



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Pelican Landing Mixed Use Planned Development

Request: Rezone from: CPD/RPD To: MPD

Type: ☐ Major PD ☐ Minor PD ☒ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If **YES**, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

A request to rezone a 430+/- acre property from RPD and CPD/RPD to MPD to allow for 729 DU, 25,000 sq ft of Office Uses, 27 golf holes and 318 hotel rooms with supportive recreational amenities and infrastructure. The maximum building height is 290'. The site will connect to centralized water and sewer provided by Bonita Springs Utilities.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: LB Raptor Investments LLC
Address: 2210 Vanderbilt Beach Rd, Suite 1300
City, State, Zip: Naples, FL, 34109
Phone Number: (239) 248-1287
E-mail Address: lisavandien@londonbay.com

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

- ☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- ☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
- ☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: RVI Planning and Landscape Architecture / Coleman Yovanovich Koester Law Firm

Contact Person: Jem Frantz, AICP / Richard Yovanovich

Address: 28100 Bonita Grande Dr, Suite 305 / 4001 Tamiami Trail North, Suite 300

City, State, Zip: Bonita Springs, FL 34135 / Naples, Florida 34103

Phone Number: 239.357.9580 / 239.435.3535 **Email:** jfrantz@rviplanning.com / ryovanovich@cyklawfirm.com

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

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902

PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP****A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]****Name:** See Property Information Document**Address:** _____**City, State, Zip:** _____**Phone Number:** _____**Email:** _____**B. Disclosure of Interest [34-202(a)(2)]:**☒ Attach [Disclosure of Interest](#) Form.**C. Multiple parcels:**☒ Property owners list. [34-202(a)(8)]☒ Property owners map. [34-202(a)(8)]**D. Certification of Title and Encumbrances [34-202(a)(7)]**

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 12/2020 & 04/2023**PART 3
PROPERTY INFORMATION****A. STRAP Number(s):** [Attach extra sheets if additional space is needed.] [34-203(a)(5)]08-47-25-00-00001.0030; 06-47-25-00-00002.003006-47-25-08-00000.00CE; 06-47-25-08-00001.5140**B. Street Address of Property:** 23001 Coconut Point Resort Dr, Bonita Springs FL 34134**C. Legal Description (must submit) [34-202(a)(5)]:**☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.**OR**☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)**AND****Boundary Survey [34-202(a)(6)]:**☒ A Boundary survey, tied to the state plane coordinate system.**OR**☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.**D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):1. ☒ List of surrounding property owners. [34-202(a)(9)]2. ☒ Map of surrounding property owners. [34-202(a)(9)]3. ☒ One set of mailing labels. [34-202(a)(9)]*Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.***E. Current Zoning of Property:** RPD and CPD/RPD☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.**F. Use(s) of Property:**1. Current uses of property are: Golf Course, Timeshare, and Amenities2. Intended uses of property are: Mixed Use (Residential, Hotel/Resort, Golf Course & Office)

G. Future Land Use Classification (Lee Plan):

Suburban	<u>98.57</u>	Acres	<u>16.3</u>	% of Total
Outlying Suburban	<u>193.76</u>	Acres	<u>60</u>	% of Total
Wetlands	<u>143.21</u>	Acres	<u>23.7</u>	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>1,243.3</u>	Feet		
2. Depth (average if irregular parcel):	<u>5,211.8</u>	Feet		
3. Total area:	<u>508.27</u>	Acres or square feet		
4. Frontage on road or street:	<u>1,243.3</u>	Feet on	<u>Coconut Rd.</u>	Street
2 nd Frontage on road or street:	<u>3,000</u>	Feet on	<u>Coconut Point Resort Dr.</u>	Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		430.9	Acres
1. Submerged land subject to tidal influence		<u> </u>	Acres
2. a. Preserved freshwater wetlands	<u>140.45</u>	Acres	
b. Impacted wetlands	<u>2.76</u>	Acres	
c. Preserved saltwater wetlands	<u> </u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>204.18</u>	Acres
3. R-O-W providing access to non-residential uses		<u> </u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u> </u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u> </u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		430.9	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland		<u> </u>	Acres
b. Intensive Development – preserved freshwater wetlands		<u> </u>	Acres
c. Intensive Development – impacted wetlands		<u> </u>	Acres
2. a. Central Urban – upland		<u> </u>	Acres
b. Central Urban – preserved freshwater wetlands		<u> </u>	Acres
c. Central Urban – impacted wetlands		<u> </u>	Acres
3. a. Urban Community or Suburban – upland		<u> </u>	Acres
b. Urban Community or Suburban – preserved freshwater wetlands		<u> </u>	Acres
c. Urban Community or Suburban – impacted wetlands		<u> </u>	Acres

4.	a.	Suburban – upland	<u>95.83</u>	Acres
	b.	Suburban – preserved freshwater wetlands	<u> </u>	Acres
	c.	Suburban – impacted wetlands	<u> </u>	Acres
5.	a.	Outlying Suburban – upland	<u>193.76</u>	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	<u> </u>	Acres
	c.	Outlying Suburban – impacted wetlands	<u> </u>	Acres
6.	a.	Sub-Outlying Suburban – upland	<u> </u>	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	<u> </u>	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	<u> </u>	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	<u> </u>	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	<u> </u>	Acres
8.	a.	Open Lands – upland	<u> </u>	Acres
	b.	Open Lands – wetlands	<u> </u>	Acres
9.	a.	Resource – upland	<u> </u>	Acres
	b.	Resource – wetlands	<u> </u>	Acres
10.	a.	Wetlands	<u>141.31</u>	Acres
11.	a.	New Community – upland	<u> </u>	Acres
	b.	New Community – wetlands	<u> </u>	Acres
12.	a.	University Community – upland	<u> </u>	Acres
	b.	University Community – wetlands	<u> </u>	Acres
13.	a.	Coastal Rural – upland	<u> </u>	Acres
	b.	Coastal Rural – wetlands	<u> </u>	Acres

TOTAL (should equal “C” above)

430.9 Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Suburban, Outlying Suburban, and Wetlands

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	<u>289.59</u>	x <u>varies</u> equals	<u>575</u>
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	<u>190</u>	x <u>3</u> equals	<u>571</u>
	c. Total impacted wetlands acres (from Part 4, D.)	<u>2.76</u>	x <u>.05</u> equals	<u>0</u>
	d. Total Allowed Standard Units ⁽¹⁾			<u>1,153</u>
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			<u> </u>
	b. Transferrable Dwelling Units			<u> </u>
	c. Sub-total			<u> </u>
3.	Total Permitted Units ⁽¹⁾			<u>1,153</u>

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

		Height	Total Floor Area (Square Feet)
A. Commercial			
1.	Medical		
2.	General Office	50	25,000 SF
3.	Retail		0 SF
4.	Other: _____		
5.	TOTAL FLOOR AREA		25,000 SF
		Height	Total Floor Area (Square Feet)
B. Industrial			
1.	Under Roof		
2.	Not Under Roof		
3.	TOTAL FLOOR AREA		N/A
		Depth	Total Acres
C. Mining			
1.	Area to be excavated		N/A
		Height	Total Beds/Units
D. Assisted Living Facilities			
1.	Dependent Living Units		
2.	Independent Living Units		
3.	TOTAL BEDS/UNITS		N/A
		Height	Total Rental Units
E. Hotels/Motels (Room Size)			
1.	< 425 sq. ft.	290	318 or
2.	426-725 sq. ft.	290	318 or
3.	725 < sq. ft.	290	318 or
4.	TOTAL UNITS		318

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
 A Project location map is attached as Exhibit 1. A United States Geological Survey (USGS) quadrangle map of the Project is attached as Exhibit 2.
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- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].

The Project is comprised of an inactive portion of the Raptor Bay golf course, golf course areas under construction, and future development areas. The Project also includes existing forested and herbaceous upland and wetland areas previously placed under conservation easement. This includes 60± acres of South Florida Water Management District (SFWMD) conservation area on the north, east, and west sides of the inactive portion of the Raptor Bay golf course, and Halfway Creek and its associated wetlands within Eco Park in the northeast portion of the site.

There are 81.24± acres of SFWMD wetlands and 25.34± acres of "Other Surface Waters" (OSW) on the Project site. This does not include the SFWMD conservation area. The wetlands are identified by Florida Land Use, Cover and Forms Classification System (FLUCFCS) as Melaleuca, Hydric (FLUCFCS Code 4241); Mixed Wetland Hardwoods (FLUCFCS Code 617); Cypress (FLUCFCS Code 621); Mixed Wetland Forest (FLUCFCS Code 630); Mixed Wetland Forest, Disturbed (FLUCFCS Code 6309); and Freshwater Marsh (FLUCFCS Code 641) (Exhibit 3). All of the wetlands are under existing conservation easement except for the 2.76± acres of hydric melaleuca located in the west and northwest portions of the site. The OSWs on the Project consist of ponds associated with the golf course areas, both inactive and under construction.

A Lee County protected species survey conducted on the Project documented four Lee County protected wildlife species on the site including, gopher tortoise (*Gopherus polyphemus*), American alligator (*Alligator mississippiensis*), little blue heron (*Egretta caerulea*), and snowy egret (*Egretta thula*). The gopher tortoise and little blue heron are listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWCC). The American alligator is listed as threatened by the FWCC due to similarity of appearance to the American crocodile (*Crocodylus acutus*). The snowy egret was delisted by the FWCC in January 2017 but is protected under Florida's Imperiled Species Management Plan 2016-2026. A copy of the protected species survey report is attached.

- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:

Any impacts proposed to the 2.76± acre hydric melaleuca wetland areas resulting from the Project's Master Concept Plan will be coordinated with SFWMD during the Environmental Resource Permit application process. If applicable, wetland impacts will be mitigated through the preservation and enhancement of on-site wetlands and/or the purchase of off-site wetland mitigation credits from an approved wetland mitigation bank.

- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 Not Applicable
-

- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]

A soils map is attached as Exhibit 4.

- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]

An Aerial FLUCFCS and Wetlands map is attached as Exhibit 3.

- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]

The Project site contains 57.24± acres of rare and unique upland habitat as defined in the Lee Plan Section XII. This habitat is made up of Scrubby Pine Flatwoods, Disturbed (FLUCFCS Code 4169) and Scrubby Pine Flatwoods, Disturbed (FLUCFCS Code 4169 E1) and is part of the existing conservation easement associated with Eco Park. The locations of the rare and unique uplands are depicted on the attached Aerial with FLUCFCS and Wetlands map.

- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

Halfway Creek and its associated wetlands are located in the northeast portion of the site. These areas are part of the existing conservation easement associated with Eco Park.

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

- C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:
N/A

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments:

The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact:

Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer.

Will the project be connected to potable water and central sewer as part of any development of the property?

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

F. Existing Agricultural Use:

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

G. Flood Hazard:

- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is Varies (AE, AE10 to AE 14) NAVD (MSL)

H. Excavations/Blasting:

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

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

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

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

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

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	<input checked="" type="checkbox"/>	Completed application for Public Hearing [34-202(a)(1)]
1	<input type="checkbox"/>	Filing Fee - [34-201(d)]
1	<input type="checkbox"/>	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	<input checked="" type="checkbox"/>	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	<input checked="" type="checkbox"/>	Additional Agents [34-202(a)(4)]
3	<input checked="" type="checkbox"/>	Multiple Owners List (if applicable) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	Legal description (must submit) [34-202(a)(5)]
	<input type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	<input type="checkbox"/>	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	<input checked="" type="checkbox"/>	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	<input checked="" type="checkbox"/>	Property Owners list (if applicable) [34-202(a)(8)]
3	<input checked="" type="checkbox"/>	Property Owners map (if applicable) [34-202(a)(8)]
3	<input type="checkbox"/>	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	<input checked="" type="checkbox"/>	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	<input checked="" type="checkbox"/>	List of Surrounding Property Owners [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	Map of Surrounding Property Owners [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	Mailing labels [34-202(a)(9)]
3	<input checked="" type="checkbox"/>	List of Zoning Resolutions and Approvals
3	<input type="checkbox"/>	Summary of Public Informational Session (if applicable) N/A
3	<input type="checkbox"/>	Waivers from Application Submission Requirements (if applicable) [34-201(c)] N/A
3	<input checked="" type="checkbox"/>	Preliminary Density Calculations (if applicable)
3	<input checked="" type="checkbox"/>	Request Statement [34-373(a)(5)]
3	<input checked="" type="checkbox"/>	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	<input checked="" type="checkbox"/>	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	<input checked="" type="checkbox"/>	Schedule of Uses [34-373(a)(8)]
3	<input checked="" type="checkbox"/>	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	<input checked="" type="checkbox"/>	Topography (if available) [34-373(a)(4)b.iv.]
3	<input checked="" type="checkbox"/>	Soils Map [34-373(a)(4)b.9.]
3	<input checked="" type="checkbox"/>	FLUCCS Map [34-373(a)(4)c.]
3	<input checked="" type="checkbox"/>	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	<input checked="" type="checkbox"/>	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	<input checked="" type="checkbox"/>	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	<input type="checkbox"/>	Phasing Program (if applicable) [34-373(b)(3)] N/A
3	<input checked="" type="checkbox"/>	Protected Species Survey (if applicable) [34-373(b)(2)]
3	<input checked="" type="checkbox"/>	Proof of Notice (if applicable) [34-373(c)]
3	<input type="checkbox"/>	Binding Letter from DCA (if applicable) [34-373(d)(9)] N/A

3	<input type="checkbox"/>	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)] N/A
3	<input type="checkbox"/>	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)] N/A
3	<input type="checkbox"/>	Well Drawdown Information (if applicable) [34-941(d)(3)d.] N/A
3	<input type="checkbox"/>	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.] N/A
3	<input type="checkbox"/>	Environmental Assessment (if applicable) [34-941(g)(2)] N/A
3	<input type="checkbox"/>	Demonstration of Compatibility (if applicable) [34-941(g)(4)] N/A
3	<input checked="" type="checkbox"/>	Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	<input type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)] N/A
3	<input type="checkbox"/>	Information Regarding Proposed Blasting (if applicable). N/A
3	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable) N/A
3	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)] N/A
3	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1108] N/A

ADDITIONAL AGENTS

Company Name:	Atwell, LLC		
Contact Person:	Jackie Larocque, P.E.		
Address:	28100 Bonita Grande Drive, Suite 305		
City, State, Zip:	Bonita Springs, FL 34135		
Phone Number:	239-405-7777	Email:	jlarocque@atwell-group.com

Company Name:	Coleman, Yovanovich & Koester		
Contact Person:	Richard Yovanovich, Esq		
Address:	4001 Tamiami Trail North, Suite 300		
City, State, Zip:	Naples, FL 34103		
Phone Number:	239-435-3535	Email:	ryovanovich@cyklawfirm.com

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh, PTP		
Address:	2726 Oak Ridge Court, Suite 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090 ext 1	Email:	tbt@trtrans.net

Company Name:	Passarella & Associates, Inc.		
Contact Person:	Shane Johnson		
Address:	13620 Metropolis Avenue, Suite 200		
City, State, Zip:	Fort Myers, FL 33912		
Phone Number:	239-274-0067	Email:	shanej@passarella.net

Company Name:	Rhodes & Rhodes		
Contact Person:	J. Scott Rhodes, PSM		
Address:	28100 Bonita Grande Drive, Suite 107		
City, State, Zip:	Bonita Springs, FL 34135		
Phone Number:	239-405-8166	Email:	robert@rhodesandrhodes.net

Company Name:	JR Evans Engineering		
Contact Person:	Elizabeth Fountain, P.E., CFM		
Address:	9961 Interstate Commerce Drive, Ste. 230		
City, State, Zip:	Fort Myers, FL 33913		
Phone Number:	239-405-9148	Email:	elizabeth@jrevansengineering.com

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Stephen G. Wilson, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 08-47-25-00-00001.0030 & 06-47-25-E3-00002.0030 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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


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

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

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

Name and Address	Percentage of Ownership
N/A	N/A

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



Property Owner

Stephen Wilson

Print Name

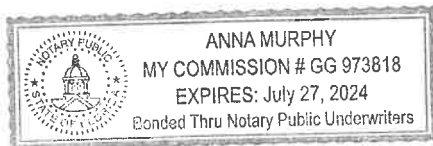
Kersey Smoot Investments, LLC & LB Raptor Investments, LLC

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 14 2023 (date) by Stephen Wilson (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL





Signature of Notary Public

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

I, Stephen G. Wilson (name), as Authorized Representative
(owner/title) of Kersey Smoot Investments, LLC & LB Raptor Investments, LLC (company/property), swear or affirm under oath, that
I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

[Signature]
Signature

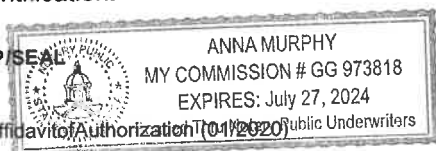
11/14/23
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14th day of November, 2023, by Stephen G. Wilson (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Web/Affidavit of Authorization (01/2020)

Signature of Notary Public

Anna Murphy



Pelican Landing MPD

Schedule of Uses, Site Development Regulations

1. PERMITTED DENSITY

Maximum of:

- 729 dwelling units
- 25,000 square feet of office uses
- 27 golf holes
- 318 hotel rooms

2. SCHEDULE OF USES

All Tracts (Except in MF)

Accessory uses, buildings and structures

Accessory Apartment and Accessory Dwelling Unit

Administrative offices

Clubs:

Private, Country

Entrance Gates and Gatehouses

Essential Services

Essential Services Facilities – Group I Only

Excavation:

Water Retention

Excess Spoil Removal (20,000 cubic yards or more in volume)

Fences, Walls

Models:

Display Center/Sales Center

Model Home

Model Unit

Parking Lot, Accessory

Real Estate Sales Office

Recreation Facilities

Personal

Private – On-Site

Residential Accessory Uses

Signs in conformance with LDC Chapter 30

Temporary Uses

Including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

MU Tract

Dwelling Units:

Single-family

Zero lot line

Two-family attached

Townhouse

Automatic Teller Machine

Banks and Financial Establishments

Business Services, Group I
Cleaning and Maintenance Services
Emergency Operations Center
EMS, Fire or Sheriff's Station
Health Care Facilities
Home Occupation, No Outside Help
Insurance Companies
Maintenance Facility (Government)
Manufacturing of Apparel Products
Mass Transit Depot or Maintenance Facility (government-operated)
Medical Office
Parking Lot, Accessory, Public, Park-and-Ride, Temporary
Place of worship
Post Office
Religious Facilities
Rental or Leasing Establishment
Research and Development Laboratories, Group II
Schools, Commercial, Noncommercial
Self Service Fuel Pumps
Signs in accordance with Chapter 30
Social Services, Group I
Storage, Indoor

RES Tract

Dwelling Units:

- Single-family
- Zero lot line
- Two-family attached
- Townhouse
- Multiple-family buildings

Restaurant, Group I, II, III (in association with golf facilities)

MF Tract

Residential Dwelling Units:

- Single-family
- Multiple-family buildings

Hotel/Convention Center

Consumption on Premises

Care Facilities and Centers

Assisted Living Facility

Continuing Care Facilities

Independent Living Facilities

Health Care Facilities (accessory only to ALF & CCF uses)

Accessory uses, buildings and structures

Accessory Apartment and Accessory Dwelling Unit

Administrative offices

Entrance Gates and Gatehouses

Excavation:

- Water Retention

Excess Spoil Removal (20,000 cubic yards or more in volume)

Fences, Walls

Models:

- Display Center/Sales Center
- Model Home
- Model Unit
- Parking Lot, Accessory
- Recreation Facilities
 - Personal
 - Private – On-Site
- Residential Accessory Uses
- Signs in conformance with LDC Chapter 30
- Temporary Uses
 - Including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

GC Tract

Golf Courses, Golf Course Accessory and Associate Uses, including but not limited to:

- Club house
- Maintenance facility
- Pro shop
- Snack bar at the ninth hole or other appropriate location with alcoholic beverage consumption
- Ball washers
- Restrooms and other uses which are normal and accessory to the golf course

Golf Driving Range

Tennis Courts

Pickleball Courts

Bocce Courts

Preserves

Uses permitted in the preserve areas are limited to activities which make this area available for resource-based recreational activities, enjoyment of nature and educational enrichment, including but not limited to:

- Picnic areas, trails, benches, boardwalks, biking/jogging trails, vita course, bird viewing blinds/towers and interpretive facilities, signs, on-going maintenance and removal of exotic vegetation and compliance with the Raptor Bay Golf Course Renovation Indigenous Preserve and Protected Species Management Plan dated March 2022.

Interface Area

Uses permitted in the Interface area are limited to golf courses, developed in accordance with the "Pelican Landing Golf Course Management Plan," and any related appurtenances or uses, stormwater management; and created wetland marsh and any other created vegetative system or lake system which will promote wildlife diversity, activities which make this area available for resource-based recreational activities, enjoyment of nature and education enrichment, including but not limited to:

3. MINIMUM LOT AREA AND DIMENSIONS

	Minimum Lot Size	Width	Depth	Lot Coverage
Single-Family Detached	4,000 SF	40'	100'	60%
Zero Lot Line Units	4,000 SF	40'	100'	65%
Multi-Family	N/A	N/A	N/A	50%
Two-Family Attached and Townhouses	3,000 SF	18'	100'	65%
Non-Residential	10,000 SF	100'	100'	50%

4. MINIMUM SETBACKS

	Street*	Side	Rear***	Waterbody	Building Separation
Single-Family Detached	20'	5'	10 FT	20'	10'
Zero Lot Line Units	20'	5/0'	10 FT	20'	10'
Multi-Family	20'	10'**	10 FT	20'	10'**
Two-Family Attached and Townhouses	20'	5/0'	10'	20'	10'
Golf Club and Dry Storage	20'	15'	10'	20'	10'

*15-foot front setback for a dwelling with side entry garage and 10-foot front setback for secondary front yards on corner lots.

**10-foot building separation for multi-family dwellings 35 feet in height or less. Buildings greater than 35 feet in height, the separation shall be $\frac{1}{2}$ the sum of the building heights, except buildings greater than 120 feet in height, the minimum separation shall be 120 feet (See Deviation 14).

***5-foot rear yard setback for accessory structures

5. BUILDING HEIGHT

Tract	Maximum Height*
MU Tract	50 FT
RES Tract	110 FT
GC Tract	50 FT
MF Tract	290 FT

*Measured from the lowest minimum habitable floor elevation for which a building permit may be issued to the highest point of the roof surface of a flat or roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of gable, hip, shed and gambrel roofs per LDC Section 34-2171(b) and subject to resiliency provisions in LDC Section 34-2172 & 34-2174.



Pelican Landing MPD

Schedule of Deviations and Justifications

Deviation (1) requests relief from LDC Section 10-291(3) which requires residential development of more than five acres and commercial development more than ten acres to provide one means of ingress or egress for the development, TO ALLOW FOR one (1) ingress/egress from Coconut Road.

JUSTIFICATION: This deviation is approved for the MPD per Resolution Z-98-066 as Deviation (3). The previous approval remains applicable to the project. The project is located at the western end of Coconut Rd. and although the project will include more than one means of ingress or egress, Coconut Rd. only provides a single means of accessing Tamiami Trail. Due to existing surrounding development, it is not possible to establish an alternative route to access Tamiami Trail and all trips will enter or exit the project via Coconut Rd.

Despite this characteristic, the attached TIS demonstrates that the proposed project will not negatively impact the levels of service on Coconut Rd. Additionally, the project incorporates office and recreation uses within the MPD which will provide internal capture of some vehicle trips and reducing the impact of being located on Coconut Rd. Moreover, all development along this segment of Coconut Rd. is limited to this single means of accessing Tamiami Trail and alternative routes are not available.

Therefore, the requested deviation remains valid, and the proposed deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (2) requests relief from LDC Section 10-296, which requires local private roadways to provide a minimum bike lane width of 5 feet, and a minimum sidewalk width of 6 feet on both sides of the right-of-way, TO ALLOW FOR 5-foot sidewalks along one side of internal roadways.

JUSTIFICATION: This deviation is requested to allow flexibility in sight design and reflect existing conditions on the surrounding roadways.

The proposed deviation will allow for a reduction of additional impervious areas within an infill redevelopment project that is already limited in space and further limited by the significant onsite preserves and recreational uses. Additionally, due to the compact nature of the proposed development, the requirement for sidewalks on both sides of the road is unnecessary in encouraging pedestrian activity as the layout of buildings, internal roads and multimodal infrastructure is well integrated.

The Applicant proposes a 5-foot-wide proposed sidewalk on one side of internal roadways instead of two 6-foot sidewalks to more comfortably accommodate pedestrians walking in groups as well as slow traveling bicycles, when compared to a narrower 5-foot-wide sidewalk.

The compact type of development being proposed within the redevelopment tracts makes the need for additional sidewalks unnecessary on both sides of the road as well. The proposed 5-foot-wide sidewalk on one side of the road would be sufficient in addressing pedestrian walkability and security for this particular development.

The deviation is limited to internal roadways and will not impact external roadways.

Therefore, approval of this deviation request will not negatively impact the public health, safety and welfare as the proposed deviation was previously approved and will be limited in applicability.

Deviation (3) Requests relief from LDC Section 34-2013 (a) requirement that all parking lots be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, TO ALLOW FOR individual parking spaces to back onto right-of-way easements.

JUSTIFICATION: This deviation is approved for the MPD per Resolution Z-94-014 as Deviation (2) and conditions added per Resolution Z-98-066 Deviation (1). The previous approval remains applicable to the project and will be limited to the RES Tract to allow for on-street parking for residential uses only, within the RES Tract.

On-street parking spaces will be designed in compliance with LDC section 10-296(d)(9) and no on-street parking is proposed on Coconut Point Resort Dr. or Coconut Rd. Therefore, this deviation remains valid and approval of this deviation request will not negatively impact the public health, safety and welfare as the proposed deviation was previously approved and will be limited in applicability.

Deviation (4) Requests relief from the LDC Section 34-935(c)(2) requirement that internal roads and drives be no closer than 25 feet to the development perimeter, TO ALLOW FOR a zero-foot minimum separation for internal development parcels, and a 15-foot separation for external parcels.

JUSTIFICATION: This deviation is approved for the MPD per Resolution Z-98-066 as Deviation (2). The previous approval remains applicable to the project, applies to existing roads and drives. The deviation is required for future roads and drives due to the limitation of development to redevelopment areas and the preservation of wetlands and uplands on site and the layout of parcels within and surrounding the property. This deviation remains valid to the project and approval of the request will not negatively impact the public health, safety and welfare as the proposed deviation was previously approved.

Deviation (5) Requests relief from LDC section 30-152 requirement that identification signs must be set back a minimum of 15 feet from any right-of-way easement, TO ALLOW FOR a setback of zero feet.

JUSTIFICATION: This deviation is approved for the MPD per Resolution Z-98-066 as Deviation (5) with the condition that, "at the time of Final Zoning Plan submittal, the Applicant demonstrates that sight distance requirements are met, consistent with the LDC." This deviation and condition remain valid to the project and the proposed deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (6) Requests relief from the LDC Section 34-2474 (b)(6) which requires that recreation centers and ancillary facilities be located at least 40 feet from residential dwellings, TO ALLOW FOR a minimum of 20 feet for the internal development parcels in which they are located, but not for parcels adjacent to or external to the property.

JUSTIFICATION: This deviation was previously approved by Z-98-066 as Deviation (11) and the previous approval remains applicable to the project. This deviation remains limited to internal parcels and will not impact properties external to the project.

The subject property is a redevelopment project constrained by on-site wetland preserves, recreation areas, and existing development. The applicant is requesting the approval of the expansion of this deviation in order to accommodate a compact development form. The deviation facilitates compact redevelopment without impacting the significant preserves and recreation areas on site. This deviation remains valid to the project and the proposed deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (7) Requests relief from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; TO ALLOW FOR a minimum ratio of 4:1 slope on all lake banks.

JUSTIFICATION: This deviation is approved as "Deviation 13" for the Pelican Landing RPD by ADD2021-00190A and is still applicable to the proposed project. Additionally, this request would allow for application of the deviation throughout the entirety of the Pelican Landing MPD.

The subject property is a redevelopment project that is constrained by on-site wetland preserve areas and existing development. The Applicant is requesting approval of the expansion of this deviation in order to accommodate the planned stormwater management lake areas within redevelopment areas of the property. All units will be located within former golf course areas and the remaining area from the Kersey Smoot RPD that will be incorporated into the MPD. As a result, the 4:1 lake bank slope is necessary to accommodate the appropriate lake depth specified in the LDC within the spatial constraints of the subject property. The proposed 4:1 lake bank slope will allow the project to provide for stormwater management lakes on the property in the most efficient manner possible.

A 4:1 lake bank slope has been proven to function as intended by the LDC through appropriate construction standards and lake maintenance measures. As shown on the enclosed cross section, turf reinforcement mats and enhanced herbaceous plantings are proposed to mitigate lake bank erosion in accordance with the slope protection measures set forth in LDC Section 10-329(d)(4).

This design standard has been successfully implemented throughout Lee County and is accepted by the South Florida Water Management District. Therefore, the requested deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (8) Requests relief from LDC Section 34-2020(b), which requires 6 parking spaces per hole for golf courses, TO ALLOW FOR a five percent reduction of required parking spaces.

JUSTIFICATION: This deviation is approved as "Deviation 13" for the Kersey Smoot RPD by ADD2021-00191 and is still applicable to the proposed project. All conditions imposed by ADD2021-00191 are incorporated into the request and there are no changes to the golf course proposed in this request. Therefore, the requested deviation remains valid and will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (9) requests relief from LDC Section 34-935(f)(1)(e) which limits the height of buildings in the Planned Development zoning category within the outlying suburban land use category to 45 feet, TO ALLOW FOR a maximum building height of 290 feet over above the minimum flood elevation.

JUSTIFICATION: This deviation is approved for the MPD per Resolution Z-94-014 as Deviation (12). The previous approval was based on a maximum height of 20 stories over parking and remains applicable to the current request. This is incorporated into the attached schedule of uses which identifies maximum building heights in the MPD.

Through this amendment, the deviation is expanded to allow the proposed maximum height of 290 feet throughout the MPD. The proposed height of 290 feet is consistent with the previous approval of 20 stories over parking and will be compatible with other approved building heights in the surrounding area. The attached Approved Building Heights Map demonstrates similar building heights on adjacent properties. Proposed setbacks and building separations are consistent with the LDC and will ensure building heights do not impact surrounding properties.

Therefore, the requested deviation remains valid and will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (10) requests relief from LDC Section 34-1743(b)(1), which limits residential project fences/walls to eight (8) feet in height; TO ALLOW for a maximum fence/wall height of ten (10) feet.

Justification: The proposed deviation will provide for safety, security and enhanced aesthetics for both future residents and patrons of the development as well as the surrounding property owners. The wall will be landscaped in accordance with the LDC and will be architecturally and aesthetically consistent with the built structures within the project. Therefore, the requested deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (11) requests relief from LDC Section 10-416(d), which requires Type C/F buffers where multi-family residential uses and commercial uses abut TO ALLOW for no internal buffers.

Justification: The proposed deviation will allow for an integrated development pattern within the mixed-use development areas and enhance walkability. It has been accepted that true mixed-use developments should not be segregated by landscape barriers that preclude multi-modal movement through a given development. This is evidenced through Lee County's Compact Communities Planned Development regulations and the Mixed Use Overlay, both of which do not require internal buffers.

Approval of this deviation will allow for enhanced connectivity between different uses and contribute to improved walkability. This design standard has been successfully implemented throughout Lee County. Therefore, the requested deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (12) requests relief from LDC Section 34-2020, which requires parking spaces to be provided for Recreation Facilities, Indoor at four (4) spaces per 1,000 square feet of floor area, TO ALLOW for parking spaces related to Recreation Facilities, Indoor to be calculated at one (1) space per 1,000 square feet of floor area where such facilities are integrated within mid- and high-rise buildings.

Justification: The redevelopment of the Raptor Bay Golf Course will result in a walkable, mixed-use community, with compact pods of development. Amenities for the residential development will be vertically integrated within mid-rise (buildings over 45 feet) and high-rise buildings. Amenities in these buildings will be private for residents only. This will result in reduced parking requirements for the development since the development will be walkable and most users will be internal to the development. Throughout the development, the use of golf carts and shuttle service within the project will be encouraged.

Given the facilities will be private, the LDC required parking would be excessive. This deviation ensures that excessive parking is not required throughout the MPD which would be contrary to the purpose of creating a compact, walkable development. Therefore, the requested deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (13) requests relief from LDC Section 34-935(b)(1) which requires all buildings and structures to be setback from the development perimeter a distance equal to the greater than one-half the height of the building or structure, TO ALLOW setbacks from the development perimeter to be a minimum of 0 feet for buildings adjacent to property owned by the Applicant and to Estero Bay and a minimum of 50 feet from the northern property boundary.

Justification: This deviation will allow for flexible design within redeveloped golf course areas and allow for taller structures that are compatible with the surrounding development pattern. This LDC requirement for vast perimeter setbacks is appropriate for suburban style, single-use projects. The multi-use concept with building heights to maximize desirable views of Estero Bay requires relief from this requirement. The attached exhibit demonstrating approved building heights on surrounding properties demonstrates the deviation will allow for an attractive development that is of a consistent height and development form when compared to surrounding properties. The Applicant also owns adjacent properties in the City of Bonita Springs. As a result, this deviation facilitates coordinated development between properties under common ownership.

Lands to the north and west of the MF tract are buffered by established preserve areas and golf course areas. As a result, while the MF tract is located a minimum of 50 feet from the northern property line, the nearest single-family home is 1,430 feet from MF tract. Additionally, the lands to the south of the MF tract are under common ownership by the Applicant and will be developed in a compatible and complimentary manner. Consequently, the deviation will not impact any external property owners and will allow the Applicant to maximize development with no new impacts to preserve areas. Therefore, the requested deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (14) requests relief from LDC Section 34-935(e)(4), which requires a minimum separation of buildings of one-half of the sum of their heights where there are two or more principal buildings on a development tract, TO ALLOW a minimum building separation of 120 feet for buildings over 120 feet in height.

Justification: This deviation will allow for flexible design within redeveloped golf course areas and allow for taller structures to be designed and located to address compatibility with the surrounding development pattern. This LDC requirement for internal building separation is appropriate for suburban-style, single-use projects. The multi-use concept will include building heights and separations which maximize desirable views of Estero Bay requires relief from this requirement. Building heights and separations surrounding properties demonstrate that this deviation will allow for attractive development that is of a consistent height and development form when compared to mid- and high-rise buildings immediately adjacent to the property.

Through this amendment, the deviation is revised to allow the proposed 290-foot-tall buildings to be separated by a minimum of 120 feet. The reduced separation facilitates a clustered development footprint with no impacts to preserve areas and which preserves views of Estero Bay to the maximum extent possible. Therefore, the requested deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (15) requests relief from LDC Section 10-416(d)(1), which requires a buffer area along the entire perimeter of the proposed development whenever the proposed development abuts a different use; to allow for no perimeter buffers where onsite preserve areas abut the MPD perimeter or where adjacent to property owned by the Applicant.

Justification: Onsite preserves have been established within the Pelican Landing PD for many years. The requested deviation will allow for development without the need to disturb existing preserves.

The vegetation within these preserve areas are already protected by a conservation easement and cannot be developed.

Additionally, properties to the south and within the City of Bonita Springs are under common ownership by the Applicant and intended to be developed as a unified site plan. This deviation only applies to the northern boundary of the MPD and where adjacent to property owned by the Applicant. All other perimeter buffers will meet or exceed the LDC standards. Therefore, the requested deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.



Pelican Landing London Bay MPD Preliminary Density/Intensity Calculation

Pelican Landing DRI/MPD Density/Intensity Summary

Land Use	Total Approved per DRI/PUDs	Total Unbuilt Entitlements Assigned to Applicant	Total Proposed per MPD	Proposed Increase/Decrease
Residential (DUs)	3,912 DU	241 DU	729 DU	+488 DU
Office (SF)	475,000 SF	125,839 SF	25,000 SF	-100,839 SF
Retail (SF)	300,000 SF	147,000 SF	0 SF	-147,000 SF
Restaurant (SF)	5,000	0 SF	0 SF	N/A
Golf (holes)	77	28 holes	27 holes	-1 hole
Hotel (rooms)	750	86 rooms	318 rooms	+232 rooms
Marina				
Wet Slips	65 slips	0 slips	0 slips	N/A
Dry Slips	150 slips	0 slips	0 slips	N/A

Allowable Density Calculation per FLU

Future Land Use	Acres	Allowable Density	Allowable Dwelling Units
Suburban	95.83 AC	6 DU/AC	575 DU
Outlying Suburban	193.03 AC	3 DU/AC	
Upland/Preserved Wetland	190.27 AC	3 DU/AC	571 DU
Impacted Wetland	2.76 AC	1 du/20 DU/ACE	0 DU
Wetlands	141.31	1 du/20 DU/ACE	7 DU
Total	430±		1,153 DU



PELICAN LANDING MPD Request Statement

I. REQUEST

Kersey Smoot Investments, LLC, ("Applicant") requests to rezone 430+/- acres of land from Pelican Landing CPD/RPD and Kersey-Smoot RPD to a unified Mixed Use Planned Development (MPD) zoning district to allow for the development of a residential and resort community on the Estero Bay. All lands proposed for rezoning are within the Pelican Landing Development of Regional Impact (DRI), and a companion DRI Development Order (DO) will be submitted concurrent with this zoning request.

The proposed MPD will consolidate the remaining development entitlements associated with lands owned by the Applicant within the Pelican Landing DRI, to allow for development under a unified site plan. The Applicant proposes to eliminate unused non-residential entitlements associated with their property, including 147,000 SF of commercial retail uses and 100,389 SF of office uses to allow for increased residential and resort-oriented uses. The proposed mix of uses is appropriate considering the Property's waterfront locale and surrounding residential and recreational land uses, and will also address compatibility with adjacent residential uses. The proposal has been carefully crafted to ensure the proposed MPD does not increase external vehicular trips beyond those vested by the Pelican Landing DRI approval.

The lands owned by the Applicant are currently entitled for the following densities and intensities per the underlying Planned Developments and DRI:

- 241 multi-family/timeshare units
- 147,000 SF of commercial retail uses
- 125,389 SF of office uses
- 86 hotel rooms
- 28 golf course holes

The Applicant is requesting approval to develop the following entitlements within the newly established MPD zoning district:

- 729 dwelling units;
- 25,000 square feet of office uses
- 318 hotel rooms
- 27 golf course holes

The maximum building height requested is 290 feet for multi-family uses in the MU tract on the far western side of the MPD overlooking the Estero Bay. This height is commensurate with existing and approved building heights in the immediate vicinity within the Village of Estero and the City of Bonita Springs.

All other residential buildings throughout the Residential and Mixed Use tracts will range in height from 50 to 110 feet with a mix of mid-rise multi-family buildings and conventional residential dwelling types. The development will include a variety of private recreational uses and amenities such as the Saltleaf Golf Preserve, a 27-hole golf course, along with associated sports courts, clubhouse and other amenities.

The project will continue to be accessed from a main ingress/egress point on Coconut Road. The project will also be served by points along Coconut Point Resort Drive and Coconut Plantation Drive.

The development will connect to central water and sewer provided by Bonita Springs Utilities. The proposed development limits development areas to maintain existing preserve areas and protect onsite wetlands, including the "Eco-Park" and "Interface Areas".

This request will include a Master Concept Plan (MCP), Schedule Uses and Deviations to accommodate the development of the site, as well as a companion DRI amendment. The following request statement and attached exhibits demonstrate the proposed development is consistent with the Lee Plan, the Lee County LDC, and provides for compatibility with the surrounding neighborhoods through buffers, setbacks, limited access points, and significant preserves and open spaces located adjacent to existing residential communities. Additionally, the reduction of non-residential entitlements ensures the MPD will not increase the PM peak hour trips previously approved/vested.

III. EXISTING CONDITIONS

The 430± acre subject property is located north of Coconut Road and West of US 41 adjacent to the City of Bonita Springs and the Village of Estero.

Access to the Property is currently provided by Coconut Point Resort Drive, a two-lane privately maintained local roadway owned by Applicant. This roadway connects to the public roadway network via Coconut Road. Coconut Road is classified as a major collector and is maintained by Lee County to the west of Via Veneto Boulevard, including the portion that provides access to the Property. The Village of Estero maintains the roadway east of Via Veneto Boulevard to Three Oaks Parkway.

The Property has unobstructed views of Estero Bay to the west. Those lands in between the western property line and the Estero Bay are saltwater wetlands, proposed for preservation per the enclosed MCP.

The portion of the Property in the Pelican Landing CPD/RPD is currently developed with golf course and related accessory uses formerly known as Raptor Bay

The portion of the Property in the Kersey-Smoot RPD is vacant and adjacent to the Hyatt Coconut Plantation Timeshare Resort and golf course (also within the Kersey-Smoot RPD). The existing timeshare resort contains recreational amenities and 96 timeshare units in four (4) buildings, containing four (4) stories (3 habitable floors over parking) and a maximum permitted building height of 75 feet.

Lands to the south of the proposed MPD are owned by the Applicant and are within the City of Bonita Springs. These lands are zoned Planned Development, as part of the 36+/-acre Saltleaf on Estero Bay RPD/CPD and the 51± acre Raptor Bay PD. These lands are permitted for multi-family and single-family dwellings, as well as Continuing Care Retirement Facilities (CCRC), along with public and private recreational amenities. Construction of a 286-foot-tall multi-family building and associated public marina and private amenities has commenced on the Saltleaf on Estero Bay property and will be Ritz-Carlton branded residences. El Dorado Estates in a single-family community further east of the proposed MPD, which is substantially separated from the project via existing buffering and open space.

The surrounding future land uses, zoning districts, land use pattern is inventoried in the below table.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Village of Estero: Village Neighborhood 1; Wetlands	West Bay Club RPD; AG	Residential; Golf Course; Vacant Lots
SOUTH	City of Bonita Springs: Mod. Density MU/PD	Pelican Landing CPD/RPD	Residential
EAST	Village Neighborhood 1; Village Neighborhood 2; Wetlands; Outlying Suburban	AG; RPD; RS-1; CPD	Single Family Residential (El Dorado Estates); Outdoor Storage; Vacant CPD
WEST	City of Bonita Springs: Mod. Density MU/PD	Raptor Bay CPD/RPD; Bayview RPD; Pelican Landing CPD/RPD	Ritz-Carlton Residences (Under Construction); Hyatt Regency Coconut Point Resort

It is important to note as detailed below, that building heights on adjacent properties, as well as in the immediate area, are approved, built or under construction for building heights from 286-290 feet in height. Please see detailed analysis and the Surrounding Building Heights exhibit enclosed.

II. PROPERTY HISTORY

- **Pelican Landing DRI**

The parcels under ownership by the Applicant are a part of the much larger Pelican Landing DRI, which encompasses 2,100± acres of land between Estero Bay to the west and U.S. 41 to the east.

The Pelican Landing CPD/RPD and DRI was originally approved in 1994 and has been amended numerous times and portions of the original PD/DRI boundary were annexed into the City of Bonita Springs. The Pelican Landing DRI has been amended by Lee County a total of 16 times since the initial adoption. Modifications of a project of this size are anticipated to accommodate changes in market demand through decades of build out spanning multiple real estate cycles. From a DRI DO standpoint, the Pelican Landing DRI is permitted the following maximum entitlements (inclusive of lands in both Lee County and the City of Bonita Springs):

- 3,912 dwelling units (comprised of 930 single-family detached and 2,982 multi-family units)
- 475,000 SF office
- 300,000 SF commercial retail
- 5,000 SF restaurant
- 77 golf course holes
- 750 hotel rooms
- 65 wet slips
- 150 dry slips

The Lee County Zoning Ordinances applicable to the Property do not encompass all lands in the DRI. Numerous parcels within the DRI have been annexed into the City of Bonita Springs over the years. Many of those parcels are built out, including single-family lots and the Hyatt Regency Coconut Point Resort. The most significant unbuilt portions of the DRI that are not within Lee County are within the Raptor Bay Planned Development, approved for 503 multi-family units per Bonita Springs Zoning Ordinance 20-04. Additionally, the 150 dry slips in the DRI were assigned to the Bayview on Estero Bay RPD/CPD. This information is provided to clarify why the maximum permitted entitlements per the Lee County Zoning Ordinances do not match the entitlements under the DRI.

It is also important to note the maximum residential density under the original DRI was 4,400 dwelling units (until modified in DRI 12th DO Amendment per Lee County Case No. 2005-0001). This density is consistent with the total maximum density that will be developed in the DRI upon approval of this MPD rezone request.

- **Lee County Zoning History**

The DRI is comprised of several Planned Developments (PDs), including the Pelican Landing CPD/RPD and Kersey Smoot RPD within Lee County, and the Raptor Bay RPD within the City of Bonita Springs.

The Pelican Landing CPD/RPD was originally approved pursuant to Lee County Zoning Resolution Z-94-041. The CPD/RPD has been amended numerous times and allows for the development of the same entitlements contained in the companion DRI/DO per the latest Zoning Resolution. However, due to annexations and allocations, the Lee County lands currently within the Pelican Landing CPD/RPD excludes the 503 units allocated to the Bonita Springs Raptor Bay PD and the 362 units allocated to the Kersey-Smoot RPD.

Thus, the Lee County Pelican Landing CPD/RPD residential entitlement is technically limited to 3,047 units (3,912 total units in the DRI, less 503 units in Bonita Springs "Raptor Bay" parcel, and less 362 units in the Kersey Smoot RPD). All of these residential entitlements, except for the 503 Raptor Bay DUs and 241 of the Kersey Smoot DUs, have been constructed, or are under construction, within existing neighborhoods in the DRI.

The Kersey Smoot property consists of 204+/- acres and was acquired in 1998 by WCI. The Kersey Smoot property was added to the Pelican Landing DRI pursuant to Lee County Zoning Resolution Z-98-066, which added the acreage but did not increase the allowable density in the overall DRI. The RPD has been amended several times, most recently per Z-07-031, and currently allows for the development of a maximum of 362 dwelling units, 150 dry boat storage slips and a golf course.

To date, part of the lands in Kersey Smoot have been developed with four (4) buildings containing 96 timeshare units (all 2-bedroom units) and a portion of the Raptor Bay Golf Club and golf course, now being redeveloped as Saltleaf Golf Preserve.

The timeshare units have been treated as multi-family dwellings and counted towards the total allocation of 2,982 multi-family units allowed in the DRI. The RPD allows for ten (10) additional buildings which have not been constructed. Of the remaining 266 units, 241 units have been assigned to Applicant and 25 units are assigned to the timeshare/condominium property.

IV. PUBLIC INFRASTRUCTURE

- **Roads**

The MPD will have direct access to Coconut Road, a two-lane major collector roadway that is partially maintained by Lee County and partially maintained by the Village of Estero. The property also has direct access to Coconut Point Resort Drive and Coconut Plantation Drive, both of which are privately maintained two-lane local roadways. As outlined in the Traffic Impact Statement submitted with this application, the surrounding roadways will continue to operate at an acceptable Level of Service considering the trips associated with this development. The reduction of non-residential entitlements ensures the maximum trip generation for the DRI will not be exceeded upon approval of this amendment.

It is understood the developer will provide a transportation analysis and a transportation mitigation plan in accordance with Chapter 10 of the Land Development Code as part of the development order application to determine off-site improvements such as turn lanes.

- **Utilities**

The Property is within the Bonita Springs Utilities (BSU) service area and utilities will be extended to the site. The proposed development makes efficient use of existing infrastructure and will provide significant private investment in this area by extending BSU infrastructure to the site.

- **Public Facilities**

The attached Public Infrastructure Map demonstrates additional public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of fire, EMS, schools, and Sheriff's protection.

V. PROPOSED MPD DEVELOPMENT PROGRAM

The Pelican Landing CPD/RPD still allows for non-residential development, but includes few areas planned for such uses. The proposed MPD rezoning request allows the Property to consolidate and adjust these remaining entitlements to achieve a mix of uses better supported by the current market and location of undeveloped land in the project. The MPD will maximize available waterfront land for clustered residential and resort uses to meet market demand for waterfront living in Southwest Florida.

The proposed MCP provides for significant preservation of wetlands, rare and unique uplands, and open space while also providing for infill residential and non-residential development on the Property. The proposed site design also provides significant setbacks from Estero Bay.

The community will be developed in three clusters and accessed from Coconut Road, Coconut Point Resort Drive, and Coconut Plantation Drive. Some of the entries are intended to be gated with the internal roadway network to be privately maintained in those areas. Portions of the internal roadways will be accessible to the public and will be owned and maintained by an established Community Development District (CDD). Internal roadways will provide sidewalks as required in the LDC to accommodate pedestrian interconnectivity within the project, except where deviations are requested

to minimize impervious areas on the site and allow for a compact and clustered development footprint. The proposed roadways will meet the design standards set forth in Chapter 10 of the LDC.

A maximum of 729 dwelling units are proposed, 241 of which are already existing/approved on the Kersey Smoot RPD. The dwelling units are planned around open space and preserve areas to accommodate preservation and the redevelopment of the existing golf course. Allowable uses include residential, commercial, office, hotel, and recreational uses.

The Saltleaf Golf Preserve is undergoing redevelopment per the current zoning and development order approvals. The course is being redesigned to enhance the quality of the facility, with no reduction to the recreational component of the project.

Based on the above, this request adds 488 “new” dwelling units to the properties within the Pelican Landing London Bay MPD, supported by a proportionate reduction of commercial square footage to ensure that there are no impacts to transportation facilities that were not already contemplated and approved in the DRI. Specifically, to off-set the traffic impacts of the additional density and hotel rooms, the Applicant is proposing to eliminate all remaining retail square footage and reduce the office uses by over 100,000 square feet.

Open space will exceed the required 40% for residential development and 30% for non-residential development. Indigenous vegetation retention will exceed at least 50 percent of the required open space area. Indigenous preserve areas are made up of wetland and upland preservation. The project will far exceed the minimum preservation requirements in the LDC and required preserve setbacks will be provided in accordance with the LDC. Development areas have been designed so that wetlands impacts, beyond those approved in the Pelican Landing DRI, are not required and there are no new impacts to wetlands within the Coastal High Hazard Area. The wetland impacts are limited to the portion of the existing Kersey Smoot RPD, for wetlands not included in the established wetland areas or preserves per the DRI.

The Property is located in the Estero Planning Community, which does not include any unique development standards or public meeting requirements. Minimum lot sizes and development standards are consistent with other planned developments in Lee County and are identified in the attached Schedule of Uses and Development Regulations Exhibit.

Adjacent properties to the south and within the City of Bonita Springs are also under common ownership and will include similar development intensities. The Raptor Bay CPD/RPD allows for 503 dwelling units and a maximum height of 20 floors over two floors of parking, with no height limitation in terms of feet per a settlement agreement. The Raptor Bay CPD/RPD is also within the Pelican Landing DRI.

The Bayview RPD/CPD to the west/southwest of the site allows for 300 units and a maximum height of 286 feet. The Bayview PD is not a part of the Pelican Landing DRI and is currently being developed with residential multi-family, marina, and restaurant parcels.

The adjacent existing development to the southeast is zoned RS-1 (El Dorado Estates), which allows for single-family dwellings with a maximum building height of 35 feet. The proposed development standards ensure that building heights are related to existing surrounding development and buffering is provided where appropriate. Specifically, building heights are limited on those tracts abutting El Dorado, and the 290' buildings are proposed several hundred feet from the shared property line in the far western portion of the site.

As proposed the residential uses will be well-screened and separated from surrounding land uses, and the community will be complimentary to the existing and planned surrounding neighborhoods.

In terms of building heights, the majority of surrounding lands in the generally area are developed with mid- and high-rise development including a 290' tall building approved by the Village of Estero in West Bay Club; the adjacent Saltleaf at Estero Bay and Raptor Bay developments noted above approved for 286'/20 stories over parking; the Hyatt Coconut Point Resort (213'/18 stories), Navona at The Colony Golf & Bay Club (maximum of 254'/20 stories over parking), and Altaira at the Colony Golf & Bay Club (maximum of 249', 20 stories over parking). Thus, the varying building heights proposed in MPD are compatible with the heights and intensities of surrounding development and do not introduce building heights that are out of scale with the neighborhoods. Viewsheds from surrounding properties will be further improved via external perimeter buffers, setbacks from PD boundaries, building perimeter plantings, and a high level of architectural design and articulation on the buildings.

The amendment will provide for highly demanded public access to Estero Bay, including public boat ramp, public parking, and public park area. The amendment carefully limits the size and scope of these public facilities to protect the surrounding neighborhoods along Coconut Road from external impacts.

Deviations are requested and described in further detail in the attached Schedule of Deviations and Justifications Exhibit. These deviations are intended to provide flexibility in the design of compact pods of development, a community in that minimizes impacts to wetlands and floodplain areas and that accommodates.

As an infill development, this proposal ensures that development is directed to the urbanized area of Lee County where significant public and private investment have already provided for adequate public facilities. Furthermore, the proposed rezoning ensures that the remaining development capabilities on these properties are coordinated in a unified plan of development.

Finally, the proposed MPD is consistent with the Lee Plan and Land Development Code as described in the remaining sections of this Project Narrative

VI. PROPOSED USES/DESIGN STANDARDS

The proposed Schedule of Uses allows for a wide range of residential uses, including single-family townhome, and multi-family dwelling types as well as commercial, office, hotel, and recreational uses accessory to the residential development. The existing golf course will remain, with the golf holes reoriented and the existing golf clubhouse is planned to remain to the south of the Hyatt Timeshare buildings. Other optional amenities may be located in any of the development tracts. Except where deviations are requested, the design standards will meet or exceed the requirements in the LDC and mirror those of typical RPD zoning districts throughout the County.

The proposed development carries forward several deviations previously approved for the Pelican Landing CPD/RPD and Kersey Smoot RPD and limited new deviations as outlined in the Deviation & Justification Narrative.

VII. DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), the data and analysis provided in the enclosed application demonstrate that the request meets or exceeds the following:

- a) **The request will meet or exceed all performance and locational standards set forth for the proposed residential planned development, except where a deviation has been approved.**

The Property has been deemed an appropriate location for the development of residential, golf course, and resort-oriented recreational uses based upon prior approvals.

Traffic impacts of the project are discussed in the attached Traffic Impact Statement (TIS) which demonstrates all impacted roadways will function at an acceptable Level of Service. Any off-site improvements required by the project will be addressed at the time of local development order review.

Utilities and other required infrastructure is available to serve the proposed uses, densities and intensities.

The request for the development of a total of 729 residential dwelling units is consistent with the maximum allowable densities in the Suburban and Outlying Suburban Future Land Use Categories (FLUC) and will result in a compact form of development compatible with the surrounding existing and planned development pattern. The request is consistent with the goals, objectives and policies of the Lee Plan, as outlined in this application.

Requested deviations include those previously approved in the Pelican Landing CPD and Kersey Smoot RPD where needed are requested to facilitate the redevelopment of the site and accommodate the existing site development characteristics plan. The deviations are described in more detail in the attached Schedule of Deviations and Justifications.

These deviations are still necessary to maximize the preservation areas on the property, ensure compact development tracts, and address certain site constraints. More details regarding each justification are provided in the attached Deviations and Justifications exhibit.

- b) **Complies with the Lee Plan.**

The request will allow for mixed use development in accordance with the Outlying Suburban and Suburban FLUCs and other relevant Goals, Objectives, and Policies. Densities account for the limited wetland impact areas and comply with Table 1(a) outlining Residential Densities and Table 1(b), which allocates a maximum of 454 acres of residential development in the Outlying Suburban FLUC and within the Estero Planning District. According to the Planning Department, 360 acres have been allocated and 94 acres remain for residential acreage. Moreover, the density proposed was previously approved in the original DRI, which is evidence the density of this MPD is consistent with the Lee Plan.

The only non-residential uses proposed are hotel/resort and golf uses, as well as 25,000 SF of office space. Portions of the proposed development have already extinguished residential development acreage so only Tract R-1, and portions of Tracts R-2 and MF include new residential acreage within the Estero Planning District. The MCP demonstrates 57.31 acres of residential development acres required to accommodate the proposed development. Therefore, sufficient acreage is allocated for the proposed development.

Additional information regarding compliance with Lee Plan policies is included in the remaining sections of this Project Narrative.

A companion DRI amendment is also submitted to add modify the maximum residential dwelling units and commercial square footage.

c) Meets this Code and other applicable County regulations or qualifies for deviations.

The request includes proposed development standards, and deviations in compliance with the Lee Plan and LDC regulations as described in the remaining sections of this Project Narrative. As outlined in the Deviation Justification Narrative, requested deviations will fully meet the intent of the LDC.

d) Is compatible with existing and planned uses in the surrounding area.

The request will ensure that the property is developed with uses similar to neighboring properties. The proposed MPD includes development standards which comply with the LDC. Buffers and setbacks will be provided to adjacent properties, where required. In particular, a Type "F" buffer is proposed in the following locations:

- Along the southeastern property lines, adjacent to the El Dorado Estates subdivision, and
- Along the northern property line where the golf course is adjacent to the West Bay Club RPD.

Impacts to surrounding land uses are minimal due to the similarity of intent and intensity of uses and the reduction of commercial square footage. The proposed development standards and LDC requirements have adequately addressed any potential impacts on adjacent uses.

As detailed above, there are several buildings in the immediate vicinity approved for similar building heights, including the West Bay Club also approved for 290'. Viewsheds from surrounding properties will be further improved via external perimeter buffers, setbacks from PD boundaries, building perimeter plantings, and a high level of architectural design and articulation on the buildings.

e) Will provide access sufficient to support the proposed development intensity.

A Traffic Impact Statement (TIS) is attached which demonstrates that the proposed access points are sufficient to support the proposed development activity. The project will be accessed from Coconut Road, as well as from Coconut Point Resort Drive. These access points meet the requirement in LDC section 10-291 that residential development of more than five acres must provide more than one means of ingress or egress for the development areas with access to Coconut Point Resort Drive. Due to the unique location at the terminus of Coconut Road, this is only viable access and will be supplemented by appropriate mitigation via the entry designs and internal emergency turnaround features and limitations on the disbursement of units in each development tract.

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

The attached TIS has demonstrated that all analyzed roadways are projected to operate at acceptable Levels of Service with the increase of residential units and corresponding

decrease in commercial entitlements. Sidewalk and bikeway facilities will comply with the minimum requirements and options set forth in Chapter 10 of the LDC. The reduction in commercial/retail entitlements ensure the MPD will not increase the number of trips approved by the current DRI.

The project will require development order approvals prior to site development activities. The project's impacts and the need for turn lane improvements at the site access drive intersections will be evaluated at that time in accordance with the LDC.

g) Will not adversely affect environmentally critical or sensitive areas and natural resources.

The proposal ensures environmentally critical areas and natural resources are protected while allowing for development consistent with the Suburban, Outlying Suburban and Wetlands FLUCs.

The Project provides 209.64 acres of open space, or 49 percent of the total acreage, which significantly exceeds the minimum requirements of the LDC of 40% open space.

Preserve areas have been designed to retain native vegetation areas to the maximum extent possible. The Project site includes 81.24± acres of wetlands and 25.34± acres of "Other Surface Waters" (OSW), not including the 60-acre SFWMD conservation area, which are located within preserve areas on the proposed MCP. This exceeds the LDC requirement that 50% of open space areas be in the form of indigenous vegetation.

An Indigenous Preserve Management Plan and Protected Species Management Plans will be provided at the time of DO.

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

Public infrastructure and services will be available to service the proposed development. The Property is located within the Suburban, Outlying Suburban, and Wetlands FLUC, which are Future Urban Areas per the Lee Plan. These areas are permitted for residential and commercial uses as proposed.

The Property is within the Bonita Springs Utilities Service Area and extending water and sewer service throughout the property will require developer funded infrastructure improvements.

The property is served by the Estero Fire District with Fire Station #42 located on Sweetwater Ranch Boulevard and US 41 and Lee County EMS Station Medic 21 located on Three Oaks Parkway. The Lee County Sheriff provides service in South District - Zone S3.

The data and analysis provided in the enclosed application also demonstrates that the request meets or exceeds the following Planned Development Rezoning review criteria.

i) The proposed use or mix of uses is appropriate at the proposed location;

The Suburban and Outlying Suburban FLUCs allow for medium and low density residential, non-residential land uses. The mix of uses have been historically approved and partially developed on the site dating back to prior approvals.

This request includes elimination of previously approved commercial retail land uses assigned to the Applicant, as well as significant reduction in unused office square footage. Moreover, the development of residential dwellings on the 430± acre property is appropriate for this location which includes significant buffers, open space and preserves to provide compatibility with the variety of neighboring uses which include single-family residential subdivisions, high-rise residential towers, and preserve areas. The proposed unified MPD maintains the extensive environmental protections on the property via preserved natural flowways, on-site wetlands, and preservation of upland habitats.

- j) **The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.**

The proposed development standards address all development characteristics, environmental protection and infrastructure needs to sufficient to ensure the protection of the public health, safety and welfare and are sufficient and reasonably related to the impacts on the public interest.

- k) **If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:**
- 1) **Enhances the achievement of the objectives of the planned development; and**
 - 2) **Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.**

Please refer to the enclosed Schedule of Deviations and Justifications, which addresses these criteria. The requested deviations preserve and promote the general intent of the LDC and will not negatively impact public health, safety, or welfare.

VIII. LEE PLAN COMPLIANCE

The following is an analysis of the RPD's consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

POLICY 1.1.6: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.

The proposed PD includes the redevelopment of the existing Raptor Bay Golf Course (now known as Saltleaf Golf Preserve) as well as infill development within the Kersey Smoot RPD. Portions of the Property are located in the Suburban and Outlying Suburban FLUCs, as shown in the attached Future Land Use Map. The attached Preliminary Density Calculation utilizes densities in these FLUCs of 6 du/acre and 3 du/acre consistent with these policies. The proposed schedule of uses is consistent with the FLUCs on site and include single-family and multifamily residential uses, as well non-residential uses like commercial, office and recreational uses. These uses are consistent with the Suburban and Outlying Suburban FLUCs and were previously approved in the existing Pelican Landing and Kersey Smoot PDs. Therefore, the proposed uses and density are entirely consistent with the above policy and other related Rural FLUC policies governing use of these lands.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.

The attached proposed density calculation for the Pelican Landing London Bay RPD utilizes a density calculation for impacted wetlands of 1 du/20 acres. Preserved wetlands utilize a density calculation of 6 du/acre adjacent to the Suburban FLUC and 3 du/acre adjacent to the Outlying Suburban FLUC consistent with the allowed density in Outlying Suburban, as allowed in Table 1(a) Note 8. Therefore, the proposed RPD is consistent with this policy.

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

- 1. For each Planning District the County will maintain a parcel based database of existing land use.**
- 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 1(b) regardless of other project approvals in that Planning District.**
- 3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.**

Table 1(b) currently allocates a maximum of 454 acres of residential development in the Outlying Suburban FLUC and within the Estero Planning District. According to the Planning Department, 360 acres have been allocated and 94 acres remain for residential acreage. The MCP demonstrates 57.31 acres of residential development association with the proposed RPD. Therefore, sufficient acreage is allocated for the proposed development.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed rezoning will facilitate infill and redevelopment within urban FLUCs. The project does not include new impacts to areas previously identified wetlands. The development location ensures the efficient use of land in suburban and outlying suburban areas in direct compliance with this and other policies in the Lee Plan. As outlined in detail within the application, the project provides for compatibility with the surrounding low-density residential development preserves and non-residential uses. Development within the project is clustered primarily within existing uplands and provides 49 percent open space, representing a compact development footprint. The project is within the Bonita Springs Utilities service area and does not require a significant expansion of services. Redeveloping the golf course area and continuing the build out of the Kersey Smoot RPD represents efficient use of lands contiguous to growth areas in compliance with this policy.

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 F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The Property is contiguous to developed or developing properties in Bonita Springs and Estero, representing logical and efficient growth within the Suburban and Outlying Suburban FLUCs. The attached letters of availability demonstrate there is sufficient capacity to provide potable water and sanitary sewer services to support the proposed density. Additionally, the attached Public Infrastructure Map demonstrates the Property is in the vicinity of adequate public facilities and public investment. Therefore, the proposed amendment and rezoning fully complies with this policy's intent to direct new growth to appropriate Future Urban Areas of the county.

POLICY 2.2.1: Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The road network in the region has been constructed to support the urban character of the area. The property is near existing networks, utility services and compatible, similar land uses. The Property is within the Bonita Springs Utilities service area. There are adequate public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of schools, fire, EMS and Sheriff's protection.

The proposed Master Concept plan provides compatibility with surrounding areas through the provision of expansive preserve areas and compact residential development areas. As a result, the proposed development is completely internalized from surrounding development. Finally, buffering, maximum building heights, and development standards are similar to other planned developments approved in the North Olga Planning Community.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. *Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

STANDARD 4.1.1: WATER.

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.

A letter of availability dated July 26, 2022, was provided by Bonita Springs Utilities identifying the facility's capacity for the development of projected water and sewer demand.

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

The proposed waterline extensions shall be designed to meet minimum fire flows and provide adequate domestic service water flows as required by the Florida Administrative Code.

STANDARD 4.1.2: SEWER

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

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 4-B), 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 Property is within the Bonita Springs Utilities Service Area. A letter of availability dated July 26, 2022, was provided by Bonita Springs Utilities identifying the facility's capacity for the development of projected water and sewer demand. Any required improvements needed to provide connection to BSU infrastructure will be developer funded.

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.

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.

The Application is to rezone several properties to a unified Mixed Use Planned Development in accordance with this policy.

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.

While portions of the Property are located in the Coastal High Hazard Area (CHHA), the proposed MPD preserves the wetlands and uplands surrounding the natural floodway of Halfway Creek. The proposed MPD protects against impacts from coastal flooding by providing storage within the surface water management system and the protection of 204± acres of wetland and uplands on site. The MPD does not propose to exceed allowable maximum density permitted by the underlying FLUCs. Additionally, impacts to hurricane shelters will be addressed through the impact mitigation requirements in LDC Section 2-485 at the time of local development order.

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 Chapter 10 of the Land Development Code 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 Land Development Code will continue to require appropriate buffers for new developments.

The request is intended to allow for the development of a range of residential dwellings on the 430± acre property in the form of a Mixed Use Planned Development subject to conditions, performance/design standards, limited schedule of uses, and a binding Master Concept Plan. The request will ensure that the property is developed with uses similar neighboring properties, thereby protecting the character and integrity of the existing communities.

The Applicant has proposed development standards including buffers, lakes, and setbacks to the adjacent properties, consistent with the LDC. The preservation of existing native vegetation and buffering to provide visual screening to surrounding development consistent with LDC requirements. Minimum setbacks to the PD perimeter boundary are 25 feet. The Applicant has limited the previously disturbed areas or previously identified development tracts. The proposed density is consistent with the allowable density in the Suburban and Outlying Suburban FLUCs.

The project will not negatively impact surrounding land uses due to the similarity of uses, density and open space provisions. The development standards and LDC requirements have adequately addressed any potential impacts on adjacent uses.

POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space.

The proposed MCP incorporates 49% open space and includes 27 golf holes, an existing clubhouse and other recreation facilities in addition to community amenity centers with recreational facilities. Existing pedestrian and bicycle pathways are located throughout the golf course and along Coconut Point Resort Drive. All open space and amenities will be directly accessible to all residents within the RPD.

POLICY 59.1.3: Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources.

The proposed project is located within designed FEMA flood zones AE-11 and X. The Halfway Creek Floodway within the AE-10.5 flood zone and is depicted on the proposed MCP as a preserve area. No development is proposed within the Floodway.

OBJECTIVE 60.1: SURFACE WATER. Develop a surface water management program that is multi-objective in scope, geographically based on basin boundaries, and incorporates the requirements of applicable adopted Basin Management Action Plans.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.

A surface water management system is proposed which will provide water quality treatment before discharging into onsite wetlands.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.

The proposed MPD includes wetland preservation areas which will maintain existing flow-ways and associated habitats to the maximum extent practicable.

OBJECTIVE 60.4: INCORPORATION OF NATURAL SYSTEMS INTO THE SURFACE WATER MANAGEMENT SYSTEM. Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief.

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

The proposed MPD includes a surface water management plan that complies with all LDC design standards.

POLICY 60.4.2: The County encourages new developments to design their surface water management system to incorporate existing wetland systems.

The MPD provides 81.24± acres of wetland preservation in the Eco-Park area, in addition to a 60-ac SFWMD Conservation Area. The surface water management system was designed to protect and maintain the function of the on-site wetland areas.

POLICY 60.4.3: The County encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.

The existing wetland preserves, including the Halfway Creek Flow-way, are proposed to remain in preservation. Wetland preservation areas will not be disconnected from the surrounding wetland system.

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints.

The Applicant will obtain an Environmental Resource Permit from the South Florida Water Management District. The master drainage system and established conservation areas proposed in this amendment request, and which will be established through the ERP and subsequent development orders, are designed in compliance with this policy.

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.

Surface water will be used for all irrigation of landscaping within the community. The proposed community will not use potable water provided as a result of this amendment for irrigation purposes.

POLICY 61.3.3: Keep floodways as unobstructed as possible.

The Property includes a portion of the Halfway Creek floodway, which is demonstrated on the proposed MCP. No development is proposed within this area.

GOAL 101: COASTAL AREAS. Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

The site plan, in conjunction with the activities proposed within the Indigenous Preserve and Protected Species Management Plan, was designed to be compatible with surrounding natural systems and will protect and continue to provide functions including water retention and purification. Defense against flooding is provided through the proposed stormwater management system and through the preservation of 204± acres of on-site preserve areas.

The site plan includes the construction of a permitted stormwater management system and will provide long-term protection of wildlife habitat. The site plan was designed to protect and maintain the function of the on-site wetland areas and adjacent upland habitat and to provide on-site preservation adjacent to proposed off-site preservation areas located to the north.

POLICY 101.1.2: Protect and conserve the following environmentally sensitive coastal areas: wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds.

As required by Lee Plan Policy 101.1.2, the site plan protects environmentally sensitive areas through the preservation of 204± acres of preserve areas. The wetland areas, in combination with adjacent upland areas, are protected in perpetuity through a conservation easement. All mangrove wetlands on the western portion of the property will remain in preservation. The Project does not contain estuaries, undeveloped barrier islands, beach and dune systems, aquatic preserves, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, or marine grass beds.

OBJECTIVE 101.3: DEVELOPMENT IN COASTAL AREAS. Protect human life and property from natural and man-made disasters.

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.

A portion of the Property is located within the Coastal High Hazard Area (CHHA). The proposed project does not include any wetland impacts within the CHHA. Wetland limits were previously reviewed and approved on a portion of the Property by SFWMD as part of permit number 36-03813-P.

POLICY 101.3.4: Encourage new residential development, as required by the Land Development Code, to provide continuing information to residents concerning hurricane evacuation and shelters.

A homeowners' or residents' association will be established to provide continuing information concerning hurricane evacuation and shelters. Additionally, the developer will mitigate impacts to shelter space through the payment schedule outlined in Chapter 2 of the LDC.

POLICY 123.1.5: Encourage private restoration of natural habitats to support connectivity between public and private conservation and preservation efforts.

The proposed MPD includes significant preservation areas which have been previously permitted. The proposed preserve area is intended to preserve habitat on site, as well as to support connectivity with adjacent public conservation lands in compliance with this policy.

OBJECTIVE 123.2: PLANT COMMUNITIES. Maintain and enhance the biodiversity of the natural plant communities within Lee County to create a more resilient and sustainable ecosystem.

POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts.

POLICY 123.2.8: Promote the long-term maintenance of natural systems through such instruments as conservation easements, transfer of development rights, restrictive zoning, public acquisition, and appropriate other means.

POLICY 123.2.13: Promote optimal conditions rather than minimum conditions for the natural system as the basis for sound planning.

POLICY 123.2.15: Protect Rare and Unique upland habitats from development impacts to the maximum extent possible, through conservation and/or site design.

The proposed preserve areas exceed the minimum requirements of the LDC per the enclosed MCP. Preservation areas are designed to maintain previous approvals, provide large contiguous preserve areas, and increase viability of the plant communities and provide significant buffers to surrounding natural areas.

OBJECTIVE 123.3: WILDLIFE. Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system. (Ord. No. 94-30, 18-28)

In compliance with Objective 123.3 of the Lee Plan, the protection and enhancement of the on-site preserve will maintain the function of the on-site wetland and upland preservation areas. It will also provide perpetual protection of wildlife habitat, which will be available for utilization by various common and protected wildlife species including, but not limited to, amphibians species, reptiles species, small mammal species, and avian species, including wading birds. The enhancement and long-term protection of the 204± acre on-site preserve area will help to maintain wildlife diversity in Lee County, in compliance with Objective 123.3 of the Lee Plan.

POLICY 123.3.3: Protect wildlife from impacts of new non-agricultural development in nonurban areas through the creation and implementation of a human-wildlife coexistence plan for each new development requiring a development order.

A human-wildlife coexistence plan is attached in compliance with this policy. See the Protected Species Management and Human-Wildlife Coexistence Plan enclosed.

OBJECTIVE 123.8: GOPHER TORTOISES. Restore and maintain secure, viable populations of Gopher Tortoises in Lee County.

POLICY 123.8.1: Protect Gopher Tortoise burrows wherever they are found. If unavoidable conflicts make on-site protection infeasible, off-site mitigation may be provided in accordance with FWC requirements.

Please see the attached Indigenous Preserve and Protected Species Management Plan that was prepared for the Project. Gopher tortoise (*Gopherus polyphemus*) burrows that will be impacted by construction activities will be relocated on-site where feasible, or off-site in accordance with the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines.

OBJECTIVE 123.10: WOOD STORK. Lee County will maintain regulatory measures to protect the wood stork's feeding and roosting areas and habitat.

No wood stork (*Mycteria americana*) rookeries or roosting areas were documented on the Project site. Compensation for impacts to wood stork foraging habitat will be provided through the enhancement and preservation of on-site wetland areas, or through the purchase of credits from a wetland mitigation bank. Additionally, the enhancement and preservation of wetland areas within the onsite preserve will provide and protect potential foraging habitat for wood storks and other wading birds. The proposed stormwater system will comply with all design requirements in the LDC, including the littoral planting requirements, which provides potential forage areas.

OBJECTIVE 124.1: Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.

POLICY 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII. Owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, Sub-Outlying Suburban, and Rural future land use categories may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands.

The proposed development is limited to previously impacted or planned residential areas. Density is calculated at 1 du/20 acres in all wetlands proposed to be impacted in accordance with table 1(a). Densities from preserved wetlands are transferred to developable contiguous uplands under common ownership at consistent with the maximum allowable density for the adjacent Suburban and Outlying Suburban Future Land Use Categories as identified in this policy and Table 1(a).

POLICY 124.1.2: The County's wetlands protection regulations will be consistent with the following:

- 2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be**

issued subject to a condition that construction may not commence until issuance of the required state permits.

A condition is proposed which requires that construction may not commence until an ERP is obtained to authorize any impacts to wetlands proposed by the MCP.

6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Nonresidential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.

The proposed development calculates allowable density for uplands based and preserved wetlands based on the maximum of 6 dwelling units per acre for Suburban areas and 3 dwelling units per acre for Outlying Suburban areas, and as mentioned above, a calculation of 1 du/20 acres in all wetlands proposed to be impacted in accordance with table 1(a). The application and preliminary density calculation demonstrate available density if all wetlands were impacted as a worst case scenario only and currently preserved wetlands will not be impacted.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.

The proposed MPD will include stormwater lakes within the development tracts to address water quality. The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO. The proposed RPD will not impact existing infrastructure in the area, and roadways, schools, EMS, potable water and sanitary sewer service are available to serve the property.

POLICY 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.

The Property includes a portion of the Halfway Creek floodplain, the limits of which are shown on the proposed MCP. No development is proposed within this area, and it is included within the proposed preserve areas on the MCP. The Surface Water Management System will be designed to maintain existing off-site flows.

POLICY 126.1.3: Freshwater resources will be managed in order to maintain adequate freshwater supplies during dry periods and to conserve water.

Irrigation for the proposed development will be provided via onsite lakes and resupplied by groundwater.

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.

The development of the proposed stormwater management system will provide water quality and water quantity improvements. The system will be designed so that sufficient flow of water to retain the existing hydroperiods will be maintained. The attached Surface Water Management Plan provides additional details regarding the surface water management system.

IX. CONCLUSION

The proposed Pelican Landing London Bay MPD will allow for buildout of an approved DRI with the intended mix of residential, non-residential and resort-oriented recreational amenities originally envisioned for this property. Due to the pattern of development in the area, internal to the site, as well as the roadway access, the Applicant is seeking to reduce unused commercial entitlements permitted by the DRI and correspondingly increase the allowable unit count. The result is no net increase to trips and project that meets market demand for a master-planned waterfront community.

Previous zoning approvals for the Pelican Landing CPD/RPD and Kersey Smoot RPD anticipated development and comparable densities and intensities on the Property. The proposed infill/redevelopment of these areas through the Pelican Landing London Bay MPD makes efficient use of land available for development and responds to housing needs and public investment in infrastructure in the surrounding areas.

The proposed building height and relatively low, highly clustered density will be compatible with the densities and building heights in the immediate area. Viewsheds from surrounding properties will be further improved via the proposed design standards.

The project is well-planned in relation to the environmentally sensitive areas, both on- and off-site. The MCP demonstrates preserve and open space far exceeding the LDC requirements.

The MPD provides for compatibility with the surrounding neighborhoods through buffers, setbacks, limited access points, and significant preserves and open spaces located adjacent to existing residential communities.

For these reasons, the Applicant respectfully requests approval of the MPD rezoning as proposed.



Pelican Landing London Bay MPD

List of Zoning Resolutions

Kersey Smoot RPD	Pelican Landing RPD/CPD DRI
Z-98-066	Z-94-014
ADD2000-00148	Z-95-062
Z-02-002	Z-95-061
ADD2000-00218	PD-96-057
Z-03-029	PD-96-021
Z-07-031	PD-96-026
Z-11-030	PD-96-039
ADD2021-00191	PD-96-40
	Z-96-055
	PD-97-012
	PD-97-020
	PD-97-032
	PD-97-038
	Z-97-073
	PD-97-045
	PD-97-051
	PD-97-056
	PD-97-055
	PD-98-026-1
	PD-98-026-2
	PD-98-035
	PD-98-026/1A
	FPA-98-048
	Z-98-066
	PD-98-066
	PD-98-070
	FPA-98-095
	FPA-98-094
	Z-99-024
	Z-99-048
	Z-99-065
	Z-99-080
	BZ-00-031
	BZ-00-23
	BZ-00-44
	Z-00-044
	ADD2001-00111
	BZ-02-002
	Z-99-048A
	ADD2002-00038
	BS ORD# 02-18
	BS ORD# 02-05
	ADD2002-00087
	BZ-02-046
	ADD2003-00100

	ADD2003-00100a
	ADD2004-00098
	ADD2004-00090
	ADD2004-00179
	ADD2004-00188
	ADD205-00018
	ADD2005-00046
	BZO-05-018
	ADD2006-00007
	ADD2005-00212
	ADD2006-00170
	Z-06-069
	ADD2007-00089 (superseded)
	ADD2010-00073
	Z-11-030
	ADD2012-00064
	REZ-13-08-06
	BS RES# 14-04
	BS ORD# 15-04
	BS RES# 15-49
	PD15-23946-BOS
	BS ORD# 16-07
	FINAL ORDER CASE NO 17-CA-3966
	BS ORD# 20-04
	BS ORD# 20-14
	BS RES# 20-66
	ADD2021-190A
	ADD2022-00162



NOTE: INTERNAL ACCESS POINTS SHOWN FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO REFINEMENT AT THE TIME OF LOCAL DEVELOPMENT ORDER PERMITTING, INCLUDING THE ADDITION OF ACCESS POINTS, SUBJECT TO COMPLIANCE WITH THE LDC



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Pelican Landing MPD

Request: Rezone from: _____ To: _____

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☐ NO ☐ YES¹ for: _____ Bonus Units

¹ If **YES**, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

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

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]

A Project location map is attached as Exhibit 1. A United States Geological Survey (USGS) quadrangle map of the Project is attached as Exhibit 2.

- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flow-ways, creek beds, sand dunes, other unique landforms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see Lee County Land Development Code (LDC) Section 10-473(f)].

The Project is comprised of an inactive portion of the Raptor Bay golf course, golf course areas under construction, and future development areas. The Project also includes existing forested and herbaceous upland and wetland areas previously placed under conservation easement. This includes 60± acres of South Florida Water Management District (SFWMD) conservation area on the north, east, and west sides of the inactive portion of the Raptor Bay golf course, and Halfway Creek and its associated wetlands within Eco Park in the northeast portion of the site.

There are 81.24± acres of SFWMD wetlands and 25.34± acres of "Other Surface Waters" (OSW) on the Project site. This does not include the SFWMD conservation area. The wetlands are identified by Florida Land Use, Cover and Forms Classification System (FLUCFCS) as Melaleuca, Hydric (FLUCFCS Code 4241); Mixed Wetland Hardwoods (FLUCFCS Code 617); Cypress (FLUCFCS Code 621); Mixed Wetland Forest (FLUCFCS Code 630); Mixed Wetland Forest, Disturbed (FLUCFCS Code 6309); and Freshwater Marsh (FLUCFCS Code 641) (Exhibit 3). All of the wetlands are under existing conservation easement except for the 2.76± acres of hydric melaleuca located in the west and northwest portions of the site. The OSWs on the Project consist of ponds associated with the golf course areas, both inactive and under construction.

A Lee County protected species survey conducted on the Project documented four Lee County protected wildlife species on the site including, gopher tortoise (*Gopherus polyphemus*), American alligator (*Alligator mississippiensis*), little blue heron (*Egretta caerulea*), and snowy egret (*Egretta thula*). The gopher tortoise and little blue heron are listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWCC). The American alligator is listed as threatened by the FWCC due to similarity of appearance to the American crocodile (*Crocodylus acutus*). The snowy egret was delisted by the FWCC in January 2017 but is protected under Florida's Imperiled Species Management Plan 2016-2026. A copy of the protected species survey report is attached.

- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 8.B. above will be protected by the completed project:

Any impacts proposed to the 2.76± acre hydric melaleuca wetland areas resulting from the Project's Master Concept Plan will be coordinated with SFWMD during the Environmental Resource Permit application process. If applicable, wetland impacts will be mitigated through the preservation and enhancement of on-site wetlands and/or the purchase of off-site wetland mitigation credits from an approved wetland mitigation bank.

- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable.

- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]

A soils map is attached as Exhibit 4.

- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]

An Aerial FLUCFCS and Wetlands map is attached as Exhibit 3.

- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]

The Project site contains 57.24± acres of rare and unique upland habitat as defined in the Lee Plan Section XII. This habitat is made up of Scrubby Pine Flatwoods, Disturbed (FLUCFCS Code 4169) and Scrubby Pine Flatwoods, Disturbed (FLUCFCS Code 4169 E1) and is part of the existing conservation easement associated with Eco Park. The locations of the rare and unique uplands are depicted on the attached Aerial with FLUCFCS and Wetlands map.

- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

Halfway Creek and its associated wetlands are located in the northeast portion of the site. These areas are part of the existing conservation easement associated with Eco Park.

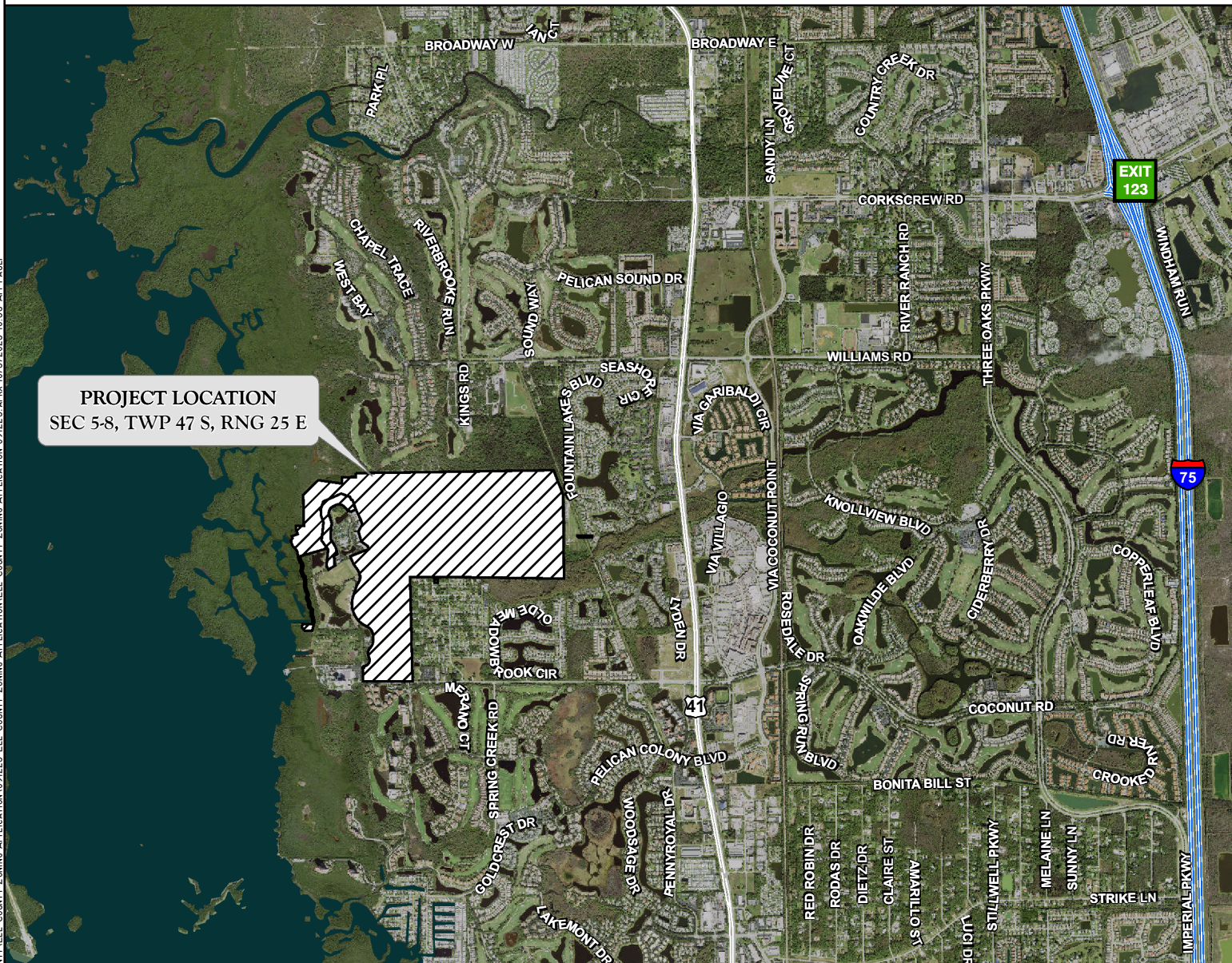
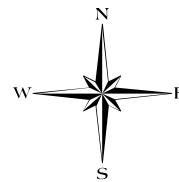
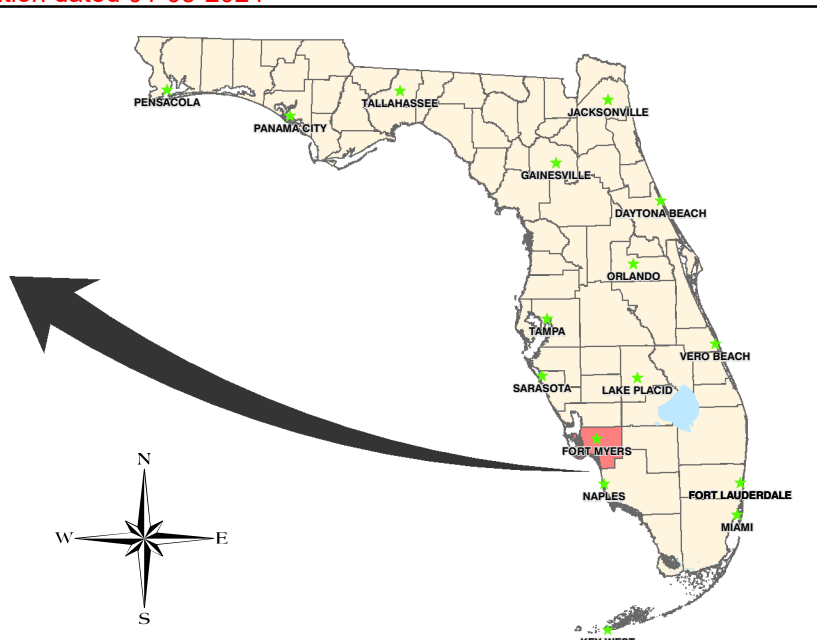
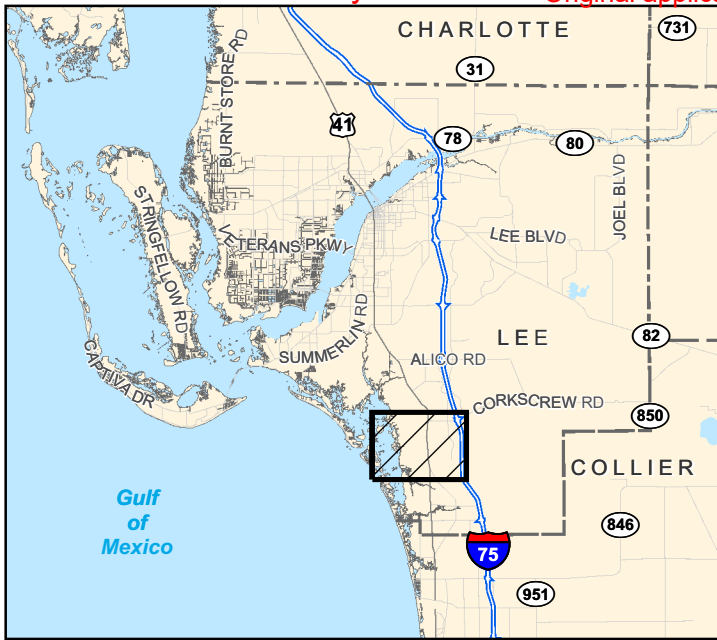


EXHIBIT 1. PROJECT LOCATION MAP
PELICAN LANDING MPD

DRAWN BY	DATE
E.K.	9/12/23
REVIEWED BY	DATE
P.S.	9/12/23
REVISED	DATE



PROJECT LOCATION

LEGEND

PELICAN LANDING MPD

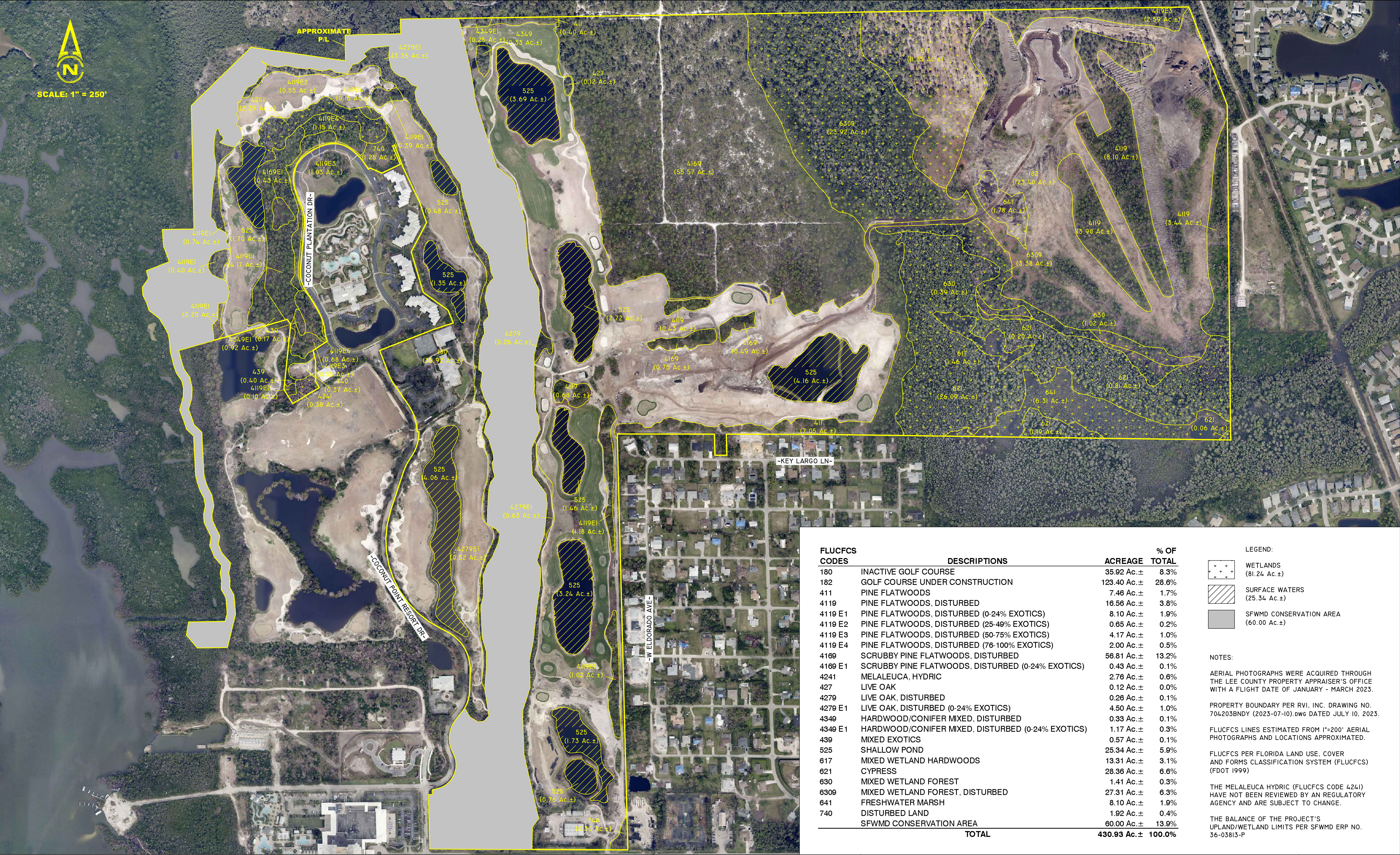
NOTES:

DIGITAL RASTER GRAPHIC USGS
TOPOGRAPHIC QUADRANGLES WERE
ACQUIRED FROM THE LAND BOUNDARY
INFORMATION SYSTEM (LABINS) WEBSITE
JULY 2007.

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E.K.	9/14/23
REVIEWED BY	DATE
P.S.	9/14/23
REVISED	DATE

EXHIBIT 2. QUAD SHEET
PELICAN LANDING MPD



REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	<div>PASSARELLA & ASSOCIATES INC</div>	DRAWING No. 23LBR4024
		E.K.	09/12/23			
		DESIGNED BY	DATE			
		P.S.	09/12/23			
		REVIEWED BY	DATE			SHEET No.
		S.J.	09/12/23			EXHIBIT 3

**PELICAN LANDING MPD
PROTECTED SPECIES SURVEY**

October 2023

Prepared For:

LBRaptor, LLC
2210 Vanderbilt Beach Road, Suite 1300
Naples, Florida 34109
(239) 449-1550

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

TABLE OF CONTENTS

	<u>Page</u>
Introduction.....	1
Land Uses and Vegetation Associations.....	1
Methodology and Discussion.....	6
Survey Results	10
Abundance of Protected Species Observed	11
Management Plan.....	17
References	17

LIST OF FIGURES

	<u>Page</u>
Figure 1. Project Location Map.....	2

LIST OF TABLES

	<u>Page</u>
Table 1. Existing Land Use and Cover Summary	1
Table 2. Potential Protected Species by Habitat Type	6
Table 3. Summary of Habitat Coverage.....	9
Table 4. Protected Species Abundance Calculations	11
Table 5. Protected Species Survey Summary	12

LIST OF APPENDICES

	<u>Page</u>
Appendix A. Aerial with FLUCFCS and Wetlands	A-1
Appendix B. Aerial with FLUCFCS, Survey Transects, and Species Locations Map	B-1
Appendix C. Aerial with Gopher Tortoise Burrows	C-1

INTRODUCTION

This report documents the Lee County protected species survey conducted by Passarella & Associates, Inc. (PAI) within the Pelican Landing Mixed Planned Development (MPD) (Project). The Project includes an inactive portion of the Raptor Bay golf course, golf course areas under construction, future development areas, and existing preserve areas previously placed under conservation easement (i.e., South Florida Water Management District (SFWMD) conservation area and Eco Park). The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project is located in Sections 5, 6, 7, and 8; Township 47 South; Range 25 East; Lee County (Figure 1). The Project totals 430.93± acres and is located north of Coconut Road, 1.5± miles west of U.S. 41, and 2.28± miles south of Corkscrew Road. The surrounding land uses and features include the West Bay Club to the northeast; Coconut Road, the Hyatt Coconut Point Resort, and undeveloped land to the south; El Dorado Acres residential development to the east; and Estero Bay to the west.

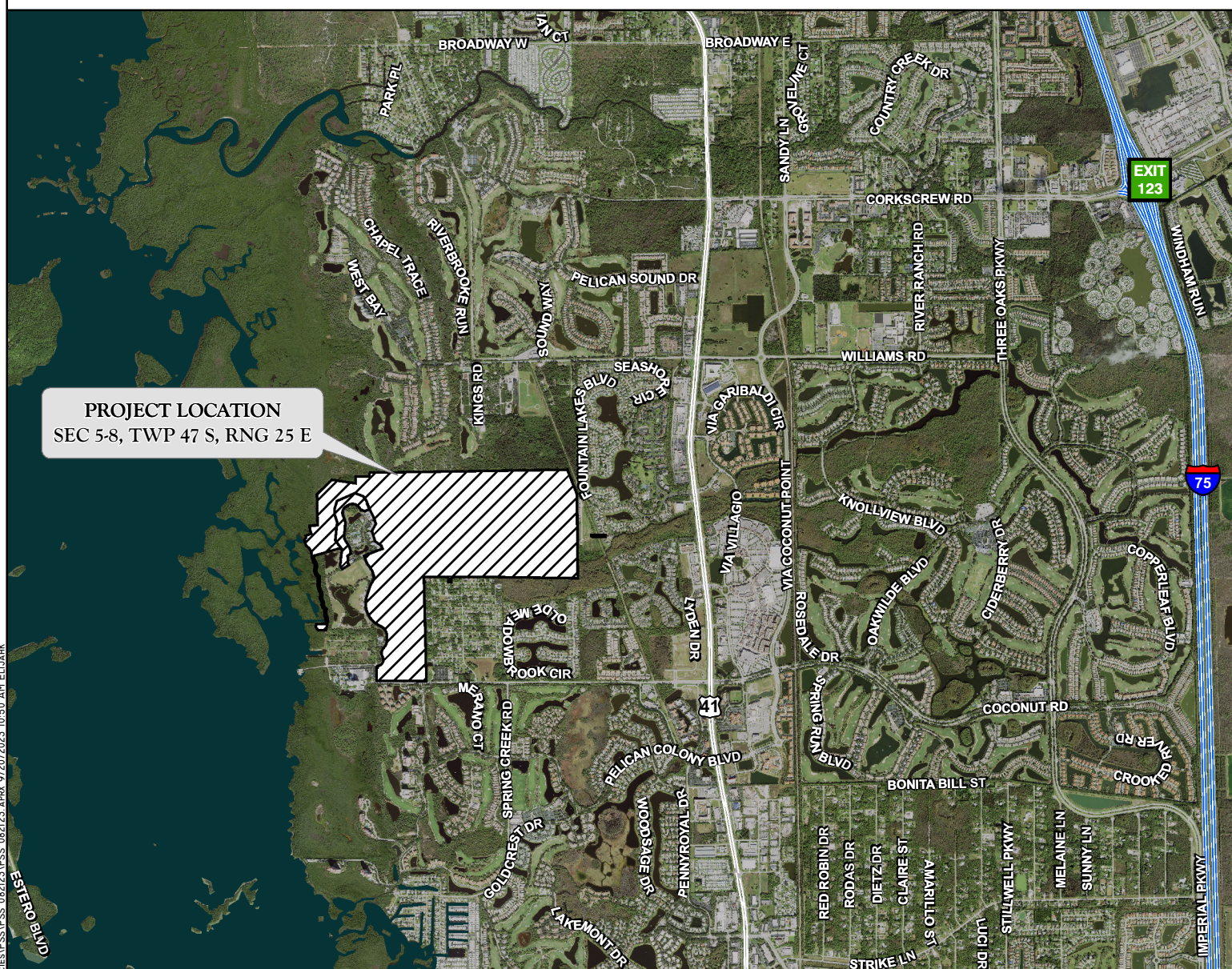
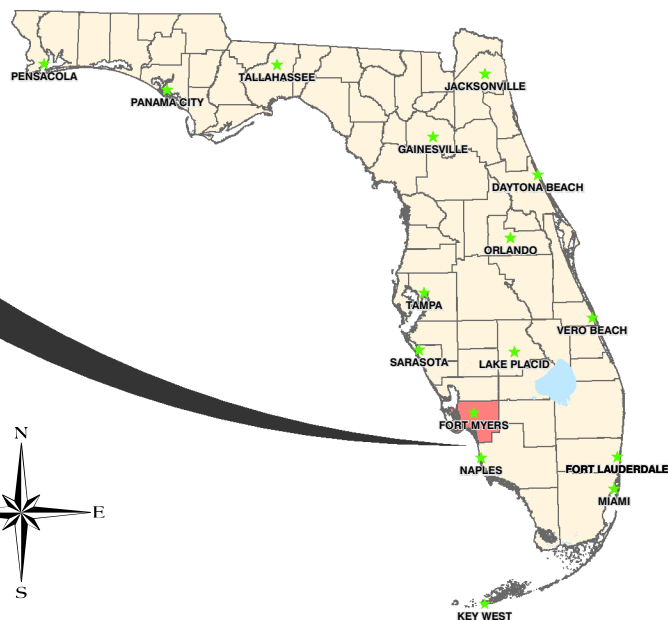
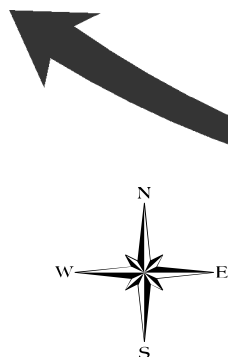
LAND USES AND VEGETATION ASSOCIATIONS

Vegetation and land cover mapping for the Project was initially conducted by PAI in June 2020, August 2021, and May 2022 using Lee County 2019 and 2021 rectified aerials. Vegetation mapping was subsequently updated by PAI in July 2023 to reflect current site conditions. Groundtruthing of the vegetative communities was conducted using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance and hydrologic conditions. “E” codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*) and melaleuca (*Melaleuca quinquenervia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map for the Project. An aerial photograph of the property with FLUCFCS overlay is provided as Appendix A.

A total of 25 vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the Project site. The Inactive Golf Course (FLUCFCS Code 180) and Golf Course Under Construction (FLUCFCS Code 182) combined occupy 159.32± acres (approximately 43 percent) of the Project site. The Project contains one rare and unique upland habitat type: Scrubby Pine Flatwoods, Disturbed (FLUCFCS Codes 4169 and 4169 E1). Table 1 provides a breakdown of the FLUCFCS codes by acreage.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
180	Inactive Golf Course	35.92	9.7
182	Golf Course Under Construction	123.40	33.3
411	Pine Flatwoods	7.46	2.0



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Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
4119	Pine Flatwoods, Disturbed	16.56	4.5
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	8.10	2.2
4119 E2	Pine Flatwoods, Disturbed (0-24% Exotics)	0.65	0.2
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	4.17	1.1
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	2.00	0.5
4169	Scrubby Pine Flatwoods, Disturbed	56.81	15.3
4169 E1	Scrubby Pine Flatwoods, Disturbed (0-24% Exotics)	0.43	0.1
4241	Melaleuca, Hydric	2.76	4.5
427	Live Oak	0.12	<0.1
4279	Live Oak, Disturbed	0.26	0.1
4279 E1	Live Oak, Disturbed (0-24% Exotics)	4.50	1.2
4349	Hardwood/Conifer Mixed, Disturbed	0.33	0.1
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	1.17	0.3
439	Mixed Exotics	0.57	0.2
525	Shallow Pond	25.34	6.8
617	Mixed Wetland Hardwoods	13.31	0.4
621	Cypress	28.36	7.6
630	Mixed Wetland Forest	1.41	0.4
6309	Mixed Wetland Forest, Disturbed	27.19	7.3
641	Freshwater Marsh	8.10	1.7
740	Disturbed Land	1.92	0.5
N/A	SFWMD Conservation Area	60.00	13.9
Total		430.93	100.0

Inactive Golf Course (FLUCFCS Code 180)

This land use type includes inactive portions of the Raptor Bay golf course.

Golf Course Under Construction (FLUCFCS Code 182)

This land use type includes the Raptor Bay golf course renovation under construction.

Pine Flatwoods (FLUCFCS Code 411)

The canopy of this habitat type includes slash pine (*Pinus elliottii*) and scattered cabbage palm (*Sabal palmetto*). The sub-canopy contains slash pine, twining snoutbean (*Rhynchosia tomentosa*), wax myrtle (*Morella cerifera*), myrsine (*Myrsine cubana*), saltbush (*Baccharis halimifolia*), saw palmetto (*Serenoa repens*), dahoon holly (*Ilex cassine*), gallberry (*Ilex glabra*), muscadine grapevine (*Vitis rotundifolia*), climbing cassia (*Senna pendula*), and scattered cabbage palm and earleaf acacia. The ground cover is dominated by saw palmetto.

Pine Flatwoods, Disturbed (FLUCFCS Code 4119)

This habitat type is similar to FLUCFCS Code 411 but with more open areas resulting from recent exotic removal activities.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)

This habitat type is similar to FLUCFCS Code 4119, but with zero to 24 percent melaleuca coverage in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)

This habitat type is similar to FLUCFCS Code 4119 E1, but with 25 to 49 percent melaleuca in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)

This habitat type is similar to FLUCFCS Code 4119 E2, but with 50 to 75 percent melaleuca in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)

The canopy of this habitat type is similar to FLUCFCS Code 4119 E3, but with 76 to 100 percent melaleuca in the canopy and sub-canopy.

Scrubby Pine Flatwoods, Disturbed (FLUCFCS Code 4169)

The canopy of this habitat type contains scattered slash pine and sand live oak (*Quercus geminata*). The sub-canopy contains myrtle oak (*Quercus myrtifolia*), Chapman's oak (*Quercus chapmanii*), sand live oak, dahoon holly, rosemary (*Ceratiola ericoides*), gallberry, staggerbush (*Lyonia fruticosa*), fetterbush (*Lyonia lucida*), tarflower (*Bejaria racemosa*), and saw palmetto. The ground cover contains saw palmetto, muscadine grapevine, prickly pear (*Opuntia* sp.), pawpaw (*Asimina* sp.), and wiregrass (*Aristida stricta*).

Scrubby Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4169 E1)

This habitat type is similar to FLUCFCS Code 4169, but contains zero to 24 percent earleaf acacia in the canopy and sub-canopy.

Melaleuca, Hydric (FLUCFCS Code 4241)

The canopy of this habitat type contains melaleuca, dahoon holly, and widely scattered slash pine. The sub-canopy contains melaleuca, Brazilian pepper, dahoon holly, earleaf acacia, slash pine, saw palmetto, and myrsine. The ground cover contains swamp fern (*Telmatoblechnum serrulatum*), royal fern (*Osmunda regalis*), Japanese climbing fern (*Lygodium japonicum*), rosy camphorweed (*Pluchea baccharis*), gulfdune paspalum (*Paspalum monostachyum*), beaksedge (*Rhynchospora macrocarpa*), and scattered wiregrass and saw palmetto.

Live Oak (FLUCFCS Code 427)

The canopy of this habitat type includes live oak (*Quercus virginiana*) and cabbage palm. The sub-canopy contains cabbage palm, saw palmetto, myrsine, and dahoon holly. The ground cover is open.

Live Oak, Disturbed (FLUCFCS Code 4279)

This habitat type is similar to FLUCFCS Code 4279 but with more open areas resulting from recent exotic removal activities.

Live Oak, Disturbed (0-24% Exotics) (FLUCFCS Code 4279 E1)

This habitat type is similar to FLUCFCS Code 427, but with zero to 24 percent earleaf acacia in the canopy and sub-canopy.

Hardwood/Conifer Mixed, Disturbed (FLUCFCS Code 4349)

The canopy of this habitat type consists of slash pine, live oak, and cabbage palm. The sub-canopy contains saw palmetto. The ground cover is open.

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)

This habitat type is similar to FLUCFCS Code 4349 but contains zero to 24 percent Brazilian pepper in the canopy and sub-canopy.

Mixed Exotics (FLUCFCS Code 439)

The canopy of this habitat type contains melaleuca, Brazilian pepper, and scattered cabbage palm. The sub-canopy consists primarily of Brazilian pepper with scattered cabbage palm, myrsine, and laurel oak. The ground cover contains muscadine grapevine.

Shallow Pond (FLUCFCS Code 525)

This man-made surface water feature has an open canopy and sub-canopy. The edges of the surface waters features contain spikerush (*Eleocharis* sp.), sand cordgrass (*Spartina bakeri*), cattail (*Typha* sp.), pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria lancifolia*), and leather fern (*Acrostichum* sp.).

Mixed Wetland Hardwoods (FLUCFCS Code 617)

The canopy of this habitat type consists of scattered red maple (*Acer rubrum*), Carolina willow (*Salix caroliniana*), and bald cypress (*Taxodium distichum*). The sub-canopy contains buttonbush (*Cephalanthus occidentalis*), Carolina willow, red maple, and pond apple (*Annona glabra*). The ground cover contains swamp fern, maidencane (*Panicum hemitomon*), West Indian marsh grass (*Hymenachne amplexicaulis*), and climbing hempvine (*Mikania scandens*).

Cypress (FLUCFCS Code 621)

The canopy of this habitat type includes bald cypress and scattered cabbage palm. The sub-canopy contains bald cypress, wax myrtle, buttonbush, and pond apple. The ground cover contains swamp fern, sawgrass (*Cladium jamaicense*), and little blue maidencane (*Amphicarpum muhlenbergianum*).

Mixed Wetland Forest (FLUCFCS Code 630)

The canopy of this habitat type contains cabbage palm, bald cypress, Carolina willow, red maple, oak (*Quercus* sp.), and melaleuca. The sub-canopy contains bald cypress, cabbage palm, Carolina willow, buttonbush, and scattered pop ash (*Fraxinus caroliniana*) and Brazilian pepper. The ground cover contains swamp fern, maidencane, sawgrass, and red ludwigia (*Ludwigia repens*).

Mixed Wetland Forest, Disturbed (FLUCFCS Code 6309)

This habitat type is similar to FLUCFCS Code 630 but with more open areas resulting from recent exotic removal activities.

Freshwater Marsh (FLUCFCS Code 641)

The canopy and sub-canopy of this habitat type contain Carolina willow and pond apple on the edges. The ground cover contains cattail, sawgrass, fireflag (*Thalia geniculata*), leather fern, and maidencane.

Disturbed Land (FLUCFCS Code 740)

The canopy of this habitat type is mostly open with live oak, cabbage palm, and Java plum (*Syzygium cumini*) along the margins. The sub-canopy is mostly open with Brazilian pepper, saw palmetto, and earleaf acacia along the margins. The ground cover includes bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), spermacoce (*Spermacoce verticillata*), ragweed (*Ambrosia artemisiifolia*), carpetweed (*Phyla nodiflora*), and smutgrass (*Sporobolus indicus*).

METHODOLOGY AND DISCUSSION

Surveys for protected species are based on the presence of specific vegetation associations and habitat types outlined in the Lee County LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement instituted by the City and Lee County LDC. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association.

Table 2. Potential Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
180*	Inactive Golf Course	N/A
182*	Golf Course Under Construction	American alligator (<i>Alligator mississippiensis</i>)
		Gopher Tortoise (<i>Gopherus polyphemus</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
411	Pine Flatwoods	Eastern indigo snake (<i>Drymarchon corais couperi</i>)
		Gopher frog (<i>Rana capito</i>)
		Gopher tortoise (<i>Gopherus polyphemus</i>)
		Red-cockaded woodpecker (<i>Picoides borealis</i>)
		Southeastern American kestrel (<i>Falco sparverius paulus</i>)
		Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
		Fakahatchee burmannia (<i>Burmannia flava</i>)
		Satinleaf (<i>Chrysophyllum olivaeforme</i>)
		Beautiful pawpaw (<i>Deeringothamnus pulchellus</i>)
		Florida coontie (<i>Zamia floridana</i>)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
4119 4119 E1 4119 E2 4119 E3 4119 E4*	Pine Flatwoods, Disturbed (0-100% Exotics)	Eastern indigo snake (<i>Drymarchon corais couperi</i>)
		Gopher frog (<i>Rana capito</i>)
		Gopher tortoise (<i>Gopherus polyphemus</i>)
		Red-cockaded woodpecker (<i>Picoides borealis</i>)
		Southeastern American kestrel (<i>Falco sparverius paulus</i>)
		Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
		Fakahatchee burmannia (<i>Burmannia flava</i>)
		Satinleaf (<i>Chrysophyllum olivaeforme</i>)
4169 4169 E1	Scrubby Pine Flatwoods, Disturbed (0-49% Exotics)	Beautiful pawpaw (<i>Deeringothamnus pulchellus</i>)
		Florida coontie (<i>Zamia floridana</i>)
4241*	Melaleuca, Hydric	Gopher tortoise (<i>Gopherus polyphemus</i>)
427	Live Oak	N/A
		Eastern indigo snake (<i>Drymarchon corais couperi</i>)
		Florida panther (<i>Puma concolor coryi</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Hand adder's tongue fern (<i>Ophioglossum palmatum</i>)
		Simpson's stopper (<i>Myrcianthes fragrans</i> var. <i>simpsonii</i>)
4279 4279 E1	Live Oak, Disturbed (0-24% Exotics)	Twisted airplant (<i>Tillandsia flexuosa</i>)
		Eastern indigo snake (<i>Drymarchon corais couperi</i>)
		Florida panther (<i>Puma concolor coryi</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Hand adder's tongue fern (<i>Ophioglossum palmatum</i>)
		Simpson's stopper (<i>Myrcianthes fragrans</i> var. <i>simpsonii</i>)
4349 4349 E1	Hardwood/Conifer Mix, Disturbed (0-24% Exotics)	Twisted airplant (<i>Tillandsia flexuosa</i>)
439*	Mixed Exotics	N/A
525	Shallow Pond	N/A
		American alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Reddish egret (<i>Egretta rufescens</i>)
		Roseate spoonbill (<i>Ajaia ajaja</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
617	Mixed Wetland Hardwoods	Gopher tortoise (<i>Gopherus polyphemus</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
621	Cypress	American alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Wood stork (<i>Mycteria americana</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
630	Mixed Wetland Forest	American alligator (<i>Alligator mississippiensis</i>)
		Gopher frog (<i>Lithobates capito</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Wood stork (<i>Mycteria americana</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
6309	Mixed Wetland Forest, Disturbed	American alligator (<i>Alligator mississippiensis</i>)
		Gopher frog (<i>Lithobates capito</i>)
		Gopher tortoise (<i>Gopherus polyphemus</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Wood stork (<i>Mycteria americana</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
641	Freshwater Marsh	American alligator (<i>Alligator mississippiensis</i>)
		Everglade snail kite (<i>Rostrhamus sociabilis plumbeus</i>)
		Florida sandhill crane (<i>Grus canadensis pratensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
641	Freshwater Marsh (Continued)	Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)
740*	Disturbed Land	N/A

*Habitat surveyed for the species noted, although not required per the LDC

PAI conducted protected species surveys on June 24, 2020; August 26 and 31, 2021; September 1, 2, 8, and 9, 2021; May 3, 2022; and July 25, 2023. Weather conditions during the survey periods were seasonal with partly cloudy to cloudy skies, temperatures ranging from the low 70s to the low 90s, and winds ranging between zero and 14 miles per hour.

The survey utilized linear belt and meandering pedestrian transects per the WilsonMiller, Inc. methodology. Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and the percent coverage by habitat type is provided in Table 3. An aerial with the FLUCFCS overlay and approximate locations of walked transects is provided as Appendix B.

Table 3. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)*	Percent Coverage
180	Inactive Golf Course	35.92	14,082	50	90
182	Golf Course Under Construction	123.40	48,377	50	90
411	Pine Flatwoods	7.46	4,178	35	90
4119	Pine Flatwoods, Disturbed	16.56	9,274	35	90
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	8.10	4,536	35	90
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	0.65	481	25	85
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	4.17	4,844	15	80
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	2.00	3,485	10	80
4169	Scrubby Pine Flatwoods, Disturbed	56.81	30,049	35	85
4169 E1	Scrubby Pine Flatwoods, Disturbed (0-24% Exotics)	0.43	227	35	85
4241	Melaleuca, Hydric	2.76	1,277	40	85
427	Live Oak	0.12	56	40	85

Table 3. (Continued)

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)*	Percent Coverage
4279	Live Oak, Disturbed	0.26	120	40	85
4279 E1	Live Oak, Disturbed (0-24% Exotics)	4.50	2,083	40	85
4349	Hardwood/Conifer Mixed, Disturbed	0.33	144	45	90
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	1.17	510	45	90
439	Mixed Exotics	0.57	662	15	80
525	Shallow Pond	25.34	9,382	50	85
617	Mixed Wetland Hardwoods	13.31	7,040	35	85
621	Cypress	28.36	12,354	45	90
630	Mixed Wetland Forest	1.41	870	30	85
6309	Mixed Wetland Forest, Disturbed	27.31	25,280	20	85
641	Freshwater Marsh	8.10	5,293	30	90
740	Disturbed Land	1.92	883	45	95

*Average visibility to each side of transect

SURVEY RESULTS

Protected species surveys were conducted on the Project site June 24, 2020; August 26 and 31, 2021; September 1, 2, 8, and 9, 2021; May 3, 2022; and July 25, 2023. A total of one American alligator (*Alligator mississippiensis*), 424 gopher tortoise (*Gopherus polyphemus*) burrows, 3 gopher tortoises, 3 little blue herons (*Egretta caerulea*), and 2 snowy egrets (*Egretta thula*) were observed on the Project site during the protected species survey. The gopher tortoise and little blue heron are listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWCC) (2021). The American alligator is listed as threatened by the FWCC due to similarity of appearance to the American crocodile (*Crocodylus acutus*). The snowy egret was delisted by the FWCC in January 2017 but is protected under Florida's Imperiled Species Management Plan 2016-2026. Additionally, one bald eagle (*Haliaeetus leucocephalus*) nest was observed on the property; however, there is no development proposed within the U.S. Fish and Wildlife Service and FWCC recommended 660-foot buffer protection zone for active and alternate bald eagle nests (FWCC 2008). The bald eagle has been delisted at the state and federal levels but is still protected under the Bald and Golden Eagle Protection Act and Lee County Bald Eagle Ordinance No. 08-25. The locations of observed Lee County protected species, bald eagle nest, and approximate walked survey transects are depicted on Appendix B. Due to the density of gopher tortoise burrows on the Project site, a separate map depicting the burrow locations is provided as Appendix C.

The gopher tortoise burrows located within the development area were previously excavated, and tortoises relocated to an FWCC-approved off-site recipient area, per FWCC Permit No. GT-22-00058B. This includes the three gopher tortoises observed within the development footprint during the protected species survey.

ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for Lee County protected species. Also, density estimates were not provided for those gopher tortoises and gopher tortoise burrows located within the development footprint since tortoises were previously relocated per FWCC Permit No. GT-22-00058B.

The protected species abundance calculations are provided in Table 4, while Table 5 summarizes the Protected Species Survey findings.

Table 4. Protected Species Abundance Calculations

$$\text{Protected Species Density} = \{n(C)/[L(W_1+W_2)]\} (43,560 \text{ ft}^2/\text{ac})$$

- Where n = number of individuals observed or active plus inactive
gopher tortoise burrows
L = length of transect
W₁ = distance of visibility to the right of transect
W₂ = distance of visibility to the left of transect
C = gopher tortoise conversion factor (0.5)*

*Used for gopher tortoise calculation only. Conversion only applied when gopher tortoise burrow, not gopher tortoise itself, is documented.

American Alligator (AA)

FLUCFCS Code 182

$$\begin{aligned} &= \{1 \text{ AA}/[(48,377\text{ft})(50 \text{ ft} + 50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{1/4,837,700\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{2.1 \times 10^{-7} \text{ AA}/\text{ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= 0.009 \text{ American alligators/acre} \end{aligned}$$

Gopher Tortoise (burrow) (GT)

FLUCFCS Code 4169 E1

$$\begin{aligned} &= \{(163 \text{ GT})(0.5)/[(30,049\text{ft})(35 \text{ ft} + 35 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{81.5/2,103,430\} (43,560 \text{ ft}^2/\text{ac}) \\ &= (3.90 \times 10^{-5} \text{ GT burrows}/\text{ft}^2) (43,560 \text{ ft}^2/\text{ac}) \\ &= 1.69 \text{ Gopher tortoise (burrows)/acre} \end{aligned}$$

Table 4. (Continued)*FLUCFCS Code 617*

$$= \{(1 \text{ GT})(0.5)/[(7,040\text{ft}) (35 \text{ ft} + 35 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{0.5/492,800\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (1.0 \times 10^{-6} \text{ GT burrows}/\text{ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.04 \text{ Gopher tortoise (burrows)}/\text{acre}$$

FLUCFCS Code 6309

$$= \{(3 \text{ GT})(0.5)/[(25,280\text{ft}) (20 \text{ ft} + 20 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{1.5/1,011,200\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (1.48 \times 10^{-6} \text{ GT burrows}/\text{ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.06 \text{ Gopher tortoise (burrows)}/\text{acre}$$

Little Blue Heron (LBHE)*FLUCFCS Code 182*

$$= \{1 \text{ LBHE}/[(48,377\text{ft}) (50 \text{ ft} + 50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{1/4,837,700\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (2.1 \times 10^{-7} \text{ LBHE}/\text{ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.009 \text{ Little blue herons}/\text{acre}$$

FLUCFCS Code 525

$$= \{2 \text{ LBHE}/[(9,382\text{ft}) (50 \text{ ft} + 50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{2/938,200\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (2.13 \times 10^{-6} \text{ LBHE}/\text{ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.09 \text{ Little blue herons} / \text{acre}$$

Snowy Egret (SNEG)*FLUCFCS Code 182*

$$= \{2 \text{ SNEG}/[(48,377\text{ft}) (50 \text{ ft} + 50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{2/4,837,700\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (4.13 \times 10^{-7} \text{ SNEG}/\text{ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.02 \text{ Snowy egrets} / \text{acre}$$

Table 5. Protected Species Survey Summary

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles and Amphibians					
American alligator (<i>Alligator mississippiensis</i>)	182	90	X		0.009
	525	90		X	
	621	90		X	
	630	85		X	
	6309	85		X	
	641	90		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles and Amphibians (Continued)					
Eastern indigo snake (<i>Drymarchon corais couperi</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
	427	85		X	
	4279	85		X	
	4279 E1	85		X	
Gopher frog (<i>Lithobates capito</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
	427	85		X	
	4279	85		X	
	4279 E1	85		X	
	630	85		X	
	6309	85		X	
Gopher tortoise (<i>Gopherus polyphemus</i>)	182	90	X		N/A
	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4169	85		X	
	4169 E1	85		X	
Gopher tortoise (burrows)	182	90			
	411	90			
	4119	90			
	4119 E1	90			
	4119 E2	85			
	4119 E3	80			
	4119 E4	80			
	4169	85	X		1.69
	4169 E1	85			

Table 5. (Continued)

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles and Amphibians (Continued)					
Gopher tortoise (burrows) (Continued)	617	85	X		0.04
	6309	85	X		0.06
Birds					
Everglade snail kite (<i>Rostrhamus sociabilis plumbeus</i>)	641	90		X	
Florida sandhill crane (<i>Grus canadensis pratensis</i>)	641	90		X	
Limpkin (<i>Aramus guarauna</i>)	525	85		X	
	617	85		X	
	621	90		X	
	630	85		X	
	6309	85		X	
	641	90		X	
Little blue heron (<i>Egretta caerulea</i>)	182	90	X		0.009
	525	85	X		0.09
	617	85		X	
	621	90		X	
	630	85		X	
	6309	85		X	
	641	90		X	
Reddish egret (<i>Egretta rufescens</i>)	525	85		X	
Roseate Spoonbill (<i>Ajaja ajaja</i>)	525	85		X	
Red-cockaded woodpecker (<i>Picoides borealis</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
Snowy egret (<i>Egretta thula</i>)	182	90	X		0.26
	525	85		X	
	617	85		X	
	621	90		X	
	630	85		X	
	6309	85		X	
	641	90		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Southeastern American kestrel (<i>Falco sparverius paulus</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
Tri-colored heron (<i>Egretta tricolor</i>)	621	90		X	
	630	85		X	
	6309	85		X	
Wood stork (<i>Mycteria americana</i>)	525	85		X	
	621	90		X	
	630	85		X	
	6309	85		X	
	641	90		X	
Mammals					
Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
Everglades mink (<i>Mustela vison evergladensis</i>)	525	90		X	
	641	90		X	
Florida black bear (<i>Ursus americanus floridanus</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
	427	85		X	
	4279	85		X	
	4279 E1	85		X	
	617	85		X	
	621	90		X	
	630	85		X	
	6309	85		X	
Florida panther (<i>Puma concolor coryi</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals (Continued)					
Florida panther (<i>Puma concolor coryi</i>) (Continued)	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
	427	85		X	
	4279	85		X	
	4279 E1	85		X	
	617	85		X	
	621	90		X	
	630	85		X	
	6309	85		X	
Plants					
Fakahatchee burmannia (<i>Burmannia flava</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
Satinleaf (<i>Chrysophyllum olivaeforme</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
Beautiful pawpaw (<i>Deeringothamnus pulchellus</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
Florida coontie (<i>Zamia floridana</i>)	411	90		X	
	4119	90		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	80		X	
Simpson's stopper (<i>Myrcianthes fragrans</i>)	427	85		X	
	4279	85		X	
	4279 E1	85		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Plants (Continued)					
Hand adder's tongue fern (<i>Ophioglossum palmatum</i>)	427	85		X	
	4279	85		X	
	4279 E1	85		X	
Twisted airplant (<i>Tillandsia flexuosa</i>)	427	85		X	
	4279	85		X	
	4279 E1	85		X	

MANAGEMENT PLAN

Before issuing a development order, a protected species management plan per Lee County LDC 10-474 will be prepared as part of the development review process for the Project. The protected species management plan will outline protection measures for the protected species documented on the Project site.

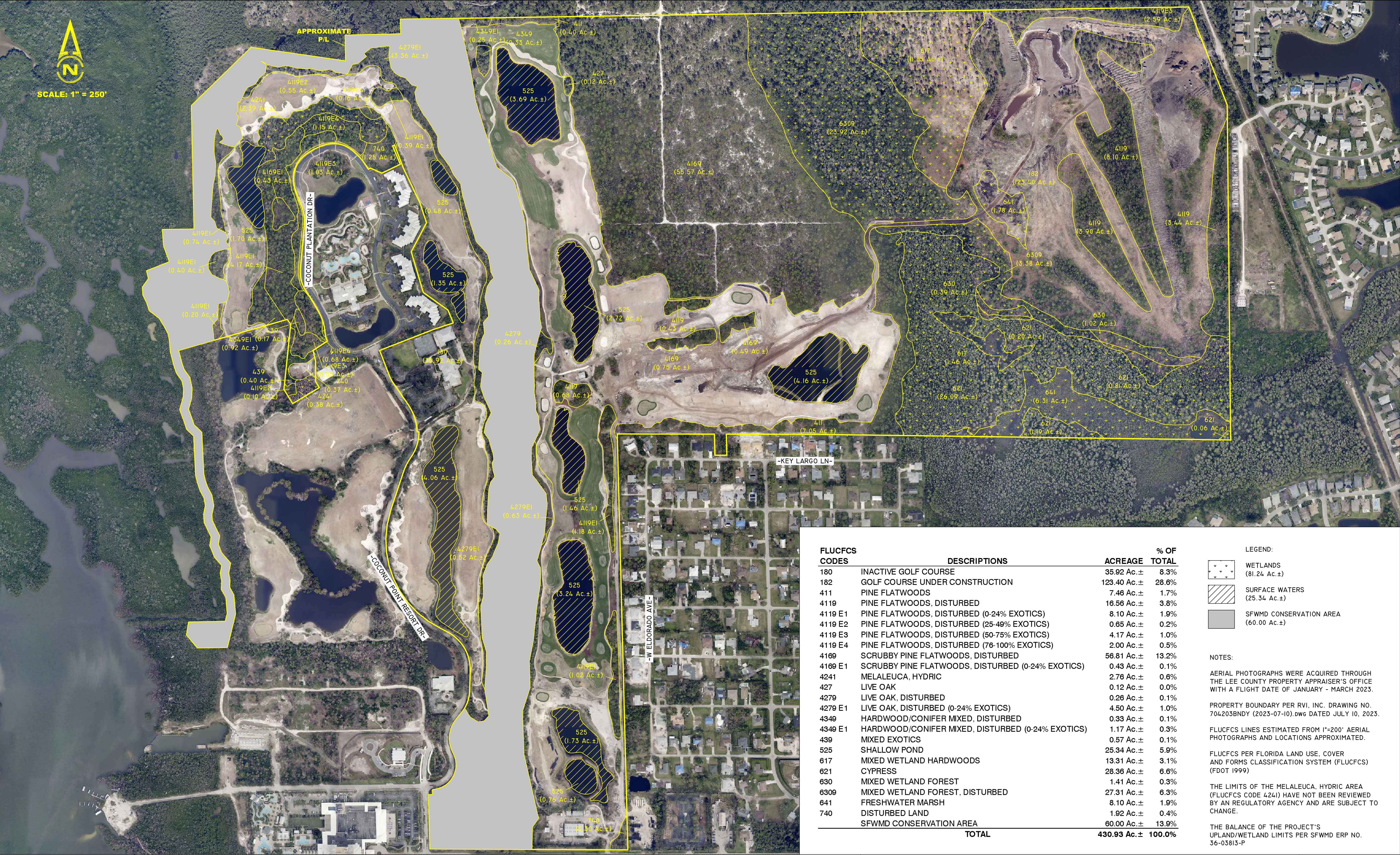
REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.

Florida Department of Agriculture and Consumer Services. Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.

APPENDIX A

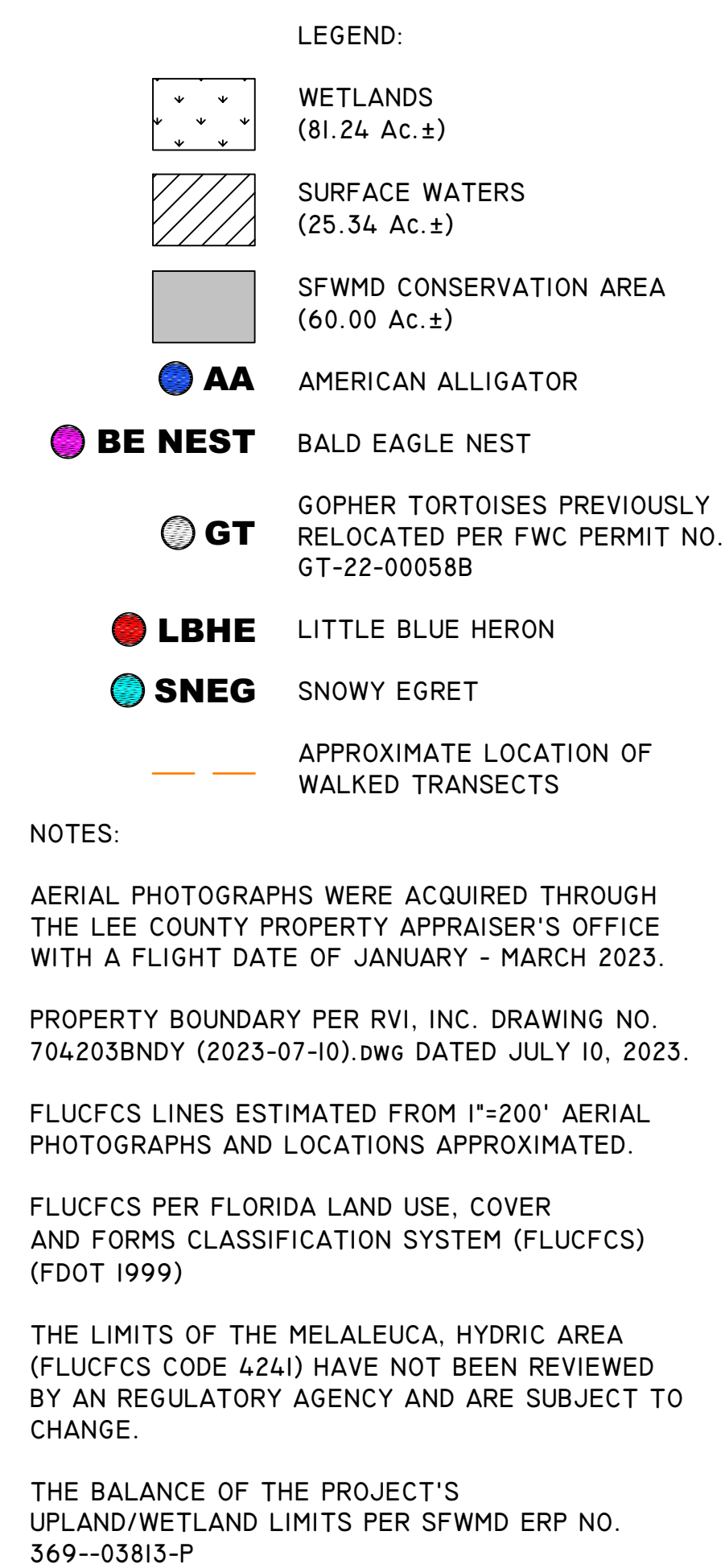
AERIAL WITH FLUCFCS AND WETLANDS



J:\2023\23\BRL024\Species\PSS 082123\APPENDIX A AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG TAB. 36X24-C SEP 20, 2023 - 3:45PM PLOTTED BY: ELJANK

APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND SPECIES LOCATIONS MAP

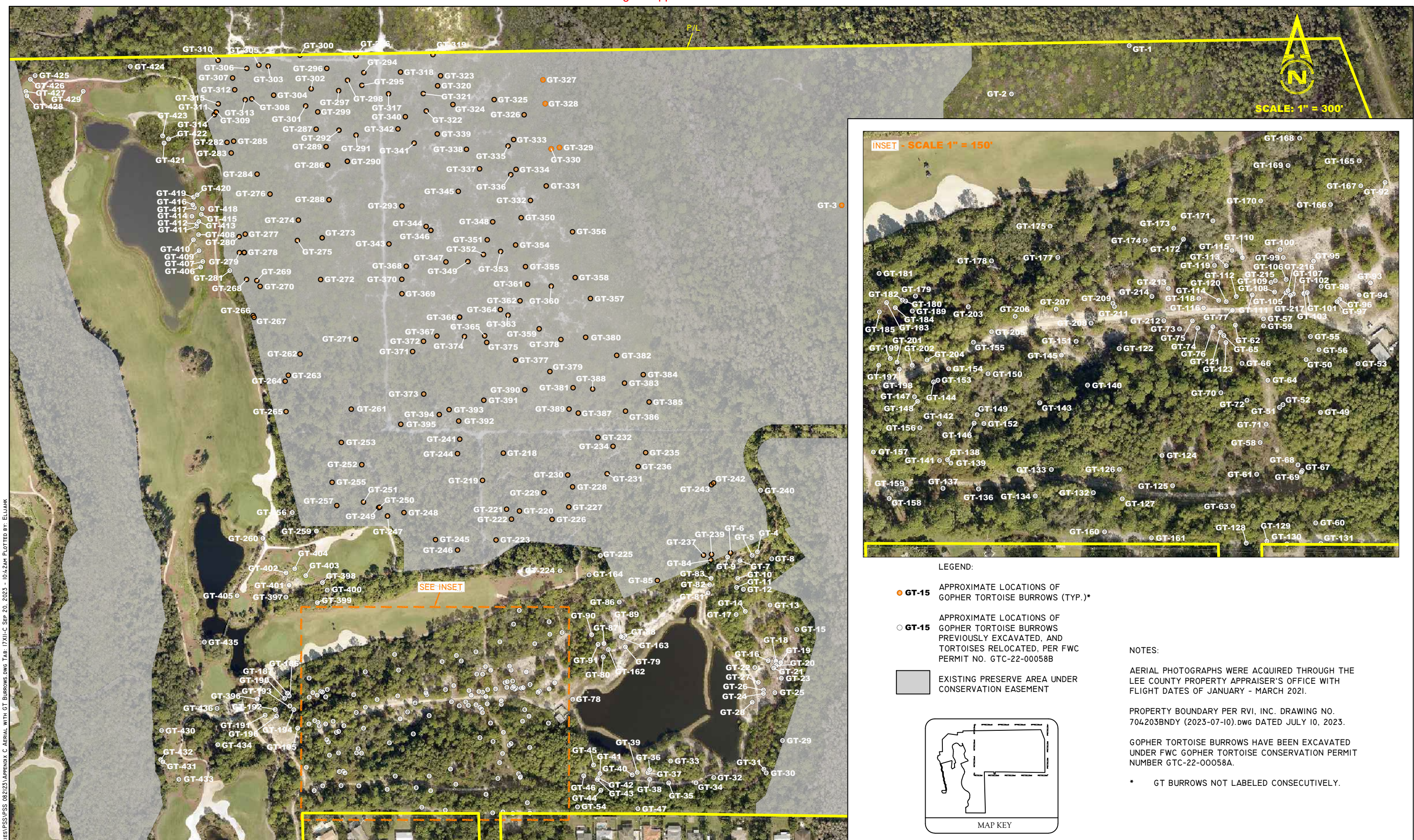


FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
180	INACTIVE GOLF COURSE	35.92 Ac.±	8.3%
182	GOLF COURSE UNDER CONSTRUCTION	123.40 Ac.±	28.6%
411	PINE FLATWOODS	7.46 Ac.±	1.7%
4119	PINE FLATWOODS, DISTURBED	16.56 Ac.±	3.8%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	8.10 Ac.±	1.9%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	0.65 Ac.±	0.2%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	4.17 Ac.±	1.0%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.00 Ac.±	0.5%
4169	SCRUBBY PINE FLATWOODS, DISTURBED	56.81 Ac.±	13.2%
4169 E1	SCRUBBY PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	0.43 Ac.±	0.1%
4241	MELALEUCA, HYDRIC	2.76 Ac.±	0.6%
427	LIVE OAK	0.12 Ac.±	0.0%
4279	LIVE OAK, DISTURBED	0.26 Ac.±	0.1%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.50 Ac.±	1.0%
4349	HARDWOOD/CONIFER MIXED, DISTURBED	0.33 Ac.±	0.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	1.17 Ac.±	0.3%
439	MIXED EXOTICS	0.57 Ac.±	0.1%
525	SHALLOW POND	25.34 Ac.±	5.9%
617	MIXED WETLAND HARDWOODS	13.31 Ac.±	3.1%
621	CYPRESS	28.36 Ac.±	6.6%
630	MIXED WETLAND FOREST	1.41 Ac.±	0.3%
6309	MIXED WETLAND FOREST, DISTURBED	27.31 Ac.±	6.3%
641	FRESHWATER MARSH	8.10 Ac.±	1.9%
740	DISTURBED LAND	1.92 Ac.±	0.4%
	SFWM CONSERVATION AREA	60.00 Ac.±	13.9%
	TOTAL	430.93 Ac.±	100.0%

REVISIONS	DATE	DRAWN BY E.K.	DATE 08/29/23	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES INC.	PELICAN LANDING MPD AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND SPECIES LOCATIONS MAP	DRAWING No. 23LBR4024
		DESIGNED BY P.S.	DATE 08/29/23				SHEET No. APPENDIX B
		REVIEWED BY S.J.	DATE 08/29/23				

APPENDIX C

AERIAL WITH GOPHER TORTOISE BURROWS



J:\2023\23LBR4024\SPECIES\SS\SS 082123\APPENDIX C AERIAL WITH GT BURROWS.DWG TAB: 17XII-C SEP 20, 2023 - 10:42AM PLOTTED BY: ELJAHK

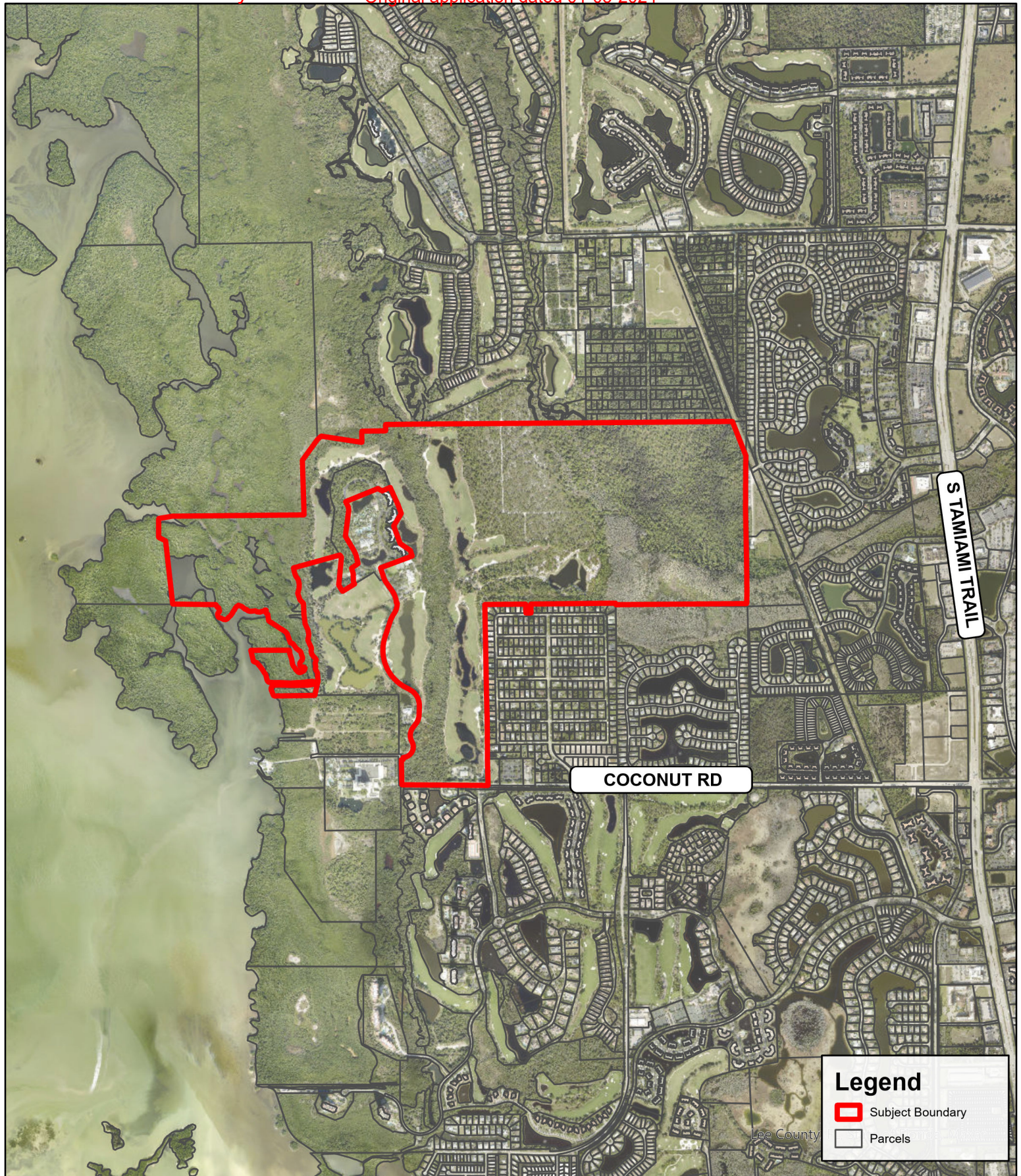
REVISIONS		DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069		PELICAN LANDING MPD AERIAL WITH GOPHER TORTOISE BURROWS		DRAWING No.
			E.K.	08/29/23					23LBR4024
			DESIGNED BY	DATE					SHEET No.
			P.S.	08/29/23					APPENDIX C
			REVIEWED BY	DATE					
			S.J.	08/29/23					

J:\2023\231BR402\COUNTY\LEE COUNTY ZONING APPLICATION\091223 LEE COUNTY ZONING APPLICATION\091223 APRX 10:57 AM PAULF



Soil Unit		Description
6	Brynwood fine sand, wet, 0 to 2 percent slopes	
10	Pompano fine sand, 0 to 2 percent slopes	
11	Myakka fine sand, 0 to 2 percent slopes	
16	Peckish mucky fine sand, tidal, 0 to 1 percent slopes	
23	Wulfert muck, tidal, 0 to 1 percent slopes	
28	Immokalee sand, 0 to 2 percent slopes	
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	
37	Satellite fine sand, 0 to 2 percent slopes	
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes	
51	Floridana sand, frequently ponded, 0 to 2 percent slopes	
105	Copeland fine sandy loam, ponded-Urban land complex, 0 to 1 percent slopes	
123	Myakka fine sand-Urban land complex, 0 to 2 percent slopes	
131	Pompano fine sand-Urban land compex, 0 to 2 percent slopes	
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes	
134	Satellite fine sand-Urban land complex, 0 to 2 percent slopes	

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069			DRAWING No.
		DESIGNED BY	DATE				
		REVIEWED BY	DATE				
							SHEET No.



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Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

PELICAN LANDING LONDON BAY • AERIAL MAP

📍 Lee County

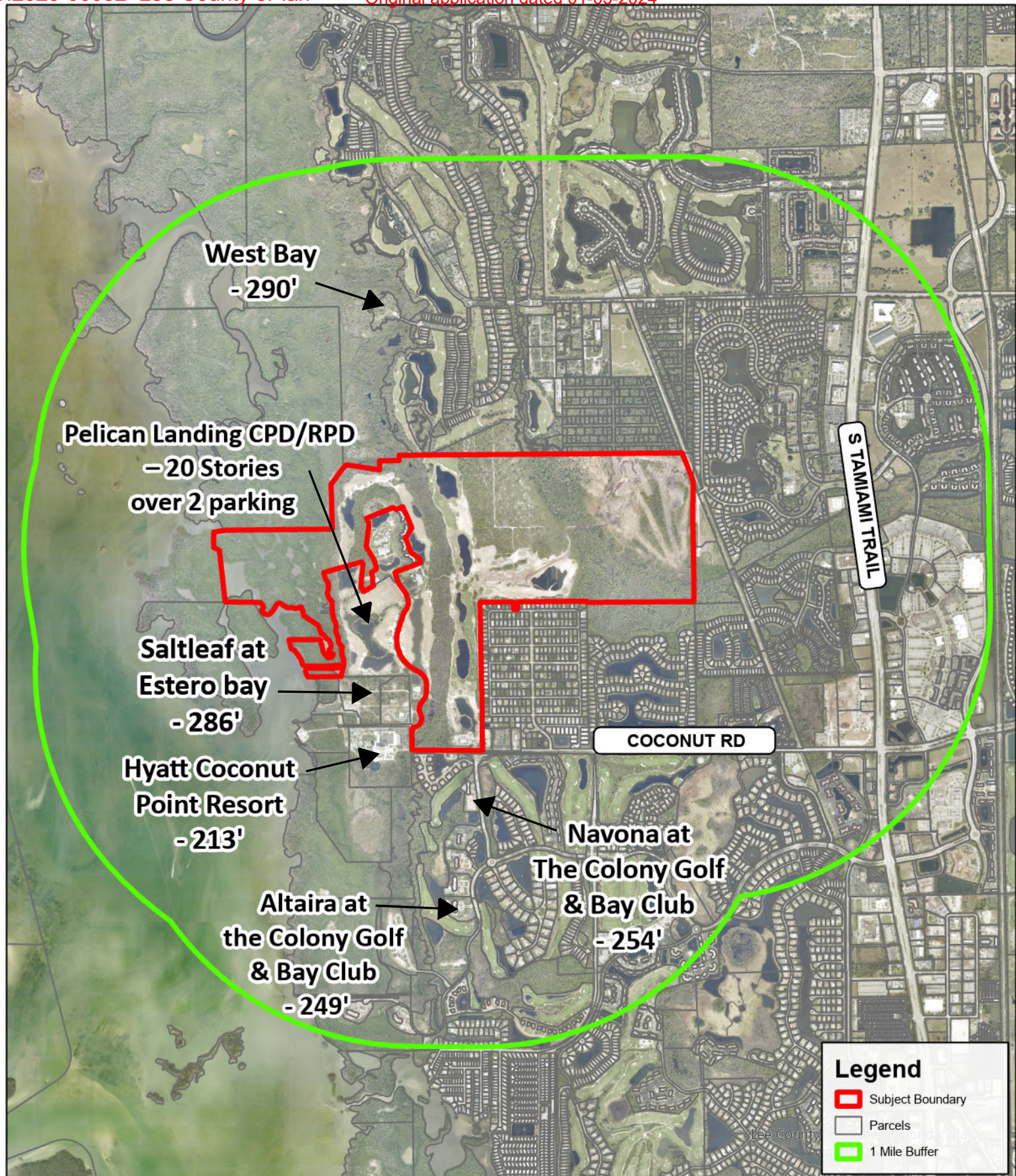
📅 5/2/2023

2300XXXX

👤 LB Raptor Investments LLC



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28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

PELICAN LANDING LONDON BAY • APPROVED BUILDING HEIGHTS MAP

Lee County

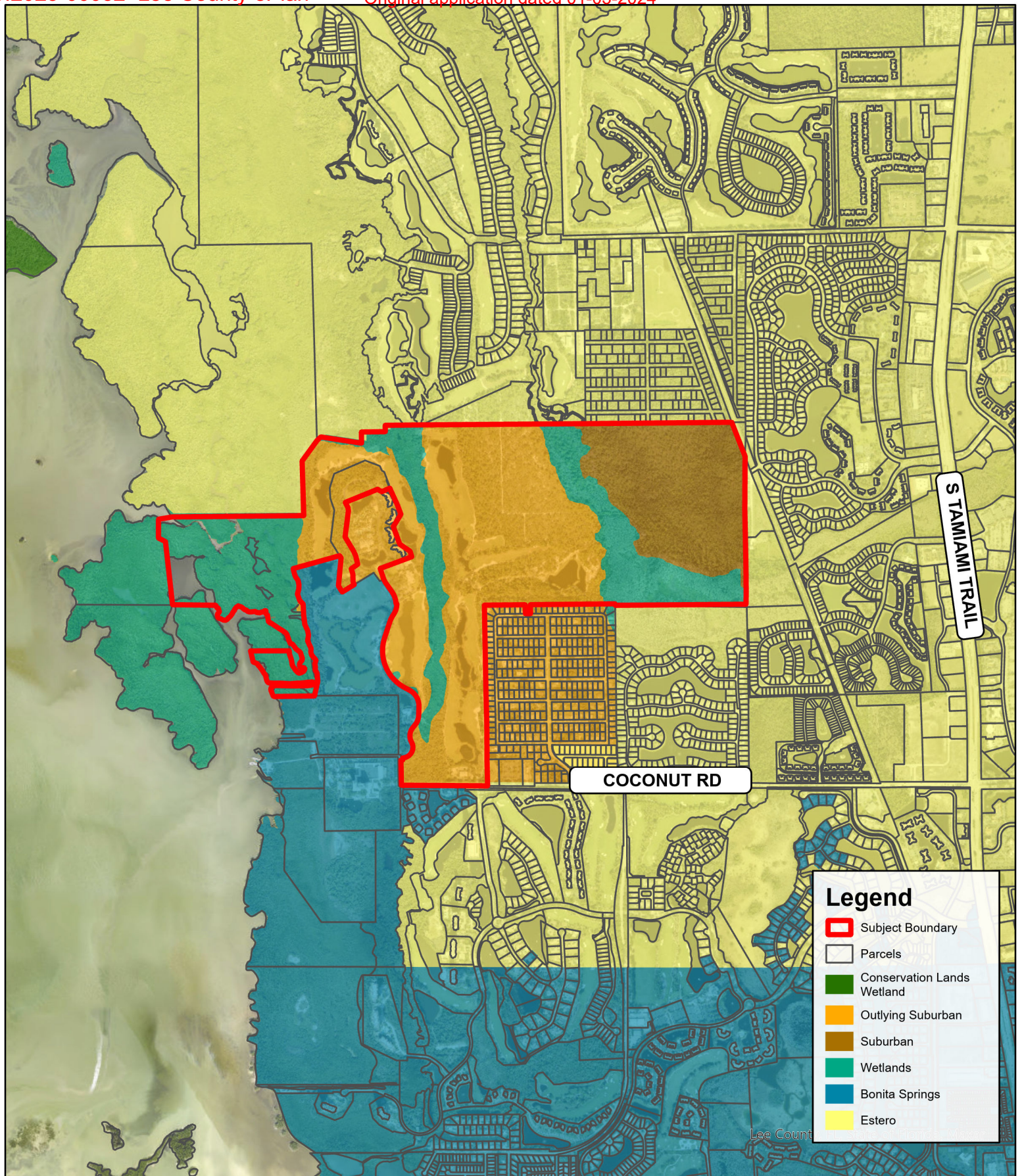
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23006714

LB Raptor Investments LLC



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
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PELICAN LANDING LONDON BAY • FUTURE LAND USE MAP

Lee County

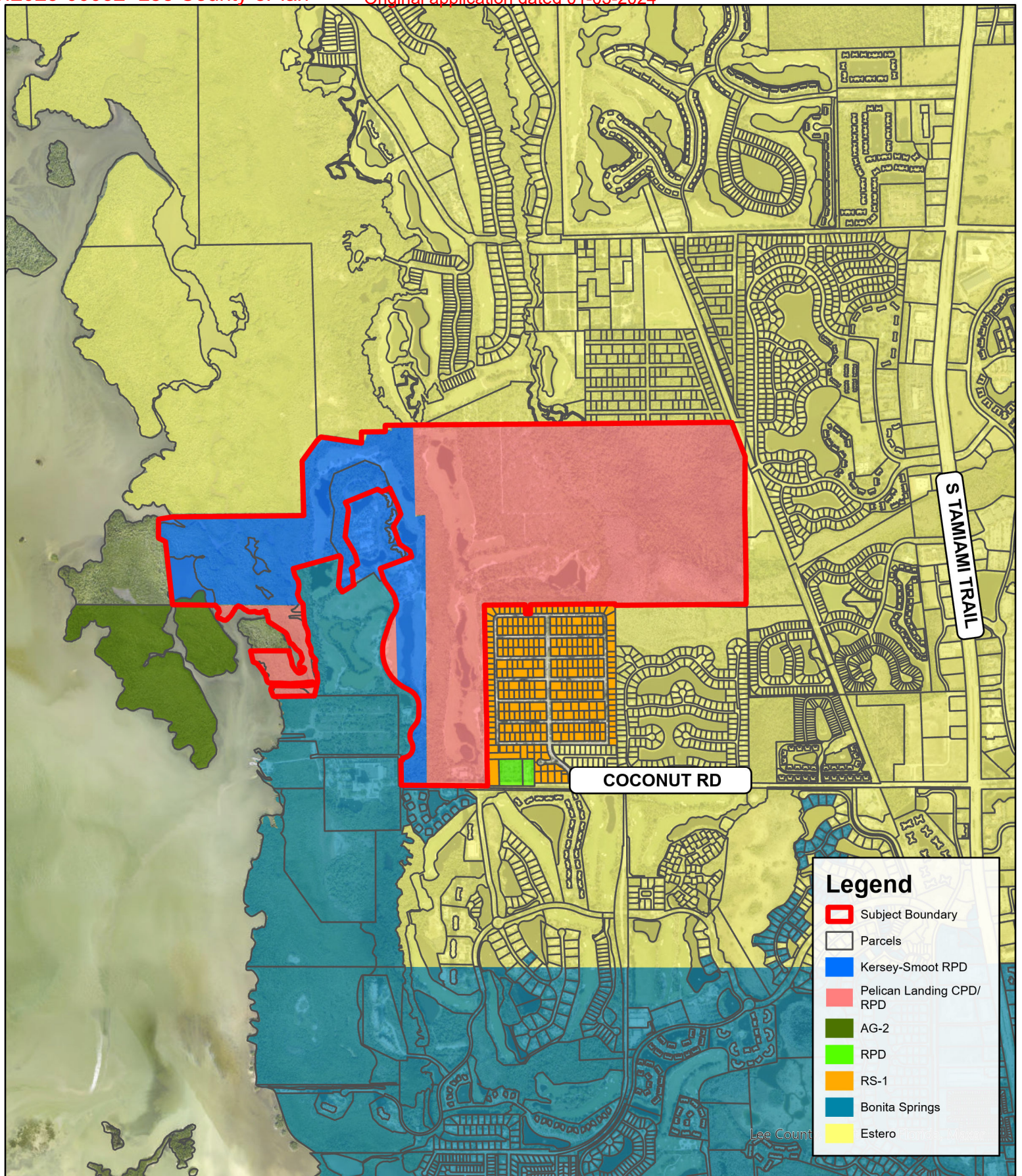
5/2/2023

2300XXXX

LB Raptor Investments LLC



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PELICAN LANDING LONDON BAY • CURRENT ZONING MAP

Lee County

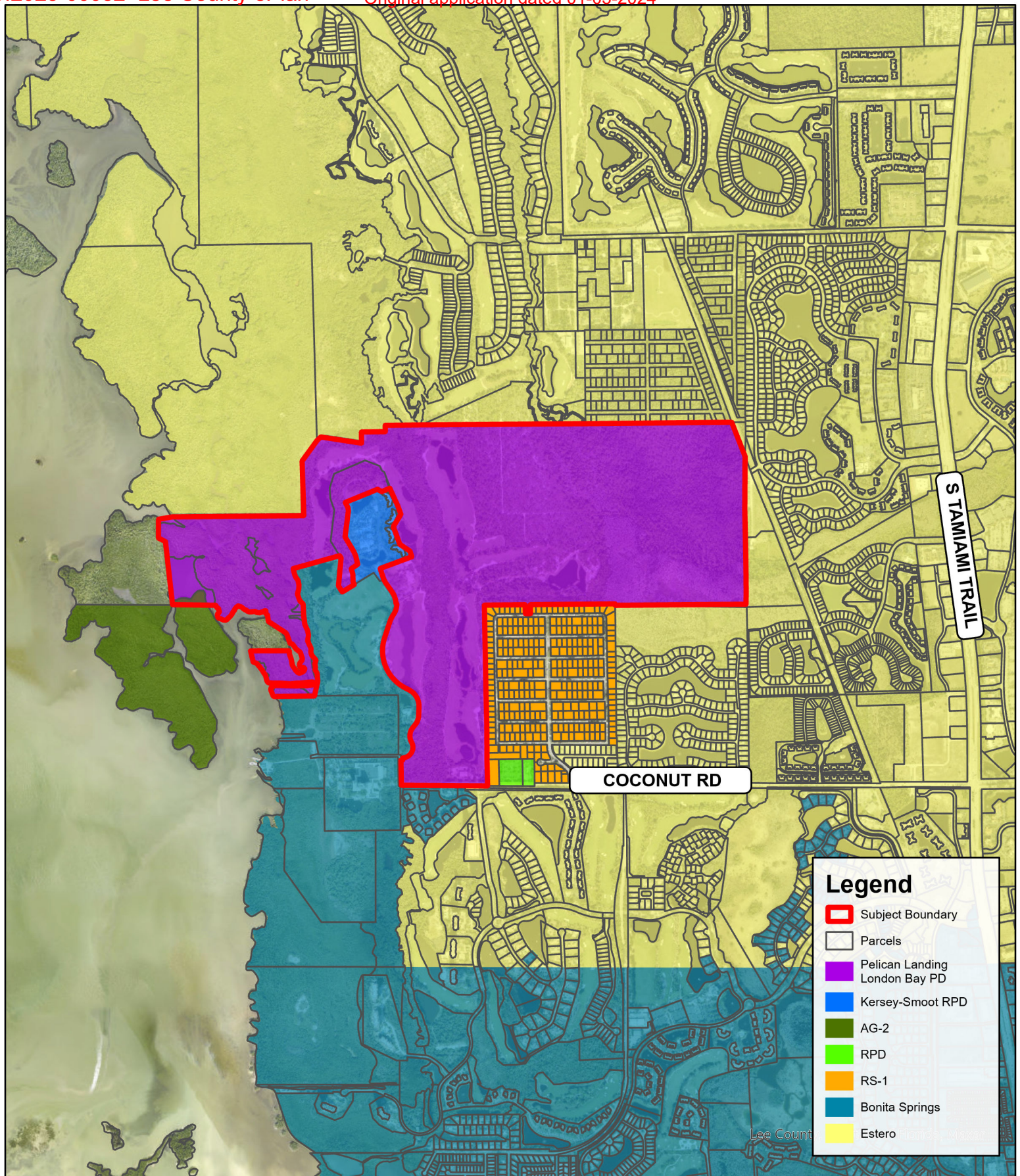
5/2/2023

2300XXXX

LB Raptor Investments LLC



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PELICAN LANDING LONDON BAY • PROPOSED ZONING MAP

📍 Lee County

📅 5/2/2023

2300XXXX

👤 LB Raptor Investments LLC



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Pelican Landing MPD Rezone Property Owners Exhibit

I. PROPERTY OWNERS LIST

	STRAP Number	Property Owner	Site Address	Section – Township - Range
1	08-47-25-00-00001.0030	LB Raptor Investments, LLC	23001 Coconut Point Resort Dr Bonita Springs FL 34134	05-47-25E
2	06-47-25-00-00002.0030	Kersey Smoot Investments, LLC	Coconut Plantation C/E Bonita Springs FL 34134	06-47-25E

II. PROPERTY OWNERS MAP



III. DEEDS

See Following Pages



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LB RAPTOR INVESTMENTS, LLC

Filing Information

Document Number	L20000094862
FEI/EIN Number	85-1014036
Date Filed	04/01/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/08/2020
Event Effective Date	NONE

Principal Address

2210 VANDERBILT BEACH RD
SUITE 1300
NAPLES, FL 34109

Mailing Address

2210 VANDERBILT BEACH RD
SUITE 1300
NAPLES, FL 34109

Registered Agent Name & Address

WILSON, STEPHEN G
2210 VANDERBILT BEACH RD
1300
NAPLES, FL 34109

Authorized Person(s) Detail

Name & Address

Title MGR

LB BONITA SPRINGS INVESTMENTS - RAPTOR, LLC
2210 VANDERBILT BEACH RD
SUITE 1300
NAPLES, FL 34109

Title Authorized Representative, VP, General Counsel

Van Dien, LISA
2210 VANDERBILT BEACH RD
SUITE 1300
NAPLES, FL 34109

Title Authorized Representative, CEO, President

WILSON, MARK D
2210 VANDERBILT BEACH RD
SUITE 1300
NAPLES, FL 34109

Title Authorized Representative, EVP, CFO

WILSON, STEPHEN G.
2210 VANDERBILT BEACH RD
SUITE 1300
NAPLES, FL 34109

Title VP

Klingensmith, Craig
2210 Vanderbilt Beach Road
Suite 1300
Naples, FL 34109

Title VP

Stamoulis, John
2210 Vanderbilt Beach Road
Suite 1300
Naples, FL 34109

Annual Reports

Report Year	Filed Date
2022	03/31/2022
2023	01/24/2023
2023	04/12/2023

Document Images

04/12/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
03/31/2022 -- ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
12/08/2020 -- LC Amendment	View image in PDF format
06/02/2020 -- LC Name Change	View image in PDF format
04/01/2020 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
KERSEY SMOOT INVESTMENTS, LLC

Filing Information

Document Number L23000184763
FEI/EIN Number NONE
Date Filed 04/13/2023
State FL
Status ACTIVE

Principal Address

2210 VANDERBILT BEACH RD
1300
NAPLES, FL 34109

Mailing Address

2210 VANDERBILT BEACH RD
1300
NAPLES, FL 34109

Registered Agent Name & Address

WILSON, STEPHEN G
2210 VANDERBILT BEACH RD
1300
NAPLES, FL 34109

Authorized Person(s) Detail

Name & Address

Title MGR

WILSON, STEPHEN G
2210 VANDERBILT BEACH RD
NAPLES, FL 34109

Title MGR

WILSON, MARK D
2210 VANDERBILT BEACH RD
NAPLES, FL 34109

Annual Reports

No Annual Reports Filed

Document Images

[04/13/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

(11)
PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202
Consideration: \$29,000,000

SPECIAL WARRANTY DEED
[Raptor Bay]

THIS SPECIAL WARRANTY DEED is made and executed as of the 9th day of December, 2020, by **WCI COMMUNITIES, LLC**, a Delaware limited liability company, as successor by merger to Pelican Landing Golf Resort Ventures Limited Partnership, a dissolved Delaware limited partnership ("**Grantor**"), whose address is 10481 6 Mile Cypress Parkway, Fort Myers, Florida 33966 to **LB RAPTOR INVESTMENTS, LLC**, a Florida limited liability company ("**Grantee**"), 2210 Vanderbilt Beach Road, Suite 1300, Naples, Florida 34109.

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Lee County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part of this Deed (the "**Property**"), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the restrictions, easements, agreements, reservations and other matters of record as of November 2, 2020, and further subject to taxes accruing subsequent to December 31, 2020, zoning and use restrictions imposed by governmental authority, claims of sovereignty, and all matters which would be shown by an accurate survey and inspection of the Property (the "**Permitted Exceptions**").

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

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor (except for the Permitted Exceptions) and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to the Permitted Exceptions) but against none other.

[Remainder of Page Intentionally Left Blank]

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

Signed, sealed and delivered
in the presence of:

Deanne M. Smith
(Print Name Deanne M. Smith)

Lance Ellis
(Print Name Lance Ellis)

GRANTOR:

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By: _____
Name: Darin Mc Murray
Its: Vice President

STATE OF FLORIDA)
COUNTY OF LEE)SS

The foregoing instrument was acknowledged before me this 10 TH day of December, 2020, by means of ☒ physical presence or ☐ online notarization by DARIN McMURRAY the VICE PRESIDENT of **WCI COMMUNITIES, LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or who ☐ has produced _____ as identification. .

Karen A. Hughes
(Print Name _____)

NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____
Personally Known ☒
or Produced I.D. _____

[check one of the above]
Type of Identification Produced _____



Karen A. Hughes
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG288290
Expires 2/13/2023

EXHIBIT "A"

PROPERTY

PARCEL 1 (ORD 14-10)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3539, PAGE 3116, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AD FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 464.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 01°34'59" WEST, 860.24 FEET; COURSE NO. 2: SOUTH 89°06'42" WEST, 1,213.06 FEET; THENCE NORTH 13°37'57" EAST, A DISTANCE OF 214.95 FEET; THENCE NORTH 04°32'08" WEST, A DISTANCE OF 58.94 FEET; THENCE NORTH 05°12'32" WEST, A DISTANCE OF 61.67 FEET; THENCE NORTH 29°06'14" WEST, A DISTANCE OF 55.22 FEET; THENCE NORTH 03°26'02" EAST, A DISTANCE OF 41.25 FEET; THENCE NORTH 10°16'42" WEST, A DISTANCE OF 47.92 FEET; THENCE NORTH 11°13'24" EAST, A DISTANCE OF 64.15 FEET; THENCE NORTH 41°15'02" WEST, A DISTANCE OF 86.46 FEET; THENCE NORTH 21°13'24" WEST, A DISTANCE OF 48.07 FEET; THENCE NORTH 25°50'13" WEST, A DISTANCE OF 7.57 FEET; THENCE NORTH 09°20'00" EAST, A DISTANCE OF 55.14 FEET; THENCE NORTH 25°52'22" WEST, A DISTANCE OF 66.56 FEET; THENCE NORTH 24°52'17" WEST, A DISTANCE OF 40.99 FEET; THENCE NORTH 04°21'29" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 11°27'49" EAST, A DISTANCE OF 58.90 FEET; THENCE NORTH 10°24'54" WEST, A DISTANCE OF 67.98 FEET; THENCE NORTH 28°04'28" WEST, A DISTANCE OF 55.04 FEET; THENCE NORTH 18°52'38" WEST, A DISTANCE OF 43.64 FEET; THENCE NORTH 13°36'38" WEST, A DISTANCE OF 42.86 FEET; THENCE NORTH 02°48'29" WEST, A DISTANCE OF 263.13 FEET; THENCE NORTH 46°11'03" WEST, A DISTANCE OF 68.47 FEET; THENCE NORTH 17°54'30" WEST, A DISTANCE OF 45.26 FEET; THENCE NORTH 20°31'47" WEST, A DISTANCE OF 57.29 FEET; THENCE NORTH 15°30'26" EAST, A DISTANCE OF 73.32 FEET; THENCE NORTH 02°32'45" EAST, A DISTANCE OF 63.41 FEET; THENCE NORTH 12°16'28" WEST, A DISTANCE OF 66.88 FEET; THENCE NORTH 35°06'58" WEST, A DISTANCE OF 62.53 FEET; THENCE NORTH 19°11'46" WEST, A DISTANCE OF 42.97 FEET; THENCE NORTH 14°29'27" WEST, A DISTANCE OF 81.14 FEET; THENCE NORTH 74°05'31" EAST, A DISTANCE OF 710.32 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG LAST SAID LANDS; COURSE NO. 1: SOUTH 36°08'20" EAST, 37.55 FEET; COURSE NO. 2: SOUTH 05°57'36" WEST, 410.85 FEET; COURSE NO. 3: SOUTH 31°41'08" EAST, 104.97 FEET; COURSE NO. 4: NORTH 58°57'13" EAST, 537.28 FEET; COURSE NO. 5: SOUTH 35°37'13" EAST, 153.87 FEET; COURSE NO. 6: NORTH 60°05'45" EAST, 62.68 FEET; THENCE SOUTH 21°12'13" EAST, A DISTANCE OF 4.51 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; THENCE SOUTH 34°44'46" EAST, A DISTANCE OF 155.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02 FEET; THENCE NORTH 89°47'40" EAST, A DISTANCE OF 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET TO A POINT OF

REVERSE CURVATURE; THENCE SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; THENCE SOUTH 18°14'18" WEST, A DISTANCE OF 248.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55" EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; THENCE SOUTH 01°34'37" WEST, A DISTANCE OF 129.72 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; THENCE SOUTH 39°02'41" WEST, A DISTANCE OF 55.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; THENCE SOUTH 79°58'40" WEST, A DISTANCE OF 20.35 FEET; THENCE SOUTH 01°34'59" EAST, A DISTANCE OF 30.27 FEET; THENCE SOUTH 88°25'01" WEST, A DISTANCE OF 26.60 FEET; THENCE NORTH 01°34'59" WEST, A DISTANCE OF 84.84 FEET; THENCE SOUTH 89°05'44" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RAPTOR BAY)

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE), TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AD FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 40.03 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°42'53" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°42'53" EAST, 1,242.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING A POINT ON THE WESTERLY BOUNDARY OF EL DORADO ACRES, AN UNRECORDED SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 474 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; COURSE NO. 2: NORTH 01°27'43" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,612.02 FEET TO THE MOST NORTHWEST CORNER OF EL DORADO ACRES; COURSE NO. 3: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 610.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK NUMBER 14 OF SAID EL DORADO ACRES; COURSE NO. 4: SOUTH 01°17'58" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.29 FEET TO THE SOUTHWEST CORNER OF

SAID LOT 8; COURSE NO. 5: SOUTH 89°39'36" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; COURSE NO. 6: NORTH 01°17'58" WEST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; COURSE NO. 7: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 587.45 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE OF MEADOWBROOK OF BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 53 THROUGH 59 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 89°13'02" EAST, ALONG LAST SAID LINES, A DISTANCE OF 2,581.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, THE SAME BEING A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND A POINT ON THE EASTERLY BOUNDARY OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 00°35'20" WEST, ALONG SAID LINES, A DISTANCE OF 2,103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS A 100.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT (PARCEL B) AND RECORDED IN DEED BOOK 244, PAGES 138 THROUGH 140 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 21°22'09" WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 660.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF LAST SAID PLAT; THENCE SOUTH 89°05'10" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,362.08 FEET TO THE CENTER OF SAID SECTION 5, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°07'39" WEST, 2,592.74 FEET; COURSE NO. 2: SOUTH 01°54'31" EAST, 92.62 FEET; COURSE NO. 3: SOUTH 88°43'54" WEST, 349.45 FEET; COURSE NO. 4: SOUTH 01°16'23" EAST, 162.43 FEET; COURSE NO. 5: NORTH 81°48'03" WEST, 600.65 FEET; COURSE NO. 6: SOUTH 45°44'29" WEST, 523.57 FEET; COURSE NO. 7: SOUTH 01°15'33" EAST, 775.71 FEET; COURSE NO. 8: SOUTH 89°14'26" WEST, 199.41 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGES 2061 THROUGH 2083 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA (CONSERVATION EASEMENT #1), THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN THE FOLLOWING TWENTY TWO (22) COURSES ALONG LAST SAID LINES; COURSE NO. 1: SOUTH 04°39'14" EAST, 104.21 FEET; COURSE NO. 2: SOUTH 20°14'29" EAST, 105.00 FEET; COURSE NO. 3: SOUTH 68°35'55" WEST, 154.32 FEET; COURSE NO. 4: SOUTH 13°48'24" EAST, 50.99 FEET; COURSE NO. 5: SOUTH 36°09'47" WEST, 64.03 FEET; COURSE NO. 6: SOUTH 02°29'49" EAST, 50.00 FEET; COURSE NO. 7: SOUTH 26°14'47" EAST, 54.63 FEET; COURSE NO. 8: SOUTH 18°08'21" EAST, 51.92 FEET; COURSE NO. 9: SOUTH 52°41'29" EAST, 78.10 FEET; COURSE NO. 10: SOUTH 31°44'44" EAST, A DISTANCE OF 57.31 FEET; COURSE NO. 11: SOUTH 28°08'16" EAST, 55.46 FEET; COURSE NO. 12: SOUTH 10°27'59" EAST, 50.49 FEET; COURSE NO. 13: SOUTH 04°01'02" EAST, 63.86 FEET; COURSE NO. 14: SOUTH 14°29'27" EAST, 88.09 FEET; COURSE NO. 15: SOUTH 19°11'46" EAST, 52.20 FEET; COURSE NO. 16: SOUTH 35°06'58" EAST, 59.36 FEET; COURSE NO. 17: SOUTH 12°16'28" EAST, 49.94 FEET; COURSE NO. 18: SOUTH 02°32'45" WEST, 50.98 FEET; COURSE NO. 19: SOUTH 15°30'26" WEST, 84.12 FEET; COURSE NO. 20: SOUTH 20°31'47" EAST, 72.71 FEET; COURSE NO. 21: SOUTH 17°54'30" EAST, 56.94 FEET; COURSE NO. 22: SOUTH 46°11'03" EAST, 61.03 FEET; THENCE NORTH 89°20'35" EAST, A DISTANCE OF 1.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000240450 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 02°48'29" EAST, 247.54 FEET; COURSE NO. 2: SOUTH 13°36'38" EAST, 49.89 FEET; COURSE NO. 3: SOUTH 18°52'38" EAST, 49.96 FEET; COURSE NO. 4: SOUTH 28°04'28" EAST, 51.29 FEET; COURSE NO. 5: SOUTH 10°24'54" EAST, 50.55 FEET; COURSE NO. 6: SOUTH 11°27'49" WEST, 56.18 FEET; COURSE NO. 7: SOUTH 04°21'29" EAST, 50.65 FEET; COURSE NO. 8: SOUTH 24°52'17" EAST, 50.48 FEET; COURSE NO. 9: SOUTH 25°52'22" EAST, A DISTANCE OF 51.13 FEET; COURSE NO. 10: SOUTH 09°20'00" WEST, 55.12 FEET; COURSE NO. 11: SOUTH 25°50'13" EAST, 21.40 FEET; COURSE

NO. 12: SOUTH 21°13'24" EAST, 54.88 FEET; COURSE NO. 13: SOUTH 41°15'02" EAST, 70.64 FEET;
COURSE NO. 14: SOUTH 11°13'24" WEST, 49.00 FEET; COURSE NO. 15: SOUTH 10°16'42" EAST, 51.40
FEET; COURSE NO. 16: SOUTH 03°26'02" WEST, 49.83 FEET; COURSE NO. 17: SOUTH 29°06'14" EAST,
59.23 FEET; COURSE NO. 18: SOUTH 05°12'32" EAST, 50.79 FEET; COURSE NO. 19: SOUTH 04°32'08"
EAST, 50.65 FEET; COURSE NO. 20: SOUTH 13°37'57" WEST, 52.21 FEET; COURSE NO. 21: SOUTH
89°00'08" WEST, 230.82 FEET; COURSE NO. 22: SOUTH 09°02'32" WEST, 80.80 FEET; COURSE NO. 23:
SOUTH 39°36'41" EAST, 105.50 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1,
 SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA; THENCE NORTH
 89°06'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 188.36 FEET TO A POINT ON THE
 BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA
 ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING THIRTY (30)
 COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 13°37'57" EAST,
214.95 FEET; COURSE NO. 2: NORTH 04°32'08" WEST, 58.94 FEET; COURSE NO. 3: NORTH 05°12'32"
WEST, 61.67 FEET; COURSE NO. 4: NORTH 29°06'14" WEST, 55.22 FEET; COURSE NO. 5: NORTH
03°26'02" EAST, 41.25 FEET; COURSE NO. 6: NORTH 10°16'42" WEST, 47.92 FEET; COURSE NO. 7:
NORTH 11°13'24" EAST, 64.15 FEET; COURSE NO. 8: NORTH 41°15'02" WEST, 86.46 FEET; COURSE NO.
9: NORTH 21°13'24" WEST 48.07 FEET; COURSE NO. 10: NORTH 25°50'13" WEST, 7.57 FEET; COURSE
NO. 11: NORTH 09°20'00" EAST, 55.14 FEET; COURSE NO. 12: NORTH 25°52'22" WEST, 66.56 FEET;
COURSE NO. 13: NORTH 24°52'17" WEST, 40.99 FEET; COURSE NO. 14: NORTH 04°21'29" WEST, 34.66
FEET; COURSE NO. 15: NORTH 11°27'49" EAST, 58.90 FEET; COURSE NO. 16: NORTH 10°24'54" WEST,
67.98 FEET; COURSE NO. 17: NORTH 28°04'28" WEST, 55.04 FEET; COURSE NO. 18: NORTH 18°52'38"
WEST, 43.64 FEET; COURSE NO. 19: NORTH 13°36'38" WEST, 42.86 FEET; COURSE NO. 20: NORTH
02°48'29" WEST, 263.13 FEET; COURSE NO. 21: NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 22:
NORTH 17°54'30" WEST, 45.26 FEET; COURSE NO. 23: NORTH 20°31'47" WEST, 57.29 FEET; COURSE NO.
24: NORTH 15°30'26" EAST, 73.32 FEET; COURSE NO. 25: NORTH 02°32'45" EAST, 63.41 FEET; COURSE
NO. 26: NORTH 12°16'28" WEST, 66.88 FEET; COURSE NO. 27: NORTH 35°06'58" WEST, 62.53 FEET;
COURSE NO. 28: NORTH 19°11'46" WEST, 42.97 FEET; COURSE NO. 29: NORTH 14°29'27" WEST, 81.14
FEET; COURSE NO. 30: NORTH 74°05'31" EAST, 710.32 FEET TO A POINT ON THE BOUNDARY OF
 AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116
 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE
 RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS;
COURSE NO. 1: NORTH 36°08'20" WEST, 242.58 FEET; COURSE NO. 2: NORTH 06°21'18" EAST, 453.60
FEET; COURSE NO. 3: NORTH 19°00'07" WEST, 182.05 FEET; COURSE NO. 4: NORTH 03°46'53" WEST,
151.03 FEET; COURSE NO. 5: NORTH 16°47'03" EAST, 216.81 FEET; COURSE NO. 6: NORTH 66°15'38"
EAST, 491.36 FEET; COURSE NO. 7: SOUTH 69°40'02" EAST, 229.14 FEET; COURSE NO. 8: SOUTH
25°28'33" EAST, A DISTANCE OF 76.93 FEET; COURSE NO. 9: SOUTH 64°24'50" EAST, 35.54 FEET;
COURSE NO. 10: SOUTH 20°50'26" EAST, 276.35 FEET; COURSE NO. 11: SOUTH 25°28'33" EAST, 245.21
FEET; COURSE NO. 12: SOUTH 18°20'32" EAST, 130.83 FEET; COURSE NO. 13: SOUTH 27°46'07" WEST, A
 DISTANCE OF 205.73 FEET; COURSE NO. 14: SOUTH 16°30'00" EAST, 265.70 FEET; COURSE NO. 15:
SOUTH 54°23'52" EAST, A DISTANCE OF 190.76 FEET; COURSE NO. 16: SOUTH 22°38'40" EAST, 87.71
FEET; COURSE NO. 17: SOUTH 71°46'53" WEST, 131.17 FEET; COURSE NO. 18: SOUTH 68°44'48" WEST,
363.26 FEET; COURSE NO. 19: SOUTH 21°12'13" EAST, 161.13 FEET TO A POINT ON THE BOUNDARY
 OF AFORESAID LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA
 ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING NINETEEN (19)
 COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°12'13" EAST,
4.51 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 60.98 FEET ALONG THE
 ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET,
 THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS
 SOUTH 27°58'29" EAST, 60.84 FEET; COURSE NO. 3: SOUTH 34°44'46" EAST, 155.79 FEET TO A POINT
OF CURVATURE; COURSE NO. 4: SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR
 CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE
 OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02
 FEET; COURSE NO. 5: NORTH 89°47'40" EAST, 11.43 FEET TO A POINT ON A NON-TANGENTIAL
CURVE; COURSE NO. 6: SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE,
 CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF
 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET

TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; COURSE NO. 8: SOUTH 18°14'18" WEST, 248.83 FEET TO A POINT OF CURVATURE; COURSE NO. 9: SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55" EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11: SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; COURSE NO. 12: SOUTH 01°34'37" WEST, 129.72 FEET TO A POINT OF CURVATURE; COURSE NO. 13: SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; COURSE NO. 14: SOUTH 39°02'41" WEST, 55.64 FEET TO A POINT OF CURVATURE; COURSE NO. 15: SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 16: SOUTHWESTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; COURSE NO. 17: SOUTH 79°58'40" WEST, 20.35 FEET; COURSE NO. 18: SOUTH 01°34'59" EAST, 30.27 FEET; COURSE NO. 19: SOUTH 88°25'01" WEST, 26.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3421, PAGES 1095 THROUGH 1097 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 01°34'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING.

This instrument prepared by
and return to:

Kathi W. Borkholder, Esq.
MVW
9002 San Marco Court
Orlando, Florida 32819
(407) 529-2565

-----Space above this line for recording office use only-----

**FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
COCONUT PLANTATION, A CONDOMINIUM
(CORRECTING PERCENTAGE INTEREST AND ADDING PHASE 4)**

THIS IS AN AMENDMENT to the Declaration of Condominium of COCONUT PLANTATION, A CONDOMINIUM (the "Condominium"), as recorded in Official Records Book 4033, Page 3816 (the "Original Declaration"), and amended by that First Amendment to Declaration of Condominium of Coconut Plantation, a Condominium, as recorded in Official Records Book 4252, Page 2162 (the "First Amendment"), as further amended by that Second Amendment to Declaration of Condominium of Coconut Plantation, a Condominium, as recorded in Official Records, under Instrument No. 2010000297451 (the "Second Amendment"), as further amended by that Third Amendment to Declaration of Condominium of Coconut Plantation, a Condominium, as recorded in Official Records, under Instrument No. 2014000050020 (the "Third Amendment"), and as further amended by that Fourth Amendment to Declaration of Condominium of Coconut Plantation, a Condominium, as recorded in Official Records, under Instrument No. 20190002877237 (the "Fourth Amendment"), all in the Public Records of Lee County, Florida (collectively, the "Declaration").

WITNESSETH

WHEREAS, Pelican Landing Timeshare Ventures Limited Partnership, a Delaware limited partnership, whose address is 9002 San Marco Court, Orlando, Florida 32819, is the Developer of the Condominium ("Developer"),

WHEREAS, pursuant to the Fourth Amendment, all Units in Phase 3 of the Condominium were declared for condominium use, following which the Condominium consisted of a total of ninety-six (96) residential Units and thirty-six (36) Commercial Units. However, the Fourth Amendment incorrectly stated in Section 4 that "each residential Unit within the Condominium will have an undivided 1/108th X 99.99% interest in and to the Common Elements and Common Surplus and be responsible for an undivided 1/108th X 99.99% of the Common Expenses of the Condominium" [**Bolding added**], and Developer desires to correct such error; and

WHEREAS, Developer desires to submit Phase 4 to the condominium form of ownership, including one (1) additional Commercial Unit.

NOW, THEREFORE, the Declaration is hereby amended in the following manner:

1. The above recitals are true and correct and are incorporated into this Fifth Amendment by this reference.

2. The Fourth Amendment is hereby amended to correct Section 4 of the Fourth Amendment by deleting the second sentence of such Section 4 and replacing it with the following:

“Accordingly, each residential Unit within the Condominium will have an undivided 1/96th X 99.99% interest in and to the Common Elements and Common Surplus and be responsible for an undivided 1/96th X 99.99% of the Common Expenses of the Condominium.”

3. Further, Developer, being the owner of those certain lands located in Lee County, Florida, and more particularly described in this Fifth Amendment to Declaration of Condominium of Coconut Plantation, a Condominium, hereby makes and files this Fifth Amendment to Declaration of Condominium pursuant to the provisions of Article XVIII of the Declaration of Condominium, and by this amendment hereby submits Phase 4 to the condominium form of ownership, as more specifically described in Exhibit “A” attached hereto. Phase 4 includes one (1) Commercial Unit, identified as “CU-37” in attached Exhibit “A”, the construction of which is not complete. CU-37 consists of the land and airspace shown on Exhibit “A”. As permitted by Articles IV, XIV and XVI of the Declaration, Developer reserves the right and deems it necessary to Developer's use of the Condominium Property and for sales and marketing purposes to construct additional improvements on CU-37 as it determines in its sole discretion and may exercise its reserved easements under the Declaration to do so.

4. Now that all Units in Phase 4 of the Condominium have been declared for condominium use, the Condominium consists of a total of ninety-six (96) residential Units containing four thousand, nine hundred and ninety-two (4,992) Unit Weeks (of which forty-eight (48) Unit Weeks are maintenance Unit Weeks), and thirty-seven (37) Commercial Units. Accordingly, each residential Unit within the Condominium will have an undivided 1/96th X 99.99% interest in and to the Common Elements and Common Surplus and be responsible for an undivided 1/96th X 99.99% of the Common Expenses of the Condominium. The total percentage interest in the Common Elements and Common Surplus, as well as the total percentage share of the Common Expenses, attributable to the Commercial Units will be .01%.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, Developer has caused these presents to be executed in its behalf by its undersigned authorized officer this 24th day of April, 2023.

WITNESSES:

DEVELOPER:

**PELICAN LANDING TIMESHARE VENTURES
LIMITED PARTNERSHIP**, a Delaware limited
partnership

By: HTS-COCONUT POINT, INC., its
general partner

By: John E. Geller, Jr.
John E. Geller, Jr, Executive Vice President

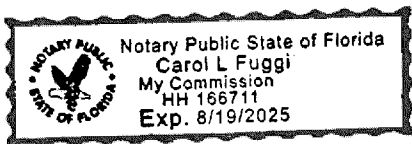
Janet L. Cope
Print Name: JANET L. COPE

Carol Fuggi
Print Name: CAROL FUGGI

STATE OF FLORIDA)
)SS.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of April, 2023, by John E. Geller, Jr., as Executive Vice President of HTS-COCONUT POINT, INC., the general partner of PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP, who is personally known to me.

(NOTARY SEAL)



Carol Fuggi
Notary Public
Print Name CAROL FUGGI
Commission No. HH 166711

**CONSENT OF MASTER DECLARANT
TO FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF
COCONUT PLANTATION, A CONDOMINIUM**

THIS CONSENT (the “**Consent**”) is made and entered into this 24th day of April, 2023, by Pelican Landing Timeshare Ventures Limited Partnership, a Delaware limited partnership, whose address is 9002 San Marco Court, Orlando, FL 32819 (“**Master Declarant**”).

WITNESSETH:

WHEREAS, Master Declarant is the declarant of that certain Master Declaration of Covenants Conditions and Restrictions as recorded in Official Records Book 4033, Page 3793, Public Records of Lee County, Florida (the “**Master Declaration**”);

WHEREAS, the Master Declaration encumbers the land constituting Phase 4 of the Condominium as described in the Fifth Amendment to Declaration of Condominium of Coconut Plantation, a Condominium (“**Fifth Amendment**”), to which this consent is attached; and

WHEREAS, Master Declarant has agreed to consent to the Fifth Amendment.

NOW, THEREFORE, Master Declarant agrees as follows:

1. Recitals and Definitions. The above recitals are true and correct and are incorporated in this Consent. All terms used in this Consent have the same meaning as the identical terms used in the Declaration and the Second Amendment unless the context otherwise requires.
2. Consent. Master Declarant agrees and does consent to the recordation of the Fifth Amendment to the Declaration. Master Declarant hereby confirms and ratifies its prior consent to the recordation of the previously recorded First, Second, Third, and Fourth Amendments to the Declaration.
3. Master Declarant agrees that the Master Declaration, as the same applies to and encumbers Phase 4, shall be upon the Condominium Parcels of Coconut Plantation, a Condominium.
4. This Consent shall apply and be effective solely to Phase 4 and nothing in this Amendment shall otherwise affect, alter or modify in any manner whatsoever the terms and conditions, operation, effect and priority of the Master Declaration as to both the Condominium Parcels in Phase 4 and the other land improvements encumbered by the Master Declaration..

{Signature and Notarization Page Follows}

IN WITNESS WHEREOF, Master Declarant has caused this instrument to be executed by its duly authorized officer the day and year first above written.

WITNESS:

“MASTER DECLARANT”

PELICAN LANDING TIMESHARE VENTURES LP, a Delaware limited partnership

By: **HTS-COCONUT POINT, INC.**, its
general partner

By: John E. Geller, Jr.
John E. Geller, Jr., Executive Vice President

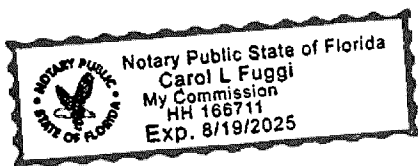
Print Name: JANET L COPE

Print Name: CAROL FUGGI

STATE OF FLORIDA)
)SS.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21st day of APRIL, 2023, by John E. Geller, Jr., Executive Vice President of HTS-COCONUT POINT, INC., the general partner of PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP, who is personally known to me.

(NOTARY SEAL)



Notary Public
Print Name CAROL FUGGI
Commission No. HH 166711

EXHIBIT "A"

LEGAL DESCRIPTION, SURVEY, GRAPHIC DESCRIPTION AND PLOT PLAN OF PHASE 4

Legal Description

Of part of Sections 5 and 6, Township 47 South, Range 25 East,
Lee County, Florida
(Hyatt at Coconut Point Plantation, a Condominium, Phase Four)



Stantec

3510 Kraft Road, Suite 200, Naples, FL 34105

Legal Description

**Of part of Sections 6, Township 47 South, Range 25 East,
Lee County, Florida
(Hyatt at Coconut Point Plantation, a Condominium, Phase Four)**

A portion of lands described in the Quit Claim Deed recorded in Official Records Book 3539, Pages 3120-3122 of the public records of Lee County being described as the "Hyatt Golf Resort Time Share Parcel", located in Section 6, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said Section 6, thence along the east line of said Section 6, N.01°59'15"W., 1,813.14 feet;
thence depart said section line and run S.88°00'45"W., 63.09 feet to the Northeasterly corner of Coconut Plantation, a Condominium, Phase Three, recorded in Instrument # 2019000287737 of the public records of Lee County;
thence continue along the boundary of said Coconut Plantation Phase Three boundary, the following five (5) courses;
(1) S.67°27'15"W., a distance of 13.12 feet;
(2) S.22°32'45"E., a distance of 125.49 feet;
(3) S.64°31'27"W., a distance of 128.50 feet;
(4) N.66°02'09"W., a distance of 78.97 feet;
(5) S.56°35'09"W., a distance of 14.27 feet to a point on the East line of Coconut Plantation Drive;
thence N.33°24'51"W., along the East line of said Coconut Plantation Drive, a distance of 8.32 feet to the POINT OF BEGINNING, said point also being the Northerly most corner of Coconut Plantation, A Condominium, Phase 1, recorded in Official Records Book 4033 pages 3816-3999;
thence S.66°15'39"W., along the Northerly boundary of said Phase 1 condominium, a distance of 473.71 feet;
thence N.21°08'08"W., a distance of 50.71 feet to a point of curve to the right having a radius of 204.00 feet and a central angle of 54°36'02";
thence northerly along the arc a distance of 194.40 feet to a point of compound curve to the right having a radius of 134.00 feet and a central angle of 16°26'18";
thence northeasterly along the arc, a distance of 38.44 feet to a point of compound curve to the right having a radius of 393.00 feet and a central angle of 23°04'02";
thence northeasterly along the arc, a distance of 158.22 feet to a point of compound curve to the right having a radius of 134.00 feet and a central angle of 56°21'48";
thence easterly along the arc, a distance of 181.01 feet to a point of compound curve to the right having a radius of 434.00 feet and a central angle of 17°15'08";
thence southeasterly along the arc, a distance of 130.68 feet;
thence S.33°24'51"E., a distance of 19.29 feet to the POINT OF BEGINNING.

Containing 94,385 square feet or 2.17 acres, more or less.

Subject to easements and restrictions of record.

Bearings are based on the East line of said Section 6, being North 01°59'15" West.



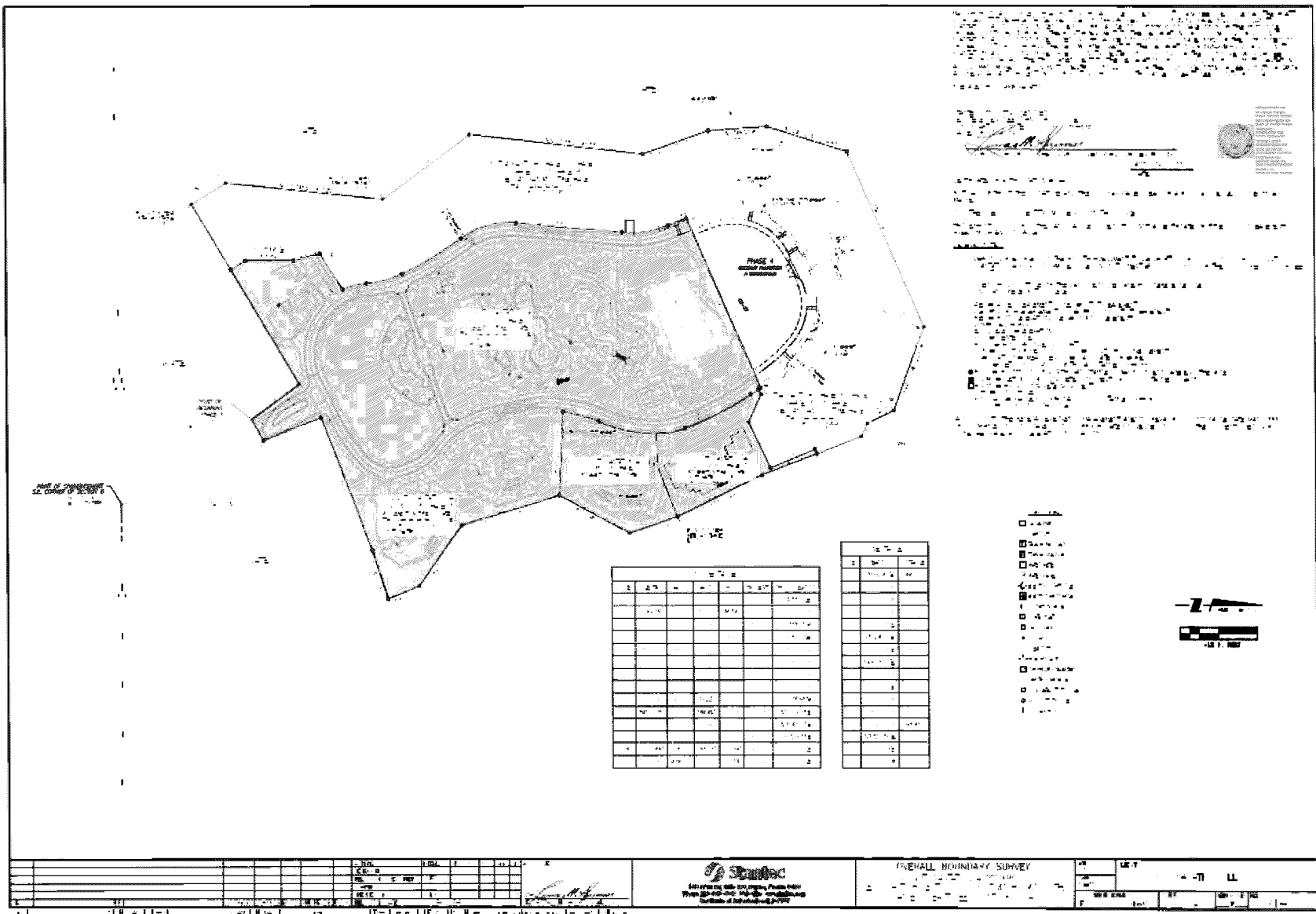
Certificate of authorization #LB-7866
Stantec Consulting Services, Inc.
Registered Engineers and Land Surveyors



Large M. Brown, P.O. Box 3000, St. Louis, MO. He has been interested in the study of the life history of the American mink, *Neovison vison*, and has been studying the life history of the American mink, *Neovison vison*, and has been studying the life history of the American mink, *Neovison vison*.

By: April 19, 2023
Lucas M. Shuman, Professional Surveyor and Mapper #LS7397

Not valid unless embossed with the Professional's seal.





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239-405-8166

LEGAL DESCRIPTION

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE), TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH $01^{\circ}34'59''$ WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 40.03 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}42'53''$ EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH $89^{\circ}42'53''$ EAST, 1,242.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING A POINT ON THE WESTERLY BOUNDARY OF EL DORADO ACRES, AN UNRECORDED SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 474 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; COURSE NO. 2: NORTH $01^{\circ}27'43''$ WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,612.02 FEET TO THE MOST NORTHWEST CORNER OF EL DORADO ACRES; COURSE NO. 3: SOUTH $89^{\circ}52'45''$ EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 610.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK NUMBER 14 OF SAID EL DORADO ACRES; COURSE NO. 4: SOUTH $01^{\circ}17'58''$ EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; COURSE NO. 5: SOUTH $89^{\circ}39'36''$ EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; COURSE NO. 6: NORTH $01^{\circ}17'58''$ WEST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; COURSE NO. 7: SOUTH $89^{\circ}52'45''$ EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 587.45 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE OF MEADOWBROOK OF BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 53 THROUGH 59 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}13'02''$ EAST, ALONG LAST SAID LINES, A DISTANCE OF 2,581.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, THE SAME BEING A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND A POINT ON THE EASTERLY BOUNDARY OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH $00^{\circ}35'20''$ WEST, ALONG SAID LINES, A DISTANCE OF 2,103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS A 100.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT (PARCEL B) AND RECORDED IN DEED BOOK 244, PAGES 138 THROUGH 140 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH $21^{\circ}22'09''$ WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 660.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF LAST SAID PLAT; THENCE SOUTH $89^{\circ}05'10''$ WEST, ALONG LAST



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SAID LINES, A DISTANCE OF 2,362.08 FEET TO THE CENTER OF SAID SECTION 5, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°07'39" WEST, 2,592.74 FEET; COURSE NO. 2: SOUTH 01°54'31" EAST, 92.62 FEET; COURSE NO. 3: SOUTH 88°43'54" WEST, 349.45 FEET; COURSE NO. 4: SOUTH 01°16'23" EAST, 162.43 FEET; COURSE NO. 5: NORTH 81°48'03" WEST, 600.65 FEET; COURSE NO. 6: SOUTH 45°44'29" WEST, 523.57 FEET; COURSE NO. 7: SOUTH 01°15'33" EAST, 775.71 FEET; COURSE NO. 8: SOUTH 89°14'26" WEST, 199.41 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGES 2061 THROUGH 2083 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA (CONSERVATION EASEMENT #1), THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN THE FOLLOWING TWENTY TWO (22) COURSES ALONG LAST SAID LINES; COURSE NO. 1: SOUTH 04°39'14" EAST, 104.21 FEET; COURSE NO. 2: SOUTH 20°14'29" EAST, 105.00 FEET; COURSE NO. 3: SOUTH 68°35'55" WEST, 154.32 FEET; COURSE NO. 4: SOUTH 13°48'24" EAST, 50.99 FEET; COURSE NO. 5: SOUTH 36°09'47" WEST, 64.03 FEET; COURSE NO. 6: SOUTH 02°29'49" EAST, 50.00 FEET; COURSE NO. 7: SOUTH 26°14'47" EAST, 54.63 FEET; COURSE NO. 8: SOUTH 18°08'21" EAST, 51.92 FEET; COURSE NO. 9: SOUTH 52°41'29" EAST, 78.10 FEET; COURSE NO. 10: SOUTH 31°44'44" EAST, 57.31 FEET; COURSE NO. 11: SOUTH 28°08'16" EAST, 55.46 FEET; COURSE NO. 12: SOUTH 10°27'59" EAST, 50.49 FEET; COURSE NO. 13: SOUTH 04°01'02" EAST, 63.86 FEET; COURSE NO. 14: SOUTH 14°29'27" EAST, 88.09 FEET; COURSE NO. 15: SOUTH 19°11'46" EAST, 52.20 FEET; COURSE NO. 16: SOUTH 35°06'58" EAST, 59.36 FEET; COURSE NO. 17: SOUTH 12°16'28" EAST, 49.94 FEET; COURSE NO. 18: SOUTH 02°32'45" WEST, 50.98 FEET; COURSE NO. 19: SOUTH 15°30'26" WEST, 84.12 FEET; COURSE NO. 20: SOUTH 20°31'47" EAST, 72.71 FEET; COURSE NO. 21: SOUTH 17°54'30" EAST, 56.94 FEET; COURSE NO. 22: SOUTH 46°11'03" EAST, 61.03 FEET; THENCE NORTH 89°20'35" EAST, A DISTANCE OF 1.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000240450 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 02°48'29" EAST, 247.54 FEET; COURSE NO. 2: SOUTH 13°36'38" EAST, 49.89 FEET; COURSE NO. 3: SOUTH 18°52'38" EAST, 49.96 FEET; COURSE NO. 4: SOUTH 28°04'28" EAST, 51.29 FEET; COURSE NO. 5: SOUTH 10°24'54" EAST, 50.55 FEET; COURSE NO. 6: SOUTH 11°27'49" WEST, 56.18 FEET; COURSE NO. 7: SOUTH 04°21'29" EAST, 50.65 FEET; COURSE NO. 8: SOUTH 24°52'17" EAST, 50.48 FEET; COURSE NO. 9: SOUTH 25°52'22" EAST, 51.13 FEET; COURSE NO. 10: SOUTH 09°20'00" WEST, 55.12 FEET; COURSE NO. 11: SOUTH 25°50'13" EAST, 21.40 FEET; COURSE NO. 12: SOUTH 21°13'24" EAST, 54.88 FEET; COURSE NO. 13: SOUTH 41°15'02" EAST, 70.64 FEET; COURSE NO. 14: SOUTH 11°13'24" WEST, 49.00 FEET; COURSE NO. 15: SOUTH 10°16'42" EAST, 51.40 FEET; COURSE NO. 16: SOUTH 03°26'02" WEST, 49.83 FEET; COURSE NO. 17: SOUTH 29°06'14" EAST, 59.23 FEET; COURSE NO. 18: SOUTH 05°12'32" EAST, 50.79 FEET; COURSE NO. 19: SOUTH 04°32'08" EAST, 50.65 FEET; COURSE NO. 20: SOUTH 13°37'57" WEST, 52.21 FEET; COURSE NO. 21: SOUTH 89°00'08" WEST, 230.82 FEET; COURSE NO. 22: SOUTH 09°02'32" WEST, 80.80 FEET; COURSE NO. 23: SOUTH 39°36'41" EAST, 105.50 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA; THENCE NORTH 89°06'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 188.36 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING THIRTY (30) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 13°37'57" EAST, 214.95 FEET; COURSE NO. 2: NORTH 04°32'08" WEST, 58.94 FEET; COURSE NO. 3:



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NORTH 05°12'32" WEST, 61.67 FEET; COURSE NO. 4: NORTH 29°06'14" WEST, 55.22 FEET; COURSE NO. 5: NORTH 03°26'02" EAST, 41.25 FEET; COURSE NO. 6: NORTH 10°16'42" WEST, 47.92 FEET; COURSE NO. 7: NORTH 11°13'24" EAST, 64.15 FEET; COURSE NO. 8: NORTH 41°15'02" WEST, 86.46 FEET; COURSE NO. 9: NORTH 21°13'24" WEST 48.07 FEET; COURSE NO. 10: NORTH 25°50'13" WEST, 7.57 FEET; COURSE NO. 11: NORTH 09°20'00" EAST, 55.14 FEET; COURSE NO. 12: NORTH 25°52'22" WEST, 66.56 FEET; COURSE NO. 13: NORTH 24°52'17" WEST, 40.99 FEET; COURSE NO. 14: NORTH 04°21'29" WEST, 34.66 FEET; COURSE NO. 15: NORTH 11°27'49" EAST, 58.90 FEET; COURSE NO. 16: NORTH 10°24'54" WEST, 67.98 FEET; COURSE NO. 17: NORTH 28°04'28" WEST, 55.04 FEET; COURSE NO. 18: NORTH 18°52'38" WEST, 43.64 FEET; COURSE NO. 19: NORTH 13°36'38" WEST, 42.86 FEET; COURSE NO. 20: NORTH 02°48'29" WEST, 263.13 FEET; COURSE NO. 21: NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 22: NORTH 17°54'30" WEST, 45.26 FEET; COURSE NO. 23: NORTH 20°31'47" WEST, 57.29 FEET; COURSE NO. 24: NORTH 15°30'26" EAST, 73.32 FEET; COURSE NO. 25: NORTH 02°32'45" EAST, 63.41 FEET; COURSE NO. 26: NORTH 12°16'28" WEST, 66.88 FEET; COURSE NO. 27: NORTH 35°06'58" WEST, 62.53 FEET; COURSE NO. 28: NORTH 19°11'46" WEST, 42.97 FEET; COURSE NO. 29: NORTH 14°29'27" WEST, 81.14 FEET; COURSE NO. 30: NORTH 74°05'31" EAST, 710.32 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2023000146467 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-SIX (26) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 36°08'20" EAST, 37.55 FEET; COURSE NO. 2: SOUTH 05°57'36" WEST, 410.85 FEET; COURSE NO. 3: SOUTH 31°41'08" EAST, 104.97 FEET; COURSE NO. 4: NORTH 58°57'13" EAST, 194.96 FEET; COURSE NO. 5: NORTH 31°02'46" WEST, 44.76 FEET; COURSE NO. 6: NORTH 00°03'41" EAST, 125.64 FEET; COURSE NO. 7: NORTH 13°25'09" WEST, 70.59 FEET; COURSE NO. 8: NORTH 56°53'27" EAST, 107.37 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 9: NORTHERLY, 63.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'07" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 14°13'59" WEST, 63.37 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: NORTHERLY, 96.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 14°37'05" WEST, 96.14 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11: NORTHWESTERLY, 178.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 966.00 FEET, THROUGH A CENTRAL ANGLE OF 10°36'14" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 30°19'51" WEST, 178.53 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 12: NORTHERLY, 152.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 40°41'44" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 15°17'06" WEST, 148.82 FEET; COURSE NO. 13: NORTH 05°03'46" EAST, 277.10 FEET TO A POINT OF CURVATURE; COURSE NO. 14: NORTHERLY, 121.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 26°11'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 08°02'11" WEST, 120.57 FEET; COURSE NO. 15: NORTH 21°08'08" WEST, 101.90 FEET TO A POINT OF CURVATURE; COURSE NO. 16: NORTHERLY, 194.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 54°36'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 06°09'53" EAST, 187.13 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 17: NORTHEASTERLY, 38.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 16°26'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 41°41'03" EAST, 38.31 FEET TO A POINT OF COMPOUND CURVATURE;



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COURSE NO. 18: NORTHEASTERLY, 158.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 393.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 61°26'13" EAST, 157.15 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 19: EASTERLY, 181.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 56°21'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 78°50'52" EAST, 173.79 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 20: SOUTHEASTERLY, 130.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 434.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'08" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 42°02'24" EAST, 130.19 FEET; COURSE NO. 21: SOUTH 33°24'51" EAST, 27.61 FEET; COURSE NO. 22: NORTH 56°35'09" EAST, 14.26 FEET; COURSE NO. 23: SOUTH 66°02'09" EAST, 78.97 FEET; COURSE NO. 24: NORTH 64°31'27" EAST, 128.50 FEET; COURSE NO. 25: NORTH 22°32'45" WEST, 125.49 FEET; COURSE NO. 26: NORTH 67°27'15" EAST, 13.12 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TEN (10) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 20°50'26" EAST, 152.26 FEET; COURSE NO. 2: SOUTH 25°28'33" EAST, 245.21 FEET; COURSE NO. 3: SOUTH 18°20'32" EAST, 130.83 FEET; COURSE NO. 4: SOUTH 27°46'07" WEST, 205.73 FEET; COURSE NO. 5: SOUTH 16°30'00" EAST, 265.70 FEET; COURSE NO. 6: SOUTH 54°23'52" EAST, 190.76 FEET; COURSE NO. 7: SOUTH 22°38'40" EAST, 87.71 FEET; COURSE NO. 8: SOUTH 71°46'53" WEST, 131.17 FEET; COURSE NO. 9: SOUTH 68°44'48" WEST, 363.26 FEET; COURSE NO. 10: SOUTH 21°12'13" EAST, 161.13 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°12'13" EAST, 4.51 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; COURSE NO. 3: SOUTH 34°44'46" EAST, 155.79 FEET TO A POINT OF CURVATURE; COURSE NO. 4: SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02 FEET; COURSE NO. 5: NORTH 89°47'40" EAST, 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 6: SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; COURSE NO. 8: SOUTH 18°14'18" WEST, 248.83 FEET TO A POINT OF CURVATURE; COURSE NO. 9: SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55" EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE;



Rhodes and Rhodes Land Surveying
28100 Bonita Grande Drive, STE 107
Bonita Springs, FL 34135
239-405-8166

COURSE NO. 11: SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; COURSE NO. 12: SOUTH 01°34'37" WEST, 129.72 FEET TO A POINT OF CURVATURE; COURSE NO. 13: SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; COURSE NO. 14: SOUTH 39°02'41" WEST, 55.64 FEET TO A POINT OF CURVATURE; COURSE NO. 15: SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 16: SOUTHWESTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; COURSE NO. 17: SOUTH 79°58'40" WEST, 20.35 FEET; COURSE NO. 18: SOUTH 01°34'59" EAST, 30.27 FEET; COURSE NO. 19: SOUTH 88°25'01" WEST, 26.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3421, PAGES 1095 THROUGH 1097 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 01°34'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 430.934 ACRES, MORE OR LESS.



Z:\Bayview on Estero Bay\Raptor Bay Portion\Parcel 2 and Hyatt Timeshare combined\2023-442.dwg, Tables, 7/14/2023 3:12:31 PM, 1:1

LINE TABLE		
LINE	LENGTH	BEARING
L1	214.95'	N 13°37'57" E
L2	58.94'	N 04°32'08" W
L3	61.67'	N 05°12'32" W
L4	55.22'	N 29°06'14" W
L5	41.25'	N 03°26'02" E
L6	47.92'	N 10°16'42" W
L7	64.15'	N 11°13'24" E
L8	86.46'	N 41°15'02" W
L9	48.07'	N 21°13'24" W
L10	7.57'	N 25°50'13" W
L11	55.14'	N 09°20'00" E
L12	66.56'	N 25°52'22" W
L13	40.99'	N 24°52'17" W
L14	34.66'	N 04°21'29" W
L15	58.90'	N 11°27'49" E
L16	67.98'	N 10°24'54" W
L17	55.04'	N 28°04'28" W
L18	43.64'	N 18°52'38" W
L19	42.86'	N 13°36'38" W
L20	263.13'	N 02°48'29" W
L21	68.47'	N 46°11'03" W
L22	45.26'	N 17°54'30" W
L23	57.29'	N 20°31'47" W
L24	73.32'	N 15°30'26" E
L25	63.41'	N 02°32'45" E
L26	66.88'	N 12°16'28" W
L27	62.53'	N 35°06'58" W
L28	42.97'	N 19°11'46" W
L29	81.14'	N 14°29'27" W
L34	4.51'	S 21°12'13" E
L35	155.79'	S 34°44'46" E
L36	11.43'	N 89°47'40" E
L37	248.83'	S 18°14'18" W
L38	129.72'	S 01°34'37" W
L39	55.64'	S 39°02'41" W
L40	20.35'	S 79°58'40" W
L41	30.27'	S 01°34'59" E
L42	26.60'	S 88°25'01" W
L45	40.03'	N 01°34'59" W


LINE TABLE		
LINE	LENGTH	BEARING
L46	25.01'	S 89°42'53" E
L47	104.21'	S 04°39'14" E
L48	105.00'	S 20°14'29" E
L49	154.32'	S 68°35'55" W
L50	50.99'	S 13°48'24" E
L51	64.03'	S 36°09'47" W
L52	50.00'	S 02°29'49" E
L53	54.63'	S 26°14'47" E
L54	51.92'	S 18°08'21" E
L55	78.10'	S 52°41'29" E
L56	57.31'	S 31°44'44" E
L57	55.46'	S 28°08'16" E
L58	50.49'	S 10°27'59" E
L59	63.86'	S 04°01'02" E
L60	88.09'	S 14°29'27" E
L61	52.20'	S 19°11'46" E
L62	59.36'	S 35°06'58" E
L63	49.94'	S 12°16'28" E
L64	50.98'	S 02°32'45" W
L65	84.12'	S 15°30'26" W
L66	72.71'	S 20°31'47" E
L67	56.94'	S 17°54'30" E
L68	61.03'	S 46°11'03" E
L69	1.00'	N 89°20'35" E
L70	247.54'	S 02°48'29" E
L71	49.89'	S 13°36'38" E
L72	49.96'	S 18°52'38" E
L73	51.29'	S 28°04'28" E
L74	50.55'	S 10°24'54" E
L75	56.18'	S 11°27'49" W
L76	50.65'	S 04°21'29" E
L77	50.48'	S 24°52'17" E
L78	51.13'	S 25°52'22" E
L79	55.12'	S 09°20'00" W
L80	21.40'	S 25°50'13" E
L81	54.88'	S 21°13'24" E
L82	70.64'	S 41°15'02" E
L83	49.00'	S 11°13'24" W
L84	51.40'	S 10°16'42" E

LINE TABLE		
LINE	LENGTH	BEARING
L85	49.83'	S 03°26'02" W
L86	59.23'	S 29°06'14" E
L87	50.79'	S 05°12'32" E
L88	50.65'	S 04°32'08" E
L89	52.21'	S 13°37'57" W
L90	230.82'	S 89°00'08" W
L91	80.80'	S 09°02'32" W
L92	105.50'	S 39°36'41" E
L93	188.36'	N 89°06'42" E
L94	132.29'	S 01°17'58" E
L95	75.00'	S 89°39'36" E
L96	132.58'	N 01°17'58" W
L97	37.55'	S 36°08'20" W
L98	410.85'	S 05°57'36" E
L99	104.97'	S 31°41'08" E
L100	194.96'	N 58°57'13" E
L101	44.76'	N 31°02'46" W
L102	125.64'	N 00°03'41" E
L103	70.59'	N 13°25'09" W
L104	107.37'	N 56°53'27" E
L105	277.10'	N 05°03'46" E
L106	101.90'	N 21°08'08" W
L107	27.61'	S 33°24'51" E
L108	14.26'	N 56°35'09" E
L109	78.97'	S 66°02'09" E
L110	128.50'	N 64°31'27" E
L111	125.49'	N 22°32'45" W
L112	13.12'	N 67°27'15" E
L113	152.26'	S 20°50'26" E
L114	245.21'	S 25°28'33" E
L115	130.83'	S 18°20'32" E
L116	205.73'	S 27°46'07" W
L117	265.70'	S 16°30'00" E
L118	190.76'	S 54°23'52" E
L119	87.71'	S 22°38'40" E
L120	131.17'	S 71°46'53" W
L121	363.26'	S 68°44'48" W
L122	161.13'	S 21°12'13" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	258.00'	13°32'33"	60.98'	60.84'	S 27°58'29" E
C2	330.00'	32°22'48"	186.50'	184.02'	S 18°33'22" E
C3	275.00'	35°22'36"	169.80'	167.11'	S 17°28'14" W
C4	375.00'	16°55'14"	110.74'	110.34'	S 26°41'55" W
C5	610.00'	82°36'37"	879.51'	805.28'	S 23°04'00" E
C6	675.00'	5°46'48"	68.09'	68.07'	S 61°28'55" E
C7	260.00'	60°10'09"	273.04'	260.66'	S 28°30'26" E
C8	225.00'	37°28'04"	147.14'	144.53'	S 20°18'39" W
C9	190.00'	67°56'02"	225.28'	212.31'	S 05°04'40" W
C10	155.00'	108°52'02"	294.51'	252.17'	S 25°32'40" W
C11	182.00'	20°03'07"	63.69'	63.37'	N 14°13'59" W
C12	266.00'	20°49'18"	96.67'	96.14'	N 14°37'05" W
C13	966.00'	10°36'14"	178.78'	178.53'	N 30°19'51" W
C14	214.00'	40°41'44"	152.00'	148.82'	N 15°17'06" W
C15	266.00'	26°11'54"	121.63'	120.57'	N 08°02'11" W
C16	204.00'	54°36'02"	194.40'	187.13'	N 06°09'53" E
C17	134.00'	16°26'18"	38.44'	38.31'	N 41°41'03" E
C18	393.00'	23°04'02"	158.22'	157.15'	N 61°26'13" E
C19	184.00'	56°21'48"	181.01'	173.79'	S 78°50'52" E
C20	434.00'	17°15'08"	130.68'	130.19'	S 42°02'24" E

SKETCH FOR DESCRIPTION

BOUNDARY SKETCH



RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

date:
JULY 14, 2023

scale:
N/A

cadd file:
2023-442

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

PSM:
JSR

drawn:
RWC

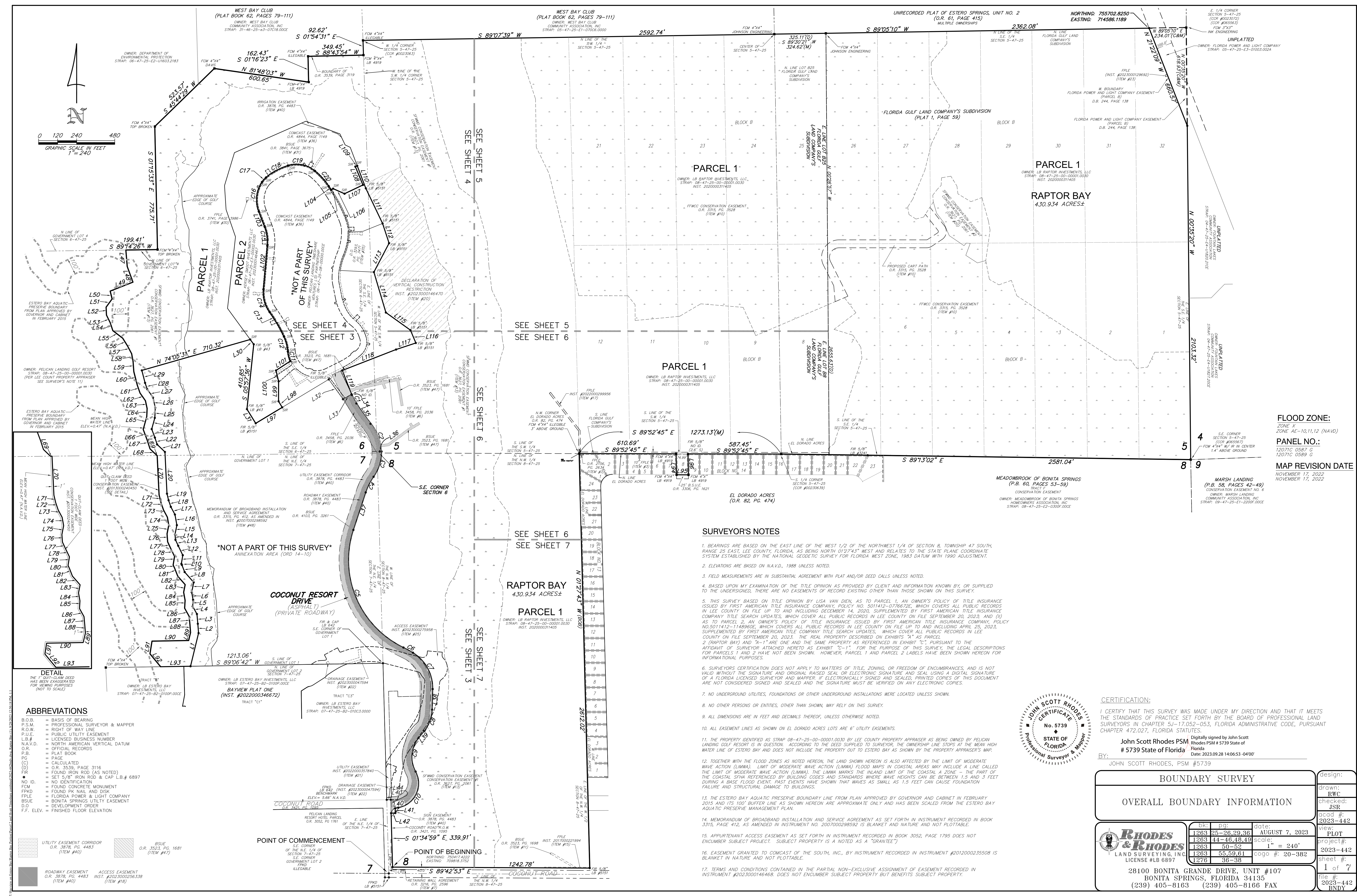
checked:
RWC

view:
TABLES

project#:
2023-442

sheet #:
7 of 7

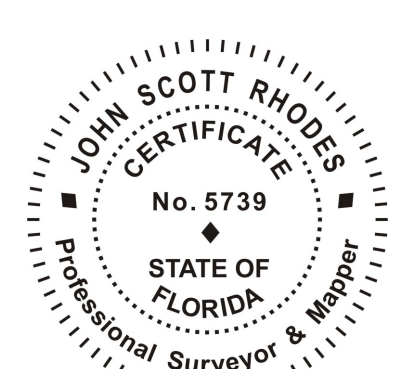
NOT A SURVEY



FLOOD ZONE:
ZONE X
ZONE AE-10,11,12 (NAVD)
PANEL NO.:
12071C 0587 G
12071C 0589 G
MAP REVISION DATE
NOVEMBER 17, 2022
NOVEMBER 17, 2022

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING NORTH 01°27'43" WEST AND RELATES TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. BASED UPON MY EXAMINATION OF THE TITLE OPINION AS PROVIDED BY CLIENT AND INFORMATION KNOWN BY, OR SUPPLIED TO THE UNDERSIGNED, THERE ARE NO EASEMENTS OF RECORD EXISTING OTHER THAN THOSE SHOWN ON THIS SURVEY.
5. THIS SURVEY BASED ON TITLE OPINION BY LISA VAN DIEN, AS TO PARCEL 1, AN OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 5011412-0776272, WHICH COVERS ALL PUBLIC RECORDS IN LEE COUNTY ON FILE UP TO AND INCLUDING DECEMBER 14, 2023, SUPPLEMENTED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE SEARCH UPDATES, WHICH COVER ALL PUBLIC RECORDS IN LEE COUNTY ON FILE SEPTEMBER 20, 2023, AND (II) AS TO PARCEL 2, AN OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 5011412-11489802, WHICH COVERS ALL PUBLIC RECORDS IN LEE COUNTY ON FILE UP TO AND INCLUDING APRIL 25, 2023, SUPPLEMENTED BY FIRST AMERICAN TITLE COMPANY TITLE SEARCH UPDATES, WHICH COVER ALL PUBLIC RECORDS IN LEE COUNTY ON FILE SEPTEMBER 20, 2023. THE REAL PROPERTY DESCRIBED ON EXHIBITS "A" AS PARCEL 2 (RAPTOR BAY) AND "A-1" ARE ONE AND THE SAME PROPERTY AS REFERENCED IN EXHIBIT "C", PURSUANT TO THE AFFIDAVIT OF SURVEYOR ATTACHED HERETO AS EXHIBIT "C-1". FOR THE PURPOSE OF THIS SURVEY, THE LEGAL DESCRIPTIONS FOR PARCELS 1 AND 2 HAVE NOT BEEN SHOWN. HOWEVER, PARCEL 1 AND PARCEL 2 LABELS HAVE BEEN SHOWN HEREON FOR INFORMATIONAL PURPOSES.
6. SURVEYOR'S CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. ALL EASEMENT LINES AS SHOWN ON EL DORADO ACRES LOTS ARE 6' UTILITY EASEMENTS.
11. THE PROPERTY IDENTIFIED AS STRAP 08-47-25-00-00001.0030 BY LEE COUNTY PROPERTY APPRAISER AS BEING OWNED BY PELICAN LANDING GOLF RESORT IS IN QUESTION. ACCORDING TO THE DEED SUPPLIED TO SURVEYOR, THE OWNERSHIP LINE STOPS AT THE MEAN HIGH WATER LINE OF ESTERO BAY AND DOES NOT INCLUDE THE PROPERTY OUT TO ESTERO BAY AS SHOWN BY THE PROPERTY APPRAISER'S MAP.
12. TOGETHER WITH THE FLOOD ZONES AS NOTED HEREON, THE LAND SHOWN HEREON IS ALSO AFFECTED BY THE LIMIT OF MODERATE WAVE ACTION (LIMWA). LIMIT OF MODERATE WAVE ACTION (LIMWA) FLOOD MAPS IN COASTAL AREAS MAY INCLUDE A LINE CALLED THE LIMIT OF MODERATE WAVE ACTION (LIMWA). THE LIMWA MARKS THE INLAND LIMIT OF THE COASTAL A-ZONE - THE PART OF THE COASTAL A-ZONE REFERENCED BY BUILDING CODES AND STANDARDS WHERE WAVE HEIGHTS CAN BE BETWEEN 1.5 AND 3 FEET DURING A BASE FLOOD EVENT. PAST EVENTS HAVE SHOWN THAT WAVES AS SMALL AS 1.5 FEET CAN CAUSE FOUNDATION FAILURE AND STRUCTURAL DAMAGE TO BUILDINGS.
13. THE ESTERO BAY AQUATIC PRESERVE BOUNDARY LINE FROM PLAN APPROVED BY GOVERNOR AND CABINET IN FEBRUARY 2015 AND ITS 100' BUFFER LINE AS SHOWN HEREON ARE APPROXIMATE ONLY AND HAVE BEEN SCALED FROM THE ESTERO BAY AQUATIC PRESERVE MANAGEMENT PLAN.
14. MEMORANDUM OF BROADBAND INSTALLATION AND SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3315, PAGE 412, AS AMENDED IN INSTRUMENT NO. 200700298592 IS BLANKET AND NOT PLOTTABLE.
15. APPURTENANT ACCESS EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3052, PAGE 1795 DOES NOT ENCUMBER SUBJECT PROJECT. SUBJECT PROPERTY IS A NOTED AS A "GRANTEE".
16. EASEMENT GRANTED TO COMCAST OF THE SOUTH, INC., BY INSTRUMENT RECORDED IN INSTRUMENT #2012000235508 IS BLANKET IN NATURE AND NOT PLOTTABLE.
17. TERMS AND CONDITIONS CONTAINED IN THE PARTIAL NON-EXCLUSIVE ASSIGNMENT OF EASEMENT RECORDED IN INSTRUMENT #2023000146468, DOES NOT ENCUMBER SUBJECT PROPERTY BUT BENEFITS SUBJECT PROPERTY.



CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.052-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.
John Scott Rhodes PSM Digitally signed by John Scott Rhodes PSM # 5739 State of Florida
5739 State of Florida
Date: 2023.09.28 14:06:53 -0400
BY: JOHN SCOTT RHODES, PSM #5739

BOUNDARY SURVEY
OVERALL BOUNDARY INFORMATION

bk:	pg:	date:
1263	25-26, 29, 36	AUGUST 7, 2023
1263	44-46, 48, 49	scale: 1" = 240'
1263	50-52	cogo #: 20-382
1263	55-59, 61	view: PLOT
1276	36-38	project#: 2023-442
		sheet #: 1 of 7
		file #: 2023-442
		BNDY

28100 BONITA GRANDE DRIVE, UNIT #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8163 (239) 405-8166 FAX

- ABBREVIATIONS**
- = BASIS OF BEARING
 - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 - R.O.W. = RIGHT OF WAY LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - L.B.# = LICENSED BUSINESS NUMBER
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - O.R. = OFFICIAL RECORDS
 - P.B. = PLAT BOOK
 - P.C. = PAGE
 - (C) = CALCULATED
 - (D) = O.R. 3539, PAGE 3116
 - FIR = FOUND IRON ROD (AS NOTED)
 - NO ID. = NO IDENTIFICATION
 - FM = FOUND CONCRETE MONUMENT
 - FPKD = FOUND P.K. NAIL AND DISK
 - FPLE = FLORIDA POWER & LIGHT COMPANY
 - B.S.U.E. = BONITA SPRINGS UTILITY EASEMENT
 - D.O. = DEVELOPMENT ORDER
 - E.F. = FINISHED FLOOR ELEVATION

- UTILITY EASEMENT CORRIDOR**
O.R. 3878, PG. 4483 (ITEM #40)
- ACCESS EASEMENT**
O.R. 3878, PG. 4483 (ITEM #19)
- ROADWAY EASEMENT**
O.R. 3878, PG. 4483 (ITEM #40)
- POINT OF COMMENCEMENT**
S.E. CORNER OF THE N.E. 1/4 OF SECTION 7-47-25
S.E. CORNER OF GOVERNMENT LOT 2
FFKDO
ILLEGIBLE
- POINT OF BEGINNING**
NORTHING: 750417.4222
EASTING: 109818.3752
O.R. 3521, PG. 1698 (ITEM #11)

LEGAL DESCRIPTION PER SURVEYOR
(EXHIBIT "C" PER TITLE OPINION)

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE), TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

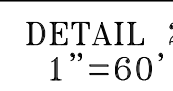
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 40.03 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°42'53" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 26.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1, SOUTH 89°42'53" EAST, 1,242.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING A POINT ON THE WESTERLY BOUNDARY OF EL DORADO ACRES, AN UNRECORDED SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 474 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; COURSE NO. 2, NORTH 01°27'43" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,612.02 FEET TO THE MOST NORTHWEST CORNER OF EL DORADO ACRES; COURSE NO. 3, SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 610.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK NUMBER 14 OF SAID EL DORADO ACRES; COURSE NO. 4, SOUTH 01°17'58" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; COURSE NO. 5, SOUTH 89°39'36" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; COURSE NO. 6, NORTH 01°17'58" WEST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; COURSE NO. 7, SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 587.45 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE OF MEADOWBROOK OF BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 53 THROUGH 59 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 89°13'02" EAST, ALONG LAST SAID LINES, A DISTANCE OF 2,581.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, THE SAME BEING A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND A POINT ON THE EASTERLY BOUNDARY OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 00°35'20" WEST, ALONG SAID LINES, A DISTANCE OF 2,103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS A 100.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT (PARCEL B) AND RECORDED IN DEED BOOK 244, PAGES 138 THROUGH 140 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 21°22'09" WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 660.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF LAST SAID PLAT; THENCE SOUTH 89°05'10" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,362.08 FEET TO THE CENTER OF THE SECTION 5, THE SAID LANDS BEING THE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1, SOUTH 89°07'39" WEST, 2,592.74 FEET; COURSE NO. 2, SOUTH 01°54'31" EAST, 92.62 FEET; COURSE NO. 3, SOUTH 88°43'54" WEST, 349.45 FEET; COURSE NO. 4, SOUTH 01°16'23" EAST, 162.43 FEET; COURSE NO. 5, NORTH 81°48'03" WEST, 600.65 FEET; COURSE NO. 6, SOUTH 45°44'29" WEST, 523.57 FEET; COURSE NO. 7, SOUTH 01°15'33" EAST, 775.71 FEET; COURSE NO. 8, SOUTH 89°14'26" WEST, 181.41 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGES 2061 THROUGH 2083 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA (CONSERVATION EASEMENT #1), THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN THE FOLLOWING TWENTY TWO (22) COURSES ALONG LAST SAID LINES; COURSE NO. 1, SOUTH 04°39'14" EAST, 104.21 FEET; COURSE NO. 2, SOUTH 20°14'29" EAST, 105.00 FEET; COURSE NO. 3, SOUTH 68°35'55" WEST, 154.32 FEET; COURSE NO. 4, SOUTH 13°48'24" EAST, 50.99 FEET; COURSE NO. 5, SOUTH 36°09'47" WEST, 64.03 FEET; COURSE NO. 6, SOUTH 02°29'49" WEST, 50.00 FEET; COURSE NO. 7, SOUTH 26°18'47" EAST, 54.63 FEET; COURSE NO. 8, SOUTH 08°18'32" EAST, 50.79 FEET; COURSE NO. 9, SOUTH 04°32'08" EAST, 50.05 FEET; COURSE NO. 10, SOUTH 11°13'24" EAST, 51.13 FEET; COURSE NO. 11, SOUTH 28°08'16" EAST, 55.46 FEET; COURSE NO. 12, SOUTH 10°27'59" EAST, 50.49 FEET; COURSE NO. 13, SOUTH 04°01'02" EAST, 63.86 FEET; COURSE NO. 14, SOUTH 14°29'27" EAST, 88.09 FEET; COURSE NO. 15, SOUTH 19°11'46" EAST, 52.20 FEET; COURSE NO. 16, SOUTH 35°06'58" EAST, 59.36 FEET; COURSE NO. 17, SOUTH 12°16'28" EAST, 49.94 FEET; COURSE NO. 18, SOUTH 02°32'45" WEST, 50.98 FEET; COURSE NO. 19, SOUTH 15°30'26" WEST, 84.12 FEET; COURSE NO. 20, SOUTH 20°31'47" EAST, 72.71 FEET; COURSE NO. 21, SOUTH 12°54'30" EAST, 56.94 FEET; COURSE NO. 22, SOUTH 46°11'03" EAST, 61.03 FEET; THENCE NORTH 89°20'35" EAST, A DISTANCE OF 1.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000240450 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1, SOUTH 02°48'29" EAST, 247.54 FEET; COURSE NO. 2, SOUTH 13°36'38" EAST, 49.89 FEET; COURSE NO. 3, SOUTH 18°52'38" EAST, 49.96 FEET; COURSE NO. 4, SOUTH 10°24'54" EAST, 50.55 FEET; COURSE NO. 5, SOUTH 11°27'49" WEST, 56.18 FEET; COURSE NO. 6, SOUTH 04°21'29" EAST, 50.65 FEET; COURSE NO. 7, SOUTH 24°52'17" EAST, 50.48 FEET; COURSE NO. 8, SOUTH 25°52'22" EAST, 51.13 FEET; COURSE NO. 9, SOUTH 10°16'42" WEST, 55.12 FEET; COURSE NO. 10, SOUTH 25°50'13" EAST, 21.40 FEET; COURSE NO. 11, SOUTH 21°13'24" EAST, 54.88 FEET; COURSE NO. 12, SOUTH 41°15'02" EAST, 70.64 FEET; COURSE NO. 13, SOUTH 11°13'24" WEST, 49.00 FEET; COURSE NO. 14, SOUTH 10°16'42" WEST, 55.12 FEET; COURSE NO. 15, SOUTH 10°16'42" WEST, 55.12 FEET; COURSE NO. 16, SOUTH 03°26'02" WEST, 49.83 FEET; COURSE NO. 17, SOUTH 89°06'14" EAST, 59.23 FEET; COURSE NO. 18, SOUTH 04°32'08" WEST, 50.05 FEET; COURSE NO. 19, SOUTH 04°32'08" WEST, 50.05 FEET; COURSE NO. 20, SOUTH 13°17'57" WEST, 89.11 FEET; COURSE NO. 21, SOUTH 89°00'08" WEST, 230.82 FEET; COURSE NO. 22, SOUTH 09°02'32" WEST, 80.80 FEET; COURSE NO. 23, SOUTH 39°36'41" EAST, 105.50 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA; THENCE NORTH 89°06'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 188.36 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING THIRTY (30) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1, NORTH 13°37'57" EAST, 214.85 FEET; COURSE NO. 2, NORTH 04°32'08" WEST, 58.94 FEET; COURSE NO. 3, NORTH 05°12'32" WEST, 61.67 FEET; COURSE NO. 4, NORTH 29°06'14" WEST, 55.22 FEET; COURSE NO. 5, NORTH 03°26'02" EAST, 41.25 FEET; COURSE NO. 6, NORTH 10°16'42" WEST, 47.92 FEET; COURSE NO. 7, NORTH 11°13'24" EAST, 64.15 FEET; COURSE NO. 8, NORTH 41°15'02" WEST, 86.46 FEET; COURSE NO. 9, NORTH 11°13'24" WEST, 48.07 FEET; COURSE NO. 10, NORTH 25°50'13" WEST, 7.57 FEET; COURSE NO. 11, NORTH 09°20'00" EAST, 55.14 FEET; COURSE NO. 12, NORTH 25°52'22" WEST, 66.56 FEET; COURSE NO. 13, NORTH 24°52'17" WEST, 40.98 FEET; COURSE NO. 14, NORTH 04°21'29" EAST, 58.90 FEET; COURSE NO. 15, NORTH 04°32'08" WEST, 50.05 FEET; COURSE NO. 16, NORTH 10°24'54" WEST, 67.98 FEET; COURSE NO. 17, NORTH 28°04'28" WEST, 55.04 FEET; COURSE NO. 18, NORTH 18°52'38" WEST, 43.64 FEET; COURSE NO. 19, NORTH 13°36'38" WEST, 42.86 FEET; COURSE NO. 20, NORTH 02°48'29" WEST, 263.13 FEET; COURSE NO. 21, NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 22, NORTH 17°54'30" WEST, 45.26 FEET; COURSE NO. 23, NORTH 20°31'47" WEST, 57.29 FEET; COURSE NO. 24, NORTH 15°30'26" EAST, 73.32 FEET; COURSE NO. 25, NORTH 02°32'45" EAST, 63.41 FEET; COURSE NO. 26, NORTH 12°16'28" WEST, 66.88 FEET; COURSE NO. 27, NORTH 35°06'58" WEST, 62.53 FEET; COURSE NO. 28, SOUTH 19°11'46" WEST, 61.14 FEET; COURSE NO. 29, NORTH 14°29'27" EAST, 89.11 FEET; COURSE NO. 30, NORTH 74°05'31" EAST, 710.32 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2023000146467 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-SIX (26) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1, SOUTH 36°08'20" EAST, 37.55 FEET; COURSE NO. 2, SOUTH 05°57'36" WEST, 410.85 FEET; COURSE NO. 3, SOUTH 31°41'18" EAST, 104.97 FEET; COURSE NO. 4, SOUTH 15°37'46" WEST, 44.76 FEET; COURSE NO. 5, NORTH 04°32'08" WEST, 50.05 FEET; COURSE NO. 6, NORTH 13°25'09" WEST, 120.59 FEET; COURSE NO. 7, NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 8, NORTH 14°29'27" EAST, 107.37 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 9, NORTHERLY, 63.69 FEET BEING ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'07" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 14°13'59" WEST, 63.37 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10, NORTHERLY, 96.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 20°48'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 14°37'05" WEST, 96.14 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11, NORTHWESTERLY, 178.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 966.00 FEET, THROUGH A CENTRAL ANGLE OF 10°36'14" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 30°19'51" WEST, 178.53 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 12, NORTHERLY, 152.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 40°41'44" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 15°17'06" WEST, 148.82 FEET; COURSE NO. 13, NORTHERLY, 148.82 FEET, THROUGH A CENTRAL ANGLE OF 20°48'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 15°17'06" WEST, 148.82 FEET; COURSE NO. 14, NORTHERLY, 121.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 26°11'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 08°02'11" WEST, 120.57 FEET; COURSE NO. 15, NORTH 21°08'08" WEST, 101.90 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 16, NORTHERLY, 194.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°36'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 01°16'42" WEST, 187.13 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 17, NORTHEASTERLY, 38.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 16°28'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 41°41'03" EAST, 38.31 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 18, NORTHEASTERLY, 158.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 383.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 01°16'42" WEST, 157.15 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 19, NORTHEASTERLY, 181.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 56°21'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 78°50'52" EAST, 173.79 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 20, SOUTHEASTERLY, 130.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 434.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'08" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 42°02'54" EAST, 130.19 FEET; COURSE NO. 21, SOUTH 33°24'51" EAST, 27.61 FEET; COURSE NO. 22, NORTH 56°35'09" EAST, 14.26 FEET; COURSE NO. 23, SOUTH 66°02'09" EAST, 78.97 FEET; COURSE NO. 24, NORTH 64°31'27" EAST, 128.50 FEET; COURSE NO. 25, NORTH 22°32'45" WEST, 125.49 FEET; COURSE NO. 26, NORTH 67°27'15" EAST, 13.12 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TEN (10) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1, SOUTH 29°50'26" EAST, 152.26 FEET; COURSE NO. 2, SOUTH 25°28'33" EAST, 245.21 FEET; COURSE NO. 3, SOUTH 18°20'33" EAST, 130.83 FEET; COURSE NO. 4, SOUTH 27°46'07" WEST, 205.73 FEET; COURSE NO. 5, SOUTH 16°30'00" EAST, 265.70 FEET; COURSE NO. 6, SOUTH 54°23'52" EAST, 190.76 FEET; COURSE NO. 7, SOUTH 22°38'40" EAST, 87.71 FEET; COURSE NO. 8, SOUTH 71°46'53" WEST, 131.17 FEET; COURSE NO. 9, SOUTH 68°44'48" WEST, 363.26 FEET; COURSE NO. 10, SOUTH 21°12'13" EAST, 161.13 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1, SOUTH 21°12'13" EAST, 4.51 FEET TO A POINT OF CURVATURE; COURSE NO. 2, SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; COURSE NO. 3, SOUTH 34°44'46" EAST, 155.79 FEET TO A POINT OF CURVATURE; COURSE NO. 4, SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°52'38" EAST, 184.02 FEET; COURSE NO. 5, NORTH 89°47'40" EAST, 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 6, SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7, SOUTHEASTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 8, SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 0°46'18" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 01°16'42" WEST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 9, SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; COURSE NO. 10, SOUTH 01°34'37" WEST, 129.72 FEET TO A POINT OF CURVATURE; COURSE NO. 11, SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; COURSE NO. 12, SOUTH 39°02'41" WEST, 55.64 FEET TO A POINT OF CURVATURE; COURSE NO. 13, SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 14, SOUTHEASTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; COURSE NO. 15, SOUTH 79°58'40" WEST, 20.35 FEET; COURSE NO. 16, SOUTH 01°34'59" EAST, 30.27 FEET; COURSE NO. 17, SOUTH 88°25'01" WEST, 26.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3421, PAGES 1095 THROUGH 1097 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 01°34'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 430.934 ACRES, MORE OR LESS.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	258.00'	13°32'33"	60.98'	60.84'
C2	330.00'	32°22'48"	186.50'	184.02'
C3	275.00'	35°22'36"	169.80'	167.11'
C4	375.00'	16°55'14"	110.74'	110.34'
C5	610.00'	82°36'37"	879.51'	805.28'
C6	675.00'	5°46'48"	68.09'	68.07'
C7	260.00'	60°10'09"	273.04'	260.66'
C8	225.00'	37°28'04"	147.14'	144.53'
C9	190.00'	67°56'02"	225.28'	212.31'
C10	155.00'	108°52'02"	294.51'	252.17'
C11	182.00'	20°03'07"	63.69'	63.37'
C12	266.00'	20°49'18"	96.67'	96.14'
C13	966.00'	10°36'14"	178.78'	178.53'
C14	214.00'	40°41'44"	152.00'	148.82'
C15	266.00'	26°11'54"	121.63'	120.57'
C16	204.00'	54°36'02"	194.40'	187.13'
C17	134.00'	16°26'18"	38.44'	38.31'
C18	393.00'	23°04'02"	158.22'	157.15'
C19	184.00'	56°21'48"	181.01'	173.79'
C20	434.00'	17°15'08"	130.68'	130.19'

LINE TABLE		
LINE	LENGTH	BEARING
L1	214.95'	N 13°37'57" E
L2	58.94'	N 04°32'08" W
L3	61.67'	N 05°12'32" W
L4	55.22'	N 29°06'14" W
L5	41.25'	N 03°26'02" W
L6	47.92'	N 10°16'42" W
L7	64.15'	N 11°13'24" W
L8	86.46'	N 41°15'02" W
L9	48.07'	N 21°13'24" W
L10	7.57'	N 25°50'13" W
L11	55.14'	S 02°02'00" E
L12	66.56'	N 25°52'22" W
L13	40.99'	N 24°52'17" W
L14	34.66'	N 04°21'29" W
L15	58.90'	N 11°27'49" E
L16	67.98'	N 10°24'54" W
L17	55.04'	N 28°04'28" W
L18	43.64'	N 18°52'38" W
L19	42.86'	N 13°36'38" W
L20	263.13'	N 02°48'29" W
L21	68.47'	N 46°11'03" W
L22	45.26'	N 17°54'30" W
L23	57.29'	N 20°31'47" W
L24	73.32'	N 15°30'26" E
L25	63.41'	N 02°32'45" E
L26	66.88'	N 12°16'28" W
L27	62.53'	N 35°06'58" W
L28	42.97'	N 19°11'46" W
L29	81.14'	N 14°29'27" W
L30	37.55'	S 36°08'20" E
L31	104.97'	S 31°41'08" E
L32	153.87'	S 35°37'13" E
L33	62.06'	N 60°05'45" E
L34	4.51'	S 21°12'13" E
L35	155.79'	S 34°44'46" E
L36	11.43'	N 89°47'40" E
L37	248.83'	S 18°14'18" W
L38	129.72'	S 01°34'37" W
L39	55.64'	S 39°02'41" W
L40	20.35'	S 79°58'40" W

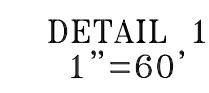
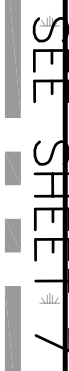
LINE TABLE		
LINE	LENGTH	BEARING
L41	30.27'	S 01°34'59" W
L42	26.60'	S 88°25'01" W
L43	84.84'	N 01°34'59" W
L44	25.00'	S 89°05'44" W
L45	40.03'	N 01°34'59" W
L46	25.01'	S 89°42'53" E
L47	104.21'	S 04°39'14" E
L48	105.00'	S 20°14'29" E
L49	154.32'	S 68°35'55" W
L50	50.99'	S 13°48'24" E
L51	64.03'	S 36°09'47" W
L52	60.00'	S 02°22'40" E
L53	54.63'	S 26°14'47" E
L54	51.92'	S 18°08'21" E
L55	78.10'	S 52°41'29" E
L56	57.31'	S 31°44'44" E
L57	55.46'	S 28°04'28" E
L58	50.49'	S 10°27'59" E
L59	63.86'	S 04°01'02" E
L60	88.09'	S 14°29'27" E
L61	52.20'	S 19°11'46" E
L62	59.36'	S 35°06'58" E
L63	49.94'	S 12°16'28" E
L64	50.98'	S 02°32'45" W
L65	84.12'	S 15°30'26" W
L66	72.71'	S 20°31'47" E
L67	56.94'	S 17°54'30" E
L68	61.03'	S 46°11'03" E
L69	1.00'	S 69°20'35" E
L70	247.54'	S 02°48'29" E
L71	49.89'	S 13°36'38" E
L72	49.96'	S 18°52'38" E</




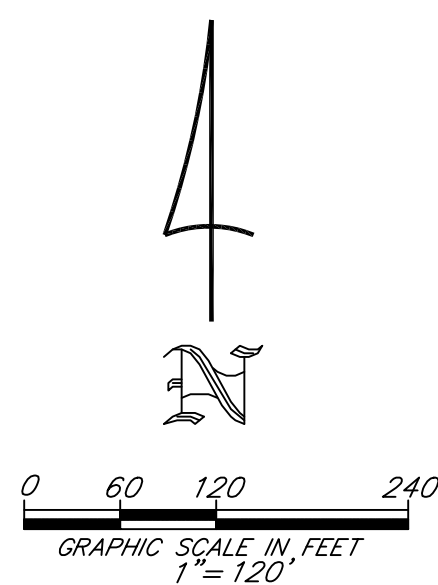
UTILITY EASEMENT CORRIDOR
O.R. 3878, PG. 4483
(ITEM #40)

ROADWAY EASEMENT ACCESS EASEMENT
O.R. 3878, PG. 4483 INST. #2023000256338
(ITEM #40) (ITEM #18)

BSUE
O.R. 3523, PG. 1681
(ITEM #47)

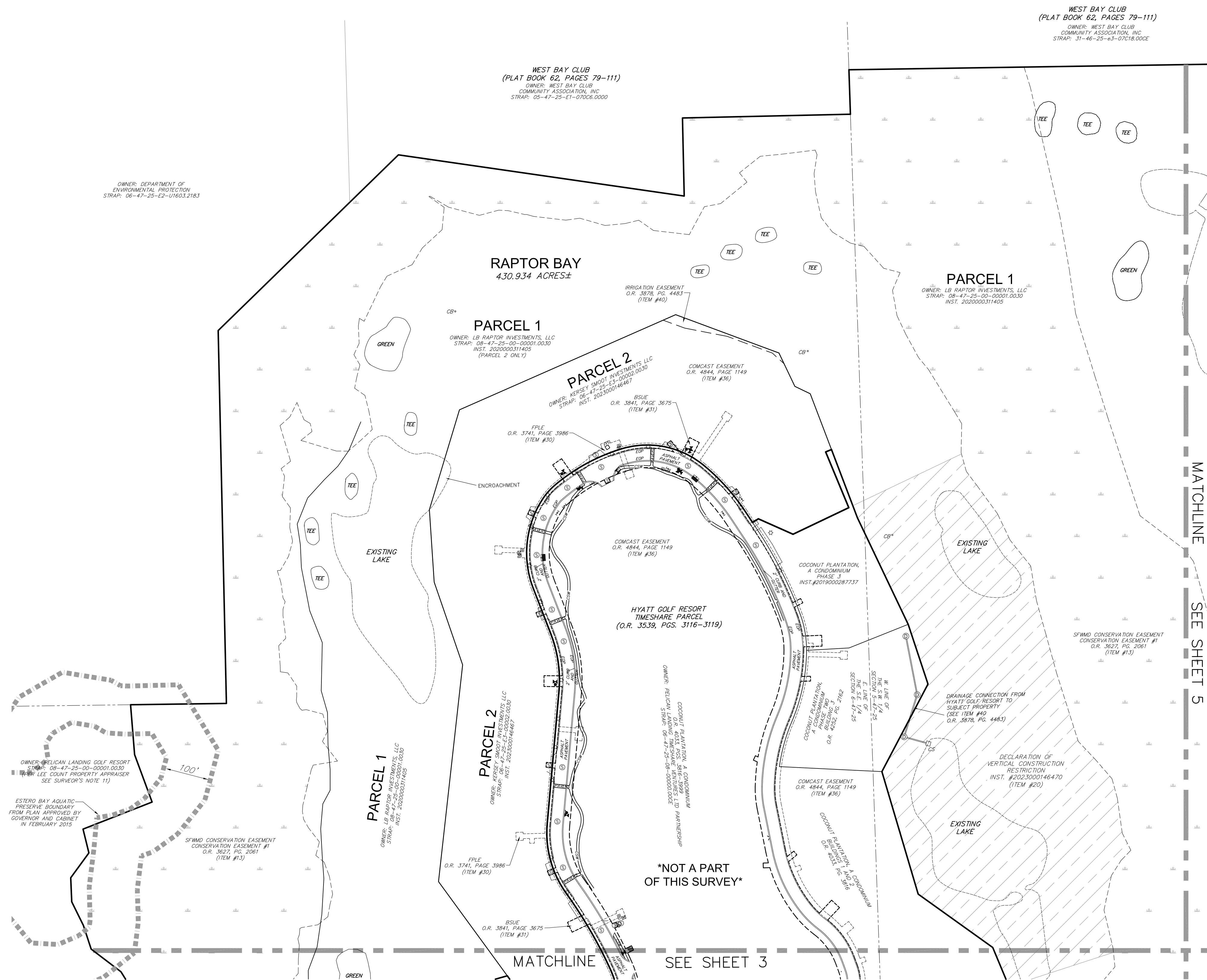


<h2 style="margin: 0;">BOUNDARY SURVEY</h2>		design: drawn: RWC checked: JSR acad #: 2023-442
<h1 style="margin: 0;">SITE IMPROVEMENTS (SHEET 1)</h1>		
 <p>RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897</p>	bk: pg:	date: AUGUST 7, 2023
	1263 25-26,29,36	August: 7, 2023
	1263 44-46,48,49	scale: 1" = 120'
	1263 50-52	cogo #: 20-382
	1263 55,59,61	1276 36-38
28100 BONITA GRANDE DRIVE, UNIT #107 BONITA SPRINGS, FLORIDA 34135 (239) 405-8163 (239) 405-8166 FAX		view: PLOT project #: 2023-442 sheet #: 3 of 7 file #: 2023-442 BNDY




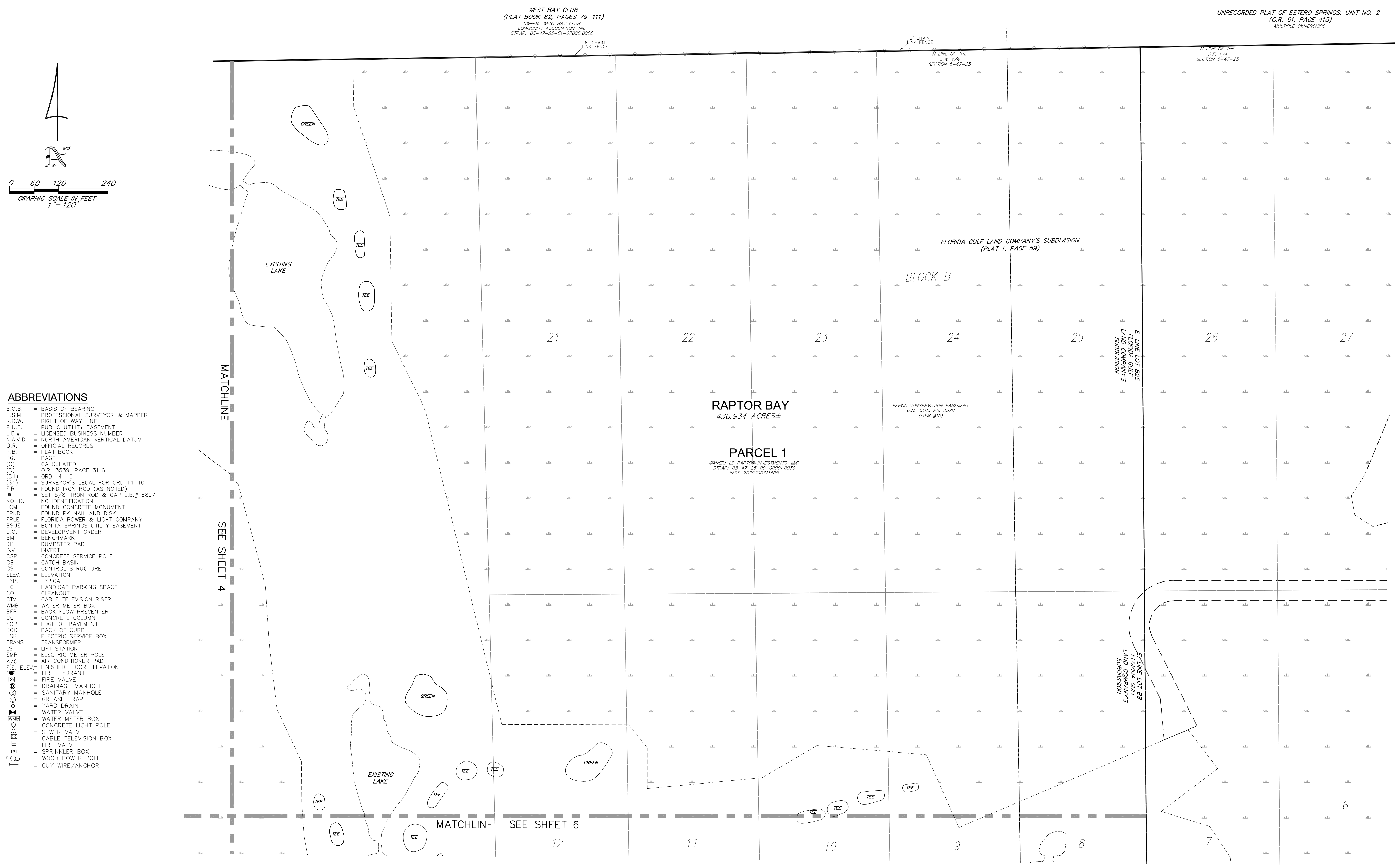
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R.O.W. = RIGHT OF WAY LINE
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(D) = D.R. 3539, PAGE 3116
(D1) = ORD 14-10
(S1) = SURVEYOR'S LEGAL FOR ORD 14-10
FIR = FOUND IRON ROD (AS NOTED)
• = SET 5/8" IRON ROD & CAP L.B.# 6897
• = NO IDENTIFICATION
FOW = FOUND CONCRETE MONUMENT
FPKD = FOUND PK NAIL AND DISK
FPLE = FLORIDA POWER & LIGHT COMPANY
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• = FIRE VALVE
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• = FIRE VALVE
• = SPRINKLER BOX
• = WOOD POWER POLE
• = GUY WIRE/ANCHOR



NOTE: INTERIOR CART PATHS AND TRAILS WITHIN THE GOLF COURSE OTHER THAN THOSE SHOWN HAVE NOT BEEN LOCATED

BOUNDARY SURVEY		design:																		
SITE IMPROVEMENTS (SHEET 2)		drawn: RWC																		
		checked: JSR																		
		ccad #: 2023-442																		
		view: PLOT																		
		project #: 2023-442																		
		sheet #: 4 of 7																		
		file #: 2023-442																		
		BNY																		
 Rhodes & Rhodes LAND SURVEYING, INC. LICENSE #LB 6897		<table><tr><td>bk:</td><td>pg:</td><td>date:</td></tr><tr><td>1263</td><td>25-26,29,36</td><td>AUGUST 7, 2023</td></tr><tr><td>1263</td><td>44-46,48,49</td><td>scale:</td></tr><tr><td>1263</td><td>50-52</td><td>1" = 120'</td></tr><tr><td>1263</td><td>55,59,61</td><td>cogo #:</td></tr><tr><td>1276</td><td>36-38</td><td>20-382</td></tr></table>	bk:	pg:	date:	1263	25-26,29,36	AUGUST 7, 2023	1263	44-46,48,49	scale:	1263	50-52	1" = 120'	1263	55,59,61	cogo #:	1276	36-38	20-382
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1263	25-26,29,36	AUGUST 7, 2023																		
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28100 BONITA GRANDE DRIVE, UNIT #107 BONITA SPRINGS, FLORIDA 34135 (239) 405-8163 (239) 405-8166 FAX																				



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 - INV = INVERT
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 - TRANS = TRANSFORMER
 - LS = LIFT STATION
 - EMP = ELECTRIC METER POLE
 - A/C = AIR CONDITIONER PAD
 - F.F. ELEV. = FINISHED FLOOR ELEVATION
 - = FIRE HYDRANT
 - = FIRE VALVE
 - = DRAINAGE MANHOLE
 - = SANITARY MANHOLE
 - = GREASE TRAP
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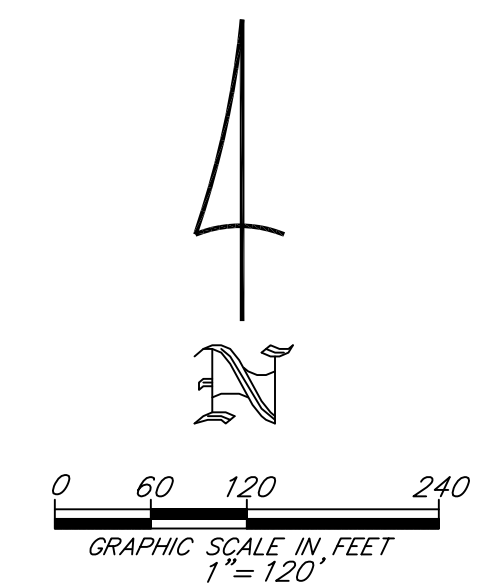
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OTHER THAN THOSE SHOWN HAVE NOT BEEN LOCATED

BOUNDARY SURVEY		design:
SITE IMPROVEMENTS (SHEET 3)		drawn: RWC
		checked: JSR
		ccad #: 2023-442
		view: PLOT
		project #: 2023-442
		sheet #: 5 of 7
		file #: 2023-442
		BDNY

bk:	pg:	date:
1263	25-26,29,36	AUGUST 7, 2023
1263	44-46,48,49	scale:
1263	50-52	1" = 120'
1263	55,59,61	cogo #:
1276	36-38	20-382

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

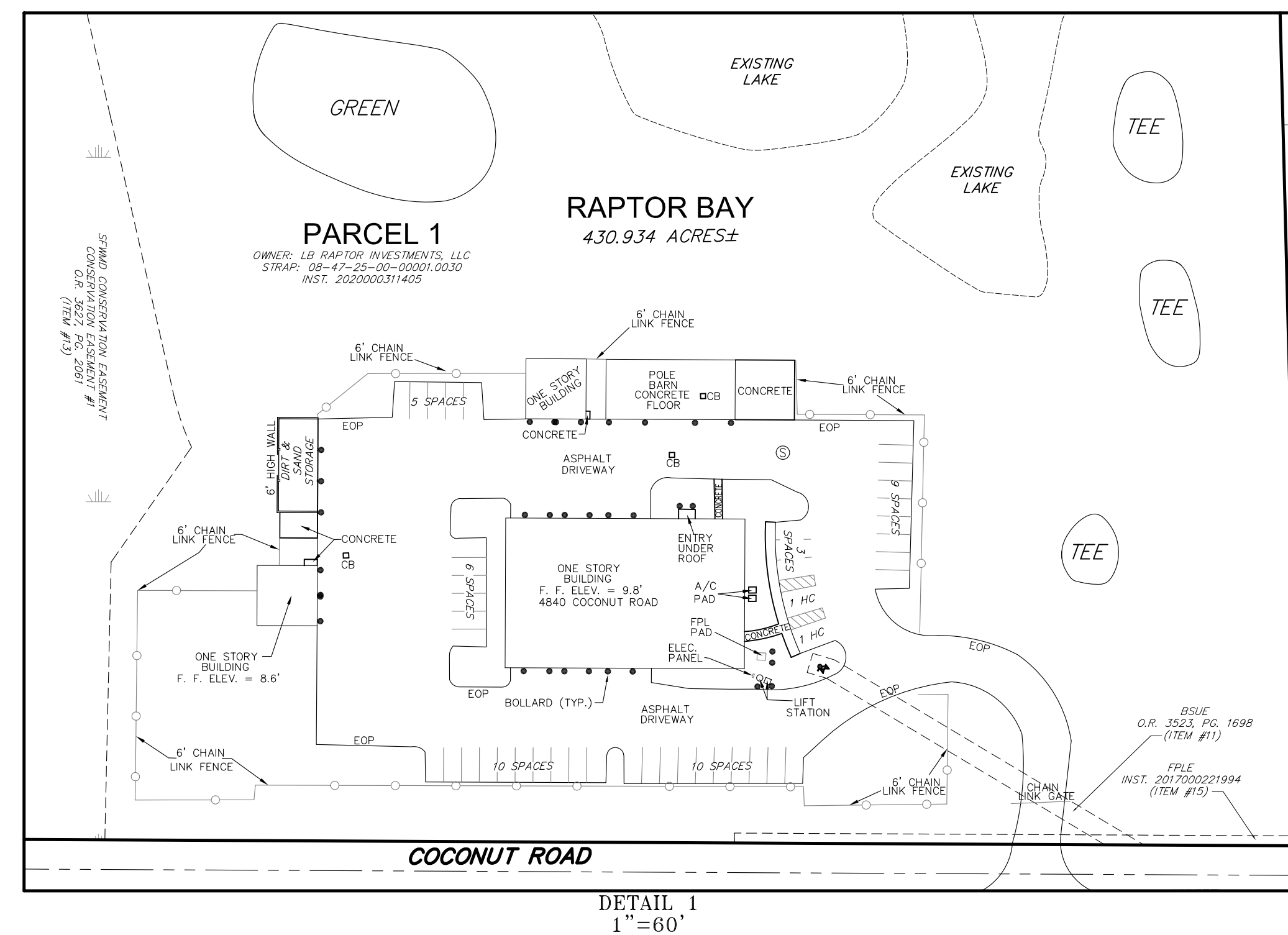
28100 BONITA GRANDE DRIVE, UNIT #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8163 (239) 405-8166 FAX



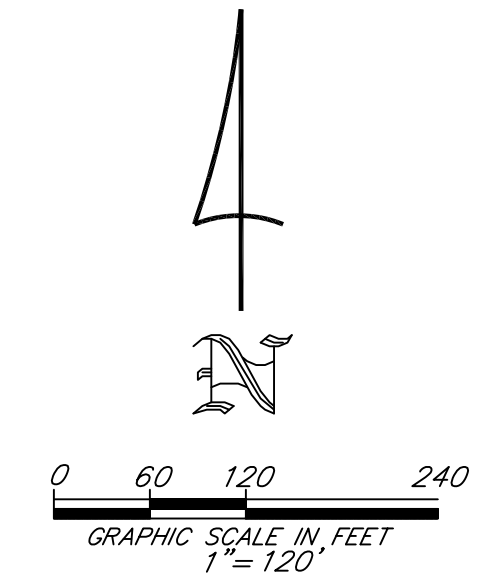
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 HC = HANDICAP PARKING SPACE
 CO = CLEANOUT
 CAP = CABLE TELEVISION RISER
 WMB = WATER METER BOX
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 CO = CONCRETE COLUMN
 EOP = EDGE OF PAVEMENT
 BOC = BACK OF CURB
 ES = ELECTRIC SERVICE BOX
 TRANS = TRANSFORMER
 LT = LIGHT STATION
 EMP = ELECTRIC METER POLE
 A/C = AIR CONDITIONER
 F.ELEV. = FINISHED FLOOR ELEVATION
 F = FIRE
 (H) = FIRE VALVE
 (S) = DRAINAGE MANHOLE
 (S) = SANITARY MANHOLE
 (G) = GREASE TRAP
 (Y) = YARD DRAIN
 (W) = WATER VALVE
 (WMB) = WATER METER BOX
 (C) = CONCRETE LIGHT POLE
 (S) = SEWER VALVE
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 (F) = FIRE VALVE
 (S) = SPRINKLER BOX
 (W) = WOOD POWER POLE
 (A) = GUT WYRE/ANCHOR

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<h2 style="margin: 0;">BOUNDARY SURVEY</h2>		design:
<h1 style="margin: 0;">SITE IMPROVEMENTS (SHEET 4)</h1>		drawn: RWC
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		acad #: 2023-442
		view: PLOT
		project #: 2023-442
		sheet #: 6 of 7
		file #: 2023-442_BNDY



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FFKD = FOUND PK NAIL AND DISK
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LIFT STATION
EMP = ELECTRIC METER POLE
A/C = AIR CONDITIONER PAD
FLOOR ELEV. = FINISHED FLOOR ELEVATION
FIRE = FIRE HYDRANT
FIRE VALVE
DRAINAGE MANHOLE
S = SANITARY MANHOLE
G = GREASE TRAP
YARD DRAIN
WATER VALVE
WATER METER BOX
CONCRETE LIGHT POLE
SEWER VALVE
CABLE TELEVISION BOX
FIRE VALVE
SPRINKLER BOX
WOOD POWER POLE
GUY WIRE/ANCHOR

<h2 style="margin: 0;">BOUNDARY SURVEY</h2>		design:
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		checked: JSR
		aced #: 2023-442
		view: PILOT
		project #: 2023-442
		sheet #: 7 of 7
		file #: 2023-442 <div style="text-align: right;">ENDY</div>



TITLE OPINION

September 27, 2023

This opinion is provided to:
Lee County Board of County Commissioners
2120 Main Street
Fort Myers, FL 33901

I, Lisa Van Dien, am an attorney licensed to practice law in the State of Florida and I have this 27th day of September, 2023, examined title to the real property described on Exhibit "A" ("Parcel 1") and Exhibit "A-1" ("Parcel 2") attached hereto and incorporated herein (Parcel 1 and Parcel 2 collectively the "Property"), evidenced by the following (i) as to Parcel 1: an owner's policy of title insurance issued by First American Title Insurance Company, Policy No. 5011412-0776672e, which covers all public records in Lee County on file up to and including December 14, 2020, supplemented by First American Title Insurance Company title search updates, which cover all public records in Lee County on file September 20, 2023; and (ii) as to Parcel 2, an owner's policy of title insurance issued by First American Title Insurance Company, Policy No. 5011412-1148960e, which covers all public records in Lee County on file up to and including April 25, 2023, supplemented by First American Title Insurance Company title search updates, which cover all public records in Lee County on file September 20, 2023. The real property described on Exhibits "A" as Parcel 2 (Raptor Bay) and "A-1" are one and the same property as referenced in Exhibit "C", pursuant to the Affidavit of Surveyor attached hereto as Exhibit "C-1".

Based solely upon my examination of the foregoing, and assuming the accuracy of the information contained therein:

The record title to Parcel 1 is vested in LB Raptor Investments, LLC, a Florida limited liability company ("Parcel 1 Owner") by Special Warranty Deed recorded in Instrument #2020000311405, Public Records, Lee County, Florida, a copy of which is attached hereto as Exhibit "B" (the "Parcel 1 Deed"); and the record title to Parcel 2 is vested in Kersey Smoot Investments, LLC, a Florida limited liability company ("Parcel 2 Owner"), by Special Warranty Deed recorded in Instrument #2023000145467, Public Records, Lee County, Florida, a copy of which is attached hereto as Exhibit "B-1". Parcel 1 and Parcel 2

Parcel 1 Owner's interest in Parcel 1 is fee simple, subject to the following encumbrances or qualifications:

1. Taxes: For the year 2023 and subsequent years although not yet due and payable until on or after November 1, 2023. The 2022 taxes have been paid in full.
2. Mortgage executed by LB Raptor Investments, LLC, a Florida limited liability company, in favor of Lake Michigan Credit Union, in the original principal amount of \$10,000,000.00, dated December 9, 2020 and recorded December 14, 2020 in Instrument No. 2020000311408, as assigned to First Horizon Bank, by Non-Recourse Assignment of Note and Mortgage recorded in Instrument No. 2022000352995, and as modified by Mortgage Modification Agreement recorded in Instrument No. 2022000352996, and as further modified by Amended and Restated Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing from LB Raptor Investments, LLC, a Florida limited liability company, to First Horizon Bank, in the amount of

Title Opinion Letter
Page 2

- \$25,000,000.00, dated November 18, 2022 and recorded November 22, 2022 in Instrument No. 2022000352997, of the Public Records of Lee County, Florida.
3. Easement granted to Florida Power & Light Company by instrument recorded in Book 2156, Page 2634.
 4. Agreement between the Florida Department of Community Affairs and Pelican Landing Communities, Inc. as set forth in instrument recorded in Book 2552, Page 1815.
 5. Notice of Development Order Approval as set forth in instrument recorded in Book 2689, Page 1998.
 6. Easement in favor of Florida Power & Light recorded in Book 3458, Page 2036.
 7. Retaining Wall Construction and Maintenance Hold Harmless Agreement as set forth in instrument recorded in Book 3216, Page 2596, as modified by Assignment and Assumption of Retaining Wall Construction and Maintenance Hold Harmless Agreement recorded in Instrument #2021000036403.
 8. Notice of Development Order Approval as set forth in instrument recorded in Book 3289, Page 4522.
 9. Memorandum of Broadband Installation and Service Agreement as set forth in instrument recorded in Book 3315, Page 412, as amended in Instrument No. 2007000298592.
 10. Grant of Conservation Easement to the Florida Fish and Wildlife Conservation Commission with third party enforcement rights to the South Florida Water Management District as set forth in instrument recorded in Book 3315, page 3528.
 11. Easement granted to Bonita Springs Utilities, Inc. by instrument recorded in Book 3523, Page 1698.
 12. Terms and conditions contained in First Amendment to the Sixty-Eighth Supplement and Seventy-Third Supplement to the Declaration and General Protective Covenants for Pelican Landing as set forth in instrument recorded in Book 3614, Page 3553, as affected by Amendment to Turnover and Settlement Agreement recorded in Instrument No. 2010000169066.
 13. Grant of Conservation Easement as set forth in instrument recorded in Book 3627, Page 2061.
 14. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit as set forth in instrument recorded in Instrument No. 2009000217496.
 15. Easement granted to Florida Power & Light Company by instrument recorded in Instrument No. 2017000221994.
 16. Terms and Conditions of Assignment of Real Estate Entitlements between WCI Communities, LLC, a Delaware limited liability company, as successor by merger to Pelican Landing Golf Resort Ventures, LLC, a Delaware limited liability company, and LB Raptor Investments, LLC, a Florida limited liability company, recorded in Instrument #2020000311406.
 17. Easement granted to Florida Power & Light Company recorded in Instrument #2022000299956.

Title Opinion Letter
Page 3

18. Access Easement in favor of Kersey Smoot Investments, LLC recorded in Instrument #2023000256338.
19. Memorandum of Lease recorded in Instrument #2023000146471.
20. Declaration of Vertical Construction Restriction recorded in Instrument #2023000146470.
21. Grant of Utility Easement in favor of Bonita Springs Utilities, Inc., recorded in Instrument #2022000357840.
22. Drainage Easement and Maintenance Agreement between LB Raptor Investments, LLC and LB Estero Bay Investments, LLC recorded in Instrument #2023000047594.
23. Underground Easement in favor of Florida Power & Light recorded in Instrument #2023000129692.
24. Notice of Establishment of the Saltleaf Community Development District recorded in Instrument #2023000220355.
25. Access Easement in favor of LB Estero Bay Investments, LLC, recorded in Instrument #2023000275958.

Parcel 2 Owner's interest in Parcel 2 is fee simple, subject to the following encumbrances or qualifications:

26. Taxes: For the year 2023 and subsequent years although not yet due and payable until on or after November 1, 2023. The 2022 taxes have been paid in full.
27. Restrictions set forth in Exhibit "B" of the Special Warranty Deed recorded in Instrument #2023000146467.
28. Seventy-Third Supplement to the Declaration of General Protective Covenants for Pelican Landing as set forth in instrument recorded in Book 3362, Page 2486, as amended in Book 3614, Page 3553, Book 3778, Page 3528, Instrument No. 2010000167214, as affected by Amendment to Turnover and Settlement Agreement recorded in Instrument No. 2010000169066, and as amended in Instrument No. 2014000035791 and Instrument No. 2015000037557.
29. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 4033, Page 3793, as affected by the Notice of Deletion of Property recorded in Instrument Number 2023000146466, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
30. Easement granted to Florida Power & Light Company by instrument recorded in Book 3741, Page 3986.
31. Easement granted to Bonita Springs Utilities, Inc., by instrument recorded in Book 3841, Page 3675.
32. Appurtenant Access Easement as set forth in instrument recorded in Book 3052, Page 1795.

Title Opinion Letter
Page 4

33. Notice of Development Order Approval as set forth in instrument recorded in Book 3289, Page 4522.
34. Notice of Development Order Approval as set forth in instrument recorded in Book 3289, Page 4538.
35. Notice of Development Order Approval as set forth in instrument recorded in Book 3593, Page 3471.
36. Easement granted to Comcast of the South, Inc., by instrument recorded in Book 4844, Page 1149.
37. Easement granted to Comcast of the South, Inc., by instrument recorded in Instrument No. 2012000235508.
38. Terms and Conditions contained in the Partial Non-Exclusive Assignment of Easement recorded in Instrument No. 2023000146468. Note: This benefits the subject property.

As to Parcels 1 and 2:

39. Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Pelican Landing, which contains provisions for a private charge or assessments, recorded in Book 2198, Page 1873, as amended in Book 2271, Page 993, Book 2449, Page 769, Book 2453 Page 2704, Book 2523, Page 3136, Book 2658, Page 3866, Book 2725, Page 3258, Book 2725, Page 3268, Book 2800, Page 3277, Book 2801, Page 2893, Book 2884, Page 1903, Book 2899, Page 3640, Book 2978, Page 3419, Book 3319, Page 2162, Book 3489, Page 217, Book 3520, Page 4679, Book 3572, Page 4580, Book 3599, Page 73, Book 4083, Page 3809, Book 4097, Page 796, Book 4292, Page 4675, Instrument No. 2005000059472, Instrument No. 2006000237758, Instrument No. 2010000060336, Instrument No. 2012000015981, Instrument No. 2013000179478, Instrument No. 2016000102260, Instrument No. 2016000156611, Instrument No. 2016000193877, Instrument No. 2016000213507, Instrument No. 202000311402, and as affected by Notice to preserve and protect from extinguishment recorded in Instrument No. 2018000192381, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
40. Coconut Plantation/Raptor Bay Declaration of Easements as set forth in instrument recorded in Book 3878, Page 4483, as modified by Amendment to Coconut Plantation/Raptor Bay Declaration of Easements recorded in Instrument # 2023000156727.
41. Supplemental Declaration to the Declaration and General Protective Covenants for Pelican Landing as set forth in instrument recorded in Instrument No. 2016000193877.
42. Restrictive Covenant Agreement as set forth in instrument recorded in Instrument No. 2014000221909, as modified by Settlement, Release and Restrictive Covenant Agreement recorded in Instrument No. 2019000163050
43. Terms and conditions of Signage Easement as set forth in instrument recorded in Book 2990, Page 921, Partial Assignment of Signage Easement recorded in Book 3052, Page 1770 and Assignment and Assumption of Easement Agreement recorded in Instrument No. 2018000077200.
44. Notice of Adoption of Pelican Landing DRI Development Order as set forth in instrument recorded in Book 2545, Page 1082, as amended in Book 2590, Page 1753, Book 2638, Page 3310, Book

Title Opinion Letter
Page 5

2769, Page 3681, Book 2806, Page 1657, Book 2896, Page 215, Book 3027, Page 2577, Book 3175, Page 2763, Book 3216, Page 4649, Book Book 3315, Page 1658, Book 3322, Page 4512, Book 3769, Page 4090, Instrument No. 2007000116784, Instrument No. 2008000015732 and Instrument No. 2012000092495

45. Memorandum of Hotel Access Easement Agreement as set forth in instrument recorded in Book 3052, Page 1755 and Memorandum of Amended and Restated Hotel Access Easement Agreement recorded in Book 3674, Page 3051, as affected by Assignment and Assumption recorded in Instrument No. 2018000077201 and Assignment recorded in Instrument No. 2020000311407.
46. Memorandum of Residential Golf Course Access Easement Agreement as set forth in instrument recorded in Book 3052, Page 1763 and Memorandum of Amended and Restated Residential Golf Course Access Easement Agreement recorded in Instrument No. 2014000050021 and and Assignment recorded in Instrument No. 2020000311407.
47. Easement granted to Bonita Springs Utilities, Inc. by instrument recorded in Book 3523, Page 1681.
48. Memorandum of Broadband Installation and Service Agreement as set forth in instrument recorded in Book 3315, Page 412, as amended in Instrument No. 2007000298592.
49. Pelican Landing Community Association Priority Access Agreement as set forth in instrument recorded in Book 3614, Page 3541.

Respectfully submitted,



Lisa Van Dien
General Counsel
Florida Bar No.: 96180

Exhibit "A"**PARCEL 2 (RAPTOR BAY)**
(SURVEYOR'S LEGAL DESCRIPTION)

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE), TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AD FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 40.03 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°42'53" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°42'53" EAST, 1,242.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING A POINT ON THE WESTERLY BOUNDARY OF EL DORADO ACRES, AN UNRECORDED SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 474 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; COURSE NO. 2: NORTH 01°27'43" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,612.02 FEET TO THE MOST NORTHWEST CORNER OF EL DORADO ACRES; COURSE NO. 3: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 610.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK NUMBER 14 OF SAID EL DORADO ACRES; COURSE NO. 4: SOUTH 01°17'58" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; COURSE NO. 5: SOUTH 89°39'36" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; COURSE NO. 6: NORTH 01°17'58" WEST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; COURSE NO. 7: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 587.45 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE OF MEADOWBROOK OF BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 53 THROUGH 59 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 89°13'02" EAST, ALONG LAST SAID LINES, A DISTANCE OF 2,581.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, THE SAME BEING A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND A POINT ON THE EASTERLY BOUNDARY OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 00°35'20" WEST, ALONG SAID LINES, A DISTANCE OF 2,103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS A 100.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT (PARCEL B) AND RECORDED IN DEED BOOK 244, PAGES 138 THROUGH 140 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 21°22'09" WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 660.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF LAST SAID PLAT;

THENCE SOUTH 89°05'10" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,362.08 FEET TO THE CENTER OF SAID SECTION 5, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°07'39" WEST, 2,592.74 FEET; COURSE NO. 2: SOUTH 01°54'31" EAST, 92.62 FEET; COURSE NO. 3: SOUTH 88°43'54" WEST, 349.45 FEET; COURSE NO. 4: SOUTH 01°16'23" EAST, 162.43 FEET; COURSE NO. 5: NORTH 81°48'03" WEST, 600.65 FEET; COURSE NO. 6: SOUTH 45°44'29" WEST, 523.57 FEET; COURSE NO. 7: SOUTH 01°15'33" EAST, 775.71 FEET; COURSE NO. 8: SOUTH 89°14'26" WEST, 199.41 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGES 2061 THROUGH 2083 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA (CONSERVATION EASEMENT #1), THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN THE FOLLOWING TWENTY TWO (22) COURSES ALONG LAST SAID LINES; COURSE NO. 1: SOUTH 04°39'14" EAST, 104.21 FEET; COURSE NO. 2: SOUTH 20°14'29" EAST, 105.00 FEET; COURSE NO. 3: SOUTH 68°35'55" WEST, 154.32 FEET; COURSE NO. 4: SOUTH 13°48'24" EAST, 50.99 FEET; COURSE NO. 5: SOUTH 36°09'47" WEST, 64.03 FEET; COURSE NO. 6: SOUTH 02°29'49" EAST, 50.00 FEET; COURSE NO. 7: SOUTH 26°14'47" EAST, 54.63 FEET; COURSE NO. 8: SOUTH 18°08'21" EAST, 51.92 FEET; COURSE NO. 9: SOUTH 52°41'29" EAST, 78.10 FEET; COURSE NO. 10: SOUTH 31°44'44" EAST, A DISTANCE OF 57.31 FEET; COURSE NO. 11: SOUTH 28°08'16" EAST, 55.46 FEET; COURSE NO. 12: SOUTH 10°27'59" EAST, 50.49 FEET; COURSE NO. 13: SOUTH 04°01'02" EAST, 63.86 FEET; COURSE NO. 14: SOUTH 14°29'27" EAST, 88.09 FEET; COURSE NO. 15: SOUTH 19°11'46" EAST, 52.20 FEET; COURSE NO. 16: SOUTH 35°06'58" EAST, 59.36 FEET; COURSE NO. 17: SOUTH 12°16'28" EAST, 49.94 FEET; COURSE NO. 18: SOUTH 02°32'45" WEST, 50.98 FEET; COURSE NO. 19: SOUTH 15°30'26" WEST, 84.12 FEET; COURSE NO. 20: SOUTH 20°31'47" EAST, 72.71 FEET; COURSE NO. 21: SOUTH 17°54'30" EAST, 56.94 FEET; COURSE NO. 22: SOUTH 46°11'03" EAST, 61.03 FEET; THENCE NORTH 89°20'35" EAST, A DISTANCE OF 1.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000240450 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 02°48'29" EAST, 247.54 FEET; COURSE NO. 2: SOUTH 13°36'38" EAST, 49.89 FEET; COURSE NO. 3: SOUTH 18°52'38" EAST, 49.96 FEET; COURSE NO. 4: SOUTH 28°04'28" EAST, 51.29 FEET; COURSE NO. 5: SOUTH 10°24'54" EAST, 50.55 FEET; COURSE NO. 6: SOUTH 11°27'49" WEST, 56.18 FEET; COURSE NO. 7: SOUTH 04°21'29" EAST, 50.65 FEET; COURSE NO. 8: SOUTH 24°52'17" EAST, 50.48 FEET; COURSE NO. 9: SOUTH 25°52'22" EAST, A DISTANCE OF 51.13 FEET; COURSE NO. 10: SOUTH 09°20'00" WEST, 55.12 FEET; COURSE NO. 11: SOUTH 25°50'13" EAST, 21.40 FEET; COURSE NO. 12: SOUTH 21°13'24" EAST, 54.88 FEET; COURSE NO. 13: SOUTH 41°15'02" EAST, 70.64 FEET; COURSE NO. 14: SOUTH 11°13'24" WEST, 49.00 FEET; COURSE NO. 15: SOUTH 10°16'42" EAST, 51.40 FEET; COURSE NO. 16: SOUTH 03°26'02" WEST, 49.83 FEET; COURSE NO. 17: SOUTH 29°06'14" EAST, 59.23 FEET; COURSE NO. 18: SOUTH 05°12'32" EAST, 50.79 FEET; COURSE NO. 19: SOUTH 04°32'08" EAST, 50.65 FEET; COURSE NO. 20: SOUTH 13°37'57" WEST, 52.21 FEET; COURSE NO. 21: SOUTH 89°00'08" WEST, 230.82 FEET; COURSE NO. 22: SOUTH 09°02'32" WEST, 80.80 FEET; COURSE NO. 23: SOUTH 39°36'41" EAST, 105.50 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA; THENCE NORTH 89°06'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 188.36 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING THIRTY (30) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 13°37'57" EAST, 214.95 FEET; COURSE NO. 2: NORTH 04°32'08" WEST, 58.94 FEET; COURSE NO. 3: NORTH 05°12'32" WEST, 61.67 FEET; COURSE NO. 4: NORTH 29°06'14" WEST, 55.22 FEET; COURSE NO. 5: NORTH 03°26'02" EAST, 41.25 FEET; COURSE NO. 6: NORTH 10°16'42" WEST, 47.92 FEET; COURSE NO. 7: NORTH 11°13'24" EAST, 64.15 FEET; COURSE NO. 8: NORTH

41°15'02" WEST, 86.46 FEET; COURSE NO. 9: NORTH 21°13'24" WEST 48.07 FEET; COURSE NO. 10: NORTH 25°50'13" WEST, 7.57 FEET; COURSE NO. 11: NORTH 09°20'00" EAST, 55.14 FEET; COURSE NO. 12: NORTH 25°52'22" WEST, 66.56 FEET; COURSE NO. 13: NORTH 24°52'17" WEST, 40.99 FEET; COURSE NO. 14: NORTH 04°21'29" WEST, 34.66 FEET; COURSE NO. 15: NORTH 11°27'49" EAST, 58.90 FEET; COURSE NO. 16: NORTH 10°24'54" WEST, 67.98 FEET; COURSE NO. 17: NORTH 28°04'28" WEST, 55.04 FEET; COURSE NO. 18: NORTH 18°52'38" WEST, 43.64 FEET; COURSE NO. 19: NORTH 13°36'38" WEST, 42.86 FEET; COURSE NO. 20: NORTH 02°48'29" WEST, 263.13 FEET; COURSE NO. 21: NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 22: NORTH 17°54'30" WEST, 45.26 FEET; COURSE NO. 23: NORTH 20°31'47" WEST, 57.29 FEET; COURSE NO. 24: NORTH 15°30'26" EAST, 73.32 FEET; COURSE NO. 25: NORTH 02°32'45" EAST, 63.41 FEET; COURSE NO. 26: NORTH 12°16'28" WEST, 66.88 FEET; COURSE NO. 27: NORTH 35°06'58" WEST, 62.53 FEET; COURSE NO. 28: NORTH 19°11'46" WEST, 42.97 FEET; COURSE NO. 29: NORTH 14°29'27" WEST, 81.14 FEET; COURSE NO. 30: NORTH 74°05'31" EAST, 710.32 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 36°08'20" WEST, 242.58 FEET; COURSE NO. 2: NORTH 06°21'18" EAST, 453.60 FEET; COURSE NO. 3: NORTH 19°00'07" WEST, 182.05 FEET; COURSE NO. 4: NORTH 03°46'53" WEST, 151.03 FEET; COURSE NO. 5: NORTH 16°47'03" EAST, 216.81 FEET; COURSE NO. 6: NORTH 66°15'38" EAST, 491.36 FEET; COURSE NO. 7: SOUTH 69°40'02" EAST, 229.14 FEET; COURSE NO. 8: SOUTH 25°28'33" EAST, A DISTANCE OF 76.93 FEET; COURSE NO. 9: SOUTH 64°24'50" EAST, 35.54 FEET; COURSE NO. 10: SOUTH 20°50'26" EAST, 276.35 FEET; COURSE NO. 11: SOUTH 25°28'33" EAST, 245.21 FEET; COURSE NO. 12: SOUTH 18°20'32" EAST, 130.83 FEET; COURSE NO. 13: SOUTH 27°46'07" WEST, A DISTANCE OF 205.73 FEET; COURSE NO. 14: SOUTH 16°30'00" EAST, 265.70 FEET; COURSE NO. 15: SOUTH 54°23'52" EAST, A DISTANCE OF 190.76 FEET; COURSE NO. 16: SOUTH 22°38'40" EAST, 87.71 FEET; COURSE NO. 17: SOUTH 71°46'53" WEST, 131.17 FEET; COURSE NO. 18: SOUTH 68°44'48" WEST, 363.26 FEET; COURSE NO. 19: SOUTH 21°12'13" EAST, 161.13 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°12'13" EAST, 4.51 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; COURSE NO. 3: SOUTH 34°44'46" EAST, 155.79 FEET TO A POINT OF CURVATURE; COURSE NO. 4: SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02 FEET; COURSE NO. 5: NORTH 89°47'40" EAST, 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 6: SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; COURSE NO. 8: SOUTH 18°14'18" WEST, 248.83 FEET TO A POINT OF CURVATURE; COURSE NO. 9: SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55"

EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11: SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; COURSE NO. 12: SOUTH 01°34'37" WEST, 129.72 FEET TO A POINT OF CURVATURE; COURSE NO. 13: SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; COURSE NO. 14: SOUTH 39°02'41" WEST, 55.64 FEET TO A POINT OF CURVATURE; COURSE NO. 15: SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 16: SOUTHWESTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; COURSE NO. 17: SOUTH 79°58'40" WEST, 20.35 FEET; COURSE NO. 18: SOUTH 01°34'59" EAST, 30.27 FEET; COURSE NO. 19: SOUTH 88°25'01" WEST, 26.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3421, PAGES 1095 THROUGH 1097 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 01°34'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,250,443 SQUARE FEET OR 418.973 ACRES, MORE OR LESS.

EXHIBIT "A-1"

BEING A PORTION OF THOSE LANDS DESCRIBED IN QUIT CLAIM DEED FOR HYATT GOLF RESORT TIMESHARE PARCEL (REVISED 11/15/01), AS RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3120 THROUGH 3122 (INCLUSIVE), LOCATED IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED IN QUIT CLAIM DEED FOR HYATT GOLF RESORT TIMESHARE PARCEL (REVISED 11/15/01), AS RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3120 THROUGH 3122 (INCLUSIVE), ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 58°57'13" WEST, 194.96 FEET; COURSE NO. 2: NORTH 31°41'08" WEST, 104.97 FEET; COURSE NO. 3: NORTH 05°57'36" EAST, 410.85 FEET; COURSE NO. 4: NORTH 36°08'20" WEST, 280.13 FEET; COURSE NO. 5: NORTH 06°21'18" EAST, 453.60 FEET; COURSE NO. 6: NORTH 19°00'07" WEST, 182.05 FEET; COURSE NO. 7: NORTH 03°46'53" WEST, 151.03 FEET; COURSE NO. 8: NORTH 16°47'03" EAST, 216.81 FEET; COURSE NO. 9: NORTH 66°15'38" EAST, 491.36 FEET; COURSE NO. 10: SOUTH 69°40'02" EAST, 229.14 FEET; COURSE NO. 11: SOUTH 25°28'33" EAST, 76.93 FEET; COURSE NO. 12: SOUTH 64°24'50" EAST, 35.54 FEET; COURSE NO. 13: SOUTH 20°50'26" EAST, 124.09 FEET TO A POINT ON THE BOUNDARY OF SAID LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 67°27'15" WEST, 13.12 FEET; COURSE NO. 2: SOUTH 22°32'45" EAST, 125.49 FEET; COURSE NO. 3: SOUTH 64°31'27" WEST, 128.50 FEET; COURSE NO. 4: NORTH 66°02'09" WEST, 78.97 FEET; COURSE NO. 5: SOUTH 56°35'09" WEST, 14.27 FEET; COURSE NO. 6: NORTH 33°24'51" WEST, 8.32; THENCE CONTINUE NORTH 33°24'51" WEST, 19.29 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 130.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 434.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'08" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 42°02'24" WEST, 130.19 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY, 181.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 56°21'48" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 78°50'52" WEST, 173.79 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY, 158.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 393.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°26'13" WEST, 157.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY, 38.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 16°26'18" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 41°41'03" WEST, 38.31 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 194.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 54°36'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 06°09'53" WEST, 187.13 FEET; THENCE SOUTH 21°08'08" EAST, A DISTANCE OF 50.71 FEET TO A POINT ON THE BOUNDARY OF SAID LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED; THENCE RUN THE FOLLOWING ELEVEN (11) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°08'08" EAST, 51.19 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHERLY, 121.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 26°11'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 08°02'11" EAST, 120.57 FEET; COURSE NO. 3: SOUTH 05°03'46" WEST, 277.10 FEET TO A POINT OF CURVATURE; COURSE NO. 4: SOUTHERLY, 152.00 FEET ALONG THE ARC OF A

CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 40°41'44" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 15°17'06" EAST, 148.82 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 178.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 966.00 FEET, THROUGH A CENTRAL ANGLE OF 10°36'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 30°19'51" EAST, 178.53 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 6: SOUTHERLY, 96.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'18" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 14°37'05" EAST, 96.14 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHERLY, 63.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 14°13'59" EAST, 63.37 FEET; COURSE NO. 8: SOUTH 56°53'27" WEST, 107.37 FEET; COURSE NO. 9: SOUTH 13°25'09" EAST, 70.59 FEET; COURSE NO. 10: SOUTH 00°03'41" WEST, 125.64 FEET; COURSE NO. 11: SOUTH 31°02'46" EAST, 44.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 521,026 SQUARE FEET OR 11.961 ACRES, MORE OR LESS.

(4)

PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202
Consideration: \$29,000,000__

INSTR. # 2020000311405, Pages 7
Doc Type: D, Recorded: 12/14/2020 at 10:02 AM
Linda Doggett Lee County Clerk of the Circuit Court
Rec Fees: \$61.00 Deed Doc: \$203,000.00

Deputy Clerk SStillis
#4

SPECIAL WARRANTY DEED

[Raptor Bay]

THIS SPECIAL WARRANTY DEED is made and executed as of the 9th day of December, 2020, by **WCI COMMUNITIES, LLC**, a Delaware limited liability company, as successor by merger to Pelican Landing Golf Resort Ventures Limited Partnership, a dissolved Delaware limited partnership ("**Grantor**"), whose address is 10481 6 Mile Cypress Parkway, Fort Myers, Florida 33966 to **LB RAPTOR INVESTMENTS, LLC**, a Florida limited liability company ("**Grantee**"), 2210 Vanderbilt Beach Road, Suite 1300, Naples, Florida 34109.

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Lee County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part of this Deed (the "**Property**"), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the restrictions, easements, agreements, reservations and other matters of record as of November 2, 2020, and further subject to taxes accruing subsequent to December 31, 2020, zoning and use restrictions imposed by governmental authority, claims of sovereignty, and all matters which would be shown by an accurate survey and inspection of the Property (the "**Permitted Exceptions**").

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

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor (except for the Permitted Exceptions) and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to the Permitted Exceptions) but against none other.

[Remainder of Page Intentionally Left Blank]

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

Signed, sealed and delivered
in the presence of:

Deanne M. Smith
(Print Name Deanne M. Smith)

Lance Ellis
(Print Name Lance Ellis)

GRANTOR:

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By: _____
Name: Darin Mc Murray
Its: Vice President

STATE OF FLORIDA)
)SS
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 10 TH day of December, 2020, by means of ☒ physical presence or ☐ online notarization by DARIN McMURRAY the VICE PRESIDENT of **WCI COMMUNITIES, LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or who ☐ has produced _____ as identification.

Karen A. Hughes
(Print Name _____)

NOTARY PUBLIC

State of Florida at Large

Commission # _____

My Commission Expires: _____

Personally Known ☒

or Produced I.D. _____

[check one of the above]

Type of Identification Produced _____



Karen A. Hughes
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG288290
Expires 2/13/2023

EXHIBIT "A"**PROPERTY****PARCEL 1 (ORD 14-10)**

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3539, PAGE 3116, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AD FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 464.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 01°34'59" WEST, 860.24 FEET; COURSE NO. 2: SOUTH 89°06'42" WEST, 1,213.06 FEET; THENCE NORTH 13°37'57" EAST, A DISTANCE OF 214.95 FEET; THENCE NORTH 04°32'08" WEST, A DISTANCE OF 58.94 FEET; THENCE NORTH 05°12'32" WEST, A DISTANCE OF 61.67 FEET; THENCE NORTH 29°06'14" WEST, A DISTANCE OF 55.22 FEET; THENCE NORTH 03°26'02" EAST, A DISTANCE OF 41.25 FEET; THENCE NORTH 10°16'42" WEST, A DISTANCE OF 47.92 FEET; THENCE NORTH 11°13'24" EAST, A DISTANCE OF 64.15 FEET; THENCE NORTH 41°15'02" WEST, A DISTANCE OF 86.46 FEET; THENCE NORTH 21°13'24" WEST, A DISTANCE OF 48.07 FEET; THENCE NORTH 25°50'13" WEST, A DISTANCE OF 7.57 FEET; THENCE NORTH 09°20'00" EAST, A DISTANCE OF 55.14 FEET; THENCE NORTH 25°52'22" WEST, A DISTANCE OF 66.56 FEET; THENCE NORTH 24°52'17" WEST, A DISTANCE OF 40.99 FEET; THENCE NORTH 04°21'29" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 11°27'49" EAST, A DISTANCE OF 58.90 FEET; THENCE NORTH 10°24'54" WEST, A DISTANCE OF 67.98 FEET; THENCE NORTH 28°04'28" WEST, A DISTANCE OF 55.04 FEET; THENCE NORTH 18°52'38" WEST, A DISTANCE OF 43.64 FEET; THENCE NORTH 13°36'38" WEST, A DISTANCE OF 42.86 FEET; THENCE NORTH 02°48'29" WEST, A DISTANCE OF 263.13 FEET; THENCE NORTH 46°11'03" WEST, A DISTANCE OF 68.47 FEET; THENCE NORTH 17°54'30" WEST, A DISTANCE OF 45.26 FEET; THENCE NORTH 20°31'47" WEST, A DISTANCE OF 57.29 FEET; THENCE NORTH 15°30'26" EAST, A DISTANCE OF 73.32 FEET; THENCE NORTH 02°32'45" EAST, A DISTANCE OF 63.41 FEET; THENCE NORTH 12°16'28" WEST, A DISTANCE OF 66.88 FEET; THENCE NORTH 35°06'58" WEST, A DISTANCE OF 62.53 FEET; THENCE NORTH 19°11'46" WEST, A DISTANCE OF 42.97 FEET; THENCE NORTH 14°29'27" WEST, A DISTANCE OF 81.14 FEET; THENCE NORTH 74°05'31" EAST, A DISTANCE OF 710.32 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG LAST SAID LANDS; COURSE NO. 1: SOUTH 36°08'20" EAST, 37.55 FEET; COURSE NO. 2: SOUTH 05°57'36" WEST, 410.85 FEET; COURSE NO. 3: SOUTH 31°41'08" EAST, 104.97 FEET; COURSE NO. 4: NORTH 58°57'13" EAST, 537.28 FEET; COURSE NO. 5: SOUTH 35°37'13" EAST, 153.87 FEET; COURSE NO. 6: NORTH 60°05'45" EAST, 62.68 FEET; THENCE SOUTH 21°12'13" EAST, A DISTANCE OF 4.51 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; THENCE SOUTH 34°44'46" EAST, A DISTANCE OF 155.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02 FEET; THENCE NORTH 89°47'40" EAST, A DISTANCE OF 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET TO A POINT OF

REVERSE CURVATURE; THENCE SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; THENCE SOUTH 18°14'18" WEST, A DISTANCE OF 248.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55" EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; THENCE SOUTH 01°34'37" WEST, A DISTANCE OF 129.72 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; THENCE SOUTH 39°02'41" WEST, A DISTANCE OF 55.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; THENCE SOUTH 79°58'40" WEST, A DISTANCE OF 20.35 FEET; THENCE SOUTH 01°34'59" EAST, A DISTANCE OF 30.27 FEET; THENCE SOUTH 88°25'01" WEST, A DISTANCE OF 26.60 FEET; THENCE NORTH 01°34'59" WEST, A DISTANCE OF 84.84 FEET; THENCE SOUTH 89°05'44" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RAPTOR BAY)

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE), TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AD FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 40.03 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°42'53" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°42'53" EAST, 1,242.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING A POINT ON THE WESTERLY BOUNDARY OF EL DORADO ACRES, AN UNRECORDED SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 474 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; COURSE NO. 2: NORTH 01°27'43" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,612.02 FEET TO THE MOST NORTHWEST CORNER OF EL DORADO ACRES; COURSE NO. 3: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 610.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK NUMBER 14 OF SAID EL DORADO ACRES; COURSE NO. 4: SOUTH 01°17'58" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.29 FEET TO THE SOUTHWEST CORNER OF

SAID LOT 8; COURSE NO. 5: SOUTH 89°39'36" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; COURSE NO. 6: NORTH 01°17'58" WEST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; COURSE NO. 7: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 587.45 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE OF MEADOWBROOK OF BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 53 THROUGH 59 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 89°13'02" EAST, ALONG LAST SAID LINES, A DISTANCE OF 2,581.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, THE SAME BEING A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND A POINT ON THE EASTERLY BOUNDARY OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 00°35'20" WEST, ALONG SAID LINES, A DISTANCE OF 2,103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS A 100.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT (PARCEL B) AND RECORDED IN DEED BOOK 244, PAGES 138 THROUGH 140 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 21°22'09" WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 660.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF LAST SAID PLAT; THENCE SOUTH 89°05'10" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,362.08 FEET TO THE CENTER OF SAID SECTION 5, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°07'39" WEST, 2,592.74 FEET; COURSE NO. 2: SOUTH 01°54'31" EAST, 92.62 FEET; COURSE NO. 3: SOUTH 88°43'54" WEST, 349.45 FEET; COURSE NO. 4: SOUTH 01°16'23" EAST, 162.43 FEET; COURSE NO. 5: NORTH 81°48'03" WEST, 600.65 FEET; COURSE NO. 6: SOUTH 45°44'29" WEST, 523.57 FEET; COURSE NO. 7: SOUTH 01°15'33" EAST, 775.71 FEET; COURSE NO. 8: SOUTH 89°14'26" WEST, 199.41 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGES 2061 THROUGH 2083 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA (CONSERVATION EASEMENT #1), THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN THE FOLLOWING TWENTY TWO (22) COURSES ALONG LAST SAID LINES; COURSE NO. 1: SOUTH 04°39'14" EAST, 104.21 FEET; COURSE NO. 2: SOUTH 20°14'29" EAST, 105.00 FEET; COURSE NO. 3: SOUTH 68°35'55" WEST, 154.32 FEET; COURSE NO. 4: SOUTH 13°48'24" EAST, 50.99 FEET; COURSE NO. 5: SOUTH 36°09'47" WEST, 64.03 FEET; COURSE NO. 6: SOUTH 02°29'49" EAST, 50.00 FEET; COURSE NO. 7: SOUTH 26°14'47" EAST, 54.63 FEET; COURSE NO. 8: SOUTH 18°08'21" EAST, 51.92 FEET; COURSE NO. 9: SOUTH 52°41'29" EAST, 78.10 FEET; COURSE NO. 10: SOUTH 31°44'44" EAST, A DISTANCE OF 57.31 FEET; COURSE NO. 11: SOUTH 28°08'16" EAST, 55.46 FEET; COURSE NO. 12: SOUTH 10°27'59" EAST, 50.49 FEET; COURSE NO. 13: SOUTH 04°01'02" EAST, 63.86 FEET; COURSE NO. 14: SOUTH 14°29'27" EAST, 88.09 FEET; COURSE NO. 15: SOUTH 19°11'46" EAST, 52.20 FEET; COURSE NO. 16: SOUTH 35°06'58" EAST, 59.36 FEET; COURSE NO. 17: SOUTH 12°16'28" EAST, 49.94 FEET; COURSE NO. 18: SOUTH 02°32'45" WEST, 50.98 FEET; COURSE NO. 19: SOUTH 15°30'26" WEST, 84.12 FEET; COURSE NO. 20: SOUTH 20°31'47" EAST, 72.71 FEET; COURSE NO. 21: SOUTH 17°54'30" EAST, 56.94 FEET; COURSE NO. 22: SOUTH 46°11'03" EAST, 61.03 FEET; THENCE NORTH 89°20'35" EAST, A DISTANCE OF 1.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000240450 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 02°48'29" EAST, 247.54 FEET; COURSE NO. 2: SOUTH 13°36'38" EAST, 49.89 FEET; COURSE NO. 3: SOUTH 18°52'38" EAST, 49.96 FEET; COURSE NO. 4: SOUTH 28°04'28" EAST, 51.29 FEET; COURSE NO. 5: SOUTH 10°24'54" EAST, 50.55 FEET; COURSE NO. 6: SOUTH 11°27'49" WEST, 56.18 FEET; COURSE NO. 7: SOUTH 04°21'29" EAST, 50.65 FEET; COURSE NO. 8: SOUTH 24°52'17" EAST, 50.48 FEET; COURSE NO. 9: SOUTH 25°52'22" EAST, A DISTANCE OF 51.13 FEET; COURSE NO. 10: SOUTH 09°20'00" WEST, 55.12 FEET; COURSE NO. 11: SOUTH 25°50'13" EAST, 21.40 FEET; COURSE

NO. 12: SOUTH 21°13'24" EAST, 54.88 FEET; COURSE NO. 13: SOUTH 41°15'02" EAST, 70.64 FEET; COURSE NO. 14: SOUTH 11°13'24" WEST, 49.00 FEET; COURSE NO. 15: SOUTH 10°16'42" EAST, 51.40 FEET; COURSE NO. 16: SOUTH 03°26'02" WEST, 49.83 FEET; COURSE NO. 17: SOUTH 29°06'14" EAST, 59.23 FEET; COURSE NO. 18: SOUTH 05°12'32" EAST, 50.79 FEET; COURSE NO. 19: SOUTH 04°32'08" EAST, 50.65 FEET; COURSE NO. 20: SOUTH 13°37'57" WEST, 52.21 FEET; COURSE NO. 21: SOUTH 89°00'08" WEST, 230.82 FEET; COURSE NO. 22: SOUTH 09°02'32" WEST, 80.80 FEET; COURSE NO. 23: SOUTH 39°36'41" EAST, 105.50 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA; THENCE NORTH 89°06'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 188.36 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING THIRTY (30) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 13°37'57" EAST, 214.95 FEET; COURSE NO. 2: NORTH 04°32'08" WEST, 58.94 FEET; COURSE NO. 3: NORTH 05°12'32" WEST, 61.67 FEET; COURSE NO. 4: NORTH 29°06'14" WEST, 55.22 FEET; COURSE NO. 5: NORTH 03°26'02" EAST, 41.25 FEET; COURSE NO. 6: NORTH 10°16'42" WEST, 47.92 FEET; COURSE NO. 7: NORTH 11°13'24" EAST, 64.15 FEET; COURSE NO. 8: NORTH 41°15'02" WEST, 86.46 FEET; COURSE NO. 9: NORTH 21°13'24" WEST 48.07 FEET; COURSE NO. 10: NORTH 25°50'13" WEST, 7.57 FEET; COURSE NO. 11: NORTH 09°20'00" EAST, 55.14 FEET; COURSE NO. 12: NORTH 25°52'22" WEST, 66.56 FEET; COURSE NO. 13: NORTH 24°52'17" WEST, 40.99 FEET; COURSE NO. 14: NORTH 04°21'29" WEST, 34.66 FEET; COURSE NO. 15: NORTH 11°27'49" EAST, 58.90 FEET; COURSE NO. 16: NORTH 10°24'54" WEST, 67.98 FEET; COURSE NO. 17: NORTH 28°04'28" WEST, 55.04 FEET; COURSE NO. 18: NORTH 18°52'38" WEST, 43.64 FEET; COURSE NO. 19: NORTH 13°36'38" WEST, 42.86 FEET; COURSE NO. 20: NORTH 02°48'29" WEST, 263.13 FEET; COURSE NO. 21: NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 22: NORTH 17°54'30" WEST, 45.26 FEET; COURSE NO. 23: NORTH 20°31'47" WEST, 57.29 FEET; COURSE NO. 24: NORTH 15°30'26" EAST, 73.32 FEET; COURSE NO. 25: NORTH 02°32'45" EAST, 63.41 FEET; COURSE NO. 26: NORTH 12°16'28" WEST, 66.88 FEET; COURSE NO. 27: NORTH 35°06'58" WEST, 62.53 FEET; COURSE NO. 28: NORTH 19°11'46" WEST, 42.97 FEET; COURSE NO. 29: NORTH 14°29'27" WEST, 81.14 FEET; COURSE NO. 30: NORTH 74°05'31" EAST, 710.32 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 36°08'20" WEST, 242.58 FEET; COURSE NO. 2: NORTH 06°21'18" EAST, 453.60 FEET; COURSE NO. 3: NORTH 19°00'07" WEST, 182.05 FEET; COURSE NO. 4: NORTH 03°46'53" WEST, 151.03 FEET; COURSE NO. 5: NORTH 16°47'03" EAST, 216.81 FEET; COURSE NO. 6: NORTH 66°15'38" EAST, 491.36 FEET; COURSE NO. 7: SOUTH 69°40'02" EAST, 229.14 FEET; COURSE NO. 8: SOUTH 25°28'33" EAST, A DISTANCE OF 76.93 FEET; COURSE NO. 9: SOUTH 64°24'50" EAST, 35.54 FEET; COURSE NO. 10: SOUTH 20°50'26" EAST, 276.35 FEET; COURSE NO. 11: SOUTH 25°28'33" EAST, 245.21 FEET; COURSE NO. 12: SOUTH 18°20'32" EAST, 130.83 FEET; COURSE NO. 13: SOUTH 27°46'07" WEST, A DISTANCE OF 205.73 FEET; COURSE NO. 14: SOUTH 16°30'00" EAST, 265.70 FEET; COURSE NO. 15: SOUTH 54°23'52" EAST, A DISTANCE OF 190.76 FEET; COURSE NO. 16: SOUTH 22°38'40" EAST, 87.71 FEET; COURSE NO. 17: SOUTH 71°46'53" WEST, 131.17 FEET; COURSE NO. 18: SOUTH 68°44'48" WEST, 363.26 FEET; COURSE NO. 19: SOUTH 21°12'13" EAST, 161.13 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°12'13" EAST, 4.51 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; COURSE NO. 3: SOUTH 34°44'46" EAST, 155.79 FEET TO A POINT OF CURVATURE; COURSE NO. 4: SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02 FEET; COURSE NO. 5: NORTH 89°47'40" EAST, 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 6: SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET

TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; COURSE NO. 8: SOUTH 18°14'18" WEST, 248.83 FEET TO A POINT OF CURVATURE; COURSE NO. 9: SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55" EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11: SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; COURSE NO. 12: SOUTH 01°34'37" WEST, 129.72 FEET TO A POINT OF CURVATURE; COURSE NO. 13: SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; COURSE NO. 14: SOUTH 39°02'41" WEST, 55.64 FEET TO A POINT OF CURVATURE; COURSE NO. 15: SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 16: SOUTHWESTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; COURSE NO. 17: SOUTH 79°58'40" WEST, 20.35 FEET; COURSE NO. 18: SOUTH 01°34'59" EAST, 30.27 FEET; COURSE NO. 19: SOUTH 88°25'01" WEST, 26.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3421, PAGES 1095 THROUGH 1097 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 01°34'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING.

3

EXHIBIT "B-1"

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Lisa Van Dien, Esq.
London Bay
2210 Vanderbilt Beach Rd.
Naples, FL 34109
239-592-1400

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 24th day of April, 2023 by **PELICAN LANDING TIMESHARE VENTURES LP**, a Delaware limited partnership whose address is 9002 San Marco Court, Orlando, FL 32819 (hereinafter referred to as the "**Grantor**"), in favor of **KERSEY SMOOT INVESTMENTS, LLC**, a Florida limited liability company, whose address is 2210 Vanderbilt Beach Road, Suite 1300, Naples, FL 34019 (hereinafter referred to as the "**Grantee**");

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee those certain parcels of land situated in Lee County, Florida more particularly described on **Exhibit A** attached hereto and by this reference incorporated herein (the "Subject Property").

TOGETHER WITH all tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made subject to ad valorem real property taxes and assessments for the year 2023 and thereafter, easements, restrictions, reservations or other matters of record, if any, the reference to which shall not operate to reimpose the same, and the restrictions set forth on **Exhibit B** attached hereto and by this reference incorporated herein.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the Presence of the following witnesses:

[Signature]
Signature of Witness
Michelle Sepotveda
Printed Name of Witness

CS-
Signature of Witness
Carol Fuggi
Printed Name of Witness

“GRANTOR”

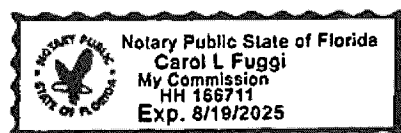
PELICAN LANDING TIMESHARE VENTURES LP, a Delaware limited partnership

By: [Signature]
David Holton, Authorized Signatory
per Incumbency Certificate attached as Exhibit C

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of April, 2023, by David Holton, as Authorized Signatory of Pelican Landing Timeshare Ventures LP, a Delaware limited partnership, on behalf of said limited partnership. He is personally known to me or has produced _____ as identification, and _____ appeared before me by means of physical presence or _____ online notarization.

(NOTARY SEAL)



CS-
Notary Public Signature
Carol Fuggi
(Name typed, printed or stamped)
Notary Public, State of FLORIDA
Commission No.: HH 166711
My Commission Expires: 8/19/25

Exhibit A
Legal Description

BEING A PORTION OF THOSE LANDS DESCRIBED IN QUIT CLAIM DEED FOR HYATT GOLF RESORT TIMESHARE PARCEL (REVISED 11/15/01), AS RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3120 THROUGH 3122 (INCLUSIVE), LOCATED IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED IN QUIT CLAIM DEED FOR HYATT GOLF RESORT TIMESHARE PARCEL (REVISED 11/15/01), AS RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3120 THROUGH 3122 (INCLUSIVE), ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 58°57'13" WEST, 194.96 FEET; COURSE NO. 2: NORTH 31°41'08" WEST, 104.97 FEET; COURSE NO. 3: NORTH 05°57'36" EAST, 410.85 FEET; COURSE NO. 4: NORTH 36°08'20" WEST, 280.13 FEET; COURSE NO. 5: NORTH 06°21'18" EAST, 453.60 FEET; COURSE NO. 6: NORTH 19°00'07" WEST, 182.05 FEET; COURSE NO. 7: NORTH 03°46'53" WEST, 151.03 FEET; COURSE NO. 8: NORTH 16°47'03" EAST, 216.81 FEET; COURSE NO. 9: NORTH 66°15'38" EAST, 491.36 FEET; COURSE NO. 10: SOUTH 69°40'02" EAST, 229.14 FEET; COURSE NO. 11: SOUTH 25°28'33" EAST, 76.93 FEET; COURSE NO. 12: SOUTH 64°24'50" EAST, 35.54 FEET; COURSE NO. 13: SOUTH 20°50'26" EAST, 124.09 FEET TO A POINT ON THE BOUNDARY OF SAID LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 67°27'15" WEST, 13.12 FEET; COURSE NO. 2: SOUTH 22°32'45" EAST, 125.49 FEET; COURSE NO. 3: SOUTH 64°31'27" WEST, 128.50 FEET; COURSE NO. 4: NORTH 66°02'09" WEST, 78.97 FEET; COURSE NO. 5: SOUTH 56°35'09" WEST, 14.27 FEET; COURSE NO. 6: NORTH 33°24'51" WEST, 8.32; THENCE CONTINUE NORTH 33°24'51" WEST, 19.29 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 130.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 434.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'08" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 42°02'24" WEST, 130.19 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY, 181.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 56°21'48" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 78°50'52" WEST, 173.79 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY, 158.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 393.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°26'13" WEST, 157.15 FEET TO A POINT OF COMPOUND

CURVATURE; THENCE SOUTHWESTERLY, 38.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 16°26'18" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 41°41'03" WEST, 38.31 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 194.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 54°36'02" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 06°09'53" WEST, 187.13 FEET; THENCE SOUTH 21°08'08" EAST, A DISTANCE OF 50.71 FEET TO A POINT ON THE BOUNDARY OF SAID LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED; THENCE RUN THE FOLLOWING ELEVEN (11) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°08'08" EAST, 51.19 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHERLY, 121.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 26°11'54" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 08°02'11" EAST, 120.57 FEET; COURSE NO. 3: SOUTH 05°03'46" WEST, 277.10 FEET TO A POINT OF CURVATURE; COURSE NO. 4: SOUTHERLY, 152.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 40°41'44" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 15°17'06" EAST, 148.82 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 178.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 966.00 FEET, THROUGH A CENTRAL ANGLE OF 10°36'14" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 30°19'51" EAST, 178.53 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 6: SOUTHERLY, 96.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'18" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 14°37'05" EAST, 96.14 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHERLY, 63.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'07" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 14°13'59" EAST, 63.37 FEET; COURSE NO. 8: SOUTH 56°53'27" WEST, 107.37 FEET; COURSE NO. 9: SOUTH 13°25'09" EAST, 70.59 FEET; COURSE NO. 10: SOUTH 00°03'41" WEST, 125.64 FEET; COURSE NO. 11: SOUTH 31°02'46" EAST, 44.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 521,026 SQUARE FEET OR 11.961 ACRES, MORE OR LESS.

Exhibit B
Restrictions on Use of the Subject Property

1. **Permitted Uses.** The use of the Subject Property shall be limited to for-sale single family or multi-family residential (but not rental apartments), branded hotel, and/or continuing care retirement community, and related amenities for all of the foregoing.
2. **No Transient Uses other than Hotel.** The use of the Subject Property for transient uses unassociated with a branded hotel (as permitted above), including, without limitation, any transient uses through VRBO, Airbnb, or other similar platforms, shall be prohibited.
3. **No Timeshare.** The construction, development, marketing and sale of time share interests shall not be permitted on the Subject Property nor shall use of the Subject Property for time share estates be permitted. For purposes hereof, "timeshare interest" shall mean: (i) "time share interest", as such term is defined in Florida Statutes §721.05, as amended from time to time, and (ii) any other form of vacation ownership plans, timeshare plans, fractional plans, exchange programs or club, or travel or vacation clubs comprised of a trust, corporation, cooperative, limited liability company, partnership, equity plan, non-equity plan, or any such other similar programs, structures, schemes, devices or plans of any kind.
4. **No Offensive Uses.** The Subject Property shall not be used for any offensive uses. For purposes hereof, "offensive uses" means: (i) an adult entertainment facility, including, but not limited to, an adult bookstore, adult video store, nude or semi-nude entertainment facility, massage parlor (provided, however, that foregoing shall not be deemed to restrict the Subject Property from spa or health club uses with respect to which massages are an ancillary service), strip show, lingerie exhibition or shop, establishment for the sale, rental, display, viewing or exhibition of pornographic or "adult only" materials (including, without limitation, magazines, books, movies, videos and photographs), so called "gentlemen's" club or facility, or any establishment for the sale of items or paraphernalia that are intended to be or are commonly and primarily utilized in connection with the use of illegal drugs; (ii) off-track betting, bingo or other gaming (on-site or via internet or other electronic access) establishment; (iii) a flea market or second hand store; (iv) any use which regularly produces noise or sound after 11:00 pm that is reasonably objectionable due to intermittence, beat, frequency, shrillness or loudness if such sound can be heard from privately-owned real property other than the Subject Property; (v) any use which time cap on restaurant; ancillary produces obnoxious odors (excluding typical restaurant odors) which odors can be detected from privately-owned real property other than the Subject Property; (v) any use which produces an excessive quantity of dust, dirt, or fly ash that can be detected from privately-owned real property other than the Subject Property; (vi) any use which produces fire, explosion or other damaging or dangerous hazard, including the storage, display or sale of explosives or fireworks, (vii) any use which produces noxious, toxic, caustic or corrosive fuel or gas, any industrial, distillation, refining, smelting, recycling, agriculture, manufacturing, assembling, drilling, mining or subsurface operations; (viii) any place of gathering for temporary or day labor; (ix) any paycheck advance, check cashing or similar establishments, other than ATMs and/or places of

business that provide for currency exchange and similar establishments; (x) any collection, dumping or storage of garbage, junk, recyclable materials or refuse, other than that produced in connection with the businesses being operated within, or the operation of, the Subject Property and disposed of in enclosed receptacles intended for such purpose; (xi) any cemetery, crematorium, mausoleum, mortuary, funeral parlor or similar service establishment; or (xii) any use in violation of applicable law.

Exhibit C

**INCUMBENCY CERTIFICATE
OF
PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP**

I, Joseph J. Bramuchi, do hereby certify that:

1. I am the duly elected, qualified and acting Vice President of HTS-Coconut Point, Inc., the General Partner ("**General Partner**") of Pelican Landing Timeshare Ventures Limited Partnership, a Delaware limited partnership (the "**Partnership**").
2. Attached hereto as Exhibit A is a Written Consent of the General Partner of the Partnership dated April 3, 2023 consenting to the sale by the Partnership of property located in Lee County, Florida, as depicted on Exhibit A-1 Purchase and Sale Agreement.
3. Attached hereto as Exhibit B is a Certificate of Corporate Authority and Incumbency of the General Partner of the Partnership setting forth the officers of the General Partner and their signing authority dated September 1, 2018.
4. Attached hereto as Exhibit C is a copy of the Certificates of Good Standing for the Partnership from the States of Delaware and Florida.
5. The resolutions as set forth in the attached documents are still in effect and have not been revoked.

IN WITNESS WHEREOF, I have hereunto signed my name this 3 day of April, 2023.

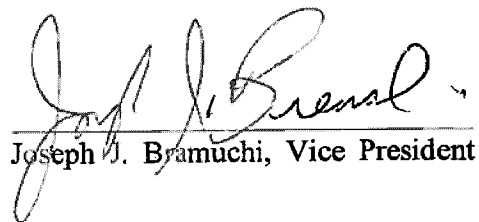

Joseph J. Bramuchi, Vice President

EXHIBIT A

**WRITTEN CONSENT
OF
THE GENERAL PARTNER OF
PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP**

April 3, 2023

Pursuant to the authority of Title 6, Chapter 17 of the Delaware Code, as amended, the undersigned, being the General Partner of Pelican Landing Timeshare Ventures Limited Partnership, a Delaware limited partnership (the "**Partnership**"), **HEREBY CONSENT** to the following resolutions:

WHEREAS, the Partnership and London Bay Development Group, LLC ("**Purchaser**") have entered into that certain Purchase and Sale Agreement dated April 12, 2022 (the "**PSA**") pursuant to which the Partnership desires to sell to Purchaser, and Purchaser desires to purchase from the Partnership, certain assets as more fully described in the PSA (the "**Assets**").

WHEREAS, it is deemed desirable and in the best interests of the Partnership that the Partnership approves the sale of the Assets to Purchaser (the "**Transaction**"); and

WHEREAS, the Partnership desires to grant signing authority to David Holton and Joseph Bramuchi for the purpose of signing the documents required to effectuate and consummate the Transaction, together with any and all other documents relating to the sale or leasing of the Assets (collectively, the "**Transaction Documents**").

NOW, THEREFORE, BE IT RESOLVED, that the Partnership approves the Transaction as described herein and in the PSA, together with the execution of the Transaction Documents;

RESOLVED, that the Partnership hereby grants signing authority to David Holton and Joseph Bramuchi, in connection with the signing of the Transaction Documents and any other documents relating to the sale or leasing of the Assets and hereby ratifies, approves and confirms any actions taken by David Holton or Joseph Bramuchi in connection therewith;

RESOLVED, that any actions taken by any authorized signatory, officer of the Partnership in connection with the foregoing resolutions are hereby ratified, approved and confirmed; and

RESOLVED, that it is the purpose and intent of the General Partner that the foregoing resolution remain in full force and effect until specifically revoked, modified or amended by the General Partner and that this instrument, once executed, be placed in the minute book of the Partnership.

IN WITNESS WHEREOF, the foregoing resolutions are hereby consented to and approved as of the date first written above.

HTS-COCONUT POINT, INC.,
a Delaware corporation, General Partner

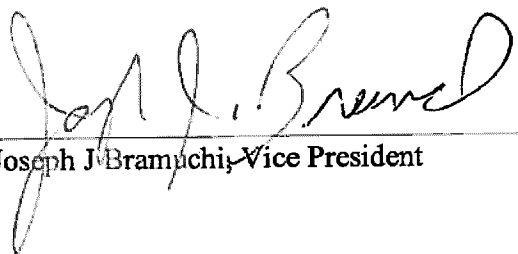
By: 
Joseph J. Bramuchi, Vice President

EXHIBIT B

**CERTIFICATE OF CORPORATE AUTHORITY
AND
INCUMBENCY OF THE GENERAL PARTNER
OF
PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP**

The undersigned, hereby certifies that he is the Executive Vice President of HTS-COCONUT POINT, INC., the General Partner ("**General Partner**") of PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP, a Delaware limited partnership (the "**Partnership**"), and that the following resolutions were duly adopted in a fully executed action of the Board of Directors by Unanimous Written Consent in Lieu of a Meeting of The Board of Directors of the General Partner on September 1, 2018 adopting the signing authority and have been included in the Minute Book of the General Partner and have not been revoked, cancelled, annulled or amended in any manner and are in full force and effect:

RESOLVED, that the President or Vice President of this Corporation is hereby authorized to execute and deliver on behalf of the Corporation, and the Secretary or any Assistance Secretary is hereby authorized to attest, such contracts, agreements, undertakings, promissory notes, deeds, leases, mortgages, security agreements, guarantees, certificates, applications, including the delegation of authority' and/or revocation of authority or other instruments of any kind or effect as related to and are consistent with previously approved or budgeted authorizations (singularly a "Document" or collectively "Documents"), each to be in such form and to contain such terms and conditions as the officer executing the same shall approve, such approval to be conclusively evidenced by the fact of execution and delivery;

RESOLVED, that any officer of this Corporation, including any assistant officer, is hereby authorized to execute and file on behalf of the Corporation, such Documents relating to obtaining or continuing to effect such federal, state and local governmental permits, franchises, registrations, or other approvals as deemed necessary or appropriate to the furtherance of the ordinary business of the Corporation, including, without limitation, filings, etc. relating to federal, state and local taxes, liquor licensing, franchise occupational licensing, business licensing, franchise registration, securities registration or compliance, occupational licensing, business licensing, trademark and copyright registration, planning and zoning, building code compliance, occupational safety and health compliance, and fire safety, each such Document, to be in such form as the officer executing the same shall approve, such approval to be conclusively evidenced by the fact of such execution and filing;

RESOLVED, that the Treasurer or any Assistant Treasurer of this Corporation is hereby authorized on behalf of the Corporation to take all necessary action to open accounts for the deposit of corporate funds at such bank or banks as he or she deems appropriate, and the Treasurer or any Assistant Treasurer is hereby authorized to execute and deliver and the Secretary or any Assistant Secretary is hereby authorized to attest such Documents relating to the opening or continuance in effect of such accounts, each such Document to be in such form and to contain such terms and conditions as the officer executing the same shall approve, such approval to be conclusively evidenced by the fact of execution and delivery;

RESOLVED, that unless otherwise specifically prohibited by law or by the Articles of Incorporation of the Corporation, the Chief Executive Officer, President, Executive Vice President, Senior Vice President or Vice President of the Corporation may authorize any other employee or agent of the Corporation to execute documents relating to specific transactions provided that such authorization is in writing, describes and is limited to that specific transaction (each such person to be hereafter referred to as an "Agent");

RESOLVED, that any third party may rely on the execution and delivery by any Agent of any Document as being a legal, binding and valid act of the Corporation;

RESOLVED, that the Secretary or any Assistant Secretary may attest or otherwise certify the authority of any Agent to execute any Document pursuant to the provisions of these resolutions;

RESOLVED, that any attorney at law representing the Corporation including, without limitation, any attorney employed by the Corporation, may rely on these resolutions to opine as to the authority to execute any Document by any Agent and as to the legal, binding and valid effect thereof;

RESOLVED, that these resolutions are adopted pursuant to Section 122(5) of the Delaware General Corporation Law relating to the power of any Corporation organized thereunder to appoint such agents as the business of the Corporation requires;

RESOLVED, that the execution by any officer or such Agent of any such Documents shall be deemed to be in representative capacity on behalf of the Corporation and not in a personal capacity and any such officer or Agent shall be indemnified and held harmless of any personal liability with respect to such execution, such indemnification to be on the same terms and conditions and subject to the same limitations as indemnification is provided to the officers of the Corporation pursuant to the provisions of the certification incorporation, the bylaws or the Delaware General Corporation Law;

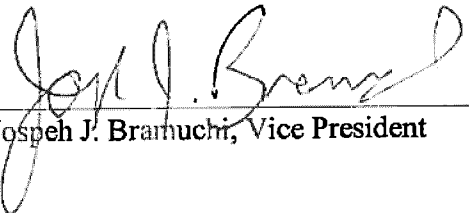
RESOLVED, that all action heretofore taken by any officer which would have been authorized by the foregoing resolutions had such resolutions then been in effect, is hereby confirmed, ratified and approved in all respects; and

RESOLVED, that it is the purpose and intent of this Board that the foregoing resolutions remain in full force and effect until specifically revoked, modified or amended by the Board of the Corporation and that this instrument, once executed, be placed in the minute book of the Corporation.

I, further certify that each of the individuals named in Schedule A attached hereto and by reference made a part hereof, are duly elected or appointed to the offices of the General Partner set forth opposite their respective names, and are incumbent in such offices as of the date hereof.

IN WITNESS WHEREOF, I have affixed my official signature as of this 3 day of April, 2023

HTS-COCONUT POINT, INC.,
a Delaware corporation, General Partner

By: 
Joseph J. Bramuchi, Vice President

SCHEDULE A

Name	Title
Lisa Bailey Trosset	Assistant Secretary
Angela K. Halladay	Assistant Secretary
Robin L. Suarez	Assistant Secretary
Brian E. Miller	Chief Executive Officer
Brian E. Miller	Director
John E. Geller, Jr.	Director
James H Hunter, IV	Director
John E. Geller, Jr.	Executive Vice President
James H Hunter, IV	Executive Vice President
Brian E. Miller	President
Harold J. Herman	Secretary
Stephanie Sobeck Butera	Senior Vice President
Joseph J. Bramuchi	Treasurer
Lisa Bailey Trosset	Vice President
Bryan K. Blythe	Vice President
Joseph J. Bramuchi	Vice President
Angela K. Halladay	Vice President
Robin L. Suarez	Vice President

EXHIBIT C

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRD DAY OF APRIL, A.D. 2023.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP" WAS FORMED ON THE FOURTEENTH DAY OF DECEMBER, A.D. 1998.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



2978526 8300

SR# 20231263411

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBullock", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 203061233

Date: 04-03-23

State of Florida

Department of State

I certify from the records of this office that PELICAN LANDING
TIMESHARE VENTURES LIMITED PARTNERSHIP is a Delaware limited
partnership authorized to transact business in the State of Florida, qualified on
December 15, 1998.

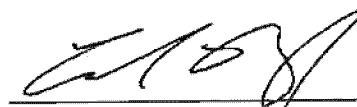
The document number of this limited partnership is B98000000702.

I further certify that said limited partnership has paid all fees due this office
through December 31, 2022 and that its status is active.

I further certify that said limited partnership has not filed a Certificate of
Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Third day of April, 2023*




Secretary of State

Tracking Number: 3662176392CU

To authenticate this certificate, visit the following site, enter this number, and then
follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

EXHIBIT "C"

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE), TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 40.03 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°42'53" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°42'53" EAST, 1,242.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING A POINT ON THE WESTERLY BOUNDARY OF EL DORADO ACRES, AN UNRECORDED SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 474 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; COURSE NO. 2: NORTH 01°27'43" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,612.02 FEET TO THE MOST NORTHWEST CORNER OF EL DORADO ACRES; COURSE NO. 3: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 610.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK NUMBER 14 OF SAID EL DORADO ACRES; COURSE NO. 4: SOUTH 01°17'58" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; COURSE NO. 5: SOUTH 89°39'36" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; COURSE NO. 6: NORTH 01°17'58" WEST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; COURSE NO. 7: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 587.45 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE OF MEADOWBROOK OF BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 53 THROUGH 59 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 89°13'02" EAST, ALONG LAST SAID LINES, A DISTANCE OF 2,581.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, THE SAME BEING A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND A POINT ON THE EASTERLY BOUNDARY OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 00°35'20" WEST, ALONG SAID LINES, A DISTANCE OF 2,103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS A 100.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT (PARCEL B) AND RECORDED IN DEED BOOK 244, PAGES 138 THROUGH 140 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 21°22'09" WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 660.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF LAST SAID PLAT; THENCE SOUTH 89°05'10" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,362.08 FEET TO THE CENTER OF SAID SECTION 5, THE SAME BEING A POINT ON THE

BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°07'39" WEST, 2,592.74 FEET; COURSE NO. 2: SOUTH 01°54'31" EAST, 92.62 FEET; COURSE NO. 3: SOUTH 88°43'54" WEST, 349.45 FEET; COURSE NO. 4: SOUTH 01°16'23" EAST, 162.43 FEET; COURSE NO. 5: NORTH 81°48'03" WEST, 600.65 FEET; COURSE NO. 6: SOUTH 45°44'29" WEST, 523.57 FEET; COURSE NO. 7: SOUTH 01°15'33" EAST, 775.71 FEET; COURSE NO. 8: SOUTH 89°14'26" WEST, 199.41 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGES 2061 THROUGH 2083 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA (CONSERVATION EASEMENT #1), THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN THE FOLLOWING TWENTY TWO (22) COURSES ALONG LAST SAID LINES; COURSE NO. 1: SOUTH 04°39'14" EAST, 104.21 FEET; COURSE NO. 2: SOUTH 20°14'29" EAST, 105.00 FEET; COURSE NO. 3: SOUTH 68°35'55" WEST, 154.32 FEET; COURSE NO. 4: SOUTH 13°48'24" EAST, 50.99 FEET; COURSE NO. 5: SOUTH 36°09'47" WEST, 64.03 FEET; COURSE NO. 6: SOUTH 02°29'49" EAST, 50.00 FEET; COURSE NO. 7: SOUTH 26°14'47" EAST, 54.63 FEET; COURSE NO. 8: SOUTH 18°08'21" EAST, 51.92 FEET; COURSE NO. 9: SOUTH 52°41'29" EAST, 78.10 FEET; COURSE NO. 10: SOUTH 31°44'44" EAST, 57.31 FEET; COURSE NO. 11: SOUTH 28°08'16" EAST, 55.46 FEET; COURSE NO. 12: SOUTH 10°27'59" EAST, 50.49 FEET; COURSE NO. 13: SOUTH 04°01'02" EAST, 63.86 FEET; COURSE NO. 14: SOUTH 14°29'27" EAST, 88.09 FEET; COURSE NO. 15: SOUTH 19°11'46" EAST, 52.20 FEET; COURSE NO. 16: SOUTH 35°06'58" EAST, 59.36 FEET; COURSE NO. 17: SOUTH 12°16'28" EAST, 49.94 FEET; COURSE NO. 18: SOUTH 02°32'45" WEST, 50.98 FEET; COURSE NO. 19: SOUTH 15°30'26" WEST, 84.12 FEET; COURSE NO. 20: SOUTH 20°31'47" EAST, 72.71 FEET; COURSE NO. 21: SOUTH 17°54'30" EAST, 56.94 FEET; COURSE NO. 22: SOUTH 46°11'03" EAST, 61.03 FEET; THENCE NORTH 89°20'35" EAST, A DISTANCE OF 1.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000240450 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 02°48'29" EAST, 247.54 FEET; COURSE NO. 2: SOUTH 13°36'38" EAST, 49.89 FEET; COURSE NO. 3: SOUTH 18°52'38" EAST, 49.96 FEET; COURSE NO. 4: SOUTH 28°04'28" EAST, 51.29 FEET; COURSE NO. 5: SOUTH 10°24'54" EAST, 50.55 FEET; COURSE NO. 6: SOUTH 11°27'49" WEST, 56.18 FEET; COURSE NO. 7: SOUTH 04°21'29" EAST, 50.65 FEET; COURSE NO. 8: SOUTH 24°52'17" EAST, 50.48 FEET; COURSE NO. 9: SOUTH 25°52'22" EAST, 51.13 FEET; COURSE NO. 10: SOUTH 09°20'00" WEST, 55.12 FEET; COURSE NO. 11: SOUTH 25°50'13" EAST, 21.40 FEET; COURSE NO. 12: SOUTH 21°13'24" EAST, 54.88 FEET; COURSE NO. 13: SOUTH 41°15'02" EAST, 70.64 FEET; COURSE NO. 14: SOUTH 11°13'24" WEST, 49.00 FEET; COURSE NO. 15: SOUTH 10°16'42" EAST, 51.40 FEET; COURSE NO. 16: SOUTH 03°26'02" WEST, 49.83 FEET; COURSE NO. 17: SOUTH 29°06'14" EAST, 59.23 FEET; COURSE NO. 18: SOUTH 05°12'32" EAST, 50.79 FEET; COURSE NO. 19: SOUTH 04°32'08" EAST, 50.65 FEET; COURSE NO. 20: SOUTH 13°37'57" WEST, 52.21 FEET; COURSE NO. 21: SOUTH 89°00'08" WEST, 230.82 FEET; COURSE NO. 22: SOUTH 09°02'32" WEST, 80.80 FEET; COURSE NO. 23: SOUTH 39°36'41" EAST, 105.50 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA; THENCE NORTH 89°06'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 188.36 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING THIRTY (30) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 13°37'57" EAST, 214.95 FEET; COURSE NO. 2: NORTH 04°32'08" WEST, 58.94 FEET; COURSE NO. 3: NORTH 05°12'32" WEST, 61.67 FEET; COURSE NO. 4: NORTH 29°06'14" WEST, 55.22 FEET; COURSE NO. 5: NORTH

03°26'02" EAST, 41.25 FEET; COURSE NO. 6: NORTH 10°16'42" WEST, 47.92 FEET; COURSE NO. 7: NORTH 11°13'24" EAST, 64.15 FEET; COURSE NO. 8: NORTH 41°15'02" WEST, 86.46 FEET; COURSE NO. 9: NORTH 21°13'24" WEST 48.07 FEET; COURSE NO. 10: NORTH 25°50'13" WEST, 7.57 FEET; COURSE NO. 11: NORTH 09°20'00" EAST, 55.14 FEET; COURSE NO. 12: NORTH 25°52'22" WEST, 66.56 FEET; COURSE NO. 13: NORTH 24°52'17" WEST, 40.99 FEET; COURSE NO. 14: NORTH 04°21'29" WEST, 34.66 FEET; COURSE NO. 15: NORTH 11°27'49" EAST, 58.90 FEET; COURSE NO. 16: NORTH 10°24'54" WEST, 67.98 FEET; COURSE NO. 17: NORTH 28°04'28" WEST, 55.04 FEET; COURSE NO. 18: NORTH 18°52'38" WEST, 43.64 FEET; COURSE NO. 19: NORTH 13°36'38" WEST, 42.86 FEET; COURSE NO. 20: NORTH 02°48'29" WEST, 263.13 FEET; COURSE NO. 21: NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 22: NORTH 17°54'30" WEST, 45.26 FEET; COURSE NO. 23: NORTH 20°31'47" WEST, 57.29 FEET; COURSE NO. 24: NORTH 15°30'26" EAST, 73.32 FEET; COURSE NO. 25: NORTH 02°32'45" EAST, 63.41 FEET; COURSE NO. 26: NORTH 12°16'28" WEST, 66.88 FEET; COURSE NO. 27: NORTH 35°06'58" WEST, 62.53 FEET; COURSE NO. 28: NORTH 19°11'46" WEST, 42.97 FEET; COURSE NO. 29: NORTH 14°29'27" WEST, 81.14 FEET; COURSE NO. 30: NORTH 74°05'31" EAST, 710.32 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2023000146467 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-SIX (26) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 36°08'20" EAST, 37.55 FEET; COURSE NO. 2: SOUTH 05°57'36" WEST, 410.85 FEET; COURSE NO. 3: SOUTH 31°41'08" EAST, 104.97 FEET; COURSE NO. 4: NORTH 58°57'13" EAST, 194.96 FEET; COURSE NO. 5: NORTH 31°02'46" WEST, 44.76 FEET; COURSE NO. 6: NORTH 00°03'41" EAST, 125.64 FEET; COURSE NO. 7: NORTH 13°25'09" WEST, 70.59 FEET; COURSE NO. 8: NORTH 56°53'27" EAST, 107.37 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 9: NORTHERLY, 63.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'07" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 14°13'59" WEST, 63.37 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: NORTHERLY, 96.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 14°37'05" WEST, 96.14 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11: NORTHWESTERLY, 178.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 966.00 FEET, THROUGH A CENTRAL ANGLE OF 10°36'14" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 30°19'51" WEST, 178.53 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 12: NORTHERLY, 152.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 40°41'44" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 15°17'06" WEST, 148.82 FEET; COURSE NO. 13: NORTH 05°03'46" EAST, 277.10 FEET TO A POINT OF CURVATURE; COURSE NO. 14: NORTHERLY, 121.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 26°11'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 08°02'11" WEST, 120.57 FEET; COURSE NO. 15: NORTH 21°08'08" WEST, 101.90 FEET TO A POINT OF CURVATURE; COURSE NO. 16: NORTHERLY, 194.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 54°36'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 06°09'53" EAST, 187.13 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 17: NORTHEASTERLY, 38.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 16°26'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 41°41'03" EAST, 38.31 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 18: NORTHEASTERLY, 158.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A

RADIUS OF 393.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 61°26'13" EAST, 157.15 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 19: EASTERLY, 181.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 56°21'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 78°50'52" EAST, 173.79 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 20: SOUTHEASTERLY, 130.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 434.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'08" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 42°02'24" EAST, 130.19 FEET; COURSE NO. 21: SOUTH 33°24'51" EAST, 27.61 FEET; COURSE NO. 22: NORTH 56°35'09" EAST, 14.26 FEET; COURSE NO. 23: SOUTH 66°02'09" EAST, 78.97 FEET; COURSE NO. 24: NORTH 64°31'27" EAST, 128.50 FEET; COURSE NO. 25: NORTH 22°32'45" WEST, 125.49 FEET; COURSE NO. 26: NORTH 67°27'15" EAST, 13.12 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TEN (10) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 20°50'26" EAST, 152.26 FEET; COURSE NO. 2: SOUTH 25°28'33" EAST, 245.21 FEET; COURSE NO. 3: SOUTH 18°20'32" EAST, 130.83 FEET; COURSE NO. 4: SOUTH 27°46'07" WEST, 205.73 FEET; COURSE NO. 5: SOUTH 16°30'00" EAST, 265.70 FEET; COURSE NO. 6: SOUTH 54°23'52" EAST, 190.76 FEET; COURSE NO. 7: SOUTH 22°38'40" EAST, 87.71 FEET; COURSE NO. 8: SOUTH 71°46'53" WEST, 131.17 FEET; COURSE NO. 9: SOUTH 68°44'48" WEST, 363.26 FEET; COURSE NO. 10: SOUTH 21°12'13" EAST, 161.13 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°12'13" EAST, 4.51 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; COURSE NO. 3: SOUTH 34°44'46" EAST, 155.79 FEET TO A POINT OF CURVATURE; COURSE NO. 4: SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02 FEET; COURSE NO. 5: NORTH 89°47'40" EAST, 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 6: SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; COURSE NO. 8: SOUTH 18°14'18" WEST, 248.83 FEET TO A POINT OF CURVATURE; COURSE NO. 9: SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55" EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11: SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A

RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; COURSE NO. 12: SOUTH 01°34'37" WEST, 129.72 FEET TO A POINT OF CURVATURE; COURSE NO. 13: SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; COURSE NO. 14: SOUTH 39°02'41" WEST, 55.64 FEET TO A POINT OF CURVATURE; COURSE NO. 15: SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 16: SOUTHWESTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; COURSE NO. 17: SOUTH 79°58'40" WEST, 20.35 FEET; COURSE NO. 18: SOUTH 01°34'59" EAST, 30.27 FEET; COURSE NO. 19: SOUTH 88°25'01" WEST, 26.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3421, PAGES 1095 THROUGH 1097 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 01°34'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 430.934 ACRES, MORE OR LESS.

EXHIBIT "C-1"

Prepared by and after recording return to:
Lisa Van Dien, Esq.
London Bay
2210 Vanderbilt Beach Rd, Suite 1301
Naples, FL 34109
239-449-1511

AFFIDAVIT OF SURVEYOR

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared John Scott Rhodes ("Affiant"), who deposes and says under penalties of perjury that:

1. Affiant is a licensed professional land surveyor in the State of Florida, P.S.M #5739.
2. In accordance with generally accepted surveying principles, the provisions of Chapter 472, Florida Statutes, and the Minimum Technical Standards for Land Surveying set forth in the Florida Administrative Code, the parcel of land described as Parcel 2 (Raptor Bay) in deed recorded in Instrument No. 2020000311405, together with the parcel of land described in deed recorded in Instrument No. 2023000145467, all of the Public Records of Lee County, Florida, are one and the same as the parcel of land described on Exhibit "A" attached hereto.
3. This Affidavit is certified to First American Title Insurance Company and Title Services of the Gulf Coast, with the intent that they may rely on the same.

By: 

John Scott Rhodes, P.S.M. #5739

Date: 9-27-23

State of Florida
County of Lee

Sworn to and subscribed before me this 27th day of SEPT., 2023, by John Scott Rhodes, ☒ who is personally known to me or ☐ who has produced _____ as identification, and ☒ who appeared before me by means of physical presence, or ☐ by means of online notarization.

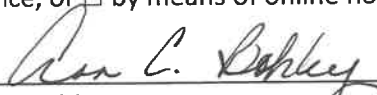
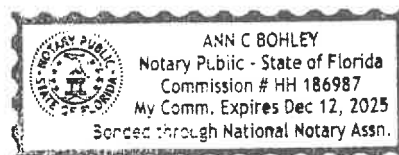

Notary PublicPrinted Name: ANN C. BOHLEYMy Commission Expires: 12/12/25

EXHIBIT "A"

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE), TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 40.03 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°42'53" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°42'53" EAST, 1,242.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING A POINT ON THE WESTERLY BOUNDARY OF EL DORADO ACRES, AN UNRECORDED SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 474 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; COURSE NO. 2: NORTH 01°27'43" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,612.02 FEET TO THE MOST NORTHWEST CORNER OF EL DORADO ACRES; COURSE NO. 3: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 610.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK NUMBER 14 OF SAID EL DORADO ACRES; COURSE NO. 4: SOUTH 01°17'58" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; COURSE NO. 5: SOUTH 89°39'36" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; COURSE NO. 6: NORTH 01°17'58" WEST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; COURSE NO. 7: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 587.45 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE OF MEADOWBROOK OF BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 53 THROUGH 59 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 89°13'02" EAST, ALONG LAST SAID LINES, A DISTANCE OF 2,581.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, THE SAME BEING A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND A POINT ON THE EASTERLY BOUNDARY OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 00°35'20" WEST, ALONG SAID LINES, A DISTANCE OF 2,103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS A 100.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT (PARCEL B) AND RECORDED IN DEED BOOK 244, PAGES 138 THROUGH 140 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 21°22'09" WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 660.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF LAST SAID PLAT; THENCE SOUTH 89°05'10" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,362.08 FEET TO THE CENTER OF SAID SECTION 5, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE

COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°07'39" WEST, 2,592.74 FEET; COURSE NO. 2: SOUTH 01°54'31" EAST, 92.62 FEET; COURSE NO. 3: SOUTH 88°43'54" WEST, 349.45 FEET; COURSE NO. 4: SOUTH 01°16'23" EAST, 162.43 FEET; COURSE NO. 5: NORTH 81°48'03" WEST, 600.65 FEET; COURSE NO. 6: SOUTH 45°44'29" WEST, 523.57 FEET; COURSE NO. 7: SOUTH 01°15'33" EAST, 775.71 FEET; COURSE NO. 8: SOUTH 89°14'26" WEST, 199.41 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGES 2061 THROUGH 2083 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA (CONSERVATION EASEMENT #1), THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN THE FOLLOWING TWENTY TWO (22) COURSES ALONG LAST SAID LINES; COURSE NO. 1: SOUTH 04°39'14" EAST, 104.21 FEET; COURSE NO. 2: SOUTH 20°14'29" EAST, 105.00 FEET; COURSE NO. 3: SOUTH 68°35'55" WEST, 154.32 FEET; COURSE NO. 4: SOUTH 13°48'24" EAST, 50.99 FEET; COURSE NO. 5: SOUTH 36°09'47" WEST, 64.03 FEET; COURSE NO. 6: SOUTH 02°29'49" EAST, 50.00 FEET; COURSE NO. 7: SOUTH 26°14'47" EAST, 54.63 FEET; COURSE NO. 8: SOUTH 18°08'21" EAST, 51.92 FEET; COURSE NO. 9: SOUTH 52°41'29" EAST, 78.10 FEET; COURSE NO. 10: SOUTH 31°44'44" EAST, 57.31 FEET; COURSE NO. 11: SOUTH 28°08'16" EAST, 55.46 FEET; COURSE NO. 12: SOUTH 10°27'59" EAST, 50.49 FEET; COURSE NO. 13: SOUTH 04°01'02" EAST, 63.86 FEET; COURSE NO. 14: SOUTH 14°29'27" EAST, 88.09 FEET; COURSE NO. 15: SOUTH 19°11'46" EAST, 52.20 FEET; COURSE NO. 16: SOUTH 35°06'58" EAST, 59.36 FEET; COURSE NO. 17: SOUTH 12°16'28" EAST, 49.94 FEET; COURSE NO. 18: SOUTH 02°32'45" WEST, 50.98 FEET; COURSE NO. 19: SOUTH 15°30'26" WEST, 84.12 FEET; COURSE NO. 20: SOUTH 20°31'47" EAST, 72.71 FEET; COURSE NO. 21: SOUTH 17°54'30" EAST, 56.94 FEET; COURSE NO. 22: SOUTH 46°11'03" EAST, 61.03 FEET; THENCE NORTH 89°20'35" EAST, A DISTANCE OF 1.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000240450 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 02°48'29" EAST, 247.54 FEET; COURSE NO. 2: SOUTH 13°36'38" EAST, 49.89 FEET; COURSE NO. 3: SOUTH 18°52'38" EAST, 49.96 FEET; COURSE NO. 4: SOUTH 28°04'28" EAST, 51.29 FEET; COURSE NO. 5: SOUTH 10°24'54" EAST, 50.55 FEET; COURSE NO. 6: SOUTH 11°27'49" WEST, 56.18 FEET; COURSE NO. 7: SOUTH 04°21'29" EAST, 50.65 FEET; COURSE NO. 8: SOUTH 24°52'17" EAST, 50.48 FEET; COURSE NO. 9: SOUTH 25°52'22" EAST, 51.13 FEET; COURSE NO. 10: SOUTH 09°20'00" WEST, 55.12 FEET; COURSE NO. 11: SOUTH 25°50'13" EAST, 21.40 FEET; COURSE NO. 12: SOUTH 21°13'24" EAST, 54.88 FEET; COURSE NO. 13: SOUTH 41°15'02" EAST, 70.64 FEET; COURSE NO. 14: SOUTH 11°13'24" WEST, 49.00 FEET; COURSE NO. 15: SOUTH 10°16'42" EAST, 51.40 FEET; COURSE NO. 16: SOUTH 03°26'02" WEST, 49.83 FEET; COURSE NO. 17: SOUTH 29°06'14" EAST, 59.23 FEET; COURSE NO. 18: SOUTH 05°12'32" EAST, 50.79 FEET; COURSE NO. 19: SOUTH 04°32'08" EAST, 50.65 FEET; COURSE NO. 20: SOUTH 13°37'57" WEST, 52.21 FEET; COURSE NO. 21: SOUTH 89°00'08" WEST, 230.82 FEET; COURSE NO. 22: SOUTH 09°02'32" WEST, 80.80 FEET; COURSE NO. 23: SOUTH 39°36'41" EAST, 105.50 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA; THENCE NORTH 89°06'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 188.36 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING THIRTY (30) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 13°37'57" EAST, 214.95 FEET; COURSE NO. 2: NORTH 04°32'08" WEST, 58.94 FEET; COURSE NO. 3: NORTH 05°12'32" WEST, 61.67 FEET; COURSE NO. 4: NORTH 29°06'14" WEST, 55.22 FEET; COURSE NO. 5: NORTH 03°26'02" EAST, 41.25 FEET; COURSE NO. 6: NORTH 10°16'42" WEST, 47.92 FEET; COURSE NO. 7: NORTH 11°13'24" EAST, 64.15 FEET; COURSE NO. 8: NORTH 41°15'02" WEST, 86.46 FEET; COURSE NO. 9: NORTH 21°13'24" WEST 48.07 FEET; COURSE NO. 10: NORTH 25°50'13" WEST, 7.57 FEET; COURSE NO. 11: NORTH 09°20'00" EAST, 55.14 FEET; COURSE NO. 12: NORTH 25°52'22" WEST, 66.56 FEET; COURSE NO. 13: NORTH 24°52'17" WEST, 40.99 FEET; COURSE NO.

14: NORTH 04°21'29" WEST, 34.66 FEET; COURSE NO. 15: NORTH 11°27'49" EAST, 58.90 FEET; COURSE NO. 16: NORTH 10°24'54" WEST, 67.98 FEET; COURSE NO. 17: NORTH 28°04'28" WEST, 55.04 FEET; COURSE NO. 18: NORTH 18°52'38" WEST, 43.64 FEET; COURSE NO. 19: NORTH 13°36'38" WEST, 42.86 FEET; COURSE NO. 20: NORTH 02°48'29" WEST, 263.13 FEET; COURSE NO. 21: NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 22: NORTH 17°54'30" WEST, 45.26 FEET; COURSE NO. 23: NORTH 20°31'47" WEST, 57.29 FEET; COURSE NO. 24: NORTH 15°30'26" EAST, 73.32 FEET; COURSE NO. 25: NORTH 02°32'45" EAST, 63.41 FEET; COURSE NO. 26: NORTH 12°16'28" WEST, 66.88 FEET; COURSE NO. 27: NORTH 35°06'58" WEST, 62.53 FEET; COURSE NO. 28: NORTH 19°11'46" WEST, 42.97 FEET; COURSE NO. 29: NORTH 14°29'27" WEST, 81.14 FEET; COURSE NO. 30: NORTH 74°05'31" EAST, 710.32 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2023000146467 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-SIX (26) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 36°08'20" EAST, 37.55 FEET; COURSE NO. 2: SOUTH 05°57'36" WEST, 410.85 FEET; COURSE NO. 3: SOUTH 31°41'08" EAST, 104.97 FEET; COURSE NO. 4: NORTH 58°57'13" EAST, 194.96 FEET; COURSE NO. 5: NORTH 31°02'46" WEST, 44.76 FEET; COURSE NO. 6: NORTH 00°03'41" EAST, 125.64 FEET; COURSE NO. 7: NORTH 13°25'09" WEST, 70.59 FEET; COURSE NO. 8: NORTH 56°53'27" EAST, 107.37 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 9: NORTHERLY, 63.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'07" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 14°13'59" WEST, 63.37 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: NORTHERLY, 96.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 14°37'05" WEST, 96.14 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11: NORTHWESTERLY, 178.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 966.00 FEET, THROUGH A CENTRAL ANGLE OF 10°36'14" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 30°19'51" WEST, 178.53 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 12: NORTHERLY, 152.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 40°41'44" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 15°17'06" WEST, 148.82 FEET; COURSE NO. 13: NORTH 05°03'46" EAST, 277.10 FEET TO A POINT OF CURVATURE; COURSE NO. 14: NORTHERLY, 121.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 26°11'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 08°02'11" WEST, 120.57 FEET; COURSE NO. 15: NORTH 21°08'08" WEST, 101.90 FEET TO A POINT OF CURVATURE; COURSE NO. 16: NORTHERLY, 194.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 54°36'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 06°09'53" EAST, 187.13 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 17: NORTHEASTERLY, 38.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 16°26'18" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 41°41'03" EAST, 38.31 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 18: NORTHEASTERLY, 158.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 393.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 61°26'13" EAST, 157.15 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 19: EASTERLY, 181.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 56°21'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 78°50'52" EAST, 173.79 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 20: SOUTHEASTERLY, 130.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 434.00 FEET, THROUGH A CENTRAL ANGLE OF

17°15'08" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 42°02'24" EAST, 130.19 FEET; COURSE NO. 21: SOUTH 33°24'51" EAST, 27.61 FEET; COURSE NO. 22: NORTH 56°35'09" EAST, 14.26 FEET; COURSE NO. 23: SOUTH 66°02'09" EAST, 78.97 FEET; COURSE NO. 24: NORTH 64°31'27" EAST, 128.50 FEET; COURSE NO. 25: NORTH 22°32'45" WEST, 125.49 FEET; COURSE NO. 26: NORTH 67°27'15" EAST, 13.12 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TEN (10) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 20°50'26" EAST, 152.26 FEET; COURSE NO. 2: SOUTH 25°28'33" EAST, 245.21 FEET; COURSE NO. 3: SOUTH 18°20'32" EAST, 130.83 FEET; COURSE NO. 4: SOUTH 27°46'07" WEST, 205.73 FEET; COURSE NO. 5: SOUTH 16°30'00" EAST, 265.70 FEET; COURSE NO. 6: SOUTH 54°23'52" EAST, 190.76 FEET; COURSE NO. 7: SOUTH 22°38'40" EAST, 87.71 FEET; COURSE NO. 8: SOUTH 71°46'53" WEST, 131.17 FEET; COURSE NO. 9: SOUTH 68°44'48" WEST, 363.26 FEET; COURSE NO. 10: SOUTH 21°12'13" EAST, 161.13 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING NINETEEN (19) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°12'13" EAST, 4.51 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; COURSE NO. 3: SOUTH 34°44'46" EAST, 155.79 FEET TO A POINT OF CURVATURE; COURSE NO. 4: SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02 FEET; COURSE NO. 5: NORTH 89°47'40" EAST, 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 6: SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; COURSE NO. 8: SOUTH 18°14'18" WEST, 248.83 FEET TO A POINT OF CURVATURE; COURSE NO. 9: SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55" EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 11: SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; COURSE NO. 12: SOUTH 01°34'37" WEST, 129.72 FEET TO A POINT OF CURVATURE; COURSE NO. 13: SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; COURSE NO. 14: SOUTH 39°02'41" WEST, 55.64 FEET TO A POINT OF CURVATURE; COURSE NO. 15: SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 16: SOUTHWESTERLY, 294.51 FEET ALONG THE ARC

OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; COURSE NO. 17: SOUTH 79°58'40" WEST, 20.35 FEET; COURSE NO. 18: SOUTH 01°34'59" EAST, 30.27 FEET; COURSE NO. 19: SOUTH 88°25'01" WEST, 26.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3421, PAGES 1095 THROUGH 1097 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 01°34'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 430.934 ACRES, MORE OR LESS.



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

PELICAN LANDING LONDON BAY MPD

(PROJECT NO. F2305.07)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

December 6, 2023



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. COCONUT ROAD LEVEL OF SERVICE ANALYSIS
- VI. CONCLUSION



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by Lee County Community Development for projects seeking rezoning approval. The subject site is located north of Coconut Road and West of US 41 adjacent to the City of Bonita Springs and the Village of Estero in unincorporated Lee County, Florida.

Kersey Smoot Investments, LLC. ("Applicant") requests to rezone 430+/- acres of land from Pelican Landing CPD/RPD and Kersey-Smoot RPD to a unified Mixed Use Planned Development (MPD) zoning district to allow for the development of a residential and resort community on the Estero Bay. All lands proposed for rezoning are within the Pelican Landing Development of Regional Impact (DRI), and a companion DRI Development Order (DO) will be submitted concurrent with this zoning request.

The proposed MPD will consolidate the remaining development entitlements associated with lands owned by the Applicant within the Pelican Landing DRI, to allow for development under a unified site plan. The Applicant proposes to eliminate unused non-residential entitlements associated with their property, including 147,000 square feet of commercial retail uses and 100,389 square feet of office uses to allow for increased residential and resort-oriented uses that are appropriate considering the Property's waterfront locale and surrounding residential and recreational land uses. The request ensures the proposed MPD amendment does not increase the net external vehicle trips generated beyond those vested by the Pelican Landing DRI approval.

The lands owned by the Applicant are entitled for the following densities and intensities per the underlying Planned Developments and DRI:



- 241 Residential dwelling units
- 125,389 square feet of Office Uses
- 147,000 square feet of Commercial Retail uses
- 86 Hotel Rooms
- 28 Golf holes

The Applicant is requesting approval to develop the following list of entitlements within the MPD:

- 729 Dwelling Units
- 25,000 Square Feet of Office Uses
- 318 Resort Hotel Rooms
- 27 Golf Holes

It is the intent of this zoning amendment to remain trip generation “neutral”, meaning the uses that are proposed for the amendment will not increase the peak hour trip generation that is currently approved in the DRI.

Access to the site will continue to be maintained from Coconut Road with the main points of ingress and egress from Coconut Point Resort Drive and Coconut Plantation Drive.

The following report will demonstrate that the conversion of uses will not generate any additional weekday PM peak hour external trips than what has been previously approved by the DRI and the impacts to Coconut Road between U.S. 41 and the project will not be exacerbated by the additional uses that are being proposed within the MPD.



II. EXISTING CONDITIONS

The site is currently occupied by the Raptor Bay Golf course and the Hyatt Plantation Timeshare Resort property. The site is bordered by Estero Bay to the west, Pelican Landing DRI to the east, the Bayview on Estero Bay CPD/RPD to the south and West Bay Club to the north.

Coconut Road is a two-lane undivided collector roadway that serves as the primary access to the subject site. Coconut Road is classified as a major collector roadway between the Coconut Hyatt Regency Resort entrance and US 41. Coconut Road has a posted speed limit of 40 mph and is under the jurisdiction of the Lee County Department of Transportation to the west of Via Veneto Boulevard and under the jurisdiction of the Village of Estero to the east of Via Veneto Boulevard.

III. PROPOSED DEVELOPMENT

The proposed MPD will consolidate the remaining development entitlements associated with lands owned by the Applicant within the Pelican Landing DRI, to allow for development under a unified site plan. The Applicant proposes to eliminate unused non-residential entitlements associated with their property, including 147,000 SF of commercial retail uses and 100,389 SF of office uses to allow for increased residential and resort-oriented uses that are appropriate considering the Property's waterfront locale and surrounding residential and recreational land uses. The proposal has been carefully crafted to ensure the proposed MPD does not increase external vehicular trips beyond those vested by the Pelican Landing DRI approval. Table 1 illustrates the currently approved DRI parameters and the changes proposed with this amendment.



Table 1
Land Uses
Pelican Landing DRI

Land Use	Approved Uses in DRI	Total Unbuilt Entitlements Assigned to Applicant	Proposed Uses in MPD	Proposed Decrease/Increase
Residential Dwelling Units	3,912	241	4,400	+ 488 Units
Commercial Retail	300,000 Sq. Ft.	147,000 Sq. Ft.	0 Sq. Ft.	-147,000 Sq. Ft.
Office	475,000 Sq. Ft.	125,839 Sq. Ft.	25,000 Sq. Ft.	-100,839 Sq. Ft.
Restaurant	5,000 Sq. Ft.	0	0	0
Marina	41 Slips 150 Dry Slips	0	0	0
Hotel	750 Rooms	86 Rooms	318 Rooms	+250 Rooms
Golf	77 Holes	28 Holes	27 Holes	-1 Hole

IV. TRIP GENERATION

Consistent with previous traffic studies conducted for the Pelican Landing DRI, the trip generation of the overall DRI was conducted and internal capture calculations were calculated to determine the overall external trip generation of the project. The methodology of the internal trip generation calculations was consistent with previous traffic studies and the methodology as described in the Institute of Transportation Engineer's *Trip Generation Report*, 11th Edition. The calculations of the internal trip capture are included in the Appendix of this report for reference for both the weekday PM peak hour based on the Approved uses and the Proposed uses reflected in Table 1.

Table 2 reflects the weekday PM peak hour trip generation of the overall Pelican Landing DRI as currently approved with the internal trip capture calculations accounted for in the analysis.



Table 2
Trip Generation – As Approved
Pelican Landing DRI – W/Internal Trip Capture

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
External Trips	2,158	2,044	4,202

Table 3
Trip Generation - Proposed
Pelican Landing DRI – W/Internal Trip Capture

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
External Trips	2,072	1,885	3,985

For the overall DRI, there will be no significant change in the trip generation due to the requested change in the zoning. The weekday PM peak hour trip generation will less than what was previously analyzed and approved for the overall DRI. The off-site transportation mitigation impacts for this DRI have been met and no further analysis is required for the off-site mitigation analysis.

V. COCONUT ROAD LEVEL OF SERVICE ANALYSIS

Further analysis was completed in order to evaluate the projected Level of Service of Coconut Road between U.S. 41 and Spring Creek Road with the requested amendment based on the recent history of zoning amendments in the area to assure that there would be capacity remaining on this 2-lane segment of Collector roadway. The analysis collected recent traffic data from Lee County as well as the Village of Estero and other sources to complete the updated Level of Service analysis for Coconut Road between U.S. 41 and the Hyatt Resort. Lee County maintains a short stretch of this section of Coconut Road near the western terminus of Coconut Road, with the majority of Coconut Road being under the control of the Village of Estero from approximately the entrance to



The Colony at Pelican Landing (Via Veneto Boulevard) east through the U.S. 41 intersection.

The trips that will be generated from the land uses that will ultimately are being requested on the Pelican Landing London Bay MPD parcel were added to the traffic volumes in both directions on Coconut Road based on the traffic report data collected by the Village of Estero along this segment of Coconut Road. The traffic study conducted for the Woodfield Village Estero Planned Development was also reviewed and traffic data from that report was included in this analysis.

Table 4 illustrates the land uses that the Pelican Landing London Bay MPD is entitled to build as well as 241 additional residential dwelling units that are vested within that area of the development. It was assumed that there would be a total of 100 Single Family detached dwelling units and a total of 629 mid-rise multi-family dwelling units in the residential portion of the community. The 25,000 square feet of office uses and 318 Resort Hotel rooms are also illustrated as they are assumed on this parcel as well. The golf holes are not included since they are existing on-site and already generating trips.

Table 4
Trip Generation
Pelican Landing London Bay MPD

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Single Family Dwelling Units (100 Units)	63	36	99
Multi-Family Dwelling Unit (629 Dwelling Units)	150	96	246
Office (25,000 Sq. Ft.)	9	44	53
Resort Hotel (318 Rooms)	47	63	110
Total Trips	269	239	508

LUC 210 used for Single Family
LUC 221 used for Multi-Family
LUC 710 used for Office
LUC 330 used for Resort Hotel



Tracking the previous traffic studies and counts for Coconut Road, the projected volume and Level of Service analysis for the 2-lane segment of Coconut Road was completed based on the following assumptions:

The capacity of Coconut Road is 860 vehicles in the Peak Hour, Peak direction based on the Lee County Service volume tables for Collector Roads. From the most recent Village of Estero *2023 Traffic Count Report*, dated May 2023, traffic data for Coconut Road was obtained for both eastbound and westbound directions of travel for the two-lane segment of Coconut Road. The report includes data collected on Coconut Road just west of Walden Center Drive. The data in the report was collected on Tuesday through Thursday, February 28th through March 2nd, 2023. The Weekday PM peak hour (5:00 to 6:00 PM) volumes were averaged for the three days surveyed to obtain the eastbound and westbound peak hour volumes. This data is contained in the Appendix of the report for reference and the entire Count Report is available on the Village of Estero website for review.

The eastbound peak hour volume is 441 vehicles, and the westbound peak hour volume is 363 vehicles. In order to account for the nominal amount of background traffic growth that may occur along this section of Coconut Road due to other projects not associated with those that are directly addressed in this report, a one-percent (1%) annual growth rate (AGR), compounded annually, was applied to this segment of Coconut Road to obtain the projected 2028 background volumes. It should be noted that when reviewing the historical traffic count data on the Lee County Traffic Count Database System (TCDS) website for Count Station 495, there has been little to no growth on this segment of Coconut Road, so a 1% AGR is a conservative growth rate to apply to this roadway segment.

Table 5 then outlines the projected 2028 volumes on Coconut Road, in both the eastbound and westbound directions, based on the traffic data available. The traffic data for the Bayview on Estero Bay was taken from the Traffic Impact Study prepared for that



in 2021 project by TR Transportation Consultants for the rezoning application with the City of Bonita Springs and a copy of the relevant pages of that study are included in the Appendix of this report for reference. The relevant pages of the traffic study for the Woodfield Village EPD traffic study are also attached for reference.

Table 5
Coconut Road Volume & Level of Service
Pelican Landing London Bay MPD

	Eastbound	Westbound
2023 Volume ¹	441	363
Projected 2028 Volume ²	463	382
Bayview on Estero Bay ³	66	117
Woodfield ⁴	17	17
Pelican Bay London Bay MPD ⁵	239	269
Total Volume & LOS	785 – LOS “D”	768 – LOS “D”
Coconut Road Capacity	860	860
Remaining Capacity	75	92

¹ Village of Estero Traffic Count Report

² Increase 2023 Volume by 1% AGR for 5 years

³ From Bayview on Estero Bay Zoning TIS prepared by TR Transportation Consultants

⁴ From Woodfield Village EPD TIS prepared by Fehr & Peers

⁵ Based on trip generation of proposed Pelican Bay London Bay MPD amendment

Based on the recent traffic data collected by the Village of Estero and the trip generation anticipated by the proposed zoning amendment proposed with the Pelican Landing London Bay MPD, including trips associated with the approved Bayview on Estero Bay as well as the recently approved Woodfield Village EPD in the Village of Estero, Coconut Road between Spring Creek Road and U.S. 41 is projected to operate at LOS “D” in 2028 with the project trips from the Pelican Landing London Bay MPD project.



VI. CONCLUSION

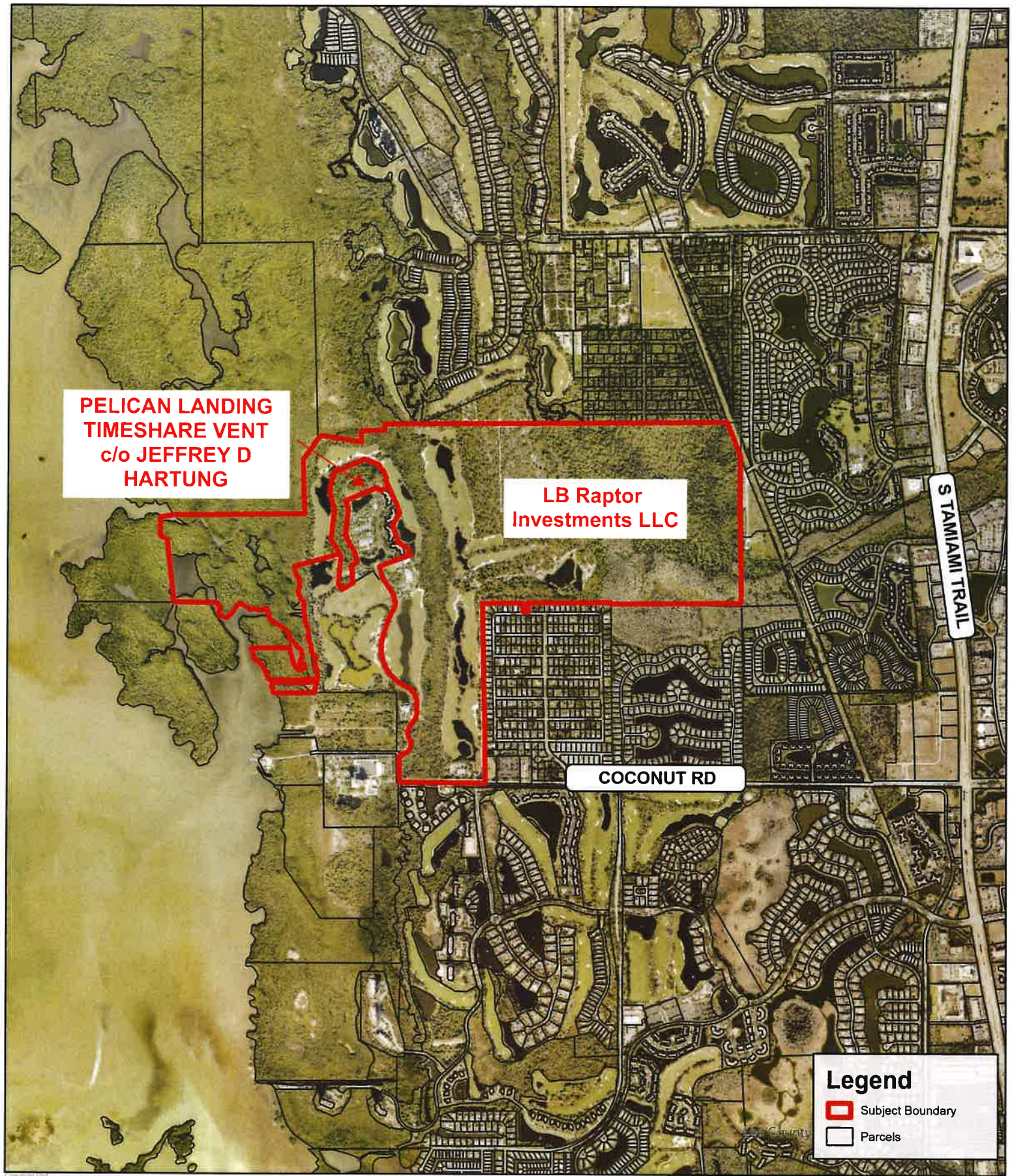
The Applicant is proposing to eliminate unused non-residential entitlements associated within the DRI to allow for increased residential and a resort-oriented hotel in this area of the Pelican Landing project. The analysis conducted as part of this report concluded that the overall trip generation of the DRI does not increase and the transportation impacts of the DRI have not been increased from what was originally approved and mitigated.

The requested amendment adds 488 “new” dwelling units to the properties within the Pelican Landing London Bay MPD, supported by a proportionate reduction of commercial square footage to ensure that there are no impacts to transportation facilities that were not already contemplated and approved in the DRI. Specifically, to off-set the traffic impacts of the additional density and hotel rooms, the Applicant is proposing to eliminate all remaining retail square footage and reduce the office uses by over 100,000 square feet.

Utilizing 2023 traffic data collected by the Village of Estero and including future developments yet to be constructed, the projected traffic volumes along Corkscrew Road between Spring Creek Road and U.S. 41 indicated that Coconut Road will operate at a Level of Service “D” in 2028 with the build-out of the Pelican Landing London Bay MPD project.

APPENDIX

SITE LOCATION



28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

PELICAN LANDING LONDON BAY • PARCEL ID MAP

Lee County

5/2/2023

2300XXXX

LB Raptor Investments LLC



0 1,000 2,000
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory action.

**LEE COUNTY LEVEL OF SERVICE
THRESHOLD VOLUMES FOR
COCONUT ROAD**

JUNE, 2016

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

PAGE 7

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	1,120	1,900	2,680	3,440	4,000	1,880	3,170	4,460	5,720	6,680
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SKYLINE BLVD	SR 78	5	3.5	4LD	1,400	2,040	2,040	2,040	2,040	2,340	3,420	3,420	3,420	3,420
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.4	4LD	0	0	590	1,520	1,520	0	0	990	2,530	2,530
	GLADIOLUS DR	BRANDYWINE CIR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	610	1,780	1,780	0	0	1,020	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

OVERALL DRI TRIP GENERATION AND INTERNAL TRIP CALCULATIONS

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Pelican Landing MPD	Organization:	TR Transportation Consultants		
Project Location:	Lee County	Performed By:	TBT		
Scenario Description:	As Currently Approved	Date:	9/29/2023		
Analysis Year:	Build-Out Conditions	Checked By:			
Analysis Period:	PM Street Peak Hour	Date:			

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	475		605	103	502
Retail	820	300		1,245	597	648
Restaurant	932	5		45	28	17
Cinema/Entertainment				0		
Residential	210/220	3,912		1,971	1,219	752
Hotel	330	750		256	185	71
All Other Land Uses ²				80	26	54
				4,202	2,158	2,044

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		48	1	0	10	0
Retail	13		8	0	168	31
Restaurant	1	7		0	3	1
Cinema/Entertainment	0	0	0		0	0
Residential	30	60	4	0		22
Hotel	0	11	1	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	4,202	2,158	2,044
Internal Capture Percentage	20%	19%	20%
External Vehicle-Trips ⁵	3,364	1,739	1,625
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	43%	12%
Retail	21%	34%
Restaurant	50%	71%
Cinema/Entertainment	N/A	N/A
Residential	15%	15%
Hotel	29%	17%

¹ Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶ Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Pelican Landing MPD			Organization:	TR Transportation Consultants
Project Location:	Lee County			Performed By:	TBT
Scenario Description:	Proposed Uses			Date:	9/29/2023
Analysis Year:	Build-Out Conditions			Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	475		605	103	502
Retail	820	153		767	368	399
Restaurant	932	5		45	28	17
Cinema/Entertainment				0		
Residential	210/220	4,400		2,205	1,363	842
Hotel	330	750		256	185	71
All Other Land Uses ²				80	26	54
				3,958	2,073	1,885

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		29	1	0	10	0
Retail	8		8	0	104	20
Restaurant	1	7		0	3	1
Cinema/Entertainment	0	0	0		0	0
Residential	34	37	4	0		22
Hotel	0	7	1	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	3,958	2,073	1,885
Internal Capture Percentage	15%	14%	16%
External Vehicle-Trips ⁵	3,364	1,776	1,588
External Transit-Trips ⁵	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	42%	8%
Retail	22%	35%
Restaurant	50%	71%
Cinema/Entertainment	N/A	N/A
Residential	9%	12%
Hotel	23%	11%

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

**VILLAGE OF ESTERO TRAFFIC
COUNT REPORT
COCONUT ROAD**

THE VILLAGE OF ESTERO
2023 TRAFFIC COUNTS

MAY 2023

Prepared for:



9401 Corkscrew Palms Circle
Estero, Florida 33928

Prepared by:

JOHNSON
ENGINEERING
2122 Johnson Street
Fort Myers, Florida 33901
(239) 334-0046
EB 642

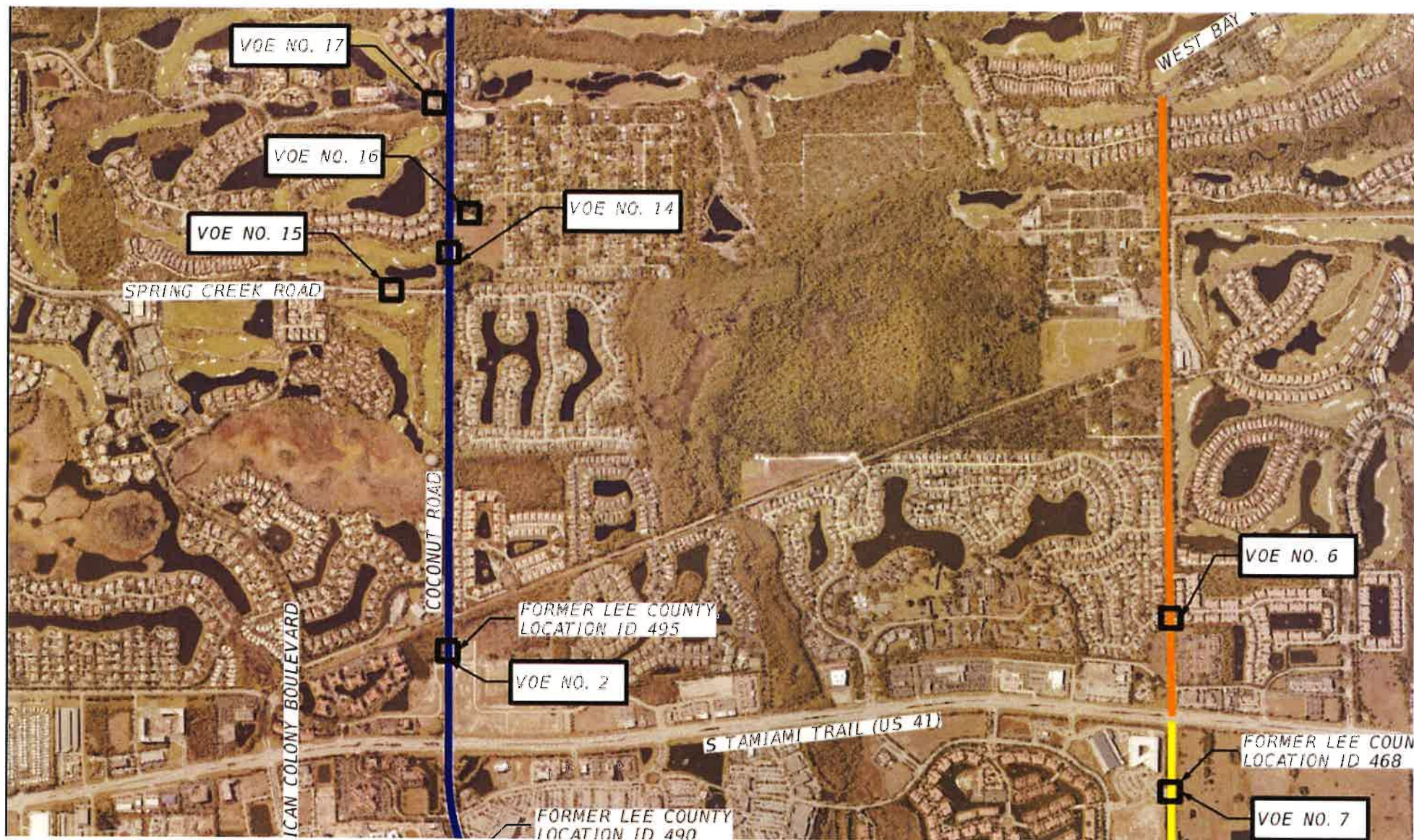
Leah M. Holmes, P.E.
Florida License No. 85359

Date

This item has been digitally signed and sealed by Leah M. Holmes on the date adjacent to the seal.

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

20225140-003



Village of Estero, Village Location ID No. 2

Coconut Road between Spring Creek Road and Tamiami Trail (U.S. 41)

Village of Estero
Location: VOE 2
Coconut Road



Start Date: 2/28/2023
End Date: 3/6/2023

Time	2/28/2023 Tuesday	Westbound	Eastbound	Combined Total	
12:00 AM		15	28	43	
01:00		6	12	18	
02:00		7	10	17	
03:00		3	8	11	
04:00		24	38	62	
05:00		95	117	212	
06:00		179	257	436	
07:00		318	430	748	
08:00		350	542	892	
09:00		376	460	836	
10:00		355	446	801	
11:00		398	498	896	
12:00 PM		494	497	991	
01:00		398	476	874	
02:00		420	500	920	
03:00		390	523	913	
04:00		342	438	780	
05:00		376	479	855	
06:00		284	374	658	
07:00		244	342	586	
08:00		200	228	428	
09:00		160	182	342	
10:00		106	164	270	
11:00		44	67	111	
Total		5584	7116	12700	
Percent		44.0%	56.0%		

Village of Estero
Location: VOE 2
Coconut Road



Start Date: 2/28/2023
End Date: 3/6/2023

Time	3/1/2023 Wednesday	Westbound	Eastbound	Combined Total	
12:00 AM		18	26	44	
01:00		6	8	14	
02:00		9	12	21	
03:00		4	12	16	
04:00		28	34	62	
05:00		102	134	236	
06:00		177	240	417	
07:00		336	472	808	
08:00		388	524	912	
09:00		366	462	828	
10:00		340	468	808	
11:00		367	548	915	
12:00 PM		375	549	924	
01:00		405	517	922	
02:00		374	496	870	
03:00		372	578	950	
04:00		366	530	896	
05:00		360	424	784	
06:00		320	424	744	
07:00		236	332	568	
08:00		206	231	437	
09:00		161	190	351	
10:00		88	125	213	
11:00		38	60	98	
Total		5442	7396	12838	
Percent		42.4%	57.6%		

Village of Estero
Location: VOE 2
Coconut Road



Start Date: 2/28/2023
End Date: 3/6/2023

Time	3/2/2023 Thursday	Westbound	Eastbound	Combined Total	
12:00 AM		20	30	50	
01:00		11	20	31	
02:00		8	14	22	
03:00		4	5	9	
04:00		20	35	55	
05:00		89	129	218	
06:00		165	280	445	
07:00		286	427	713	
08:00		360	484	844	
09:00		372	474	846	
10:00		362	560	922	
11:00		396	538	934	
12:00 PM		420	554	974	
01:00		388	480	868	
02:00		433	510	943	
03:00		382	508	890	
04:00		366	508	874	
05:00		353	422	775	
06:00		324	346	670	
07:00		243	328	571	
08:00		194	235	429	
09:00		145	198	343	
10:00		76	132	208	
11:00		30	74	104	
Total		5447	7291	12738	
Percent		42.8%	57.2%		

**LEE COUNTY TRAFFIC COUNT
DATA
STATION 495
COCONUT ROAD W. OF US 41**

Location Info		Count Data Info	
Location ID	495_WB	Start Date	2/16/2021
Type	I-SECTION	End Date	2/17/2021
Functional Class	-	Start Time	12:00 AM
Located On	Coconut Rd	End Time	12:00 AM
WEST OF	US-41	Direction	
Direction	WB	Notes	lee
Community	-	Count Source	495
MPO_ID		File Name	D021621.495.PRN
HPMS ID		Weather	
Agency	Lee County	Study	
		Owner	LeeAuto
		QC Status	Accepted
Interval: 60 mins			
Time		Hourly Count	
00:00 - 01:00		6	
01:00 - 02:00		2	
02:00 - 03:00		6	
03:00 - 04:00		4	
04:00 - 05:00		18	
05:00 - 06:00		50	
06:00 - 07:00		146	
07:00 - 08:00		272	
08:00 - 09:00		350	
09:00 - 10:00		377	
10:00 - 11:00		352	
11:00 - 12:00		407	
12:00 - 13:00		422	
13:00 - 14:00		350	
14:00 - 15:00		392	
15:00 - 16:00		403	
16:00 - 17:00		384	
17:00 - 18:00		368	
18:00 - 19:00		288	
19:00 - 20:00		153	
20:00 - 21:00		87	
21:00 - 22:00		65	
22:00 - 23:00		46	
23:00 - 24:00		32	
TOTAL		4980	

Location Info		Count Data Info	
Location ID	495_WB	Start Date	2/17/2021
Type	I-SECTION	End Date	2/18/2021
Functional Class	-	Start Time	12:00 AM
Located On	Coconut Rd	End Time	12:00 AM
WEST OF	US-41	Direction	
Direction	WB	Notes	lee
Community	-	Count Source	495
MPO_ID		File Name	D021721.495.PRN
HPMS ID		Weather	
Agency	Lee County	Study	
		Owner	LeeAuto
		QC Status	Accepted
Interval: 60 mins			
Time	Hourly Count		
00:00 - 01:00	14		
01:00 - 02:00	3		
02:00 - 03:00	2		
03:00 - 04:00	2		
04:00 - 05:00	11		
05:00 - 06:00	49		
06:00 - 07:00	160		
07:00 - 08:00	262		
08:00 - 09:00	354		
09:00 - 10:00	340		
10:00 - 11:00	393		
11:00 - 12:00	400		
12:00 - 13:00	400		
13:00 - 14:00	370		
14:00 - 15:00	404		
15:00 - 16:00	420		
16:00 - 17:00	402		
17:00 - 18:00	353		
18:00 - 19:00	284		
19:00 - 20:00	180		
20:00 - 21:00	107		
21:00 - 22:00	59		
22:00 - 23:00	42		
23:00 - 24:00	46		
TOTAL	5057		

Location Info		Count Data Info	
Location ID	495_EB	Start Date	2/16/2021
Type	I-SECTION	End Date	2/17/2021
Functional Class	-	Start Time	12:00 AM
Located On	Coconut Rd	End Time	12:00 AM
WEST OF	US-41	Direction	
Direction	EB	Notes	lee
Community	-	Count Source	495
MPO_ID		File Name	D021621.495.PRN
HPMS ID		Weather	
Agency	Lee County	Study	
		Owner	LeeAuto
		QC Status	Accepted
Interval: 60 mins			
Time		Hourly Count	
00:00 - 01:00		11	
01:00 - 02:00		10	
02:00 - 03:00		2	
03:00 - 04:00		2	
04:00 - 05:00		10	
05:00 - 06:00		46	
06:00 - 07:00		124	
07:00 - 08:00		200	
08:00 - 09:00		274	
09:00 - 10:00		283	
10:00 - 11:00		292	
11:00 - 12:00		338	
12:00 - 13:00		389	
13:00 - 14:00		366	
14:00 - 15:00		370	
15:00 - 16:00		370	
16:00 - 17:00		360	
17:00 - 18:00		328	
18:00 - 19:00		250	
19:00 - 20:00		214	
20:00 - 21:00		193	
21:00 - 22:00		121	
22:00 - 23:00		67	
23:00 - 24:00		31	
TOTAL		4651	

Location Info		Count Data Info	
Location ID	495_EB	Start Date	2/17/2021
Type	I-SECTION	End Date	2/18/2021
Functional Class	-	Start Time	12:00 AM
Located On	Coconut Rd	End Time	12:00 AM
WEST OF	US-41	Direction	
Direction	EB	Notes	lee
Community	-	Count Source	495
MPO_ID		File Name	D021721.495.PRN
HPMS ID		Weather	
Agency	Lee County	Study	
		Owner	LeeAuto
		QC Status	Accepted
Interval: 60 mins			
Time		Hourly Count	
00:00 - 01:00		9	
01:00 - 02:00		6	
02:00 - 03:00		1	
03:00 - 04:00		5	
04:00 - 05:00		6	
05:00 - 06:00		44	
06:00 - 07:00		110	
07:00 - 08:00		204	
08:00 - 09:00		322	
09:00 - 10:00		286	
10:00 - 11:00		324	
11:00 - 12:00		347	
12:00 - 13:00		328	
13:00 - 14:00		386	
14:00 - 15:00		354	
15:00 - 16:00		358	
16:00 - 17:00		364	
17:00 - 18:00		326	
18:00 - 19:00		278	
19:00 - 20:00		230	
20:00 - 21:00		161	
21:00 - 22:00		133	
22:00 - 23:00		75	
23:00 - 24:00		39	
TOTAL		4696	

WOODFIELD VILLAGE TIS
FEHR & PEERS

Woodfield EPD

Transportation Assessment

Prepared for:
Woodfield EPD
Woodfield Acquisitions, LLC

April 2023

OR22-0027

FEHR & PEERS



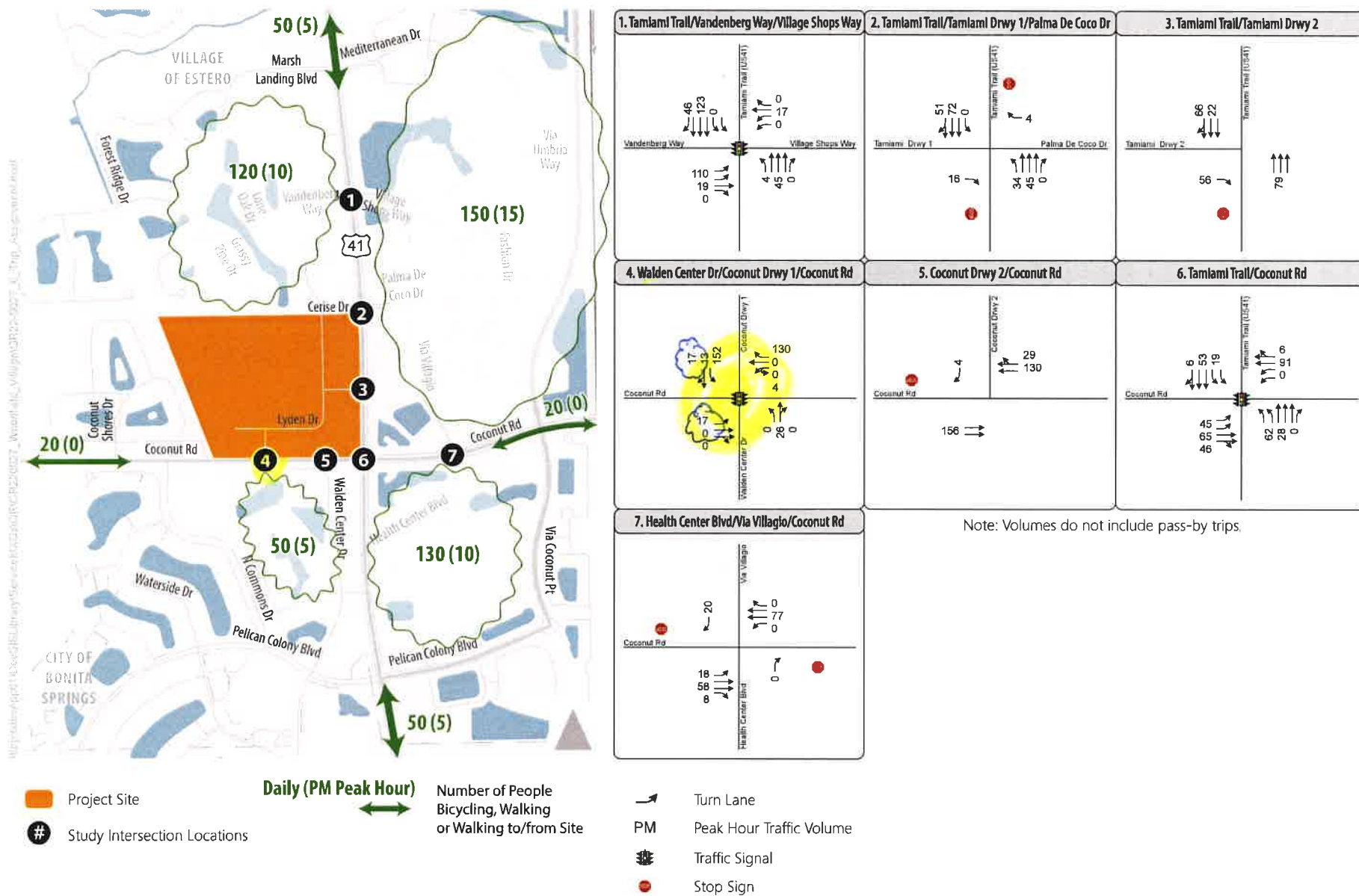


Figure 6

Project Trip Assignment



**BAYVIEW ON ESTERO BAY
ZONING TIS**



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

BAYVIEW ON ESTERO BAY REZONING

(PROJECT NO. F2104.15)

PREPARED BY:

**TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

**REVISED:
June 18, 2021**



Table 1 summarizes the land uses that were utilized to complete the trip generation for the proposed rezone application.

Table 1
Land Uses – Rezoning Application
Bayview on Estero Bay

Land Use	Size
Multi-Family Residential Or Continuing Care Facility (CCF)	300 MF Units Or 300 ILF + 75 ALF Units
Quality Restaurant	7,500 Square Feet
Marina	97 Slips (72 Wet Slips & 25 Dry Slips*)

Trip Generation

The trip generation for the proposed rezoning application was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 10th Edition. As analyzed in the previous zoning approval, the "worst case" trip generation for the Multi-Family use was utilized, which is based on the site being developed with the 300 traditional multi-family units.

As previously analyzed, the trip generation for the residential multi-family uses was based on LUC 221 and LUC 222 since the traditional multi-family units will be in buildings between 3 and 10 floors as well as buildings over 10 floors. This analysis, consistent with the analysis conducted in the previous traffic study, assumed that there would be 144 dwelling units in the Mid-Rise buildings and the remaining 156 units in the High-Rise buildings. As the Development Program is fine tuned, there may be more units allocated to the High Rise buildings and less units to the Mid-Rise buildings. Since the Mid-Rise buildings generate more P.M. peak hour trips than the High-Rise buildings, this analysis will be the "worst case" analysis. Land Use Code 931 (Quality Restaurant) was utilized for the trip generation of the proposed restaurant use. The trip generation equations are in the Appendix for reference.



Table 2 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation as currently proposed for the rezoning application.

Table 2
Trip Generation – Rezoning Application
Bayview on Estero Bay

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (144 Units LUC 221)	13	36	49	38	25	63	783
Multi-Family (156 Units LUC 222)	14	43	57	38	24	62	826
Restaurant (7,500 Square Feet)	4	1	5	40	19	59	629
Marina (97 Slips)	2	5	7	12	8	20	234
Total	33	85	118	128	76	204	2,472

Since the weekday P.M. peak hour trip generation is significantly higher than the weekday A.M. peak hour trip generation and the proposed restaurant will add an insignificant amount of trips in the A.M. peak hour (5 total trips), the remainder of this analysis will focus on the impacts of the project during the weekday P.M. peak hour.

The total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the proposed RPD/CPD. This interaction is called “internal capture”. In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall external impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the residential and restaurant uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE *Trip Generation Handbook*, 3rd Edition. The



resultant analysis indicates that with the approved RPD/CPD scenario there will be an internal trip capture reduction of ten percent (10%) in the P.M. peak hour between the residential and restaurant uses. The summary sheets utilized to calculate these internal capture rates for the weekday PM peak hour are included in the Appendix of this report for reference.

Table 3 indicates the total external trips of the subject site based on the proposed RPD/CPD

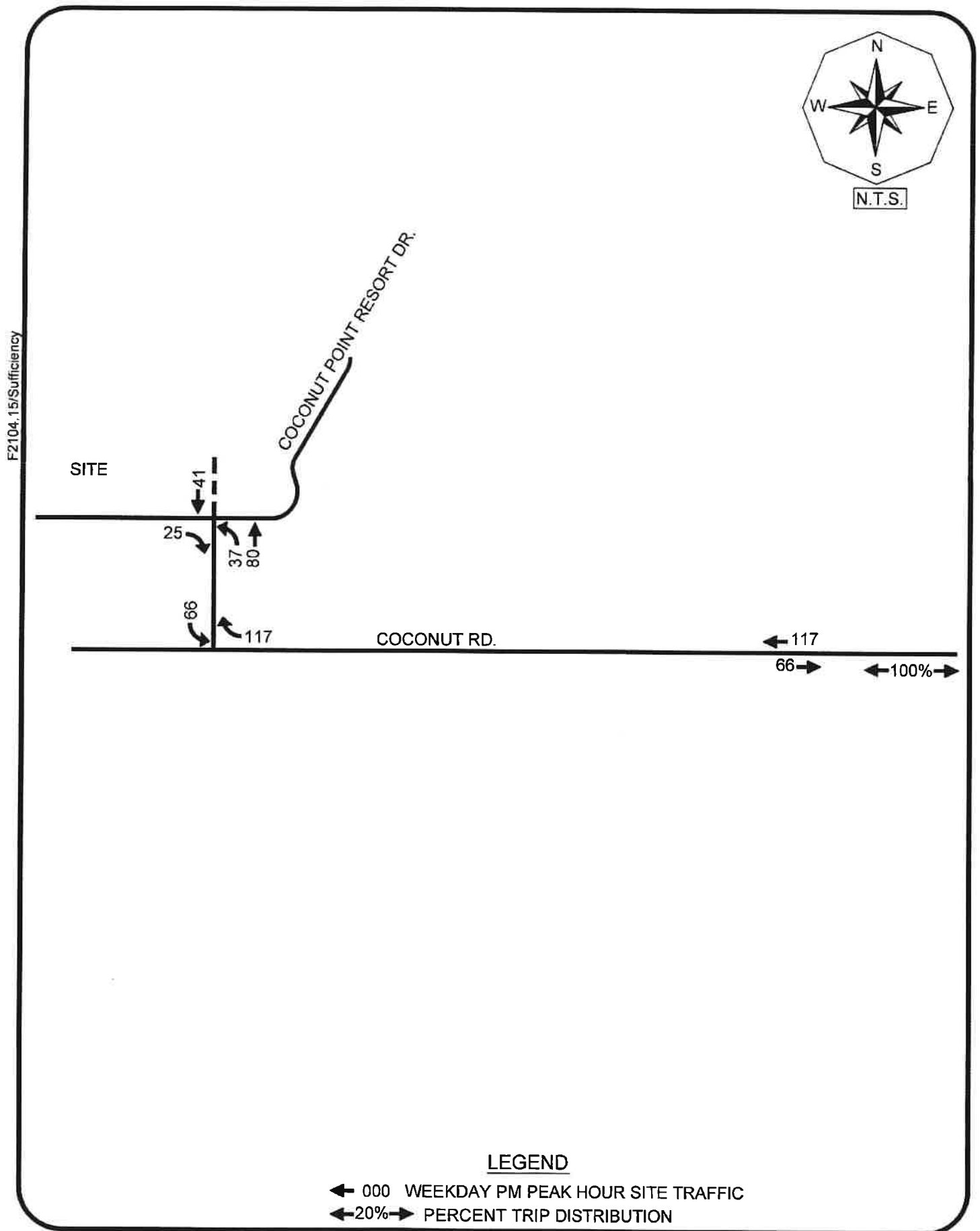
Table 3
Trip Generation – Net New Trips of Approved Uses
Bayview on Estero Bay

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Total Trips	128	76	204
Less Internal Capture 10% PM	-11	-10	-21
Total Trips (Less Internal Capture)	117	66	183

A comparison was made to the trip generation shown in Table 3 to the trip generation that was analyzed as part of the previous Zoning approval (Ordinance 20-06). Again, the only change in uses is the addition of the 7,500 square foot restaurant that will be open to the public. **Table 4** illustrates the comparison of the weekday P.M. peak hour trip generation between the previous approved zoning in 2020 and the requested zoning to RPD/CPD with this application.

Table 4
Trip Generation Comparison– Existing Zoning vs. Requested Zoning
Bayview On Estero Bay

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Proposed Zoning	117	66	183
Approved Zoning	-88	-57	-145
Trip Change	29	9	38



TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

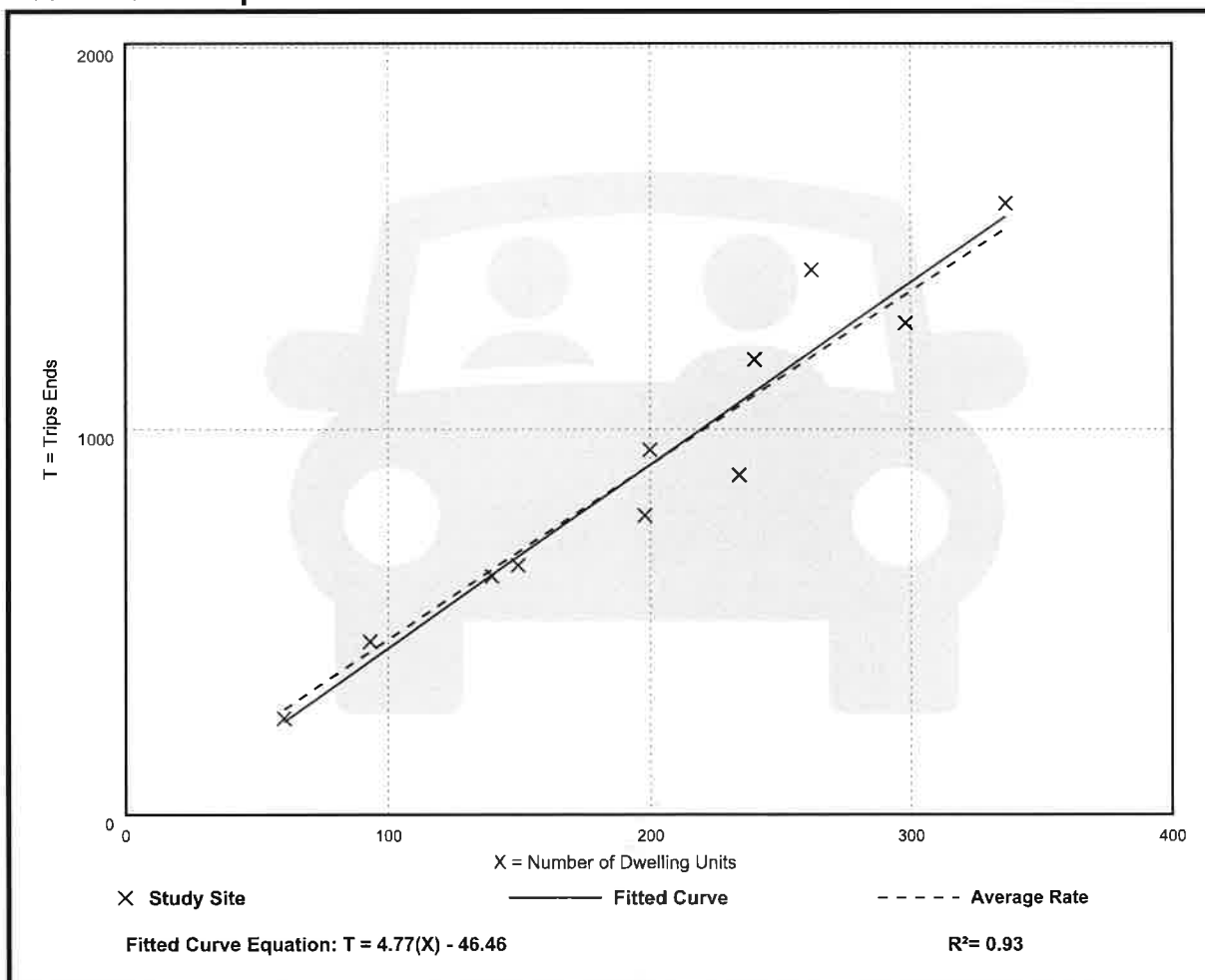
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

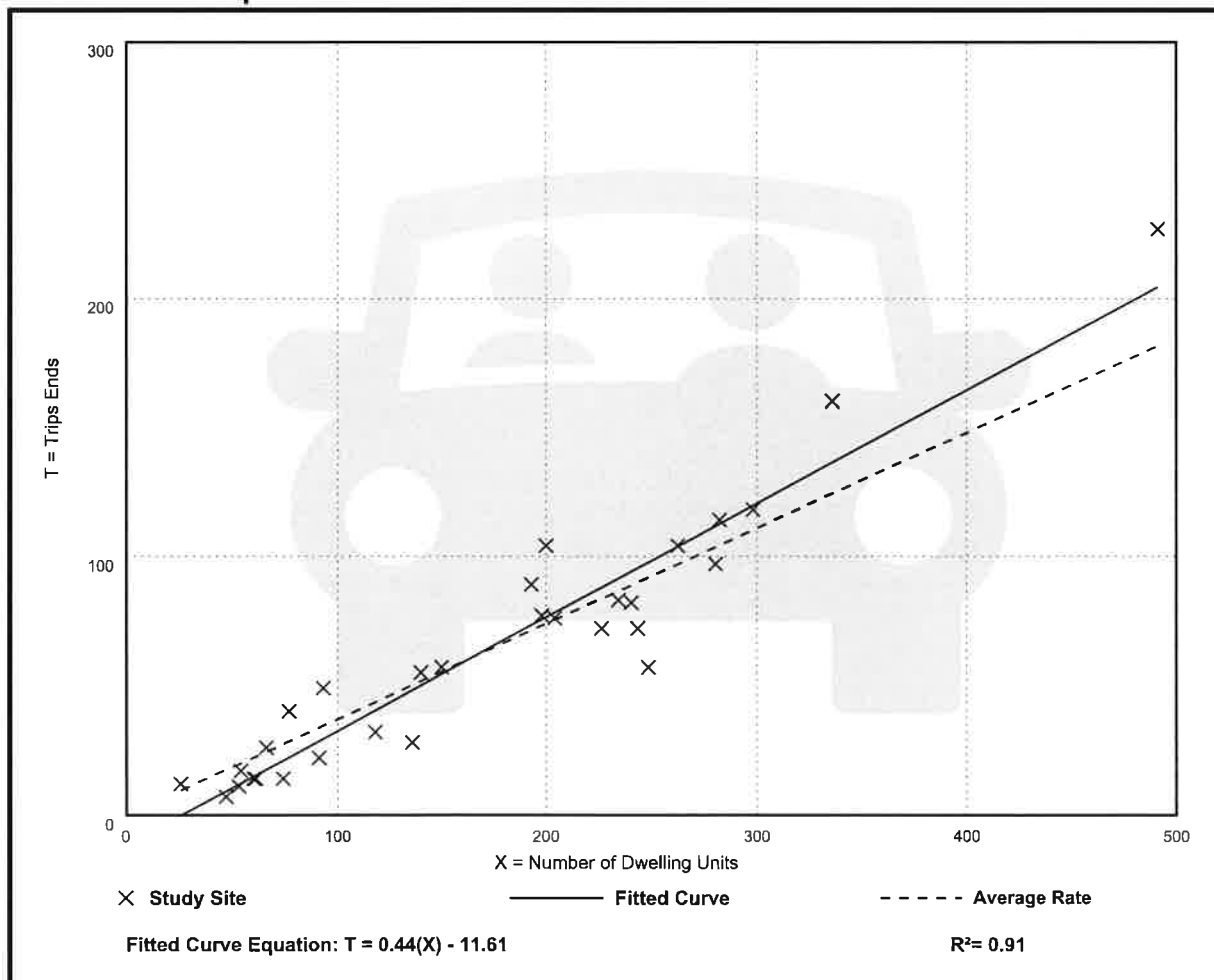
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

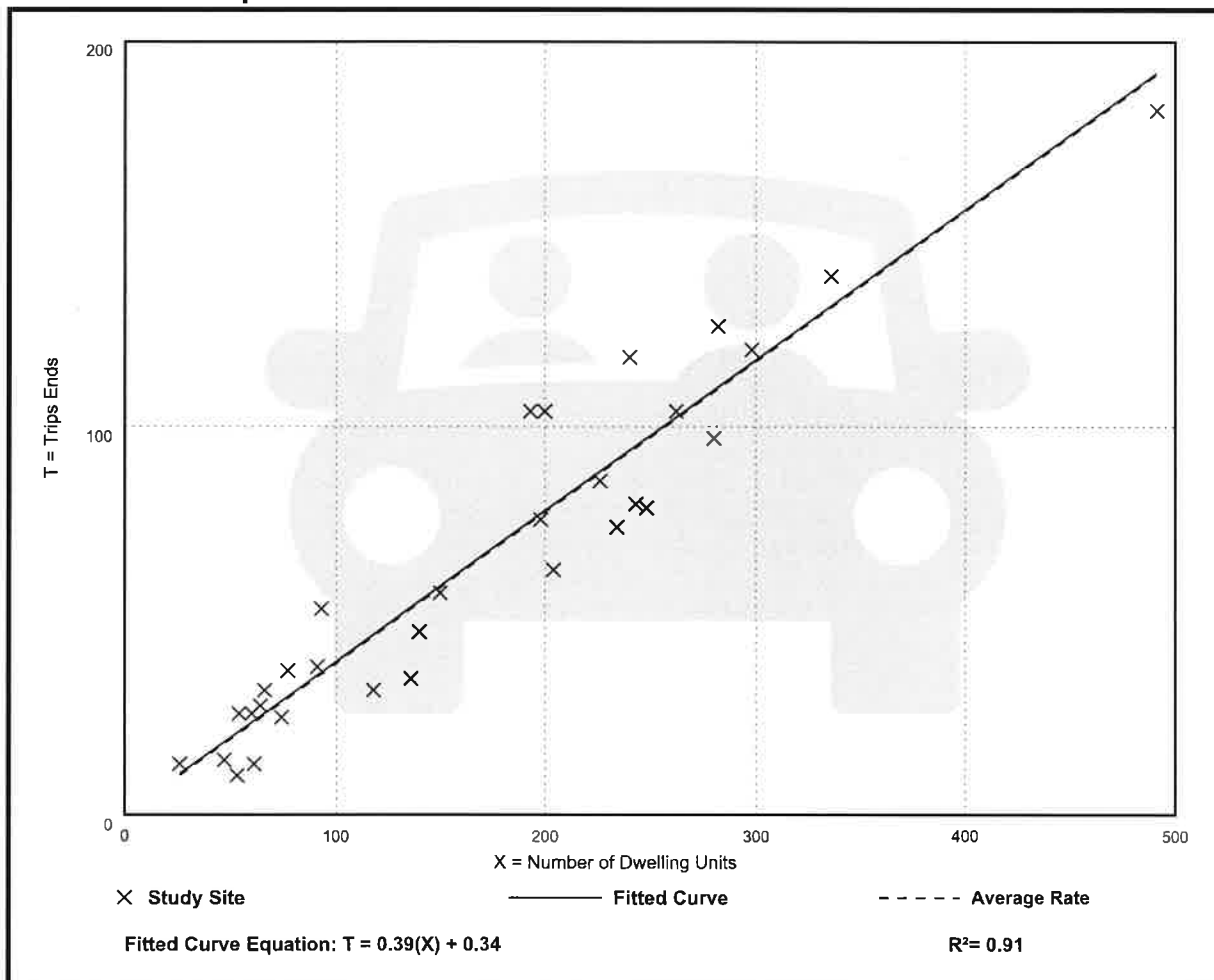
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Resort Hotel (330)

Vehicle Trip Ends vs: Rooms

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

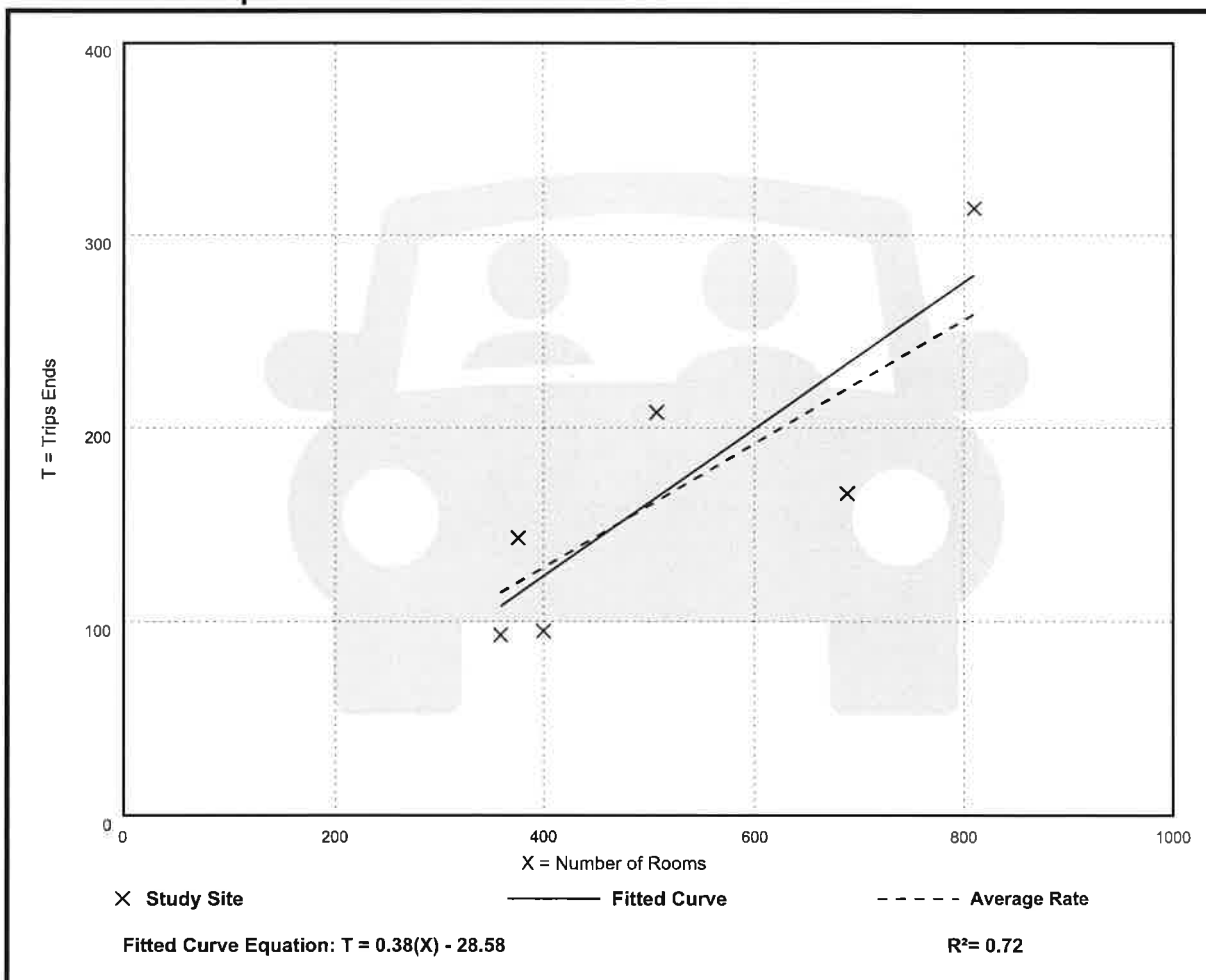
Avg. Num. of Rooms: 524

Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.32	0.24 - 0.41	0.08

Data Plot and Equation



Resort Hotel (330)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

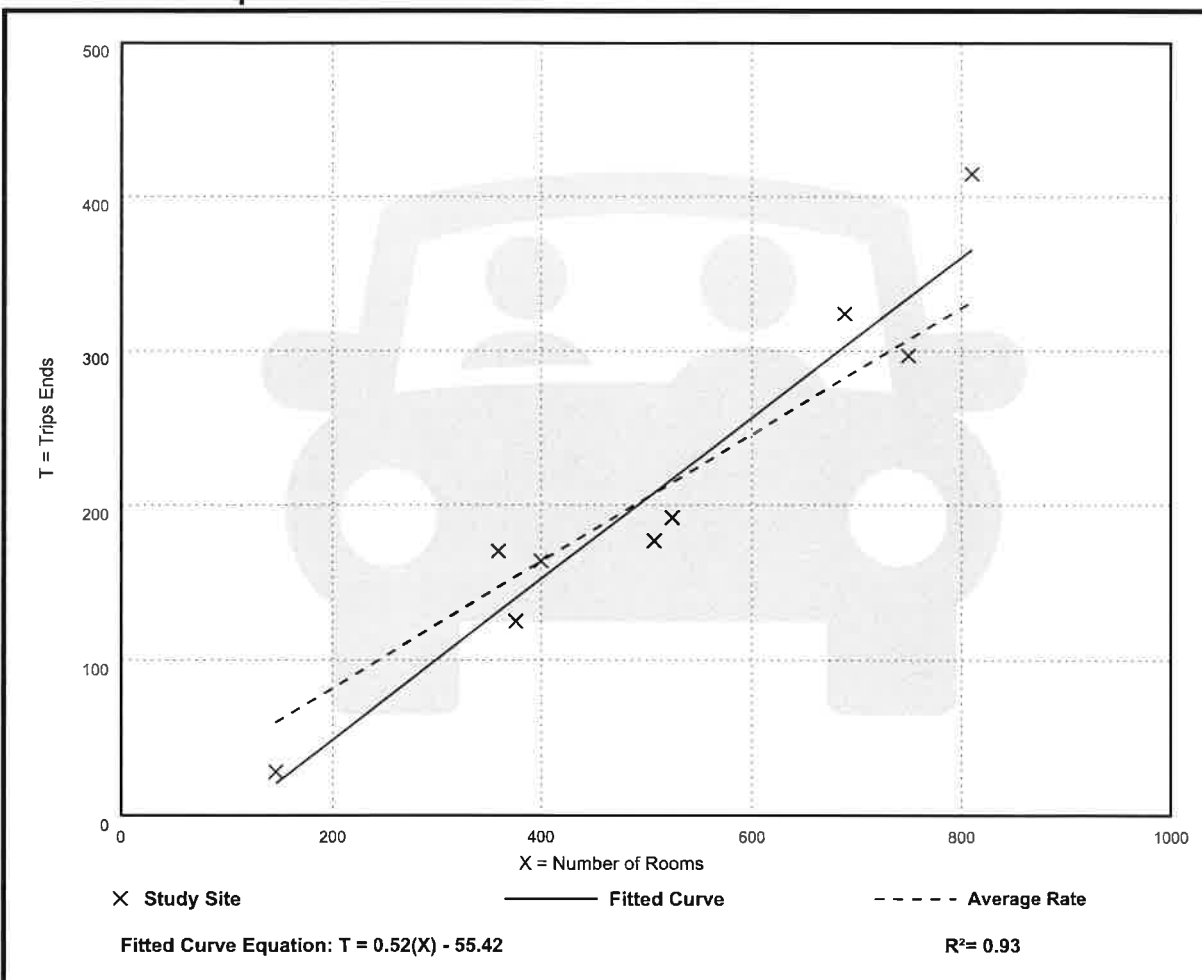
Avg. Num. of Rooms: 507

Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.41	0.19 - 0.51	0.08

Data Plot and Equation



Resort Hotel (330)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

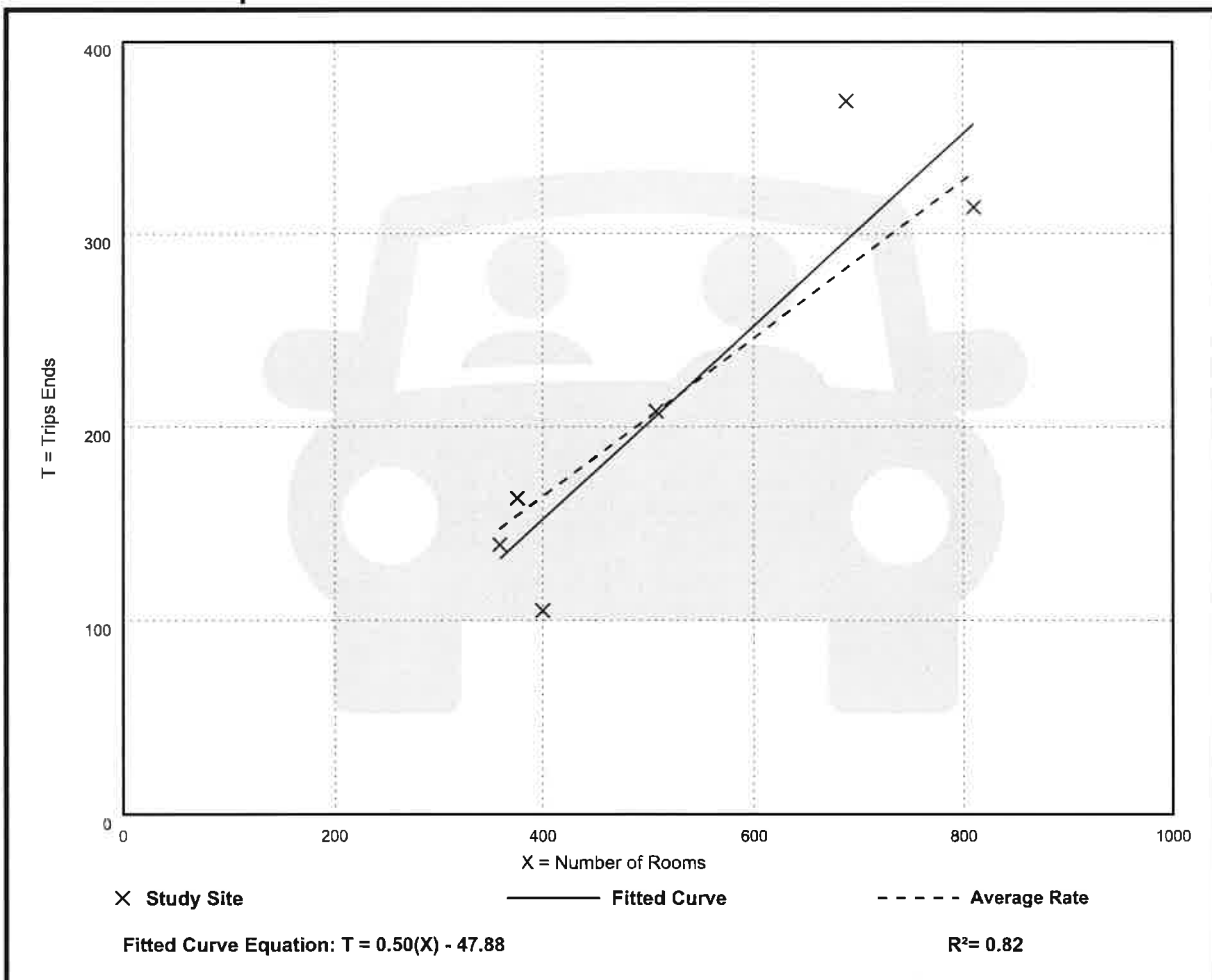
Avg. Num. of Rooms: 524

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.41	0.26 - 0.54	0.09

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 59

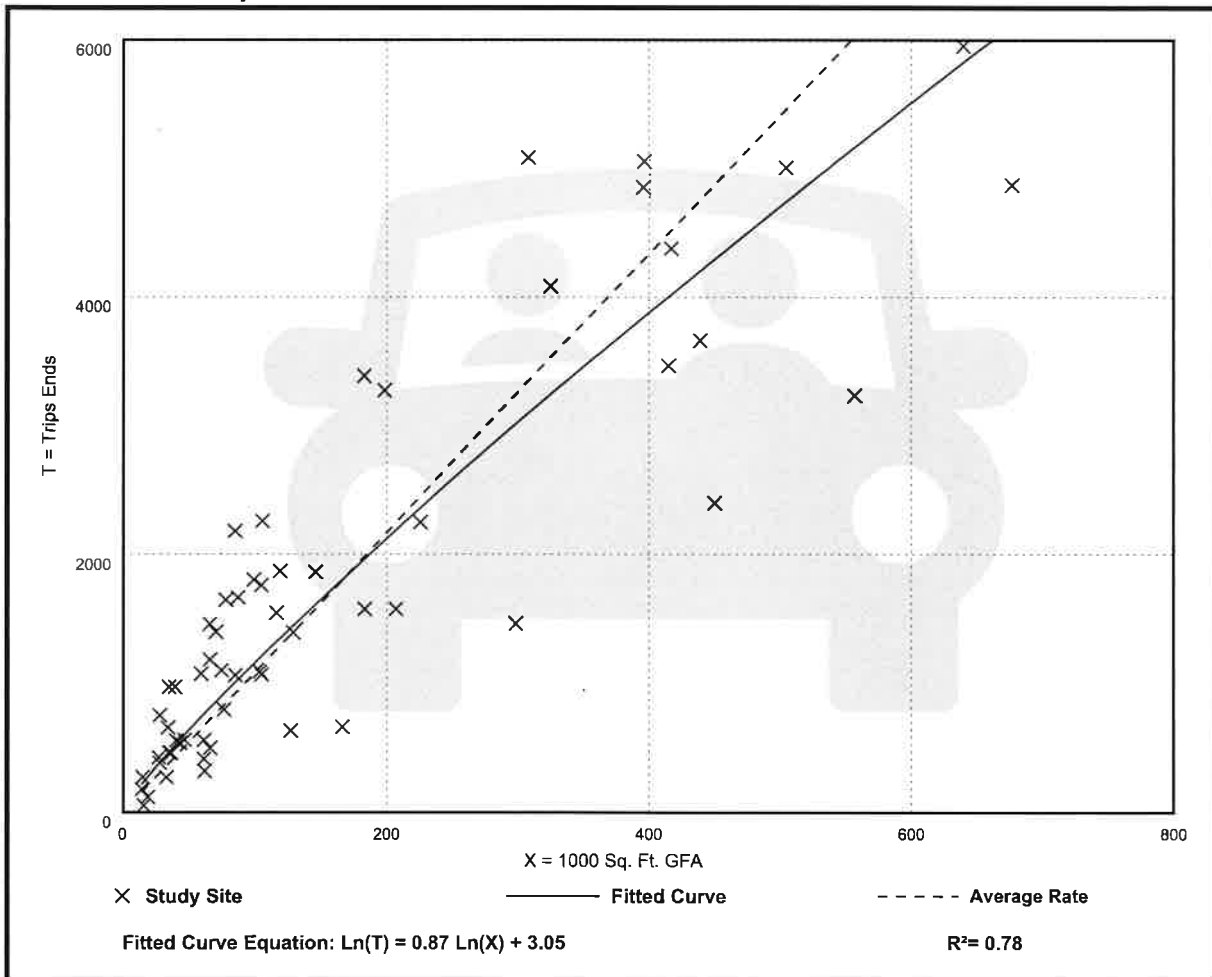
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

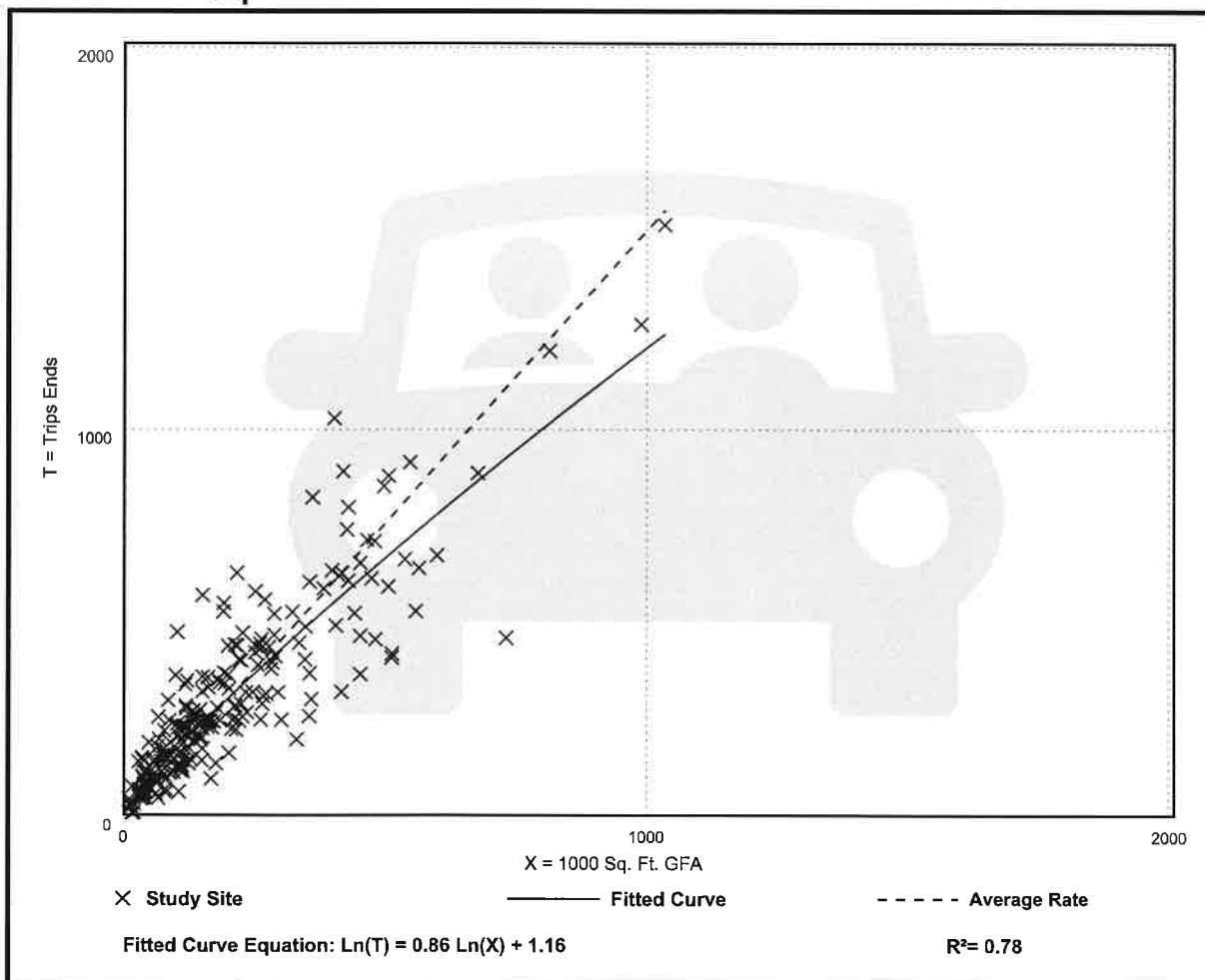
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

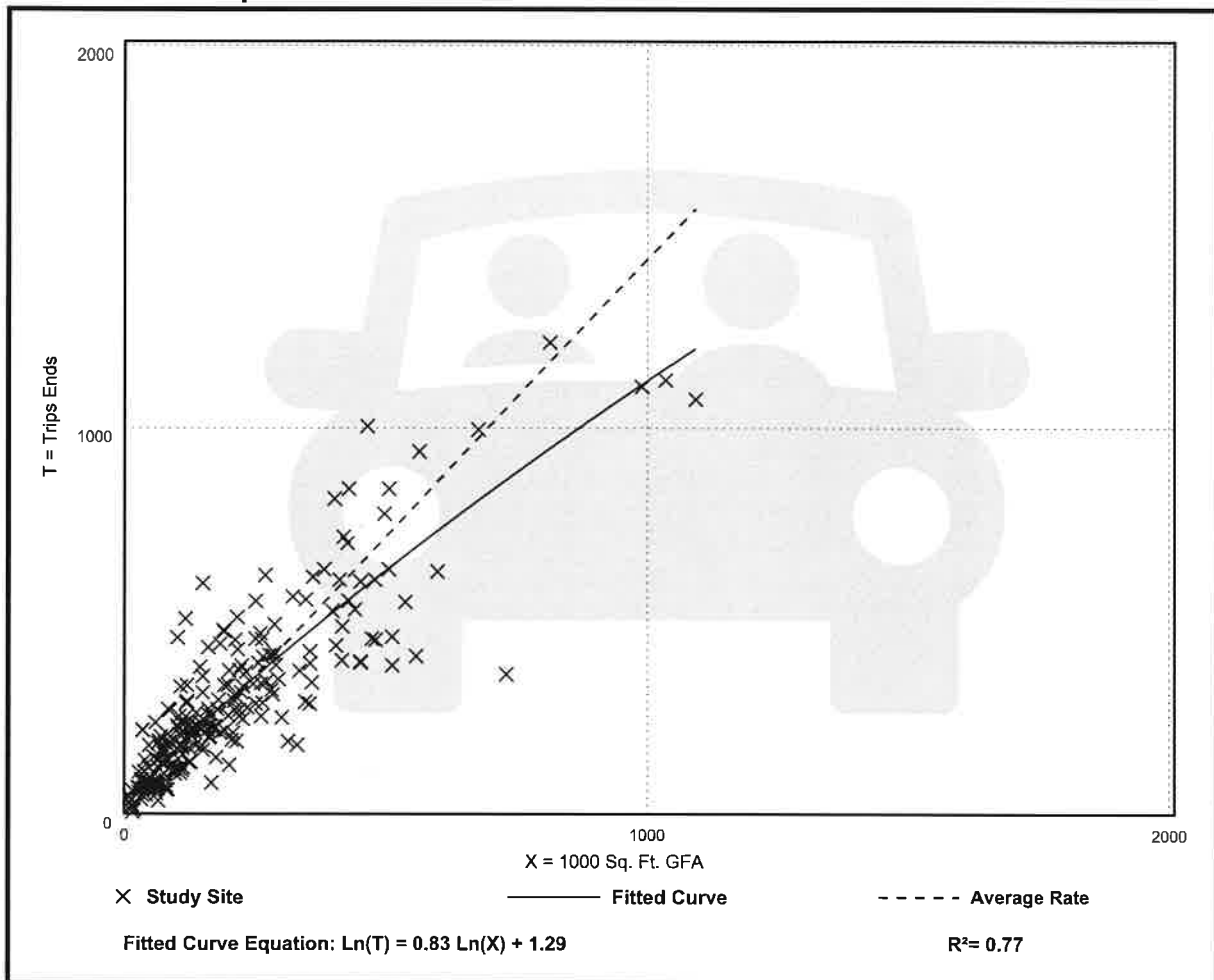
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation





PELICAN LANDING MPD STORMWATER MANAGEMENT PLAN NARRATIVE

LDC Section 34-373(b)(1)

a. The runoff characteristics of the property in its existing state;

Portions of the property have been previously cleared and an existing stormwater management system is in place for the golf course. Existing runoff currently discharges offsite.

b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;

Conceptually, the stormwater management system for the redevelopment areas will provide an on-site water detention system through a series of dry detention areas and stormwater management lakes. Storm water runoff will be treated and attenuated on site prior to discharging into wetlands. The anticipated outfall will be subject to SFWMD Environmental Resource Permitting. The proposed water management system will be designed in accordance with the SFWMD Applicants Handbook and Lee County Land Development Code.

c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;

The existing stormwater management system will be incorporated into the overall drainage system for the MPD. On-site attenuation per SFWMD requirements will be provided through the expansion of the lake system into the redevelopment tracts. Perimeter berms will be located between the wetland areas and development areas to ensure that historic wetland connections and hydroperiods are maintained. The applicant will prepare and obtain an ERP approval prior to or concurrently with the Local Development Order. The ERP modification will include required maintenance provisions.

d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;

The RPD includes existing wetland and upland preserve areas. These areas are demonstrated in the Master Concept Plan and will ensure preservation of the natural features.

e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

Seasonal inundation is currently discharged off site. The proposed surface water management plan will treat and attenuate stormwater runoff from development areas on-site prior to discharging into on-site wetlands.



July 26, 2022

Jeremy Arnold, P.E.
Atwell, LLC
28100 Bonita Grande Dr.
Bonita Springs, FL 34135

Sent via e-mail: cleos@atwell-group.com

Re: Bayview-Raptor Bay

Dear Jeremy Arnold,

You have requested potable water, sewer and irrigation service for the project referenced above. Plant capacities are adequate; however, the Developer is required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications. No construction submittals have been received, reviewed or approved as of this date. This letter expires in one year.

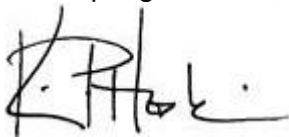
You have estimated the usage to be 301,400 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 17.56 million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

Potable water is available for irrigation use as no reuse water is available in proximity to the subject property at this time.

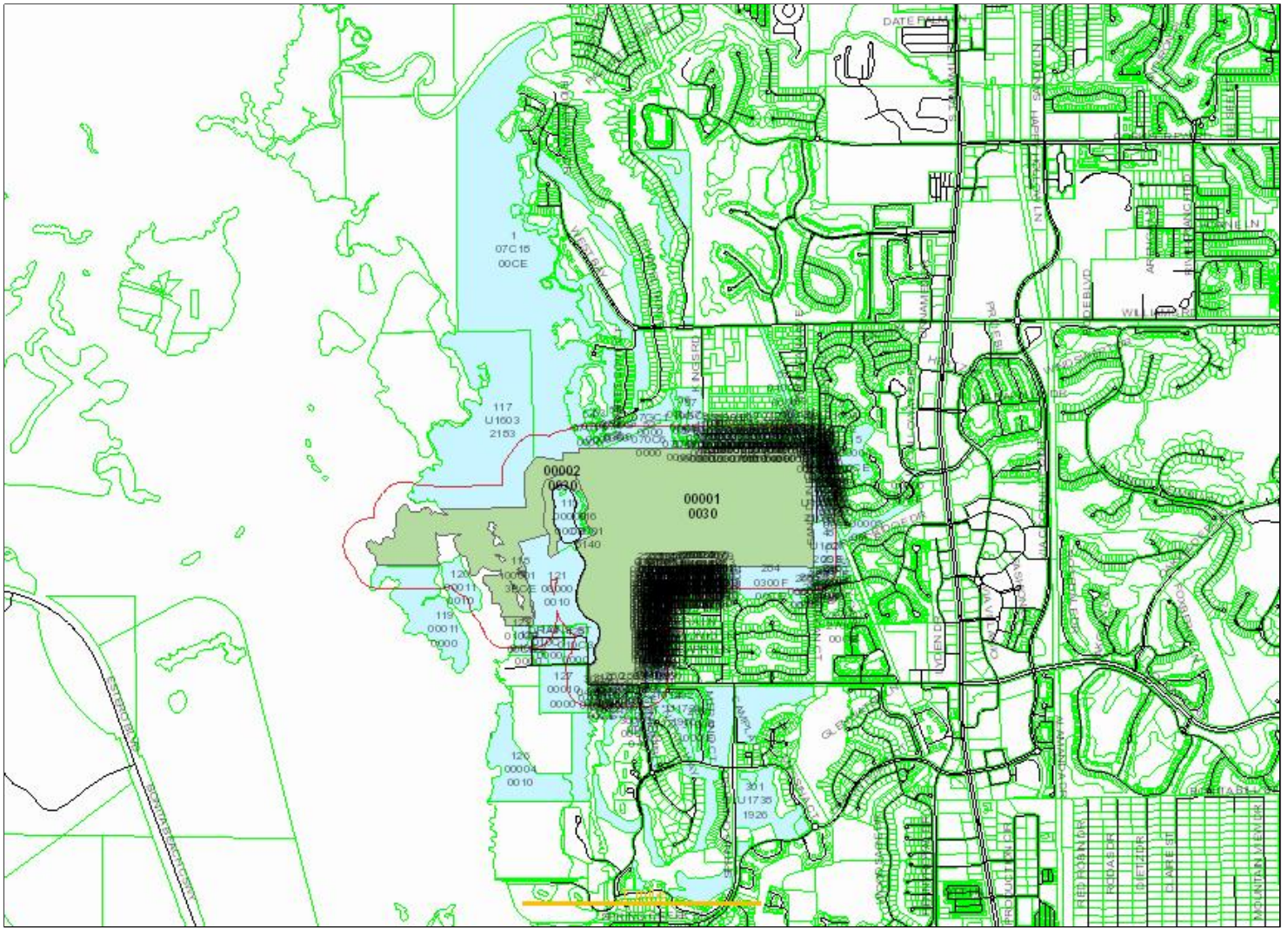
This letter should not be construed as a commitment or guarantee to serve nor as approval for construction, but only as to the availability of potable water, sewer and reuse at this time. Bonita Springs Utilities, Inc. may commit to reserve plant capacity if available, at such time that ANC (Aid-to-New Construction) fees are paid for each unit of required capacity.

If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,
Bonita Springs Utilities, Inc.



Kim Hoskins, P.E.
Director of Engineering



Date of Report: November 09, 2023

Buffer Distance: feet

Parcels Affected: 380

Subject Parcels: **06-47-25-E3-00002.0030, 08-47-25-00-00001.0030**

[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
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	31-46-25-E3-07C18.00CE ACCESS UNDETERMINED ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT C-18	1
WEST BAY GOLF CLUB INC 4600 WEST BAY BLVD ESTERO FL 33928	32-46-25-E4-07GC1.0000 4611 WEST BAY BLVD ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRS GC-1 THRU GC-8 + CP-3 + CP-7 + PR-1 + CART PATHS GOLF COURSE LESS PTS OF TRS GC-4 + MF-2 AS DESC IN OR 4802/1 LESS OR 4749/3453 + LESS SUB	2
FOUNTAIN LAKES COMM ASSN INC 22201 FOUNTAIN LAKE BLVD #1 ESTERO FL 33928	04-47-25-E1-00006.00CE RIGHT OF WAY ESTERO FL 33928	RIGHT OF WAYS WITHIN FOUNTAIN LAKES - COMMON AREAS + IRRIGATION PUMP	3
BRATZ JOSHUA E & 22686 FOREST VIEW DR ESTERO FL 33928	04-47-25-E1-01000.0580 22686 FOREST VIEW DR ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 58	4

THOMAS SUSAN N TR 22685 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E1-01000.0590 22685 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 59	5
WHITCHER REBECCA A TR 14 BAYVIEW BLVD FORT MYERS BEACH FL 33931	04-47-25-E1-01000.0600 22679 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 60	6
WILSON DEBORAH + 22673 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E1-01000.0610 22673 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 61	7
WALTERS SCOTT & 22667 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E1-01000.0620 22667 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 62	8
FOUNTAIN LAKES COMM ASSN INC 22201 FOUNTAIN LAKE BLVD #1 ESTERO FL 33928	04-47-25-E1-0100A.00CE RIGHT OF WAY ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PGS 80 + 81 RD R/W + DRAINAGE ESMT	9
LAPERCHIA ALEXANDER C & 22656 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E1-02000.0130 22656 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 13	10
BAUGHMAN JOHN W & THERESA 22662 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E1-02000.0140 22662 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 14	11
BOUDREAUX ROBERT W & 22668 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E1-02000.0150 22668 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 15	12
CIZOWSKI EUGENE & JUNE 22674 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E1-02000.0160 22674 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 16	13
RODEN JACOB & DIANE 22680 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E1-02000.0170 22680 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 17	14
FOUNTAIN LAKES COMM ASSN INC 22201 FOUNTAIN LAKE BLVD #1 ESTERO FL 33928	04-47-25-E4-00004.00CE SUBMERGED ESTERO FL 33928	CENTER LAKE(FOUNTAIN LAKES DESC OR 2472/1646 COMMON ELEMENT	15
FOUNTAIN LAKES COMM ASSN INC 22201 FOUNTAIN LAKE BLVD #1 ESTERO FL 33928	04-47-25-E4-00005.00CE FOUNTAIN LAKES C/E ESTERO FL 33928	SOUTH WETLANDS AREA DESC OR 2472/1646 + OR 3373 PG 3170 COMMON ELEMENT	16
UNGER MICHAEL J TR 22717 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-01000.0230 22717 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 23	17
JARVIS THELMA 1039 BOYD BAY RD BRACEBRIDGE ON P1L 1W8 CANADA	04-47-25-E4-01000.0240 22711 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 24	18
MIEROW RALPH & LINDA TR 17700 NORTH AVE BROOKFIELD WI 53045	04-47-25-E4-01000.0250 22705 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 25	19
LARSON JULIE M TR 22699 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-01000.0260 22699 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 26	20
KEINERT SHERRY L TR 22705 FOREST VIEW DR ESTERO FL 33928	04-47-25-E4-01000.0270 22705 FOREST VIEW DR ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 27	21
CAMPAU DONNA LEE & 22699 FOREST VIEW DR ESTERO FL 33928	04-47-25-E4-01000.0280 22699 FOREST VIEW DR ESTERO FL 33928	FOUNTAIN LAKES TRACT I PB 40 PG 80 LOT 28	22
PAULSEN LEIGH & KAREN 350 ARAH ST	04-47-25-E4-02000.0180 22686 FOUNTAIN LAKES BLVD	FOUNTAIN LAKES TRACT J PB 40 PG 84	23

MANCHESTER NH 03104	ESTERO FL 33928	LOT 18	
LINDBERG PAUL A & 22692 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-02000.0190 22692 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 19	24
DEVLIN ANDREW J & IRENE W 22698 FOUNTAIN LAKE BLVD ESTERO FL 33928	04-47-25-E4-02000.0200 22698 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 20	25
YAKEL KERRI A 22704 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-02000.0210 22704 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 21	26
SHELTON STEPHEN H JR 22716 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-02000.0220 22716 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TRACT J PB 40 PG 84 LOT 22	27
DELOACH CHARLES R + 22723 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-04000.0010 22723 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 1	28
HANSEN CLIFFORD C + 22733 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-04000.0020 22733 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TR-H PB 43 PG 30 LOT 2	29
NEWELL SHARON 22739 CAROLINE DR ESTERO FL 33928	04-47-25-E4-04000.0030 22739 CAROLINE DR ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 3	30
MURPHY CAROL M & 22745 CAROLINE DR ESTERO FL 33928	04-47-25-E4-04000.0040 22745 CAROLINE DR ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 4	31
DOODY DOROTHY M TR 22751 CAROLINE DR ESTERO FL 33928	04-47-25-E4-04000.0050 22751 CAROLINE DR ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 5	32
FIEBE CHRISTOPHER H & 22750 CAROLINE DR ESTERO FL 33928	04-47-25-E4-04000.0210 22750 CAROLINE DR ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 21	33
SCHIOP JAMES D & PATRICE M 22753 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-04000.0220 22753 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 22	34
DRINKWATER ALAN J & ELAINE 22759 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-04000.0230 22759 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 23	35
SMITH BEVERLY A TR 22765 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-04000.0240 22765 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 24	36
NYSTROM SUSAN R 22771 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-04000.0250 22771 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOUNTAIN LAKES TR H PB 43 PG 30 LOT 25	37
WINFIELD BAILEY & ALEXIS 22758 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-10000.0010 22758 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 1	38
MARTIN BRIAN RALPH & LORIE 22766 FOUNTAIN LAKES BLVD ESTERO FL 33928	04-47-25-E4-10000.0020 22766 FOUNTAIN LAKES BLVD ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 2	39
HUBERT MARY A & JOHN R 22772 SNAPTAIL CT ESTERO FL 33928	04-47-25-E4-10000.0030 22772 SNAPTAIL CT ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 3	40
CAMERON WARREN & MARY TR 22776 SNAPTAIL CT ESTERO FL 33928	04-47-25-E4-10000.0040 22776 SNAPTAIL CT ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 4	41
MCCLURE WILLIAM 22782 SNAPTAIL CT ESTERO FL 33928	04-47-25-E4-10000.0050 22782 SNAPTAIL CT ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 5	42

ROBINSON SHEILA L & 22788 SNAPTAIL CT ESTERO FL 33928	04-47-25-E4-10000.0060 22788 SNAPTAIL CT ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 6	43
PATEL DHANJIBHAI BALABHAI & 22794 SNAPTAIL CT ESTERO FL 33928	04-47-25-E4-10000.0070 22794 SNAPTAIL CT ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 7	44
COLLINS CAMERON D & TESSA R 22800 SNAPTAIL CT ESTERO FL 33928	04-47-25-E4-10000.0080 22800 SNAPTAIL CT ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 8	45
HILDEBRAND JAMES M & 22806 SNAPTAIL CT ESTERO FL 33928	04-47-25-E4-10000.0090 22806 SNAPTAIL CT ESTERO FL 33928	FOREST RIDGE SHORES SUBD PB 64 PGS 83-87 LOT 9	46
FOUNTAIN LAKES COMMUNITY ASSOC 1015 COLLIER CENTER WAY #102 NAPLES FL 34110	04-47-25-E4-U1820.21CE SAND DUNE RD ESTERO FL 34134	PARCEL LYING IN SW 1/4 SEC DESC OR 1996/4627 + OR 2541/3595 LESS .2103 AS DESC IN INST #2016000099745	47
FOUNTAIN LAKES COMMUNITY ASSOC PEGASUS PROPERTY MANAGEMENT 8840 TERRENE CT STE 102 BONITA SPRINGS FL 34135	04-47-25-E4-U1827.20CE 22821 SAND DUNE RD ESTERO FL 33928	PARCEL LYING IN SW 1/4 SEC DESC OR 1996/4627 + OR 2541/3595 LESS .2104 AS DESC IN INST #2016000099745	48
PICCO STEVEN TR 11 DURBAN RD ETOBICOKE ON M8Z 4B2 CANADA	05-47-25-E1-0700G.0350 22228 NATURES COVE CT ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 BLK G LOT 35	49
SCHIRMER WILLIAM & PATRICIA 22220 NATURES COVE CT ESTERO FL 33928	05-47-25-E1-0700G.0360 22220 NATURES COVE CT ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 BLK G LOT 36	50
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	05-47-25-E1-070C5.0000 WEST BAY CLUB C/E ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT C-5	51
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	05-47-25-E1-070C6.0000 WEST BAY CLUB C/E ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT C-6	52
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	05-47-25-E1-070C7.0000 WEST BAY CLUB C/E ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT C-7	53
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	05-47-25-E1-07C13.0000 WEST BAY CLUB C/E ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT C-13	54
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	05-47-25-E1-07C19.0000 WEST BAY CLUB C/E ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT C-19	55
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	05-47-25-E1-07LK7.01CE SUBMERGED ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT LK 7-1	56
WEST BAY GOLF CLUB INC 4606 WEST BAY BLVD ESTERO FL 33928	05-47-25-E1-10GC9.0000 22240 KINGS RD ESTERO FL 33928	WEST BAY CLUB UNIT VI INST# 2012000097949 TRACT GC- 9	57
FLORIDA POWER & LIGHT COMPANY PROPERTY TAX-PSX-JB	05-47-25-E2-01002.0000 RIGHT OF WAY ESTERO FL 33928	STRIP OF LAND 100 FT WIDE ACROSS NE 1/4 FPL ESMT DRSC DB 244 PG 138	58

700 UNIVERSE BLVD JUNO BEACH FL 33408			
GARCIA ROBERT S & LISA M 6216 NW 18TH AVE GAINESVILLE FL 32605	05-47-25-E2-03001.0010 TROPICANA AVE ESTERO FL 33928	ESTERO SPRINGS UNIT 2 BLK 1 OR 61 PG 415 LOT 1	59
GARCIA ROBERT S & LISA M 6216 NW 18TH AVE GAINESVILLE FL 32605	05-47-25-E2-03001.0020 TROPICANA AVE ESTERO FL 33928	ESTERO SPRINGS UNIT 2 BLK 1 OR 61 PG 415 LOT 2	60
463 MIDDLE COUNTRY RD LLC 12210 SIESTA DR FORT MYERS BEACH FL 33931	05-47-25-E2-03001.0030 TROPICANA AVE ESTERO FL 33928	ESTERO SPRINGS UNIT 2 BLK.1 OR 61 PG 415 LOTS 3 + 4	61
BENNETT DAVID G JR 24065 DIETZ DR BONITA SPRINGS FL 34135	05-47-25-E2-03002.0010 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 2 OR 61 PG 415 LOT 1	62
JOHNSON ROY E 18650 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	05-47-25-E2-03010.0100 TROPICANA AVE ESTERO FL 33928	ESTERO SPRINGS UNIT 2 BLK 10 OR 61 PG 415 LOT 10	63
NEGRU VALENTIN & 27103 MATHESON AVE APT 204 BONITA SPRINGS FL 34135	05-47-25-E2-03013.0010 CARMELA ROCCO AVE ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 13 OR 61 PG 415 LOT 1	64
BURUN ANGELA 9217 ESTERO RIVER CIR ESTERO FL 33928	05-47-25-E2-03013.0020 CARMELA ROCCO AVE ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 13 OR 61 PG 415 LOT 2	65
MASOTTA PASQUALE & AGLINO RICHARD MASOTTA 473 VILLAGE ST NORTHFORD CT 06472	05-47-25-E2-03013.0030 CARMELA ROCCO AVE ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 13 OR 61 PG 415 LOT 3	66
GOMEZ ANA MARIA 961 18TH ST SE NAPLES FL 34117	05-47-25-E2-03013.0040 CARMELA ROCCO AVE ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 13 OR 61 PG 415 LOT 4	67
ANNETTE KNIOLA TRUST 1331 22ND AVE NE NAPLES FL 34120	05-47-25-E2-03013.0050 CARMELA ROCCO AVE ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 13 OR 61 PG 415 LOT 5	68
ARANGO LUIS & 11571 SAUNDERS AVE BONITA SPRINGS FL 34135	05-47-25-E2-03018.0010 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.18 OR 61 PG 415 LOT 1	69
VICTOR DANTE TRUST + 1911 NE 164TH ST MIAMI FL 33162	05-47-25-E2-03018.0020 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 18 OR 61 PG 415 LOTS 2 THRU 5 INCL	70
THREE BROTHERS PROPERTY LLC 215 SW 125TH AVE PLANTATION FL 33325	05-47-25-E2-03018.0060 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 18 OR 61 PG 415 LOT 6	71
VO HIEP L 8688 PEGASUS DR LEHIGH ACRES FL 33971	05-47-25-E2-03018.0070 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.18 OR 61 PG 415 LOT 7 + 8	72
COATS STEPHEN & MARGARET 66 EMS T7B LN LEESBURG IN 46538	05-47-25-E2-03018.0090 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 18 OR 61 PG 415 LOT 9	73
INDALVEN GROUP INC 17121 CAM COURT #2 FORT MYERS FL 33967	05-47-25-E2-03018.0100 CARMELA ROCCO AVE ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.18 OR 61 PG 415 LOT 10	74
HARRISON C T JR & LILLIAN 29514 HUNTSWOOD TRAIL LN KATY TX 77494	05-47-25-E2-03018.0110 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.18 OR 61 PG 415 LOT 11	75
STROLLO JON E 1238 NICKTOWN HILL RD NICKTOWN PA 15762	05-47-25-E2-03018.0120 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 18 OR 61 PG 415 LOTS 12 + 13	76
HURLBURT MARY K 148 SUNSET BEACH RD	05-47-25-E2-03018.0140 SAINT AUGUSTINE ST	ESTERO SPRINGS UNIT 2 BLK.18 OR 61 PG 415	77

NORTH EAST PA 16428	ESTERO FL	LOT 14.	
BONELLO MELISSA 2283 QUEENS WAY NAPLES FL 34112	05-47-25-E2-03018.0150 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 18 OR 61 PG 415 LOT 15	78
KUGEL RICHARD & LESLIE 5421 CHERRYWOOD DR NAPLES FL 34119	05-47-25-E2-03018.0160 ACCESS UNDETERMINED ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 18 OR 61 PG 415 LOT 16	79
JOHNSON ROY E JR + 18650 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	05-47-25-E2-03018.0170 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 18 OR 61 PG 415 LOTS 17 + 18	80
JOHNSON ROY E JR + 18650 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	05-47-25-E2-03018.0190 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 18 OR 61 PG 415 LOTS 19 + 20	81
JOHNSON ANGLEA GAIL 18650 SAN CARLOS BLVD BONITA SPRINGS FL 33931	05-47-25-E2-03019.0010 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.19 OR 61 PG 415 LOTS 1 + 2	82
VICTOR DANTE TRUST + 1911 NE 164TH ST MIAMI FL 33162	05-47-25-E2-03019.0030 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 19 OR 61 PG 415 LOT 3	83
NEGRU VALENTIN & 27103 MATHESON AVE APT 204 BONITA SPRINGS FL 34135	05-47-25-E2-03019.0040 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.19 OR 61 PG 415 LOTS 4 THRU 7	84
VICTOR DANTE TRUST + 1911 NE 164TH ST MIAMI FL 33162	05-47-25-E2-03019.0080 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 19 OR 61 PG 415 LOT 8	85
DOBBERSTEIN JOAN C 28005 SOSTA LN # 1 BONITA SPRINGS FL 34135	05-47-25-E2-03019.0090 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 19 OR 61 PG 415 LOTS 9 + 10	86
FEENEY KEVIN MICHAEL 5 BATHCRESCENT LN BLOOMFIELD CT 06002	05-47-25-E2-03023.0010 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOT 1	87
MOUNT JR CHARLES LOFFEN & 18504 OCALA RD FORT MYERS FL 33967	05-47-25-E2-03023.0020 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOTS 2 + 3	88
JOHNSON DON + 18 SONDERHEN DR NAPLES FL 34114	05-47-25-E2-03023.0040 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 23 OR 61 PG 415 LOTS 4 + 5	89
GUARNERI CARL A + 215 SHINGLE HILL RD WEST HAVEN CT 06516	05-47-25-E2-03023.0060 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOTS 6 + 7	90
NEGRU VALENTIN & 27103 MATHESON AVE APT 204 BONITA SPRINGS FL 34135	05-47-25-E2-03023.0080 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOTS 8 + 9	91
SMITH HAROLD S II PO BOX 1628 BONITA SPRINGS FL 34133	05-47-25-E2-03023.0100 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOT 10	92
JOHNSON ROY JR 18650 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	05-47-25-E2-03023.0110 RIO VISTA ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOT 11	93
SHIKANY WILLIAM B TR 27140 MORA RD BONITA SPRINGS FL 34135	05-47-25-E2-03023.0120 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOT 12	94
DOBBERSTEIN JOAN C 28005 SOSTA LN # 1 BONITA SPRINGS FL 34135	05-47-25-E2-03023.0130 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 23 OR 61 PG 415 LOTS 13 + 14	95
NEGRU VALENTIN & 27103 MATHESON AVE APT 204 BONITA SPRINGS FL 34135	05-47-25-E2-03023.0150 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOTS 15 + 16	96

JOHNSON ROY JR 18650 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	05-47-25-E2-03023.0170 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOT 17 + 18	97
AMIS WILLIAM DOUGLAS PO BOX 211 BONITA SPRINGS FL 34133	05-47-25-E2-03023.0190 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOT 19	98
ALLIE & ELLIE LLC 12942 SW 133RD CT STE B MIAMI FL 33186	05-47-25-E2-03023.0200 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.23 OR 61 PG 415 LOT 20.	99
JORDAN VANESSA 15044 SW 142ND TER MIAMI FL 33196	05-47-25-E2-03023.0210 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 23 OR 61 PG 415 LOT 21	100
ZHONG SHERRY XUAN 4750 18TH AVE SE NAPLES FL 34117	05-47-25-E2-03023.0220 ACCESS UNDETERMINED ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 23 OR 61 PG 415 LOT 22	101
THOMPSON CYNTHIA J TR 301 HUNTINGTON DR NAPLES FL 34109	05-47-25-E2-03024.0010 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.24 OR 61 PG 415 LOT 1.	102
EDWARDS BONNIE L/E 10721 PARROT COVE CIR ESTERO FL 33928	05-47-25-E2-03024.0020 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 24 OR 61 PG 415 LOT 2	103
AHMAD FREDDIE & SUAD 2555 COVINGTON PL AVON OH 44011	05-47-25-E2-03024.0030 ACCESS UNDETERMINED ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 24 OR 61 PG 415 LOTS 3 THRU 6	104
GARCIA ROBERT S & LISA M 6216 NW 18TH AVE GAINESVILLE FL 32605	05-47-25-E2-03024.0070 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK.24 OR 61 PG 415 LOTS 7 8 9	105
KRAUSE JOAN B TR 21 N OLD ORCHARD AVE APT 122 SAINT LOUIS MO 63119	05-47-25-E2-03024.0100 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 24 OR 61 PG 415 LOT 10	106
HEARTINGER DAVID J & LINA W 520 LAKESHORE LN CHAPEL HILL NC 27514	05-47-25-E2-03024.0110 SAINT AUGUSTINE ST ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 24 OR 61 PG 415 LOT 11	107
BASHAM CAROLYN 1755 SPEEDVILLE RD CAMBRIDGE ON N3H 4R6 CANADA	05-47-25-E2-03025.00CE ACCESS UNDETERMINED ESTERO FL 33928	ESTERO SPRINGS UNIT 2 BLK 25 OR 61 PG 415 ALL BLK 25 LYING W OF FPL EASEMENT	108
BASHAM CAROLYN 1755 SPEEDVILLE RD CAMBRIDGE ON N3H 4R6 CANADA	05-47-25-E2-03025.01CE RIGHT OF WAY ESTERO FL 33928	ESTERO SPRINGS UNIT 2 BLK 25 OR 61 PG 415 ALL BLK 25 LYING E OF FPL EASEMENT	109
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	05-47-25-E2-070C3.0000 WEST BAY CLUB C/E ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT C-3	110
WEST BAY CLUB COMMUNITY ASSOCI 20 N WACKER DR STE 1722 CHICAGO IL 60606	05-47-25-E2-070C4.0000 WEST BAY CLUB C/E ESTERO FL 33928	WEST BAY CLUB PB 62 PGS 79-111 TRACT C-4	111
FLORIDA POWER + LIGHT CO PROPERTY TAX-PSX-JB 700 UNIVERSE BLVD JUNO BEACH FL 33408	05-47-25-E3-01003.002A RIGHT OF WAY ESTERO FL	FLA GULF LAND CO S/D PB 1 PG 59 PT LOT B-32 100 FT FPL ESMT	112
BENNETT DAVID G JR 24065 DIETZ DR BONITA SPRINGS FL 34135	05-47-25-E3-03014.0010 ACCESS UNDETERMINED ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 14 OR 61 PG 415 LOT 1	113
BENNETT DAVID G JR 24065 DIETZ DR BONITA SPRINGS FL 34135	05-47-25-E3-03019.0110 ACCESS UNDETERMINED ESTERO FL	ESTERO SPRINGS UNIT 2 BLK 19 OR 61 PG 415 LOT 11	114

PELICAN LANDING TIMESHARE 450 CARILLON PKWY STE 210 SAINT PETERSBURG FL 33716	06-47-25-08-00000.00CE COCONUT PLANTATION C/E BONITA SPRINGS FL 34134	COCONUT PLANTATION DESC IN OR 4033 PG 3816 + 4252/2162 + INSTRUMENT 2019000287737 + 2023000146465	115
HPC DEVELOPER LLC CORPORATE TAX DEPARTMENT 9002 SAN MARCO CT ORLANDO FL 32819	06-47-25-08-00001.5140 11701-760 COCONUT PLANTATION DR ESTERO FL 34134	COCONUT PLANTATION TIMESHARE OR 4033 PG 3816 + INSTRUMENT 2019000287737 BLDGS 51 + 52 + 53 + 54 (96 UNITS) + INSTRUMENT 2023000146465 PHASE 4 (37 COMMERCIAL UNITS)	116
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	06-47-25-E2-U1603.2183 GOVT LOT ESTERO FL 33928	PT OF GOV LOT 2 AS DESC IN OR1924 PG2148	117
PELICAN LANDING COMMUNITY 24501 WALDEN CENTER DR BONITA SPRINGS FL 34134	07-47-25-00-00001.3BCE ACCESS UNDETERMINED BONITA SPRINGS FL 34134	1 FT STRIP LYING IN SEC 8 TWN 47 R 25 AS DESC IN INST #2013000240450	118
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	07-47-25-00-00011.0000 ISLAND BONITA SPRINGS FL 34134	ISLAND IN W 1/2 OF N 1/2 OF SEC 7 LYING NE OF ESTERO BAY	119
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	07-47-25-00-00011.0010 ISLAND BONITA SPRINGS FL	ISLAND IN W 1/2 OF N 1/2 OF SEC 7 LYING E OF PAR 11.0000	120
LB RAPTOR INVESTMENTS LLC 2210 VANDERBILT BEACH RD NAPLES FL 34109	07-47-25-B2-00000.0010 GOLF COURSE BONITA SPRINGS FL	RAPTOR BAY AT PELICAN LANDING GOLF COURSE AS DESC IN ORD 14-10	121
SALTLEAF MARINA INVESTMENTS LL 2210 VANDERBILT BEACH RD #1300 NAPLES FL 34109	07-47-25-B2-0100P.00CE BAYVIEW C/E BONITA SPRINGS FL 34134	BAYVIEW PLAT ONE AS DESC IN INSTRUMENT 2022000346672 TRACT P	122
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES FL 34109	07-47-25-B2-010C1.0000 BAYVIEW BONITA SPRINGS FL 34134	BAYVIEW PLAT ONE AS DESC IN INSTRUMENT 2022000346672 TRACT C1	123
SALTLEAF MARINA INVESTMENTS LL 2210 VANDERBILT BEACH RD #1300 NAPLES FL 34109	07-47-25-B2-010C2.0000 BAYVIEW BONITA SPRINGS FL 34134	BAYVIEW PLAT ONE AS DESC IN INSTRUMENT 2022000346672 TRACT C2	124
SALTLEAF INVESTMENTS I LLC 2210 VANDERBILT RD #1300 NAPLES FL 34109	07-47-25-B2-010C3.0000 23288-294 COCONUT POINT RESORT DR BONITA SPRINGS FL 34134	BAYVIEW PLAT ONE AS DESC IN INSTRUMENT 2022000346672 TRACT C3	125
COLONY AT PELICAN LANDING FOUN 5200 PELICAN COLONY BLVD BONITA SPRINGS FL 34134	07-47-25-B3-00004.0010 ACCESS UNDETERMINED BONITA SPRINGS FL	PT OF COLONY AT PELICAN LANDING GC W OF BONITA ANNEX IN S 1/2 OF SEC 8 + NW 1/4 OF 17 LESS CONDOS IN OR 4447/1384 + 4763/0516 + LESS INST#S 2006-189682 + 2006-42158 + 2013-24044 + 2014000033130	126
HHR HRCP LLC RYAN LLC PO BOX 4900 SCOTTSDALE AZ 85261	07-47-25-B3-00010.0000 5001 COCONUT RD BONITA SPRINGS FL 34134	PARL LOC IN GOVT LOTS 2 + 3 AS DESC IN OR 3052 PG 1859	127
SALTLEAF MARINA INVESTMENTS LL 2210 VANDERBILT BEACH RD #1300 NAPLES FL 34109	08-47-25-00-00003.0030 4798 COCONUT RD BONITA SPRINGS FL 34134	PARL IN E1/2 OF NW1/4 DESC OR 2543 PG 3901 AKA PARL D	128

PELICAN LANDING COMMUNITY ASSN MARIE MARTEL 24501 WALDEN CENTER DR BONITA SPRINGS FL 34134	08-47-25-00-00003.03CE 4700 COCONUT RD BONITA SPRINGS FL 34134	PARL IN E1/2 OF NW1/4 DESC OR 2543 PG 3904 AKA PARCEL B + C	129
MIKUSKI JOHN & LUCY 355 FIRENZE LOOP MYRTLE BEACH SC 29579	08-47-25-01-00005.0010 4591 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 1	130
EDWARDS SUSAN D 4583 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00005.0020 4583 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 2	131
LEMUS BERTA & VICTOR M 23033 MARSH LANDING BLVD ESTERO FL 33928	08-47-25-01-00005.0030 4575 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 3	132
WEBSTER MICHAEL A & 4567 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00005.0040 4567 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 4	133
FORTE ALICIA M + 4559 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00005.0050 4559 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 5	134
QUALITY PROPERTY PARTNERS LLC 13650 FIDDLESTICKS BLVD NAPLES FL 34108	08-47-25-01-00005.0060 4551 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 6	135
ALVES A DA COSTA & SANDRA J 4543 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00005.0070 4543 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 7	136
BARREIROS MARIA A 4535 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00005.0080 4535 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 8	137
BEJIN GRANT 4519 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00005.0100 4519 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOT 10	138
MILLER KRISTOPHER L + ANNETTE 4528 SANTIAGO LN BONITA SPRINGS FL 34134	08-47-25-01-00005.0120 4528 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 5 DB 310 PG 183 LOTS 9 + 12	139
TAYLOR BRENDA KATHLEEN + 4591 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0010 4591 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 1	140
HOGAN MICHAEL J 4583 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0020 4583 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 OR 82 PG 472 LOT 2	141
GAO JINPING 4575 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0030 4575 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 3	142
SULETA ESTUARDO & 4567 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0040 4567 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 4	143
TILLOTSON RICHARD J & 4559 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0050 4559 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOTS 5 + 6	144
HOUSE MILTON F PO BOX 175 PORTLAND ON K0G 1V0 CANADA	08-47-25-01-00006.0070 4543 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 7	145
MILLER RICHARD E 4535 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0080 4535 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 8	146
CHARDO DOS SANTOS MARCEY ANN	08-47-25-01-00006.0090 4527 KEY LARGO LN	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183	147

4527 KEY LARGO LN BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34134	LOT 9	
ROYAL SOUTHWEST HOLDINGS LLC 6214 PRESIDENTIAL CT #B FORT MYERS FL 33919	08-47-25-01-00006.0100 4519 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 10	148
KHAMITOV DMITRIY & ANNA 2633 52ND AVE NE NAPLES FL 34120	08-47-25-01-00006.0110 4520 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 11	149
OLIVARES MONICA J 4528 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0120 4528 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 12	150
GUTMANN MARY ALICE TR 4536 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0130 4536 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 13	151
MULLEN DIANA LYNN 4542 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0140 4542 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 14	152
ALVES A DACOSTA & SANDRA J 4543 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0150 4552 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 15	153
MIKUSKI JOHN & LUCY 355 FIRENZE LOOP MYRTLE BEACH SC 29579	08-47-25-01-00006.0160 4560 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 16	154
BELARDINELLI JOANN 4568 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0170 4568 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 17	155
CLOUSE LOUISE M 4576 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0180 4576 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 18	156
CHRISTIE FLORENCE CAROLYN + 4582 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0190 4582 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 19	157
SHEA JONATHAN P & NICOLE S 4592 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00006.0200 4592 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 6 DB 310 PG 183 LOT 20	158
PEEK HARRY FRANK & 1047 ALBANY CT NAPLES FL 34105	08-47-25-01-00007.0010 4665 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 1	159
POSTUDENSEK JOEL P + ANGELA J 4657 SAN ANTONIO LN BONITA SPRINGS FL 34134	08-47-25-01-00007.0020 4657 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 2 + W 1/2 OF LOT 3	160
POSTUDENSEK PATRICIA L/E 4641 SAN ANTONIO LN BONITA SPRINGS FL 34134	08-47-25-01-00007.0040 4641 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 4 + E 1/2 OF LOT 3	161
UNKNOWN HEIRS OF 4633 SAN ANTONIO LN BONITA SPRINGS FL 34134	08-47-25-01-00007.0050 4633 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 5	162
ROJAS XIOMARA ANTONIA 512 LASSEN CT SE ALBUQUERQUE NM 87123	08-47-25-01-00007.0140 4634 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 14	163
SLOSSER KRIS A & DENISE M 4642 VILLA CAPRI LN BONITA SPRINGS FL 34134	08-47-25-01-00007.0150 4642 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 15	164
ROSS JORDAN 4650 VILLA CAPRI LN BONITA SPRINGS FL 34134	08-47-25-01-00007.0160 4650 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 16	165
FIORA JASON C 4658 VILLA CAPRI LN	08-47-25-01-00007.0170 4658 VILLA CAPRI LN	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183	166

BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34134	LOT 17	
ZANELLA JUSTIN TR 4666 VILLA CAPRI LN BONITA SPRINGS FL 34134	08-47-25-01-00007.0180 4666 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 18	167
ZIMMERMAN LORRI 145 PONDER LN SCOTRUN PA 18355	08-47-25-01-00008.0010 4665 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 1	168
BENASUTTI MARK T & 4665 SIERRA LN BONITA SPRINGS FL 34134	08-47-25-01-00008.0020 4657 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 2	169
WASHBURN ALLISON M & 4649 SIERRA LN BONITA SPRINGS FL 34134	08-47-25-01-00008.0030 4649 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOTS 3 + 4	170
BAINES MICHELLE FRANCES 28030 CREST PRESERVE CIR #1101 BONITA SPRINGS FL 34135	08-47-25-01-00008.0050 4633 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 5	171
GARCIA ELVIS & DAYMELIN 4634 SAN ANTONIO LN BONITA SPRINGS FL 34134	08-47-25-01-00008.0140 4634 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 14	172
ARTHUR & JOANNE MACDONALD FAMI 635 WEDGE DR NAPLES FL 34103	08-47-25-01-00008.0150 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 15	173
ARTHUR & JOANNE MACDONALD FAMI 635 WEDGE DR NAPLES FL 34103	08-47-25-01-00008.0160 4650 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 16	174
ARTHUR & JOANNE MACDONALD FAMI 635 WEDGE DR NAPLES FL 34103	08-47-25-01-00008.0170 4658 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 17	175
KLW LIVING TRUST 4666 SAN ANTONIO LN BONITA SPRINGS FL 34134	08-47-25-01-00008.0180 4666 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 18	176
WUSS STEVEN & ROSE 4665 DEL RIO LN BONITA SPRINGS FL 34134	08-47-25-01-00009.0010 4665 DEL RIO LN BONITA SPRINGS FL 34134	ELDORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 1	177
SCHMIDT JONATHAN + 4657 DEL RIO LN BONITA SPRINGS FL 34134	08-47-25-01-00009.0020 4657 DEL RIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 2	178
JAMES CLAUDIA 4649 DEL RIO LN BONITA SPRINGS FL 34134	08-47-25-01-00009.0030 4649 DEL RIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK 9 DB 310 PG 183 LOTS 3 + 4	179
MACDONALD DAVID B 144 TAYLOR AVE PLYMOUTH MA 02360	08-47-25-01-00009.0050 4633 DEL RIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 5	180
LLERENA RITA 4634 SIERRA LN BONITA SPRINGS FL 34134	08-47-25-01-00009.0140 4634 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 14	181
BASCHIERI AARON TR 5106 LEE BLVD LEHIGH ACRES FL 33971	08-47-25-01-00009.0150 4642 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 15	182
GALA DANA BROOK + 4648 SIERRA LN BONITA SPRINGS FL 34134	08-47-25-01-00009.0160 4648 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 9 DB 310 PG 183 LOT 16	183
PROGRESS RESIDENTIAL BORROWER PO BOX 4090 SCOTTSDALE AZ 85261	08-47-25-01-00009.0170 4658 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 17	184

BLOCK AMY B 4666 SIERRA LN BONITA SPRINGS FL 34134	08-47-25-01-00009.0180 4666 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 9 DB 310 PG 183 LOT 18	185
KHIKMATOV SHAVKAT 19760 OSPREY COVE BLVD #115 ESTERO FL 33967	08-47-25-01-00010.0010 4665 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.10 DB 310 PG 183 LOTS 1 + 2	186
GOVENDER SAGREN 43 WINDSOR POND WEST WINDSOR NJ 08550	08-47-25-01-00010.0030 4649 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 10 DB 310 PG 183 LOT 3	187
SWFLORIDA LLC 63 ARBOR FIELD WAY LAKE GROVE NY 11755	08-47-25-01-00010.0040 4641 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 10 DB 310 PG 183 LOT 4	188
THOMASON DONALD W & 102 SAINT EUSTACIUS LN BONITA SPRINGS FL 34134	08-47-25-01-00010.0050 4633 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 10 DB 310 PG 183 LOT 5	189
COLLINS EDWARD V 4576 SANTIAGO LN BONITA SPRINGS FL 34134	08-47-25-01-00010.0130 4634 DEL RIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 10 DB 310 PG 183 LOTS 13 + 14 + 15	190
MINES RICKY & NANCY 4650 DEL RIO LN BONITA SPRINGS FL 34134	08-47-25-01-00010.0160 4650 DEL RIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.10 DB 310 PG 183 LOT 16	191
BASCHIERI AARON 5106 LEE BLVD LEHIGH ACRES FL 33971	08-47-25-01-00010.0170 4658 DEL RIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.10 DB 310 PG 183 LOT 17	192
COOPER JOY C + 4666 DEL RIO LN BONITA SPRINGS FL 34134	08-47-25-01-00010.0180 4666 DEL RIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 10 DB 310 PG 183 LOT 18	193
OLD GEORGES ROAD L L C 11 MORGAN WAY MONROE TOWNSHIP NJ 08831	08-47-25-01-00011.0010 4665 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.11 DB 310 PG 183 LOT 1	194
ESPOSITO VINCENT P 99 COCKS LN LOCUST VALLEY NY 11560	08-47-25-01-00011.0030 4649 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.11 DB 310 PG 183 LOT 3	195
ESPOSITO VINCENT P + 8635 N BAYVIEW RD SOUTHOLD NY 11971	08-47-25-01-00011.0040 4641 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.11 DB 310 PG 183 LOT 4	196
EMBLER PATRICIA M 4633 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0050 4633 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 DB 310 PG 183 LOT 5	197
ANTONELL DANIEL JOSEPH 4625 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0060 4625 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 DB 310 PG 183 LOT 6	198
ARIAS EDALIA + 4617 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0070 4617 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.11 DB 310 PG 183 LOT 7	199
CUMMINGS STEVEN E + 4609 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0080 4609 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 DB 310 PG 183 LOT 8	200
CUMMINGS STEVEN E + 4609 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0090 4601 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 DB 310 PG 183 LOT 9	201
CHAUDARY ABDUL R AKHTAR + 22181 ABBEY RD WAINFLEET ON LOS 1V0 CANADA	08-47-25-01-00011.0110 4610 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 DB 310 PG 183 LOT 11	202
CUCCO-TAYLOR LORRIE J TR 24497 STILLWELL PKWY BONITA SPRINGS FL 34135	08-47-25-01-00011.0120 4618 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 OR 82 PG 472 LOT 12	203

GARRISON TYLER & 4626 SANTIAGO LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0130 4626 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 OR 82 PG 472 LOT 13	204
WHALEY MICHAEL 4634 SANTIAGO LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0140 4634 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 OR 82 PG 472 LTS 14 + 15	205
OSGOOD YVONNE L 4650 SANTIAGO LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0160 4650 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 11 OR 82 PG 472 LOT 16	206
BULLOCK SHANNON MARIE 4658 SANTIAGO LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0170 4658 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.11 DB 310 PG 183 LOT 17	207
REYNOLDS KENNETH S & 4666 SANTIAGO LN BONITA SPRINGS FL 34134	08-47-25-01-00011.0180 4666 SANTIAGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.11 DB 310 PG 183 LOT 18	208
RAWLINGS GROVER L 12444 N BAYSHORE DR NORTH MIAMI FL 33181	08-47-25-01-00012.0010 4665 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 12 DB 310 PG 183 LOT 1	209
BONITA BUNGALOWS IV LLC 287 3RD ST W BONITA SPRINGS FL 34134	08-47-25-01-00012.0020 4657 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 12 DB 310 PG 183 LOT 2	210
ARTHUR & JOANNE MACDONALD FAMI 635 WEDGE DR NAPLES FL 34103	08-47-25-01-00012.0040 4641 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 4	211
ABRAHAMSON SCOTT & TRACY L 4633 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0050 4633 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 5	212
MCALISTER JONATHAN R 4625 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0060 4625 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 6	213
HOGAN THOMAS 15601 SONOMA DR APT 302 FORT MYERS FL 33908	08-47-25-01-00012.0070 4617 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 7	214
GAWALDO ANTHONY 4609 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0080 4609 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 8	215
SHAFFERY PAUL 4601 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0090 4601 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 12 DB 310 PG 183 LOT 9	216
PUETT HENRIETA 4602 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0100 4602 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 10	217
PERRY DAVID K & HEATHER S 703 ALLISON ROAD PINEY FLATS TN 37686	08-47-25-01-00012.0110 4610 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 11	218
DIGITAL AWARENESS LLC 20791 THREE OAKS PKWY #1186 ESTERO FL 33929	08-47-25-01-00012.0120 4618 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 12	219
VAUGHAN ROGER KELLY & 3297 NEWLAND CT TOANO VA 23168	08-47-25-01-00012.0130 4626 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 12 DB 310 PG 183 LOT 13	220
BURGOS MIRNA & JONA 4634 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0140 4634 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 12 DB 310 PG 183 LOT 14	221
KOVER FRANK DALE & BRENDA + 1218 SW 4TH CT CAPE CORAL FL 33991	08-47-25-01-00012.0150 4642 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 15	222

QUIN ROBERT ANDREW & 4650 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0160 4650 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 16	223
RAMIREZ NILMA 4658 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0170 4658 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.12 DB 310 PG 183 LOT 17	224
KALEEV DIMITAR & 4666 CATALINA LN BONITA SPRINGS FL 34134	08-47-25-01-00012.0180 4666 CATALINA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 12 DB 310 PG 183 LOT 18	225
ARTHUR & JOANNE MACDONALD FAMI 635 WEDGE DR NAPLES FL 34103	08-47-25-01-00013.0010 23384 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 1	226
ARTHUR & JOANNE MACDONALD FAMI 635 WEDGE DR NAPLES FL 34103	08-47-25-01-00013.0020 23368 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 2	227
RUEGGE WILLIAM G JR 47435 MEDINA DR WEST PALM DESERT CA 92260	08-47-25-01-00013.0030 23352 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 3	228
23336 W EL DORADO LLC 10809 SUNSET DR STONE HARBOR NJ 08247	08-47-25-01-00013.0040 23336 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 4	229
BRITTON PHYLLIS M PO BOX 1914 BONITA SPRINGS FL 34133	08-47-25-01-00013.0050 23320 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK 13 DB 310 PG 183 LOT 5	230
BADEA CRISTINA R & 3375 DATO AVE HIGHLAND PARK IL 60035	08-47-25-01-00013.0060 23304 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 6	231
GILMAN CONTESSA & 23288 W EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00013.0070 23288 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 7	232
BETH MARCHI DESIGNS LLC 16653 TOSCANA CIR #702 NAPLES FL 34110	08-47-25-01-00013.0080 23272 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 8	233
DILUZIO MERRIE LOU 23256 W EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00013.0090 23256 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 9	234
EMANS JAMIE & MATTHEW 23240 W EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00013.0100 23240 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 10	235
LEHN STACY 3601 211TH LANE NW ANOKA MN 55303	08-47-25-01-00013.0110 23224 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 11	236
THOMAS BRYAN E TR 23208 W EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00013.0120 23208 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 12	237
STARNES CHARLES & JENNIFER 23192 W EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00013.0130 23192 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 13	238
SAMUEL VIOLA TR 440 21ST ST NW NAPLES FL 34120	08-47-25-01-00013.0140 23176 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 14	239
ECKERT JORDAN W 23160 W EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00013.0150 23160 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 15	240
MORINELLO MATTHEW J 9711 HEATHERSTONE LAKE CT #2 ESTERO FL 33928	08-47-25-01-00013.0160 23144 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 16	241

RODDA JOHN R & LORI L 4730 SHINNECOCK HILLS CT #201 NAPLES FL 34112	08-47-25-01-00013.0170 23128 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 17	242
PRIMEBID DEVELOPMENT LLC 8355 CORAL DR FORT MYERS FL 33967	08-47-25-01-00013.0180 23112 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 18	243
DK2B PROPERTIES INC 4851 TAMiami TRAIL N #200 NAPLES FL 34103	08-47-25-01-00013.0190 23096 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 19	244
VOGT ANDREW & KELLY 3825 HEIMSMAN DR NAPLES FL 34120	08-47-25-01-00013.0200 23080 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 20	245
OESCH KATHERINE M + 705 BRICKER FARMS LN SALEM OH 44460	08-47-25-01-00013.0210 23064 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 21	246
SPOSEN SIGNATURE HOMES LLC 2311 SANTA BARBARA BLVD # 111 CAPE CORAL FL 33991	08-47-25-01-00013.0220 23048 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 22	247
CURTIS LINDA D 23032 W EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00013.0230 23032 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 23	248
PIERRE COLETTE A 4680 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00013.0240 23016 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 24	249
PIERRE COLETTE A 4680 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0010 4680 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 14 DB 310 PG 183 LOT 1	250
GUZMAN GERALD 946 VAN LOOM CT KISSIMMEE FL 34758	08-47-25-01-00014.0030 4664 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 3	251
KRONENBERGER GARY J + 4656 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0040 4656 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 4	252
DISCH KIM MARIE & THOMAS R BETTER WORLD REALTY 5600 99TH AVE STE A KENOSHA WI 53144	08-47-25-01-00014.0050 4648 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 5	253
MORTON PATRICK + 1218 SW 4TH CT CAPE CORAL FL 33991	08-47-25-01-00014.0060 4640 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 6	254
HARRINGTON BRIAN R & 42 SEABEE ST BEDFORD NH 03110	08-47-25-01-00014.0070 4632 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 7	255
ABRAHAM LORI A PO BOX 2415 NAPLES FL 34106	08-47-25-01-00014.0090 4616 KEY LARGO LN BONITA SPRINGS FL 34134	ELDORADO ESTATES UNREC BLK 14 DB 310 PG 183 LOT 9	256
MITCHELL NOAM & GRACE 5660 STRAND CT #A109 NAPLES FL 34110	08-47-25-01-00014.0100 4608 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 10	257
ROYAL SOUTHWEST HOLDINGS LLC 6214 PRESIDENTIAL CT #B FORT MYERS FL 33919	08-47-25-01-00014.0110 4600 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 11	258
CRONIN CHRISTOPHER RYAN 4592 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0120 4592 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 12	259
GOODLAD DENNIS & 4584 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0130 4584 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 13	260

DEJESUS YUDIMAR TERESA + 4576 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0140 4576 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 14	261
ROMAN LILLIANA M 4568 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0150 4568 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 15	262
RUHL SHAWN & LACIE 4560 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0160 4560 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 16	263
VARELA CESAR & CRISTINE 4552 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0170 4552 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 17	264
VARELA CESAR + 4552 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0180 4544 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 18	265
MCDERMET ROBERT S + 4536 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0190 4536 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOTS 19 + 20	266
WETTELS DARNELL L TR 4520 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0210 4520 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 21	267
ALVES A DACOSTA + 4512 KEY LARGO LN BONITA SPRINGS FL 34134	08-47-25-01-00014.0220 4512 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 22	268
ORTENGREN KENT M & SUZAN L 23049 E ELDORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00014.0230 4504 KEY LARGO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.14 DB 310 PG 183 LOT 23	269
SOMMERVILLE RICHARD 23097 E EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00015.0200 23097 E EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.15 DB 310 PG 183 LOT 20	270
SOMMERVILLE STEPHEN & 4193 GRONDINWOOD LN MILFORD MI 48380	08-47-25-01-00015.0210 23081 E EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.15 DB 310 PG 183 LOT 21	271
AHWEE PHYLLIS + 23065 E EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00015.0220 23065 E EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK.15 DB 310 PG 183 LOT 22	272
ORTENGREN KENT M & SUZAN L 23049 E EL DORADO AVE BONITA SPRINGS FL 34134	08-47-25-01-00015.0230 23049 E EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.15 DB 310 PG 183 LOT 23 & 24	273
WILLIAMS ARCH C TR 409 KEENEWAY DR NICHOLASVILLE KY 40356	08-47-25-02-00000.0150 4651 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 890 LOT 15 + W 100 FT OF E 200 FT LOT 20	274
ELFERDINK STEVEN REED JR & CTC FRAME & FINISH CARPENTRY 1022 6TH AVE N NAPLES FL 34102	08-47-25-02-00000.0160 4661 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 898 LOTS 16	275
FROMM ERIC & TIFFANY 104 GOLD LEAF CT CANTON GA 30114	08-47-25-02-00000.0170 4667 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK 17 UNRC OR 291 PG 898 LOT 17	276
VAN BLARICOM RACHEL M 4671 VILLA CAPRI LN BONITA SPRINGS FL 34134	08-47-25-02-00000.0180 4671 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK 17 UNREC OR 291 PG 898 LOT 18	277
SUNKEL MARK & JUDITH E 4679 VILLA CAPRI LN BONITA SPRINGS FL 34134	08-47-25-02-00000.0190 4679 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 898 LOT 19 LESS E 20 FT	278

COOLEY TIMOTHY JAMES 4675 VILLA CAPRI LN BONITA SPRINGS FL 34134	08-47-25-02-00000.020A 4675 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORANDO ACRES BLK 17 UNR OR 291 PG 898 PT LT 20 W 485 FT + E 20 FT OF LT 19	279
WCI COMMUNITIES LLC ICON MANAGEMENT 11691 GATEWAY BLVD UNIT 203 FORT MYERS FL 33913	08-47-25-B4-00004.0010 4861 COCONUT RD BONITA SPRINGS FL 34134	PT OF COLONY AT PELICAN LANDING GOLF COURSE ALONG W LINE OF BONITA ANNEX IN S 1/2 OF SEC 8 LESS 4447/1384 + 4763/0516 +INST#2006-189682+ 2006- 421581+2013-44684+2014-67115+ 2016-17457+2017-29804	280
BAYSIDE IMPROVEMENT CDD WRATHELL HART HUNT & ASSOC 6131 LYON RD STE 100 COCONUT CREEK FL 33073	08-47-25-B4-00004.0020 SUBMERGED BONITA SPRINGS FL 34134	PARCEL OF LAND LOC IN SEC 8 TWP 47 RNG 25 AS DESC IN INST # 2016000017457	281
COLONY AT PELICAN LANDING FOUN ICON MANAGEMENT 11691 GATEWAY BLD #203 FORT MYERS FL 33913	08-47-25-B4-00004.0030 ACCESS UNDETERMINED BONITA SPRINGS FL 34134	PT OF COLONY AT PELICAN LANDING GOLF COURSE LYING ALONG W LINE OF BONITA ANNEX SECTS IN S 1/2 OF SECT 8 PT DESC IN INST #2017-29804	282
CIELO AT THE COLONY	08-47-25-B4-04000.00CE 4701-4787 VIA DEL CORSO LN BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2015000229652 COMMON ELEMENT	283
MEADOWBROOK OF BONITA SPRINGS 15751 SAN CARLOS BLVD STE 8 FORT MYERS FL 33908	08-47-25-E2-0300F.00CE MEADOWBROOK OF BONITA SPRINGS C/E ESTERO FL 34134	MEADOWBROOK OF BONITA SPRINGS PB 60 PGS 53-59 TRACT F COMMON ELEMENTS	284
RUANE FRANCIS M + 23424 CORAL BEAN CT BONITA SPRINGS FL 34134	08-47-25-E2-05000.0570 23424 CORAL BEAN CT ESTERO FL 34134	MEADOWBROOK OF BONITA SPRINGS REPLT TR C DESC PB 63 PG 59 LOT 57	285
GEISEN GERALD W & CAROL E 23425 CORAL BEAN CT ESTERO FL 34134	08-47-25-E2-05000.0580 23425 CORAL BEAN CT ESTERO FL 34134	MEADOWBROOK OF BONITA SPRINGS REPLT TR C DESC PB 63 PG 59 LOT 58	286
COLONY AT PELICAN LANDING 24501 WALDEN CENTER DR BONITA SPRINGS FL 34134	08-47-25-E4-00001.04CE RIGHT OF WAY ESTERO FL 34134	PARL LOC IN SW 1/4 OF SECT DESC IN OR 4408/470	287
COLONY AT PELICAN LANDING CASTLE MANAGEMENT PO BOX 559009 FORT LAUDERDALE FL 33355	08-47-25-E4-00001.05CE COLONY @ PELICAN LANDING C/E ESTERO FL 34134	PAR IN SW 1/4 ALONG THE NORTH LINE AS DESC IN INST# 2012000271325	288
MERANO AT THE COLONY CONDO 11784 WEST SAMPLE RD # 103 POMPANO BEACH FL 33065	08-47-25-E4-31000.00CE 23830 MERANO CT ESTERO FL 34134	MERANO AT THE COLONY DESC IN OR3386/3649 +OR3663/1140 +OR3804/3543+OR3807/277+ OR3888/2079+2993+ OR4094/259 + 4499/253 + 4795/3098+4055 COMMON ELEMENTS	289
NAVONA AT THE COLONY 23540 VIA VENETO BLVD BONITA SPRINGS FL 34134	08-47-25-E4-38000.00CE 23542 VIA VENETO ESTERO FL 34134	NAVONA AT THE COLONY DESC#2006-189682 COMMON ELEMENTS	290
BAYSIDE IMPROVEMENT CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD #410W BOCA RATON FL 33431	08-47-25-E4-U1701.1975 PELICAN LANDING C/E ESTERO FL	PARL IN SW 1/4 AS DESC IN INST#2007-213558	291

BAYSIDE IMPROVEMENT CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD #410W BOCA RATON FL 33431	08-47-25-E4-U1725.1985 SUBMERGED ESTERO FL 34134	PARL LOC IN THE S 1/2 OF SECT AS DESC IN OR 3220 PG 106 LESS CONDO AKA LAKE PARCEL	292
MARSH LANDING COMMUNITY ASSN 22901 MARSH LANDING BLVD ESTERO FL 33928	09-47-25-E1-2200F.00CE MARSH LANDING C/E ESTERO FL 33928	MARSH LANDING PB 58 PGS 42 THRU 49 TRACT F LESS F.01CE THRU F.03CE + LESS SUBDS	293
MARSH LANDING COMMUNITY ASSN 22901 MARSH LANDING BLVD ESTERO FL 33928	09-47-25-E1-220B4.00CE MARSH LANDING C/E ESTERO FL 33928	MARSH LANDING PB 58 PGS 42 THRU 49 TRACT B4 INDIGENOUS PRESERVATION AREA	294
RAMIREZ MAURICIO 23144 MARSH LANDING BLVD ESTERO FL 33928	09-47-25-E1-2700F.0080 23144 MARSH LANDING BLVD ESTERO FL 33928	MARSH LANDING PHASE III PLAT BOOK 64 PGS 32 + 33 BLK F LT 8	295
REGIENCZUK LARRY 23148 MARSH LANDING BLVD ESTERO FL 33928	09-47-25-E1-2700F.0090 23148 MARSH LANDING BLVD ESTERO FL 33928	MARSH LANDING PHASE III PLAT BOOK 64 PGS 32 + 33 BLK F LT 9	296
MARSH LANDING COMMUNITY ASSN 22901 MARSH LANDING BLVD ESTERO FL 33928	09-47-25-E1-2700F.00CE MARSH LANDING PHASE III C/E ESTERO FL 33928	MARSH LANDINGS PHASE III PLAT BOOK 64 PAGES 32 + 33 TRACT F	297
KAMBO SUAT & RAJMONDA 23 W BIRCH DR WATERBURY CT 06708	09-47-25-E1-2700F.0100 23152 MARSH LANDING BLVD ESTERO FL 33928	MARSH LANDING PHASE III PLAT BOOK 64 PGS 32 + 33 BLK F LT 10	298
FARRELL THOMAS E & 23156 MARSH LANDING BLVD ESTERO FL 33928	09-47-25-E1-2700F.0110 23156 MARSH LANDING BLVD ESTERO FL 33928	MARSH LANDING PHASE III PLAT BOOK 64 PGS 32 + 33 BLK F LOT 11	299
NIGRA KATHLEEN R 23160 MARSH LANDINGS BLVD ESTERO FL 33928	09-47-25-E1-2700F.0120 23160 MARSH LANDING BLVD ESTERO FL 33928	MARSH LANDING PHASE III PLAT BOOK 64 PGS 32 + 33 BLK F LT 12	300
COLONY GOLF + COUNTRY CLUB INC 4101 PELICAN COLONY BLVD BONITA SPRINGS FL 34134	17-47-25-E3-U1738.1926 4101 PELICAN COLONY BLVD ESTERO FL 34135	COLONY AT PELICAN LANDING GOLF COURSE AS DESC IN INST#2009000192836 LESS INST#2010000184331 + 2013000044685	301
SANFORD MICHAEL DAVID SR & 4781 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	08-47-25-B4-04001.0101 4781 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 101	302
SCAFIDI MICHAEL A & 606 TREVINO DR LAKE GENEVA WI 53147	08-47-25-B4-04001.0102 4781 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 102	302
HABER KAREN F TR 4781 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	08-47-25-B4-04001.0201 4781 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 201	302
JOHNSON JEROME L TR 4781 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	08-47-25-B4-04001.0202 4781 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 202	302
SHAFFER JANICE R TR 561 S 10TH ST #4212 MINNEAPOLIS MN 55403	08-47-25-B4-04001.0301 4781 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 301	302
GREENWALD RONALD G & 4781 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	08-47-25-B4-04001.0302 4781 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 302	302
JOSEPH WAYNE + BRENDA 1601 BLACKBERRY CIR	08-47-25-B4-04001.0401 4781 VIA DEL CORSO LN #401	CIELO AT THE COLONY AS DESC IN INST# 2016000060324	302

SARTELL MN 56377	BONITA SPRINGS FL 34134	PH II BLDG 1 UNIT 401	
STROEHMANN DAVID L SR TR 4781 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	08-47-25-B4-04001.0402 4781 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 402	302
BAKER DAVID HARRIS & MARY C 4771 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	08-47-25-B4-04002.0101 4771 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 101	303
ABRAMS MITCHELL 4771 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	08-47-25-B4-04002.0102 4771 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 102	303
GARREN TIMOTHY J & 21605 W FIELD CT - APT 402 DEER PARK IL 60010	08-47-25-B4-04002.0201 4771 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 201	303
PAULL JAMES IV 12180 ABINGTON HALL PL #208 RESTON VA 20190	08-47-25-B4-04002.0202 4771 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 202	303
KADLIC JOHN P & MARIANNE H 4771 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	08-47-25-B4-04002.0301 4771 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 301	303
UDICIOUS DENISE C & 4771 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	08-47-25-B4-04002.0302 4771 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 302	303
REICHLE RICHARD G JR & 4771 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	08-47-25-B4-04002.0401 4771 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 401	303
BELLINO SALVATORE & MAUREEN 4771 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	08-47-25-B4-04002.0402 4771 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 402	303
THOMAS S LAW TRUST + 4761 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	08-47-25-B4-04003.0101 4761 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 101	304
PEDERSEN JAN ERIK + JAMIE A 1454 GARDEN RD WESTON FL 33326	08-47-25-B4-04003.0102 4761 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 102	304
GUY P CAPUTO TRUST + 4761 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	08-47-25-B4-04003.0201 4761 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 201	304
HALL KEVIN M & MARY C 4761 VIA DEL CORSO LN # 3-202 BONITA SPRINGS FL 34134	08-47-25-B4-04003.0202 4761 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 202	304
RINK TIMOTHY L TR 4761 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	08-47-25-B4-04003.0301 4761 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 301	304
OSTRANDER ROBERT JAMES 769 LAKE AVE GREENWICH CT 06830	08-47-25-B4-04003.0302 4761 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 302	304
STEPHEN LACHLAN MAY TRUST + 4761 VIA DEL CORSO LANE # 401 BONITA SPRINGS FL 34134	08-47-25-B4-04003.0401 4761 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 401	304
BURGMEIER DANIEL R & MARY L 5910 S SHORE CT CLEAR LAKE IA 50428	08-47-25-B4-04003.0402 4761 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 402	304
GIBBONS REBECCA G TR 1058 CHERRYFIELD AVE COLUMBUS OH 43235	08-47-25-B4-04007.0101 4721 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 101	305
KLETZ TODD & SUSAN 1300 PENGUIN CIR VIRGINIA BEACH VA 23451	08-47-25-B4-04007.0102 4721 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115	305

		+ 2014000186346 PH I BLDG 7 UNIT 102	
YEE SAMUEL A & TERESE A 635 N DEARBORN ST UNIT 2801 CHICAGO IL 60654	08-47-25-B4-04007.0201 4721 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 201	305
BUTLER CHARLOTTE DRURY TR 2611 SCHUETZ ROAD MARYLAND HEIGHTS MO 63043	08-47-25-B4-04007.0202 4721 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 202	305
MCCORRY JAMES G TR 4721 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	08-47-25-B4-04007.0301 4721 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 301	305
MILLER MARILYN A TR 4721 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	08-47-25-B4-04007.0302 4721 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 302	305
TRUCKS BEVERLY L TR 4721 VIA DEL CORSO LANE #7-401 BONITA SPRINGS FL 34134	08-47-25-B4-04007.0401 4721 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 401	305
LAVALLEE SHERI G TR 4721 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	08-47-25-B4-04007.0402 4721 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 402	305
FINAN PATRICK J & MARY E 3269 LAMARC TRL CINCINNATI OH 45241	08-47-25-B4-04008.0101 4711 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 101	306
WIGGS SHARON L TR 4711 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	08-47-25-B4-04008.0102 4711 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 102	306
DIVERIS JOHN M & DIVERIS ORTHOPOEDICS 2562 WALTON BLVD UNIT 337 WARSAW IN 46582	08-47-25-B4-04008.0201 4711 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 201	306
KERNAN CAROLE B 4711 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	08-47-25-B4-04008.0202 4711 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 202	306
RYDBERG MARILYN TR 5611 W HANOVER AVE DALLAS TX 75209	08-47-25-B4-04008.0301 4711 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 301	306
LEWIS JOHN E TR 4711 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	08-47-25-B4-04008.0302 4711 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 302	306
LOGAN CONNIE J TR 4711 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	08-47-25-B4-04008.0401 4711 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 401	306
HANNIGAN CAROL A TR 4711 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	08-47-25-B4-04008.0402 4711 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 402	306
KORUDA DENNIS M & JACLYN M 4701 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	08-47-25-B4-04009.0101 4701 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 101	307
POHL DEBORAH C TR 4701 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	08-47-25-B4-04009.0102 4701 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 102	307

GELFOND PETER A & ENY E TR 4701 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	08-47-25-B4-04009.0201 4701 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 201	307
COLIS JOHN N & CARRIE P 2228 LAKRDALE DR GLENVIEW IL 60025	08-47-25-B4-04009.0202 4701 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 202	307
LARGE JAMES H & NANCY F 2250 OOLTEWAH RINGGOLD RD OOLTEWAH TN 37363	08-47-25-B4-04009.0301 4701 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 301	307
LONG SHEILA A TR 4701 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	08-47-25-B4-04009.0302 4701 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 302	307
DONLEY ROBERT J TR 4701 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	08-47-25-B4-04009.0401 4701 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 401	307
SOLUM RICHARD B & NANCY R 4701 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	08-47-25-B4-04009.0402 4701 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 402	307
WEKSELBLATT JOSEPH R + MAUREEN 4750 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	08-47-25-B4-04010.0101 4750 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 10 UNIT 101	308
LOEBER MICHAEL C & 4750 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	08-47-25-B4-04010.0102 4750 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 10 UNIT 102	308
POLUDNIAK S LEE & CYNTHIA R 4750 VIA DEL CORSO LN # 201 BONITA SPRINGS FL 34134	08-47-25-B4-04010.0201 4750 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 10 UNIT 201	308
WEAD FREDERICK K TR 4750 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	08-47-25-B4-04010.0202 4750 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 10 UNIT 202	308
MACLEAN NEAL C & 4750 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	08-47-25-B4-04010.0301 4750 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 10 UNIT 301	308
DIEDERICH CATHERINE D TR 4750 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	08-47-25-B4-04010.0302 4750 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 10 UNIT 302	308
HROVAT RAYMOND J JR & 4750 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	08-47-25-B4-04010.0401 4750 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 10 UNIT 401	308
ABUNASSAR JOHN G TR 820 ALAMOSA CT NAPERVILLE IL 60565	08-47-25-B4-04010.0402 4750 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 10 UNIT 402	308
ROSS CHARLES E TR 42772 CARDINAL WAY NOVI MI 48375	08-47-25-B4-04011.0101 4770 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 101	309

TIGNANELLI JAMES & NORMA 4770 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	08-47-25-B4-04011.0102 4770 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 102	309
EATON JAMES E PO BOX 1713 TALLAHASSEE FL 32302	08-47-25-B4-04011.0201 4770 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 201	309
CHAPEKIS ANTHONY FREDRICK & 4770 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	08-47-25-B4-04011.0202 4770 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 202	309
HUGDAHL JILL M TR 4770 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	08-47-25-B4-04011.0301 4770 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 301	309
BECKMAN REGGIE K TR 4770 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	08-47-25-B4-04011.0302 4770 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 302	309
ARMSTRONG ALBERT B TR + 4770 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	08-47-25-B4-04011.0401 4770 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 401	309
SICHTING JERRY L & JONI E 4770 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	08-47-25-B4-04011.0402 4770 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 402	309
BRDA BRUCE W & KAREN M 4780 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	08-47-25-B4-04012.0101 4780 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 101	310
MENNEL DAVID R TR 15379 WHISTLING LN CARMEL IN 46033	08-47-25-B4-04012.0102 4780 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 102	310
FILBIN KENNETH J & SANDRA L TR 4780 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	08-47-25-B4-04012.0201 4780 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 201	310
HEADLY LOUISE TR 1430 HOWELL GROVE RD GREENSBORO GA 30642	08-47-25-B4-04012.0202 4780 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 202	310
SANTORO RICHARD G + 4780 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	08-47-25-B4-04012.0301 4780 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 301	310
HANCY DENNIS W & JOANNE 4780 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	08-47-25-B4-04012.0302 4780 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 302	310
WOLF HEINZ HEBERT & 4780 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	08-47-25-B4-04012.0401 4780 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 401	310
SCHLOSS STUART & NANCY 4780 VIA DEL CORSO LN # 402 BONITA SPRINGS FL 34134	08-47-25-B4-04012.0402 4780 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 402	310

CAHILL THOMAS C & MARYLOU L PO BOX 775 MATTITUCK NY 11952	08-47-25-E4-31014.0101 23680 MERANO CT #101 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 14 UT 14 - 101	311
GENOVESE RONALD A + 145 BRIGHTON DR AURORA OH 44202	08-47-25-E4-31014.0102 23680 MERANO CT #102 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 14 UT 14 - 102	311
BALLINTYN RHONDA GERMANY & 23680 MERANO CT #201 ESTERO FL 34134	08-47-25-E4-31014.0201 23680 MERANO CT #201 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 14 UT 14 - 201	311
BALDERRAMA STEPHANIE 41543 SOUTHPAW PL LEESBURG VA 20175	08-47-25-E4-31014.0202 23680 MERANO CT #202 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 14 UT 14 - 202	311

WEST BAY CLUB COMMUNITY ASSOCI
20 N WACKER DR STE 1722
CHICAGO IL 60606

WEST BAY GOLF CLUB INC
4600 WEST BAY BLVD
ESTERO FL 33928

FOUNTAIN LAKES COMM ASSN INC
22201 FOUNTAIN LAKE BLVD #1
ESTERO FL 33928

BRATZ JOSHUA E &
22686 FOREST VIEW DR
ESTERO FL 33928

THOMAS SUSAN N TR
22685 FOUNTAIN LAKES BLVD
ESTERO FL 33928

WHITCHER REBECCA A TR
14 BAYVIEW BLVD
FORT MYERS BEACH FL 33931

WILSON DEBORAH +
22673 FOUNTAIN LAKES BLVD
ESTERO FL 33928

WALTERS SCOTT &
22667 FOUNTAIN LAKES BLVD
ESTERO FL 33928

FOUNTAIN LAKES COMM ASSN INC
22201 FOUNTAIN LAKE BLVD #1
ESTERO FL 33928

LAPERCHIA ALEXANDER C &
22656 FOUNTAIN LAKES BLVD
ESTERO FL 33928

BAUGHMAN JOHN W & THERESA
22662 FOUNTAIN LAKES BLVD
ESTERO FL 33928

BOUDREAUX ROBERT W &
22668 FOUNTAIN LAKES BLVD
ESTERO FL 33928

CIZOWSKI EUGENE & JUNE
22674 FOUNTAIN LAKES BLVD
ESTERO FL 33928

RODEN JACOB & DIANE
22680 FOUNTAIN LAKES BLVD
ESTERO FL 33928

FOUNTAIN LAKES COMM ASSN INC
22201 FOUNTAIN LAKE BLVD #1
ESTERO FL 33928

FOUNTAIN LAKES COMM ASSN INC
22201 FOUNTAIN LAKE BLVD #1
ESTERO FL 33928

UNGER MICHAEL J TR
22717 FOUNTAIN LAKES BLVD
ESTERO FL 33928

JARVIS THELMA
1039 BOYD BAY RD
BRACEBRIDGE ON P1L 1W8
CANADA

MIEROW RALPH & LINDA TR
17700 NORTH AVE
BROOKFIELD WI 53045

LARSON JULIE M TR
22699 FOUNTAIN LAKES BLVD
ESTERO FL 33928

KEINERT SHERRY L TR
22705 FOREST VIEW DR
ESTERO FL 33928

CAMPAU DONNA LEE &
22699 FOREST VIEW DR
ESTERO FL 33928

PAULSEN LEIGH & KAREN
350 ARAH ST
MANCHESTER NH 03104

LINDBERG PAUL A &
22692 FOUNTAIN LAKES BLVD
ESTERO FL 33928

DEVLIN ANDREW J & IRENE W
22698 FOUNTAIN LAKE BLVD
ESTERO FL 33928

YAKEL KERRI A
22704 FOUNTAIN LAKES BLVD
ESTERO FL 33928

SHELTON STEPHEN H JR
22716 FOUNTAIN LAKES BLVD
ESTERO FL 33928

DELOACH CHARLES R +
22723 FOUNTAIN LAKES BLVD
ESTERO FL 33928

HANSEN CLIFFORD C +
22733 FOUNTAIN LAKES BLVD
ESTERO FL 33928

NEWELL SHARON
22739 CAROLINE DR
ESTERO FL 33928

MURPHY CAROL M &
22745 CAROLINE DR
ESTERO FL 33928

DOODY DOROTHY M TR
22751 CAROLINE DR
ESTERO FL 33928

FIEBE CHRISTOPHER H &
22750 CAROLINE DR
ESTERO FL 33928

SCHIOP JAMES D & PATRICE M
22753 FOUNTAIN LAKES BLVD
ESTERO FL 33928

DRINKWATER ALAN J & ELAINE
22759 FOUNTAIN LAKES BLVD
ESTERO FL 33928

SMITH BEVERLY A TR
22765 FOUNTAIN LAKES BLVD
ESTERO FL 33928

NYSTROM SUSAN R
22771 FOUNTAIN LAKES BLVD
ESTERO FL 33928

WINFIELD BAILEY & ALEXIS
22758 FOUNTAIN LAKES BLVD
ESTERO FL 33928

MARTIN BRIAN RALPH & LORIE
22766 FOUNTAIN LAKES BLVD
ESTERO FL 33928

HUBERT MARY A & JOHN R
22772 SNAPTAIL CT
ESTERO FL 33928

CAMERON WARREN & MARY TR
22776 SNAPTAIL CT
ESTERO FL 33928

MCCLURE WILLIAM
22782 SNAPTAIL CT
ESTERO FL 33928

ROBINSON SHEILA L &
22788 SNAPTAIL CT
ESTERO FL 33928

PATEL DHANJIBHAI BALABHAI &
22794 SNAPTAIL CT
ESTERO FL 33928

COLLINS CAMERON D & TESSA R
22800 SNAPTAIL CT
ESTERO FL 33928

HILDEBRAND JAMES M &
22806 SNAPTAIL CT
ESTERO FL 33928

FOUNTAIN LAKES COMMUNITY ASSOC
1015 COLLIER CENTER WAY #102
NAPLES FL 34110

FOUNTAIN LAKES COMMUNITY ASSOC
PEGASUS PROPERTY MANAGEMENT
8840 TERRENE CT STE 102
BONITA SPRINGS FL 34135

PICCO STEVEN TR
11 DURBAN RD
ETOBICOKE ON M8Z 4B2
CANADA

SCHIRMER WILLIAM & PATRICIA
22220 NATURES COVE CT
ESTERO FL 33928

WEST BAY CLUB COMMUNITY ASSOCI
20 N WACKER DR STE 1722
CHICAGO IL 60606

WEST BAY CLUB COMMUNITY ASSOCI
20 N WACKER DR STE 1722
CHICAGO IL 60606

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20 N WACKER DR STE 1722
CHICAGO IL 60606

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20 N WACKER DR STE 1722
CHICAGO IL 60606

WEST BAY CLUB COMMUNITY ASSOCI
20 N WACKER DR STE 1722
CHICAGO IL 60606

WEST BAY CLUB COMMUNITY ASSOCI
20 N WACKER DR STE 1722
CHICAGO IL 60606

WEST BAY GOLF CLUB INC
4606 WEST BAY BLVD
ESTERO FL 33928

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

GARCIA ROBERT S & LISA M
6216 NW 18TH AVE
GAINESVILLE FL 32605

GARCIA ROBERT S & LISA M
6216 NW 18TH AVE
GAINESVILLE FL 32605

463 MIDDLE COUNTRY RD LLC
12210 SIESTA DR
FORT MYERS BEACH FL 33931

BENNETT DAVID G JR
24065 DIETZ DR
BONITA SPRINGS FL 34135

JOHNSON ROY E
18650 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

NEGRU VALENTIN &
27103 MATHESON AVE APT 204
BONITA SPRINGS FL 34135

BURUN ANGELA
9217 ESTERO RIVER CIR
ESTERO FL 33928

MASOTTA PASQUALE & AGLINO
RICHARD MASOTTA
473 VILLAGE ST
NORTHFORD CT 06472

GOMEZ ANA MARIA
961 18TH ST SE
NAPLES FL 34117

ANNETTE KNIOLA TRUST
1331 22ND AVE NE
NAPLES FL 34120

ARANGO LUIS &
11571 SAUNDERS AVE
BONITA SPRINGS FL 34135

VICTOR DANTE TRUST +
1911 NE 164TH ST
MIAMI FL 33162

THREE BROTHERS PROPERTY LLC
215 SW 125TH AVE
PLANTATION FL 33325

VO HIEP L
8688 PEGASUS DR
LEHIGH ACRES FL 33971

COATS STEPHEN & MARGARET
66 EMS T7B LN
LEESBURG IN 46538

INDALVEN GROUP INC
17121 CAM COURT #2
FORT MYERS FL 33967

HARRISON C T JR & LILLIAN
29514 HUNTSWOOD TRAIL LN
KATY TX 77494

STROLLO JON E
1238 NICKTOWN HILL RD
NICKTOWN PA 15762

HURLBURT MARY K
148 SUNSET BEACH RD
NORTH EAST PA 16428

BONELLO MELISSA
2283 QUEENS WAY
NAPLES FL 34112

KUGEL RICHARD & LESLIE
5421 CHERRYWOOD DR
NAPLES FL 34119

JOHNSON ROY E JR +
18650 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

JOHNSON ROY E JR +
18650 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

JOHNSON ANGLEA GAIL
18650 SAN CARLOS BLVD
BONITA SPRINGS FL 33931

VICTOR DANTE TRUST +
1911 NE 164TH ST
MIAMI FL 33162

NEGRU VALENTIN &
27103 MATHESON AVE APT 204
BONITA SPRINGS FL 34135

VICTOR DANTE TRUST +
1911 NE 164TH ST
MIAMI FL 33162

DOBBERSTEIN JOAN C
28005 SOSTA LN # 1
BONITA SPRINGS FL 34135

FEENEY KEVIN MICHAEL
5 BATHCRESCENT LN
BLOOMFIELD CT 06002

MOUNT JR CHARLES LOFFEN &
18504 OCALA RD
FORT MYERS FL 33967

JOHNSON DON +
18 SONDERHEN DR
NAPLES FL 34114

GUARNERI CARL A +
215 SHINGLE HILL RD
WEST HAVEN CT 06516

NEGRU VALENTIN &
27103 MATHESON AVE APT 204
BONITA SPRINGS FL 34135

SMITH HAROLD S II
PO BOX 1628
BONITA SPRINGS FL 34133

JOHNSON ROY JR
18650 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

SHIKANY WILLIAM B TR
27140 MORA RD
BONITA SPRINGS FL 34135

DOBBERSTEIN JOAN C
28005 SOSTA LN # 1
BONITA SPRINGS FL 34135

NEGRU VALENTIN &
27103 MATHESON AVE APT 204
BONITA SPRINGS FL 34135

JOHNSON ROY JR
18650 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

AMIS WILLIAM DOUGLAS
PO BOX 211
BONITA SPRINGS FL 34133

ALLIE & ELLIE LLC
12942 SW 133RD CT STE B
MIAMI FL 33186

JORDAN VANESSA
15044 SW 142ND TER
MIAMI FL 33196

ZHONG SHERRY XUAN
4750 18TH AVE SE
NAPLES FL 34117

THOMPSON CYNTHIA J TR
301 HUNTINGTON DR
NAPLES FL 34109

EDWARDS BONNIE L/E
10721 PARROT COVE CIR
ESTERO FL 33928

AHMAD FREDDIE & SUAD
2555 COVINGTON PL
AVON OH 44011

GARCIA ROBERT S & LISA M
6216 NW 18TH AVE
GAINESVILLE FL 32605

KRAUSE JOAN B TR
21 N OLD ORCHARD AVE APT 122
SAINT LOUIS MO 63119

HEARTINGER DAVID J & LINA W
520 LAKESHORE LN
CHAPEL HILL NC 27514

BASHAM CAROLYN
1755 SPEEDVILLE RD
CAMBRIDGE ON N3H 4R6
CANADA

BASHAM CAROLYN
1755 SPEEDVILLE RD
CAMBRIDGE ON N3H 4R6
CANADA

WEST BAY CLUB COMMUNITY ASSOCI
20 N WACKER DR STE 1722
CHICAGO IL 60606

WEST BAY CLUB COMMUNITY ASSOCI
20 N WACKER DR STE 1722
CHICAGO IL 60606

FLORIDA POWER + LIGHT CO
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

BENNETT DAVID G JR
24065 DIETZ DR
BONITA SPRINGS FL 34135

BENNETT DAVID G JR
24065 DIETZ DR
BONITA SPRINGS FL 34135

PELICAN LANDING TIMESHARE
450 CARILLON PKWY STE 210
SAINT PETERSBURG FL 33716

HPC DEVELOPER LLC
CORPORATE TAX DEPARTMENT
9002 SAN MARCO CT
ORLANDO FL 32819

TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

PELICAN LANDING COMMUNITY
24501 WALDEN CENTER DR
BONITA SPRINGS FL 34134

TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

LB RAPTOR INVESTMENTS LLC
2210 VANDERBILT BEACH RD
NAPLES FL 34109

SALTLEAF MARINA INVESTMENTS LL
2210 VANDERBILT BEACH RD #1300
NAPLES FL 34109

LB ESTERO BAY INVESTMENTS LLC
STE 1300
2210 VANDERBILT BEACH RD
NAPLES FL 34109

SALTLEAF MARINA INVESTMENTS LL
2210 VANDERBILT BEACH RD #1300
NAPLES FL 34109

SALTLEAF INVESTMENTS I LLC
2210 VANDERBILT RD #1300
NAPLES FL 34109

COLONY AT PELICAN LANDING FOUN
5200 PELICAN COLONY BLVD
BONITA SPRINGS FL 34134

HHR HRCP LLC
RYAN LLC
PO BOX 4900
SCOTTSDALE AZ 85261

SALTLEAF MARINA INVESTMENTS LL
2210 VANDERBILT BEACH RD #1300
NAPLES FL 34109

PELICAN LANDING COMMUNITY ASSN
MARIE MARTEL
24501 WALDEN CENTER DR
BONITA SPRINGS FL 34134

MIKUSKI JOHN & LUCY
355 FIRENZE LOOP
MYRTLE BEACH SC 29579

EDWARDS SUSAN D
4583 CATALINA LN
BONITA SPRINGS FL 34134

LEMUS BERTA & VICTOR M
23033 MARSH LANDING BLVD
ESTERO FL 33928

WEBSTER MICHAEL A &
4567 CATALINA LN
BONITA SPRINGS FL 34134

FORTE ALICIA M +
4559 CATALINA LN
BONITA SPRINGS FL 34134

QUALITY PROPERTY PARTNERS LLC
13650 FIDDLESTICKS BLVD
NAPLES FL 34108

ALVES A DA COSTA & SANDRA J
4543 CATALINA LN
BONITA SPRINGS FL 34134

BARREIROS MARIA A
4535 CATALINA LN
BONITA SPRINGS FL 34134

BEJIN GRANT
4519 CATALINA LN
BONITA SPRINGS FL 34134

MILLER KRISTOPHER L + ANNETTE
4528 SANTIAGO LN
BONITA SPRINGS FL 34134

TAYLOR BRENDA KATHLEEN +
4591 KEY LARGO LN
BONITA SPRINGS FL 34134

HOGAN MICHAEL J
4583 KEY LARGO LN
BONITA SPRINGS FL 34134

GAO JINPING
4575 KEY LARGO LN
BONITA SPRINGS FL 34134

SULETA ESTUARDO &
4567 KEY LARGO LN
BONITA SPRINGS FL 34134

TILLOTSON RICHARD J &
4559 KEY LARGO LN
BONITA SPRINGS FL 34134

HOUSE MILTON F
PO BOX 175
PORTLAND ON K0G 1V0
CANADA

MILLER RICHARD E
4535 KEY LARGO LN
BONITA SPRINGS FL 34134

CHARDO DOS SANTOS MARCEY ANN
4527 KEY LARGO LN
BONITA SPRINGS FL 34134

ROYAL SOUTHWEST HOLDINGS LLC
6214 PRESIDENTIAL CT #B
FORT MYERS FL 33919

KHAMITOV DMITRIY & ANNA
2633 52ND AVE NE
NAPLES FL 34120

OLIVARES MONICA J
4528 CATALINA LN
BONITA SPRINGS FL 34134

GUTMANN MARY ALICE TR
4536 CATALINA LN
BONITA SPRINGS FL 34134

MULLEN DIANA LYNN
4542 CATALINA LN
BONITA SPRINGS FL 34134

ALVES A DACOSTA & SANDRA J
4543 CATALINA LN
BONITA SPRINGS FL 34134

MIKUSKI JOHN & LUCY
355 FIRENZE LOOP
MYRTLE BEACH SC 29579

BELARDINELLI JOANN
4568 CATALINA LN
BONITA SPRINGS FL 34134

CLOUSE LOUISE M
4576 CATALINA LN
BONITA SPRINGS FL 34134

CHRISTIE FLORENCE CAROLYN +
4582 CATALINA LN
BONITA SPRINGS FL 34134

SHEA JONATHAN P & NICOLE S
4592 CATALINA LN
BONITA SPRINGS FL 34134

PEEK HARRY FRANK &
1047 ALBANY CT
NAPLES FL 34105

POSTUDENSEK JOEL P + ANGELA J
4657 SAN ANTONIO LN
BONITA SPRINGS FL 34134

POSTUDENSEK PATRICIA L/E
4641 SAN ANTONIO LN
BONITA SPRINGS FL 34134

UNKNOWN HEIRS OF
4633 SAN ANTONIO LN
BONITA SPRINGS FL 34134

ROJAS XIOMARA ANTONIA
512 LASSEN CT SE
ALBUQUERQUE NM 87123

SLOSSER KRIS A & DENISE M
4642 VILLA CAPRI LN
BONITA SPRINGS FL 34134

ROSS JORDAN
4650 VILLA CAPRI LN
BONITA SPRINGS FL 34134

FIORA JASON C
4658 VILLA CAPRI LN
BONITA SPRINGS FL 34134

ZANELLA JUSTIN TR
4666 VILLA CAPRI LN
BONITA SPRINGS FL 34134

ZIMMERMAN LORRI
145 PONDER LN
SCOTRUN PA 18355

BENASUTTI MARK T &
4665 SIERRA LN
BONITA SPRINGS FL 34134

WASHBURN ALLISON M &
4649 SIERRA LN
BONITA SPRINGS FL 34134

BAINES MICHELLE FRANCES
28030 CREST PRESERVE CIR #1101
BONITA SPRINGS FL 34135

GARCIA ELVIS & DAYMELIN
4634 SAN ANTONIO LN
BONITA SPRINGS FL 34134

ARTHUR & JOANNE MACDONALD FAMI
635 WEDGE DR
NAPLES FL 34103

ARTHUR & JOANNE MACDONALD FAMI
635 WEDGE DR
NAPLES FL 34103

ARTHUR & JOANNE MACDONALD FAMI
635 WEDGE DR
NAPLES FL 34103

KLW LIVING TRUST
4666 SAN ANTONIO LN
BONITA SPRINGS FL 34134

WUSS STEVEN & ROSE
4665 DEL RIO LN
BONITA SPRINGS FL 34134

SCHMIDT JONATHAN +
4657 DEL RIO LN
BONITA SPRINGS FL 34134

JAMES CLAUDIA
4649 DEL RIO LN
BONITA SPRINGS FL 34134

MACDONALD DAVID B
144 TAYLOR AVE
PLYMOUTH MA 02360

LLERENA RITA
4634 SIERRA LN
BONITA SPRINGS FL 34134

BASCHIERI AARON TR
5106 LEE BLVD
LEHIGH ACRES FL 33971

GALA DANA BROOK +
4648 SIERRA LN
BONITA SPRINGS FL 34134

PROGRESS RESIDENTIAL BORROWER
PO BOX 4090
SCOTTSDALE AZ 85261

BLOCK AMY B
4666 SIERRA LN
BONITA SPRINGS FL 34134

KHIKMATOV SHAVKAT
19760 OSPREY COVE BLVD #115
ESTERO FL 33967

GOVENDER SAGREN
43 WINDSOR POND
WEST WINDSOR NJ 08550

SWFLORIDA LLC
63 ARBOR FIELD WAY
LAKE GROVE NY 11755

THOMASON DONALD W &
102 SAINT EUSTACIUS LN
BONITA SPRINGS FL 34134

COLLINS EDWARD V
4576 SANTIAGO LN
BONITA SPRINGS FL 34134

MINES RICKY & NANCY
4650 DEL RIO LN
BONITA SPRINGS FL 34134

BASCHIERI AARON
5106 LEE BLVD
LEHIGH ACRES FL 33971

COOPER JOY C +
4666 DEL RIO LN
BONITA SPRINGS FL 34134

OLD GEORGES ROAD L L C
11 MORGAN WAY
MONROE TOWNSHIP NJ 08831

ESPOSITO VINCENT P
99 COCKS LN
LOCUST VALLEY NY 11560

ESPOSITO VINCENT P +
8635 N BAYVIEW RD
SOUTHOLD NY 11971

EMBLER PATRICIA M
4633 CATALINA LN
BONITA SPRINGS FL 34134

ANTONELL DANIEL JOSEPH
4625 CATALINA LN
BONITA SPRINGS FL 34134

ARIAS EDALIA +
4617 CATALINA LN
BONITA SPRINGS FL 34134

CUMMINGS STEVEN E +
4609 CATALINA LN
BONITA SPRINGS FL 34134

CUMMINGS STEVEN E +
4609 CATALINA LN
BONITA SPRINGS FL 34134

CHAUDARY ABDUL R AKHTAR +
22181 ABBEY RD
WAINFLEET ON LOS 1V0
CANADA

CUCCO-TAYLOR LORRIE J TR
24497 STILLWELL PKWY
BONITA SPRINGS FL 34135

GARRISON TYLER &
4626 SANTIAGO LN
BONITA SPRINGS FL 34134

WHALEY MICHAEL
4634 SANTIAGO LN
BONITA SPRINGS FL 34134

OSGOOD YVONNE L
4650 SANTIAGO LN
BONITA SPRINGS FL 34134

BULLOCK SHANNON MARIE
4658 SANTIAGO LN
BONITA SPRINGS FL 34134

REYNOLDS KENNETH S &
4666 SANTIAGO LN
BONITA SPRINGS FL 34134

RAWLINGS GROVER L
12444 N BAYSHORE DR
NORTH MIAMI FL 33181

BONITA BUNGALOWS IV LLC
287 3RD ST W
BONITA SPRINGS FL 34134

ARTHUR & JOANNE MACDONALD FAMI
635 WEDGE DR
NAPLES FL 34103

ABRAHAMSON SCOTT & TRACY L
4633 KEY LARGO LN
BONITA SPRINGS FL 34134

MCALISTER JONATHAN R
4625 KEY LARGO LN
BONITA SPRINGS FL 34134

HOGAN THOMAS
15601 SONOMA DR APT 302
FORT MYERS FL 33908

GAWALDO ANTHONY
4609 KEY LARGO LN
BONITA SPRINGS FL 34134

SHAFFERY PAUL
4601 KEY LARGO LN
BONITA SPRINGS FL 34134

PUETT HENRIETA
4602 CATALINA LN
BONITA SPRINGS FL 34134

PERRY DAVID K & HEATHER S
703 ALLISON ROAD
PINEY FLATS TN 37686

DIGITAL AWARENESS LLC
20791 THREE OAKS PKWY #1186
ESTERO FL 33929

VAUGHAN ROGER KELLY &
3297 NEWLAND CT
TOANO VA 23168

BURGOS MIRNA & JONA
4634 CATALINA LN
BONITA SPRINGS FL 34134

KOVER FRANK DALE & BRENDA +
1218 SW 4TH CT
CAPE CORAL FL 33991

QUIN ROBERT ANDREW &
4650 CATALINA LN
BONITA SPRINGS FL 34134

RAMIREZ NILMA
4658 CATALINA LN
BONITA SPRINGS FL 34134

KALEEV DIMITAR &
4666 CATALINA LN
BONITA SPRINGS FL 34134

ARTHUR & JOANNE MACDONALD FAMI
635 WEDGE DR
NAPLES FL 34103

ARTHUR & JOANNE MACDONALD FAMI
635 WEDGE DR
NAPLES FL 34103

RUEGGE WILLIAM G JR
47435 MEDINA DR WEST
PALM DESERT CA 92260

23336 W EL DORADO LLC
10809 SUNSET DR
STONE HARBOR NJ 08247

BRITTON PHYLLIS M
PO BOX 1914
BONITA SPRINGS FL 34133

BADEA CRISTINA R &
3375 DATO AVE
HIGHLAND PARK IL 60035

GILMAN CONTESSA &
23288 W EL DORADO AVE
BONITA SPRINGS FL 34134

BETH MARCHI DESIGNS LLC
16653 TOSCANA CIR #702
NAPLES FL 34110

DILUZIO MERRIE LOU
23256 W EL DORADO AVE
BONITA SPRINGS FL 34134

EMANS JAMIE & MATTHEW
23240 W EL DORADO AVE
BONITA SPRINGS FL 34134

LEHN STACY
3601 211TH LANE NW
ANOKA MN 55303

THOMAS BRYAN E TR
23208 W EL DORADO AVE
BONITA SPRINGS FL 34134

STARNES CHARLES & JENNIFER
23192 W EL DORADO AVE
BONITA SPRINGS FL 34134

SAMUEL VIOLA TR
440 21ST ST NW
NAPLES FL 34120

ECKERT JORDAN W
23160 W EL DORADO AVE
BONITA SPRINGS FL 34134

MORINELLO MATTHEW J
9711 HEATHERSTONE LAKE CT #2
ESTERO FL 33928

RODDA JOHN R & LORI L
4730 SHINNECOCK HILLS CT #201
NAPLES FL 34112

PRIMEBID DEVELOPMENT LLC
8355 CORAL DR
FORT MYERS FL 33967

DK2B PROPERTIES INC
4851 TAMiami TRAIL N #200
NAPLES FL 34103

VOGT ANDREW & KELLY
3825 HEIMSMAN DR
NAPLES FL 34120

OESCH KATHERINE M +
705 BRICKER FARMS LN
SALEM OH 44460

SPOSEN SIGNATURE HOMES LLC
2311 SANTA BARBARA BLVD # 111
CAPE CORAL FL 33991

CURTIS LINDA D
23032 W EL DORADO AVE
BONITA SPRINGS FL 34134

PIERRE COLETTE A
4680 KEY LARGO LN
BONITA SPRINGS FL 34134

PIERRE COLETTE A
4680 KEY LARGO LN
BONITA SPRINGS FL 34134

GUZMAN GERALD
946 VAN LOOM CT
KISSIMMEE FL 34758

KRONENBERGER GARY J +
4656 KEY LARGO LN
BONITA SPRINGS FL 34134

DISCH KIM MARIE & THOMAS R
BETTER WORLD REALTY
5600 99TH AVE STE A
KENOSHA WI 53144

MORTON PATRICK +
1218 SW 4TH CT
CAPE CORAL FL 33991

HARRINGTON BRIAN R &
42 SEABEE ST
BEDFORD NH 03110

ABRAHAM LORI A
PO BOX 2415
NAPLES FL 34106

MITCHELL NOAM & GRACE
5660 STRAND CT #A109
NAPLES FL 34110

ROYAL SOUTHWEST HOLDINGS LLC
6214 PRESIDENTIAL CT #B
FORT MYERS FL 33919

CRONIN CHRISTOPHER RYAN
4592 KEY LARGO LN
BONITA SPRINGS FL 34134

GOODLAD DENNIS &
4584 KEY LARGO LN
BONITA SPRINGS FL 34134

DEJESUS YUDIMAR TERESA +
4576 KEY LARGO LN
BONITA SPRINGS FL 34134

ROMAN LILLIANA M
4568 KEY LARGO LN
BONITA SPRINGS FL 34134

RUHL SHAWN & LACIE
4560 KEY LARGO LN
BONITA SPRINGS FL 34134

VARELA CESAR & CRISTINE
4552 KEY LARGO LN
BONITA SPRINGS FL 34134

VARELA CESAR +
4552 KEY LARGO LN
BONITA SPRINGS FL 34134

MCDERMET ROBERT S +
4536 KEY LARGO LN
BONITA SPRINGS FL 34134

WETTELS DARNELL L TR
4520 KEY LARGO LN
BONITA SPRINGS FL 34134

ALVES A DACOSTA +
4512 KEY LARGO LN
BONITA SPRINGS FL 34134

ORTENGREN KENT M & SUZAN L
23049 E ELDORADO AVE
BONITA SPRINGS FL 34134

SOMMERVILLE RICHARD
23097 E EL DORADO AVE
BONITA SPRINGS FL 34134

SOMMERVILLE STEPHEN &
4193 GRONDINWOOD LN
MILFORD MI 48380

AHWEE PHYLLIS +
23065 E EL DORADO AVE
BONITA SPRINGS FL 34134

ORTENGREN KENT M & SUZAN L
23049 E EL DORADO AVE
BONITA SPRINGS FL 34134

WILLIAMS ARCH C TR
409 KEENEWAY DR
NICHOLASVILLE KY 40356

ELFERDINK STEVEN REED JR &
CTC FRAME & FINISH CARPENTRY
1022 6TH AVE N
NAPLES FL 34102

FROMM ERIC & TIFFANY
104 GOLD LEAF CT
CANTON GA 30114

VAN BLARICOM RACHEL M
4671 VILLA CAPRI LN
BONITA SPRINGS FL 34134

SUNKEL MARK & JUDITH E
4679 VILLA CAPRI LN
BONITA SPRINGS FL 34134

COOLEY TIMOTHY JAMES
4675 VILLA CAPRI LN
BONITA SPRINGS FL 34134

WCI COMMUNITIES LLC
ICON MANAGEMENT
11691 GATEWAY BLVD UNIT 203
FORT MYERS FL 33913

BAYSIDE IMPROVEMENT CDD
WRATHELL HART HUNT & ASSOC
6131 LYON RD STE 100
COCONUT CREEK FL 33073

COLONY AT PELICAN LANDING FOUN
ICON MANAGEMENT
11691 GATEWAY BLD #203
FORT MYERS FL 33913

CIELO AT THE COLONY

MEADOWBROOK OF BONITA SPRINGS
15751 SAN CARLOS BLVD STE 8
FORT MYERS FL 33908

RUANE FRANCIS M +
23424 CORAL BEAN CT
BONITA SPRINGS FL 34134

GEISEN GERALD W & CAROL E
23425 CORAL BEAN CT
ESTERO FL 34134

COLONY AT PELICAN LANDING
24501 WALDEN CENTER DR
BONITA SPRINGS FL 34134

COLONY AT PELICAN LANDING
CASTLE MANAGEMENT
PO BOX 559009
FORT LAUDERDALE FL 33355

MERANO AT THE COLONY CONDO
11784 WEST SAMPLE RD # 103
POMPANO BEACH FL 33065

NAVONA AT THE COLONY
23540 VIA VENETO BLVD
BONITA SPRINGS FL 34134

BAYSIDE IMPROVEMENT CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD #410W
BOCA RATON FL 33431

BAYSIDE IMPROVEMENT CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD #410W
BOCA RATON FL 33431

MARSH LANDING COMMUNITY ASSN
22901 MARSH LANDING BLVD
ESTERO FL 33928

MARSH LANDING COMMUNITY ASSN
22901 MARSH LANDING BLVD
ESTERO FL 33928

RAMIREZ MAURICIO
23144 MARSH LANDING BLVD
ESTERO FL 33928

REGIENCZUK LARRY
23148 MARSH LANDING BLVD
ESTERO FL 33928

MARSH LANDING COMMUNITY ASSN
22901 MARSH LANDING BLVD
ESTERO FL 33928

KAMBO SUAT & RAJMONDA
23 W BIRCH DR
WATERBURY CT 06708

FARRELL THOMAS E &
23156 MARSH LANDING BLVD
ESTERO FL 33928

NIGRA KATHLEEN R
23160 MARSH LANDINGS BLVD
ESTERO FL 33928

COLONY GOLF + COUNTRY CLUB INC
4101 PELICAN COLONY BLVD
BONITA SPRINGS FL 34134

SANFORD MICHAEL DAVID SR &
4781 VIA DEL CORSO LN #101
BONITA SPRINGS FL 34134

SCAFIDI MICHAEL A &
606 TREVINO DR
LAKE GENEVA WI 53147

HABER KAREN F TR
4781 VIA DEL CORSO LN #201
BONITA SPRINGS FL 34134

JOHNSON JEROME L TR
4781 VIA DEL CORSO LN #202
BONITA SPRINGS FL 34134

SHAFFER JANICE R TR
561 S 10TH ST #4212
MINNEAPOLIS MN 55403

GREENWALD RONALD G &
4781 VIA DEL CORSO LN #302
BONITA SPRINGS FL 34134

JOSEPH WAYNE + BRENDA
1601 BLACKBERRY CIR
SARTELL MN 56377

STROEHMANN DAVID L SR TR
4781 VIA DEL CORSO LN #402
BONITA SPRINGS FL 34134

BAKER DAVID HARRIS & MARY C
4771 VIA DEL CORSO LN #101
BONITA SPRINGS FL 34134

ABRAMS MITCHELL
4771 VIA DEL CORSO LN #102
BONITA SPRINGS FL 34134

GARREN TIMOTHY J &
21605 W FIELD CT - APT 402
DEER PARK IL 60010

PAULL JAMES IV
12180 ABINGTON HALL PL #208
RESTON VA 20190

KADLIC JOHN P & MARIANNE H
4771 VIA DEL CORSO LN #301
BONITA SPRINGS FL 34134

UDICIOUS DENISE C &
4771 VIA DEL CORSO LN #302
BONITA SPRINGS FL 34134

REICHLE RICHARD G JR &
4771 VIA DEL CORSO LN #401
BONITA SPRINGS FL 34134

BELLINO SALVATORE & MAUREEN
4771 VIA DEL CORSO LN #402
BONITA SPRINGS FL 34134

THOMAS S LAW TRUST +
4761 VIA DEL CORSO LN #101
BONITA SPRINGS FL 34134

PEDERSEN JAN ERIK + JAMIE A
1454 GARDEN RD
WESTON FL 33326

GUY P CAPUTO TRUST +
4761 VIA DEL CORSO LN #201
BONITA SPRINGS FL 34134

HALL KEVIN M & MARY C
4761 VIA DEL CORSO LN # 3-202
BONITA SPRINGS FL 34134

RINK TIMOTHY L TR
4761 VIA DEL CORSO LN #301
BONITA SPRINGS FL 34134

OSTRANDER ROBERT JAMES
769 LAKE AVE
GREENWICH CT 06830

STEPHEN LACHLAN MAY TRUST +
4761 VIA DEL CORSO LANE # 401
BONITA SPRINGS FL 34134

BURGMEIER DANIEL R & MARY L
5910 S SHORE CT
CLEAR LAKE IA 50428

GIBBONS REBECCA G TR
1058 CHERRYFIELD AVE
COLUMBUS OH 43235

KLETZ TODD & SUSAN
1300 PENGUIN CIR
VIRGINIA BEACH VA 23451

YEE SAMUEL A & TERESE A
635 N DEARBORN ST UNIT 2801
CHICAGO IL 60654

BUTLER CHARLOTTE DRURY TR
2611 SCHUETZ ROAD
MARYLAND HEIGHTS MO 63043

MCCORRY JAMES G TR
4721 VIA DEL CORSO LN #301
BONITA SPRINGS FL 34134

MILLER MARILYN A TR
4721 VIA DEL CORSO LN #302
BONITA SPRINGS FL 34134

TRUCKS BEVERLY L TR
4721 VIA DEL CORSO LANE #7-401
BONITA SPRINGS FL 34134

LAVALLEE SHERI G TR
4721 VIA DEL CORSO LN #402
BONITA SPRINGS FL 34134

FINAN PATRICK J & MARY E
3269 LAMARC TRL
CINCINNATI OH 45241

WIGGS SHARON L TR
4711 VIA DEL CORSO LN #102
BONITA SPRINGS FL 34134

DIVERIS JOHN M &
DIVERIS ORTHOPOEDICS
2562 WALTON BLVD UNIT 337
WARSAW IN 46582

KERNAN CAROLE B
4711 VIA DEL CORSO LN #202
BONITA SPRINGS FL 34134

RYDBERG MARILYN TR
5611 W HANOVER AVE
DALLAS TX 75209

LEWIS JOHN E TR
4711 VIA DEL CORSO LN #302
BONITA SPRINGS FL 34134

LOGAN CONNIE J TR
4711 VIA DEL CORSO LN #401
BONITA SPRINGS FL 34134

HANNIGAN CAROL A TR
4711 VIA DEL CORSO LN #402
BONITA SPRINGS FL 34134

KORUDA DENNIS M & JACLYN M
4701 VIA DEL CORSO LN #101
BONITA SPRINGS FL 34134

POHL DEBORAH C TR
4701 VIA DEL CORSO LN #102
BONITA SPRINGS FL 34134

GELFOND PETER A & ENY E TR
4701 VIA DEL CORSO LN #201
BONITA SPRINGS FL 34134

COLIS JOHN N & CARRIE P
2228 LAKRDALE DR
GLENVIEW IL 60025

LARGE JAMES H & NANCY F
2250 OOLTEWAH RINGGOLD RD
OOLTEWAH TN 37363

LONG SHEILA A TR
4701 VIA DEL CORSO LN #302
BONITA SPRINGS FL 34134

DONLEY ROBERT J TR
4701 VIA DEL CORSO LN #401
BONITA SPRINGS FL 34134

SOLUM RICHARD B & NANCY R
4701 VIA DEL CORSO LN #402
BONITA SPRINGS FL 34134

WEKSELBLATT JOSEPH R + MAUREEN
4750 VIA DEL CORSO LN #101
BONITA SPRINGS FL 34134

LOEBER MICHAEL C &
4750 VIA DEL CORSO LN #102
BONITA SPRINGS FL 34134

POLUDNIAK S LEE & CYNTHIA R
4750 VIA DEL CORSO LN # 201
BONITA SPRINGS FL 34134

WEAD FREDERICK K TR
4750 VIA DEL CORSO LN #202
BONITA SPRINGS FL 34134

MACLEAN NEAL C &
4750 VIA DEL CORSO LN #301
BONITA SPRINGS FL 34134

DIEDERICH CATHERINE D TR
4750 VIA DEL CORSO LN #302
BONITA SPRINGS FL 34134

HROVAT RAYMOND J JR &
4750 VIA DEL CORSO LN #401
BONITA SPRINGS FL 34134

ABUNASSAR JOHN G TR
820 ALAMOS A CT
NAPERVILLE IL 60565

ROSS CHARLES E TR
42772 CARDINAL WAY
NOVI MI 48375

TIGNANELLI JAMES & NORMA
4770 VIA DEL CORSO LN #102
BONITA SPRINGS FL 34134

EATON JAMES E
PO BOX 1713
TALLAHASSEE FL 32302

CHAPEKIS ANTHONY FREDRICK &
4770 VIA DEL CORSO LN #202
BONITA SPRINGS FL 34134

HUGDAHL JILL M TR
4770 VIA DEL CORSO LN #301
BONITA SPRINGS FL 34134

BECKMAN REGGIE K TR
4770 VIA DEL CORSO LN #302
BONITA SPRINGS FL 34134

ARMSTRONG ALBERT B TR +
4770 VIA DEL CORSO LN #401
BONITA SPRINGS FL 34134

SICHTING JERRY L & JONI E
4770 VIA DEL CORSO LN #402
BONITA SPRINGS FL 34134

BRDA BRUCE W & KAREN M
4780 VIA DEL CORSO LN #101
BONITA SPRINGS FL 34134

MENNEL DAVID R TR
15379 WHISTLING LN
CARMEL IN 46033

FILBIN KENNETH J & SANDRA L TR
4780 VIA DEL CORSO LN #201
BONITA SPRINGS FL 34134

HEADLY LOUISE TR
1430 HOWELL GROVE RD
GREENSBORO GA 30642

SANTORO RICHARD G +
4780 VIA DEL CORSO LN #301
BONITA SPRINGS FL 34134

HANCY DENNIS W & JOANNE
4780 VIA DEL CORSO LN #302
BONITA SPRINGS FL 34134

WOLF HEINZ HEBERT &
4780 VIA DEL CORSO LN #401
BONITA SPRINGS FL 34134

SCHLOSS STUART & NANCY
4780 VIA DEL CORSO LN # 402
BONITA SPRINGS FL 34134

CAHILL THOMAS C & MARYLOU L
PO BOX 775
MATTITUCK NY 11952

GENOVESE RONALD A +
145 BRIGHTON DR
AURORA OH 44202

BALLINTYN RHONDA GERMANY &
23680 MERANO CT #201
ESTERO FL 34134

BALDERRAMA STEPHANIE
41543 SOUTHPAW PL
LEESBURG VA 20175