA COMMERCIAL CONDO DESC OR 4617 PG 3008 UNIT 116	85

HARBOUR PLAZA LLC  
LUCIE GUERRERO  
9200 CORPORATE BLVD UNIT 250  
ROCKVILLE MD 20850

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

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

KUSH PARTNERS INC  
16677 BOBCAT DR  
FORT MYERS FL 33908

WEBBER COMMERCIAL PROPERTIES L  
6160 RIVER SHORE COURT  
N FORT MYERS FL 33917

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

KERSHAW THOMAS R &  
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 CIRCLE  
ESTERO 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

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

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

TURKETT R KEITH & DEBRA R  
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 & VANIA NELSON  
7056 BABCOCK RD  
FORT MYERS FL 33967

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

CIRLU 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

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

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

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

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

7001 CONSTITUTION LLC  
6350 NW 120TH DR  
CORAL SPRINGS FL 33076

MCDONALDS RESTAURANTS OF FL  
8850 TERRENE CT  
BONITA SPRINGS FL 34135

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

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  
18070 S TAMIAMI TRL STE 11  
FORT MYERS FL 33908

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

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

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

GUAY PHILLIP  
1821 WALKLEY RD UNIT 39  
OTTAWA ON K1H 6X9  
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

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

DOWNEY DEBORAH  
PO BOX 1215  
EASTHAMPTON MA 01027

KELLY RYAN  
1438 E NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS IL 60004

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



LLORENTE GUILLERMO  
12821 SW 134TH CT #11  
MIAMI FL 33186

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

## LEGAL DESCRIPTION & SKETCH

PART OF THE SE 1/4 SECTION 7 &  
PART OF THE SW 1/4 OF THE SW 1/4 SECTION 8,  
TOWNSHIP 46 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

### DESCRIPTION:

ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2351, PAGE 3155, ALSO KNOWN AS PARCEL 1; AND ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2241, PAGE 204, ALSO KNOWN AS PARCEL 2; PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING LOCATED IN THE SOUTHWEST 1/4, SOUTHWEST 1/4, SECTION 8; THE SOUTHWEST QUARTER OF SECTION 8; AND THE SOUTHEAST QUARTER OF SECTION 7, AS WELL AS PART OF LOT 1, SAN CARLOS CENTER, AS DEPICTED ON PAGE 1 OF PLAT BOOK 42, SAID PUBLIC RECORDS, ALL LYING 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, ALSO BEING THE NORTHWEST CORNER OF SAN CARLOS PARK NORTHWEST ADDITION AS RECORDED IN PLAT BOOK 28, PAGES 12 AND 13 SAID PUBLIC RECORDS, SAID POINT LYING NORTH 01 DEGREES 03 MINUTES 52 SECONDS WEST, 2624.95 FEET FROM THE SOUTHWEST CORNER OF SECTION 8; THENCE SOUTH 01 DEGREES 03 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, ALSO BEING THE WEST LINE OF SAID SAN CARLOS PARK NORTHWEST ADDITION, A DISTANCE OF 1204.59 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1837, PAGE 3275 SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 120.32 FEET TO THE SOUTHWEST CORNER OF SAID SAN CARLOS PARK NORTHWEST ADDITION; THENCE NORTH 88 DEGREES 55 MINUTES 59 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL 2 AND THE SOUTH LINE OF SAID SAN CARLOS PARK NORTHWEST ADDITION, A DISTANCE OF 529.82 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1830, PAGE 3434 AND THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE CONTINUE NORTH 88 DEGREES 55 MINUTES 59 SECONDS EAST, ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 470.00 FEET TO THE NORTHWEST CORNER OF SAN CARLOS PARK COMMERCIAL ADDITION AS RECORDED IN PLAT BOOK 29, PAGES 18 AND 19 SAID PUBLIC RECORDS, AND THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 01 DEGREES 04 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID SAN CARLOS PARK COMMERCIAL ADDITION AND THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 701.04 FEET TO THE NORTH LINE AND AN EXTENSION OF LOT 1,

### NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AS BEING S01°03'52"E.
2. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
3. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
4. THIS IS NOT A BOUNDARY SURVEY



Digitally signed  
by Darren  
Townsend  
Date:  
2023.02.16  
14:41:40 -05'00'

DARREN TOWNSEND  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6476

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

J:\Active\22-1441 Babcock And 41 ALTA-Topo\Working\2204\_RH\_LGL\22-1441\_TOTAL PARCEL LS.dwg 2/16/2023 2:36:12 PM



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

### LEGAL DESCRIPTION & SKETCH BABCOCK & US 41 PARCEL 3

DRAWN: RH 02-14-2023		CHECKED: DT 02-14-2023		CLIENT: QUATTRONE & ASSOCIATES, INC.	
PROJECT NO.: 22-1441	SECTION: 7 & 8	TOWNSHIP: 46 S	RANGE: 25 E	COUNTY: LEE	SHEET 1 OF 3



## LEGAL DESCRIPTION & SKETCH

PART OF THE SE 1/4 SECTION 7 &  
PART OF THE SW 1/4 OF THE SW 1/4 SECTION 8,  
TOWNSHIP 46 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

SAN CARLOS CENTER AS RECORDED IN PLAT BOOK 42, PAGE 2 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE AND THE EXTENSION THEREOF SOUTH 88 DEGREES 55 MINUTES 59 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SAN CARLOS NORTHWEST ADDITION, A DISTANCE OF 470.00 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 69 DEGREES 17 MINUTES 11 SECONDS WEST, A DISTANCE OF 404.89 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4129, PAGE 4367, SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY BOUNDARIES OF SAID LANDS FOR THE FOLLOWING 4 COURSES: 1.) THENCE SOUTH 20 DEGREES 42 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.76 FEET TO A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170 FEET, A DELTA ANGLE OF 30 DEGREES 18 MINUTES 33 SECONDS, BEING SUBTENDED BY A CHORD BEARING SOUTH 5 DEGREES 33 MINUTES 32 SECONDS EAST, A CHORD DISTANCE OF 88.88 FEET; 2.) THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 89.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 30 DEGREES 18 MINUTES 33 SECOND, BEING SUBTENDED BY A CHORD BEARING SOUTH 05 DEGREES 33 MINUTES 32 SECONDS EAST, A CHORD DISTANCE OF 67.97 FEET; 3.) THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 68.77 FEET; 4.) THENCE SOUTH 20 DEGREES 42 MINUTES 49 SECONDS EAST, A DISTANCE OF 134.72 FEET; THENCE LEAVING SAID BOUNDARIES, SOUTH 69 DEGREES 23 MINUTES 55 SECONDS WEST, A DISTANCE OF 260.62 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.R. 45 (U.S. 41, 153 FEET FROM THE CENTERLINE OF SURVEY FOR MAP SECTION 12010-2503); THENCE NORTH 20 DEGREES 36 MINUTES 05 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 315.37 FEET TO THE NORTHWEST CORNER OF LOT 1 SAN CARLOS CENTER, AS DEPICTED ON PAGES 1 AND 2 OF PLAT BOOK 42, SAID PUBLIC RECORDS, THENCE CONTINUE ALONG SAID RIGHT OF WAY, NORTH 69 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 21.00 FEET, THENCE CONTINUE ALONG SAID RIGHT OF WAY, NORTH 20 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 952.61 TO THE SOUTHERLY RIGHT OF WAY LINE OF BABCOCK ROAD EXTENSION (60 FEET WIDE); THENCE NORTH 69 DEGREES 24 MINUTES 09 SECONDS EAST, ALONG SAID BABCOCK ROAD EXTENSION, A DISTANCE OF 460.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.60 ACRES, MORE OR LESS.

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	89.93'	170.00'	030° 18' 33"	S 05° 33' 32" E	88.88'
C-2	68.77'	130.00'	030° 18' 33"	S 05° 33' 32" E	67.97'

J:\Active\22-1441 Babcock And 41 ALTA-Topo\Working\2204\_RH\_L6L\22-1441\_TOTAL PARCEL LS.dwg 2/16/2023 2:36:13 PM



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LICENSED BUSINESS No. 3114

### LEGAL DESCRIPTION & SKETCH BABCOCK & US 41 PARCEL 3

DRAWN: RH 02-14-2023		CHECKED: DT 02-14-2023		CLIENT: QUATTRONE & ASSOCIATES, INC.	
PROJECT NO.: 22-1441	SECTION: 7 & 8	TOWNSHIP: 46 S	RANGE: 25 E	COUNTY: LEE	SHEET 2 OF 3

**LEGAL DESCRIPTION & SKETCH**  
 PART OF THE SE 1/4 SECTION 7 &  
 PART OF THE SW 1/4 OF THE SW 1/4 SECTION 8,  
 TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA



INTENDED DISPLAY SCALE: 1" = 200'

POC  
 NW COR SW 1/4 SEC. 8  
 & NW COR SAN CARLOS PARK  
 NORTHWEST ADDITION

S 01°03'52" E  
 1204.59'

POB  
 N = 780901.13'  
 E = 709202.53'

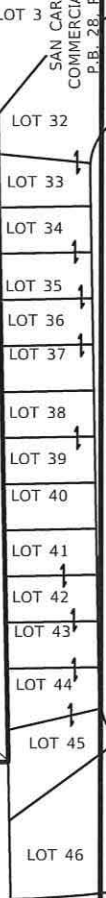
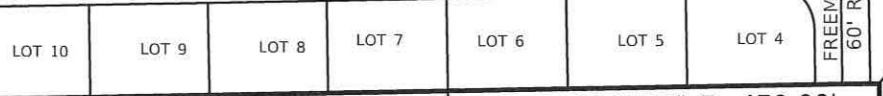
SAN CARLOS PARK  
 NORTHWEST ADDITION  
 P.B. 28, PG.S 12-13

BABCOCK ROAD  
 60' EASEMENT  
 O.R. 1842, PG. 3840  
 BABCOCK RD EXTENSION (D)  
 BABCOCK ROAD  
 60' EASEMENT  
 O.R. 1842, PG. 3835  
 BABCOCK RD EXTENSION (D)

BABCOCK ROAD  
 70' R/W (P)

FREEMAN DR.  
 60' R/W (P)

SAN CARLOS PARK  
 COMMERCIAL ADDITION  
 P.B. 28, PG.S 18-19



W LINE, SW 1/4, SW 1/4, SEC. 8 - E LINE, SE 1/4, SEC. 7  
 BASIS OF BEARINGS  
 S 01°03'52" E 2624.95'

**PARCEL 2**  
 (O.R. 2241, PG. 204)

**PARCEL 1**  
 (OR. 2351, PG. 3155 &  
 O.R. 1830, PG. 3434)

LOT 1  
 SAN CARLOS CENTER  
 P.B. 42, PG. 2

TAMIAMI TRAIL (STATE ROAD 45)  
 ESTABLISHED PER R/W MAPS FOR  
 SECTION 12010-2503  
 N 20°36'05" W  
 952.61'

N 69°17'11" E  
 21.00'

S 69°17'11" W  
 280.01'

S 69°17'11" W  
 404.89'

S 20°42'49" E  
 29.76'

S 88°55'59" W 470.00'  
 N = 780089.78'  
 E = 709747.54'

**PARCEL 3**  
 REMAINDER OF LOT 1  
 SAN CARLOS CENTER  
 P.B. 42, PG 2

N 20°36'05" W  
 315.37'

ACCESS EASEMENT  
 O.R. 3665, PG. 3586  
 S 20°42'49" E  
 134.72'

ACCESS EASEMENT  
 O.R. 3665, PG. 3586  
 S 69°23'55" W  
 260.62'

**LEGEND:**

- COR = CORNER
- D = DEED INFORMATION
- E = EAST OR EASTING COORDINATE
- LB = LICENSED BUSINESS
- N = NORTH OR NORTHING COORDINATE
- NO. OR # = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- (P) = PLAT INFORMATION
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- SEC. = SECTION
- R/W = RIGHT OF WAY

SEE SHEET 2 OF 3 FOR CURVE TABLE  
 NOT VALID WITHOUT THE ATTACHED DESCRIPTION.



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 LICENSED BUSINESS No. 3114

**LEGAL DESCRIPTION & SKETCH**  
 BABCOCK & US 41 PARCEL 3

DRAWN: RH 02-14-2023		CHECKED: DT 02-14-2023		CLIENT: QUATTRONE & ASSOCIATES, INC.	
PROJECT NO.:	SECTION:	TOWNSHIP:	RANGE:	COUNTY:	SHEET 3 OF 3
22-1441	7 & 8	46 S	25 E	LEE	

J:\Active\22-1441 Babcock And 41 ALTA-Topo\Working\2204\_RH\_LGL\22-1441\_TOTAL PARCEL LS.dwg 2/16/2023 2:36:14 PM



**Babcock Road & US 41**

Lee Plan Analysis  
Exhibit M I I

**Request**

The proposed Lee Plan Map Amendment is to re-designate approximately 25.60 ± 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 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 8 parcels as demonstrated in the aerial below. The eight parcels are zoned Commercial (C-2) and agriculture (AG-2) and 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 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 II 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 1.6.5:** 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 ±25.60 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
<b>Residential By Future Land Use Category</b>												
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
<b>Non Regulatory Allocations</b>												
Public	3,214	4,898	6,364	-	5,883	4,811	20,257	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 25.60 +/- 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 2.9: 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 5.1.2:** Prohibit residential development where physical constraints or hazards exist or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

The subject property is not within the Coastal High Hazard Area as based on and delineated in Map 5 of the Lee Plan. The proposed residential development consisting of approximately 267 dwelling units will utilize a clustered development pattern providing the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design. Additionally, the proposed project will be designed in such a way that the future commercial uses will be located along US 41 and the residential development will be clustered on the eastern side of the property. The project will include perimeter setbacks, open space and buffers to ensure compatibility with surrounding uses and consistency with Policy 5.1.5 of the Lee Plan, to “protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment” and Policy 5.1.6, which calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design.

**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.**

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

**Interconnection between Babcock Rd to Constitution is being proposed in Concurrent Development Order (DOS2022-00199)**

**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 Mullock 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 125: WATER QUALITY.** To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. (Ord. No. 17-19, 18-28)

**The proposed planned development will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.1 through 125.1.6. The proposed development will not generate pollution and will meet all the conditions and requirements of Lee County's Wellfield Protection Ordinance No. 07-35.**

**POLICY 126.1.4:** Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)

**The proposed mixed-use development will include an engineered surface water (stormwater) management system, based on the rules, standards, and criteria of the SFWMD ERP program, and be consistent with the criteria of Part IV of Chapter 373, Florida Statutes. Through the elimination of the existing conveyance features, and construction of the stormwater management system, predevelopment water resources conditions (shallow groundwater and surface water) will be maintained, or otherwise enhanced. The attenuation of stormwater flows through the creation of wet detention areas (lakes), results in surface water supplies being seasonally stored, thereby improving recharge potential to the underlying Water Table Aquifer and enhancing shallow groundwater levels. The features also provide improved surface water quality treatment, provide wildlife habitat and can be used to supplement irrigation supplies. Therefore, the development design not only maintains, but potentially improves existing water resource conditions.**

**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 an 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.