



December 8, 2023

Lee County Community Development
Planning Section
1500 Monroe Street
Fort Myer, FL 33908



**S: ROYAL PALM MULTIFAMILY CPA
Small-scale Comprehensive Plan Map Amendment Application**

Dear Planning Staff:

The Flournoy Development Group ("Applicant") seeks to amend Future Land Use Map 1-A to change the Future Land Use Category (FLUC) from Central Urban to Intensive Development. The 19.33+/- acre subject property is generally located on the corner of Old Gladius Road and US Highway 41 in unincorporated Lee County, Florida. The Property has historically been known as the Royal Palm Villages mobile home park. The park flooded during Hurricane Ian and since that time the Flournoy Group has worked to successfully terminate all property ownership within the park and allow for this urban infill development that will be built to new FEMA flood standards.

The development program is for 391 multifamily apartments where 255 units are derived from base density and 136 from bonus density. The property is within the Coastal High Hazard Area which restricts the option of using bonus; therefore, the requested use of the bonus density will be for site-built affordable housing at 140% AMI.

The CPA application is a companion request to a Residential Planned Development (RPD) rezoning application and Bonus Density application. The Applicant seeks to rezone the 19.33 +/- acres from MHC-2 to RPD to allow for 391 multifamily apartments with supporting amenities.

Enclosed please find a completed small-scale comprehensive plan map amendment application.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

Fred Drovdljic, AICP
Planning Director

ROYAL PALM MULTIFAMILY CPA
Small-scale Comprehensive Plan Amendment
- Map Amendment -

December 8, 2023

PREPARED FOR:
Flournoy Development

SUBMITTED TO:
Lee County, Community Development
Development Services Department
1500 Monroe Street
Fort Myers, FL 33901



January 31, 2024

Katie Woellner, AICP
Principal Planner
Lee County Community Development, Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

**Re: Royal Palm Multifamily CPA – Map Amendment
1st INSUFFICIENCY RESPONSE LETTER
CPA2023-00011**

Dear Katie:

Enclosed please find responses to your insufficiency letter dated *January 23, 2024*. The following information has been provided to assist with the approval process:

1. Revised Exhibit M7 – Boundary Survey
2. Revised Exhibit M11 – Lee Plan Narrative
3. Revised Exhibit M14 – Public Facilities
4. Revised Exhibit M15 – Traffic Impact Statement
5. Revised Exhibit M17 – Letters of Determination of Availability
6. Revised Exhibit M18 – State Policy
7. Revised Exhibit M19 – Justification of Proposed Amendment
8. New Exhibit M12 - Risk Evac Analysis_Comp 01.30.2024

The following is a list of staff comments with our responses in **bold**:

PLANNING COMMENTS

1. Letters of Availability:
 - a. The Fire Letter of Availability was missing. The application materials only included the request letter, not the agency's response.
 - b. Provide the Letter of Availability request letters for EMS, Schools, Solid Waste, Law Enforcement, archaeological, and parks.

RESPONSE: Exhibit M17 is revised and contains all the letters received. Lee Tran and Fire is included.

2. The application materials need to provide direct support for the Comprehensive Plan Amendment, not the rezone. Exhibit M11 also includes analyses and discussion relating to the rezone which are not relevant to the FLUM amendment. Revise the analyses for Policies 2.2.1, 5.2.4, 61.3.6, 61.3.7, 125.1.2, and 125.1.3 so that they directly relate to the FLU map amendment.

RESPONSE: Exhibit M11 narrative has been revised to better focus on the comprehensive plan amendment for the sections noted.



3. The analysis provided for Policy 101.1.4 in Exhibit M11 states to see an attached report which was not included in the FLUM amendment application. Include this report and summarize the findings to verify compliance with the Lee Plan policy.

RESPONSE: The report is attached as Exhibit M12 - Risk Evac Analysis_Comp 01.30.2024.

4. Exhibit 18, State Policy and Regional Policy Plan, #22 states that the map amendment from Central Urban to Intensive Development does not alter the density or allowance for population to occupy the parcel; however, this map amendment does increase the density allowed on the parcel. Additionally, as stated in other places in the application, this property flooded during hurricane Ian which conflicts with the statement, "This is an ideal place for quick and effective evacuation and a proper place for density as it is inland out of most major dangers such as flooding or tidal surges." Reword this consistency statement to better reflect the conditions on site.

RESPONSE: Wording has been rewritten to be more accurate.

JR Evans has prepared a risk evacuation analysis report, attached as Exhibit M12 - Risk Evac Analysis_Comp 01.30.2024, to demonstrate safe evacuation given the potentially increased population density.

5. The following typos need to be addressed:
 - a. Page 1 of Exhibit M11, the Lee Plan Analysis, part II, paragraph 2 references designating the property as part of the Lee County Utilities service area. This property is already within the LCU service area. Provide clarification of this request or remove the statement.

RESPONSE: Addressed.

- b. The analyses for Standard 4.1.3 and Policy 54.1.6 state that Reuse is available on site; however, the utilities availability letter stated that no reuse lines were in the vicinity. Clarify where this reuse is coming from or revise to be consistent with the LCU availability letter.

RESPONSE: Addressed. Reuse is not available.

- c. Exhibit 14, page 1, Comprehensive Plan Amendment (Maps), paragraph 2 includes a reference to the General Interchange FLUC.

RESPONSE: Addressed.

- d. Exhibit M18, Page 4, last paragraph includes another reference to General Interchange.

RESPONSE: Addressed.

- d. Exhibit M19, Page 3, paragraph 1 states, "the difference lies in the fact that the Intensive Development allows for bonus density." The existing Central Urban FLUC allows for Bonus Density too. Clarify that the proposed FLUC allows more bonus density.

RESPONSE: Addressed.

f. The analysis for Policy 95.1.3(3) states that the property "is intended to be developed as part of the existing CPD, as amended." The companion rezone is to RPD. Revise.

RESPONSE: Addressed.

g. The analysis for policy 5.1.1 states that this is an application to rezone the property. This application is for a FLUM amendment.

RESPONSE: Analysis is NA to FLUM amendment. Removed.

LEGAL DESCRIPTION/SURVEY COMMENTS

6. The sketch of the subject property does not include a state plane coordinate at the point of beginning (POB) and a second point at an opposing corner. The legal description of the property does not include the directional call for the centerline of Phillips Creek as it shows in the sketch, the sketch does not include the length of the first call (POC to POB) as it does in the description, and several other directional calls within the legal description are inconsistent with the sketch.

RESPONSE: A revised Boundary Survey and Sketch and Description is included in the resubmittal as Exhibits M7.

TRANSPORTATION COMMENTS

7. Tables 1A and 3A require revision, as the LOS standard for Winkler Rd. (North of College Pkwy) appears inaccurate. Additionally, kindly make any necessary updates in the Transportation Impact Study (TIS) to reflect this change.

RESPONSE: A revised Traffic Impact Statement is in the submittal addressing the changes requested.

8. Table 2A also requires revision, specifically concerning the accuracy of the K-factor and D-factor for most segments. Please refer to the Lee County Traffic Count Report and the Florida Traffic Online Webpage for accurate information. Furthermore, the estimation of Peak Hour Peak Directional Project Traffic should be based on the peak directional count (133) generated from the development.

RESPONSE: A revised Traffic Impact Statement is in the submittal addressing the changes requested.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture



Fred Drovdlic, AICP
Planning Director



March 13, 2024

Joseph Sarracino
Planner
Lee County Community Development, Planning Section
1500 Monroe Street
Fort Myer, FL 33908

**Re: Royal Palm Multifamily CPA – Map Amendment
2nd INSUFFICIENCY RESPONSE LETTER
CPA2023-00011**

Dear Katie:

Enclosed please find responses to your insufficiency letter dated *March 5, 2024*. The following information has been provided to assist with the approval process:

1. Revised Exhibit M3 – Property Ownership List and Map Exhibit
2. Exhibit M4 – Archaeological Sensitivity Map
3. Revised Exhibit M5 – Surrounding Land Uses Map
4. Revised Exhibit M7 – Boundary Survey and Sketch
5. Revised Exhibit M11 – Lee Plan Narrative
6. Exhibit M14 – Surface Water Management Plan-Royal Palm
7. Exhibit M14 – Water Quality Monitoring Plan-Royal
8. Revised Exhibit M17 – Letters of Determination of Availability (Fire)

The following is a list of staff comments with our responses in **bold**:

APPLICATION MATERIALS COMMENTS

1. Please provide physical copies of the mailing labels for property owners within 500 feet of the subject parcel.

RESPONSE: Labels have been printed and dropped off at counter on Floor 2 with a cover letter.

2. Exhibit M20 is not applicable to the proposed amendment. Remove Exhibit M20 from the application materials.

RESPONSE: We request that Exhibit M20 be removed from the Accela file.

3. Provide a map showing the subject property's location on the archaeological sensitivity map for Lee County.

RESPONSE: It abuts Archaeological Sensitivity 2 area along Old Gladiolus but is not within an area. A map under Exhibit M4 - Archaeological Sensitivity Map has been created.



4. Include the current use of the subject property on the Surrounding Land Uses Map.

RESPONSE: Exhibit M5 - Surrounding Land Uses Map has been edited to add the current use which is a vacated mobile home park.

5. Exhibit M16 of the original submittal states that an application was filed to add the property to the Lee County Utilities (LCU) service area. The property is already in the LCU service area. Remove this statement and resubmit Exhibit M16.

RESPONSE: Changed as requested.

6. Confirm that no "Living Units" as referenced in the Plan of Termination exist on the property.

RESPONSE: All but two or three units have been removed from the property. The units that remain are uninhabitable. They do not have running water or power to the site. The units were never reinhabited post-lan.

7. The Property Owners exhibit lists 126 STRAP numbers associated with the request. Lee County GIS lists 136 STRAP numbers within the boundaries of the subject property. Explain the discrepancy between submitted materials and County data.

RESPONSE: We reran the LeePA database and corrected the Exhibit M3 – Property Ownership List and Map Exhibit to show 136 STRAP numbers which matches the GIS database.

8. Approval, Consent and Joinder of Unit Owner documents were not provided for several addresses. Provide the Approval, Consent and Joinder of Unit Owner documents for the following addresses or clarify why they were not provided:

RESPONSE: The provided Approval, Consent and Joinder of Unit Owner only requires 80% of the property owners to sign in order to proceed with vacating all properties. The missing addresses were part of the 20% that did not physically sign a notarized document but were not necessary for the passing of the act.

PLANNING COMMENTS

9. Analysis of Policy 61.3.6 and Exhibit M14 reference a surface water management plan that was not included in the submittal materials. Include the surface water management plan.

RESPONSE: The exhibit was included in the companion zoning application and is now included as Exhibit M14 - Surface Water Management Plan-Royal Palm v01.pdf in this insufficiency response.

10. Analysis of Policy 125.1.3 references a water quality management plan that was not included in the submittal materials. Include the draft water quality management plan.

RESPONSE: The exhibit was included in the companion zoning application and is now included as Exhibit M14 - Water Quality Monitoring Plan-Royal Palm v01.pdf in this insufficiency response.

11. The resubmittal package did not include a letter of service availability for Fire. Submit the letter of availability from the appropriate Fire District.

RESPONSE: The letter is included in the resubmittal.

12. Analysis of Policy 54.1.6 continues to state that reuse is available to the subject property. Revise to clarify that reuse is not available to the subject property.

RESPONSE: Corrected.

13. Analyze Lee Plan Policies 1.6.5, 5.1.2, and 5.1.5.

RESPONSE: Added to the Lee Plan Analysis.

LEGAL DESCRIPTION/SURVEY COMMENTS

14. The sketch of the subject property does not include a state plane coordinate at the point of beginning (POB) and a second point at an opposing corner. These are found on the boundary survey which is not a required submittal document.

RESPONSE: A revised survey is included in the resubmittal.

15. The revised legal description of the property does not incorporate the directional call for the centerline of Phillips Creek as it shows in the sketch.

RESPONSE: The legal description has been corrected.

16. The legal description does not close at an acceptable level using either the written description (incorporating the call for Phillips Creek) or the measured distances on the sketch. Directional calls within the legal description are inconsistent with the sketch. The measured calls on the boundary survey do result in an acceptable level of accuracy but are not the same as the legal descriptions on any of the documents.

RESPONSE: The legal description has been corrected.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture



Fred Droydlic, AICP
Planning Director



April 16, 2024

Joseph Sarracino
Planner
Lee County Community Development, Planning Section
1500 Monroe Street
Fort Myer, FL 33908

**Re: Royal Palm Multifamily CPA – Map Amendment
3rd INSUFFICIENCY RESPONSE LETTER
CPA2023-00011**

Dear Joe:

Enclosed please find responses to your insufficiency letter dated *April 12, 2024*. The following information has been provided to assist with the approval process:

1. Revised Exhibit M11 – Lee Plan Narrative
2. Title Opinion as Exhibit M7
3. Hard copy of labels to Zoning Counter

The following is a list of staff comments with our responses in **bold**:

APPLICATION MATERIALS COMMENTS

1. Please provide physical copies of the mailing labels (i.e. sticker labels) for property owners within 500 feet of the subject parcel.

RESPONSE: Labels have been printed and dropped off at counter on Floor 2 with a cover letter.

2. Provide a Title Opinion as referenced on the Boundary Survey for the subject property.

RESPONSE: The title opinion has been part of the RPD zoning package and is now uploaded in the CPA as well.

PLANNING COMMENTS

3. Updates proposed to Table 1(b) would create a population distribution that does not match Lee County's population projections and may not be required for development of the subject property.

RESPONSE: Exhibit M11 - Lee Plan Analysis has been updated to eliminate the narrative on Policy 1.6.5 after discussion with staff.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture



Fred Drovdlic, AICP
Planning Director

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EXHIBIT M1 – CPA APPLICATION



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: Royal Palm Multifamily CPA

ProjectDescription: Proposal to change the Future Land Use category (FLUC) of the 19.33+/- acre site from Central Urban to Intensive Development. The request requires a map amendment to the Lee Plan Map 1A. The proposal will allow for a development of with a maximum of 391 multifamily apartments – 255 (base density units); 136 (bonus density units). The site is in the CHHA so the bonus density proposed is for site-built affordable housing. This map amendment will be accompanied by a requested RPD Rezone petition and Bonus Density application.

Map(s) to Be Amended: Lee Plan Map 1A – Future Land Use Map

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

1. Name of Applicant: Flournoy Development Group
Address: 2200 Brookstone Centre Parkway
City, State, Zip: Columbus, GA 31904
Phone Number: (407) 913-6750 E-mail: cooper.reece@flournoydev.com

2. Name of Contact: Fred Drovdlc, AICP
Address: RVi Planning and Landscape Architecture, 1514 Broadway, Suite 201
City, State, Zip: Fort Myers, FL 39901
Phone Number: 239-318-6707 E-mail: fdrovdlc@rviplanning.com

3. Owner(s) of Record: See "Property Ownership List and Map Exhibit"
Address: _____
City, State, Zip: _____
Phone Number: _____ E-mail: _____

4. Property Location:
1. Site Address: See "Property Ownership List and Map Exhibit"
2. STRAP(s): See "Strap Numbers Exhibit"

5. Property Information:
Total Acreage of Property: 19.33 acres Total Acreage Included in Request: 19.33 acres
Total Uplands: 19.33 acres Total Wetlands: 1.16 acres (natural waterways) Current Zoning: MHC-2
Current Future Land Use Category: Central Urban
Area in Each Future Land Use Category: All
Existing Land Use: Former Royal Palm Villages mobile home park now terminated with most units removed

6. Calculation of maximum allowable development under current Lee Plan:
Residential Units/Density: 182 base; 91 bonus Commercial Intensity: N/A Industrial Intensity: N/A

7. Calculation of maximum allowable development with proposed amendments:
Residential Units/Density: 255 base; 145 bonus Commercial Intensity: N/A Industrial Intensity: N/A

Public Facilities Impacts

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

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

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

**EXHIBIT M3 – DISCLOSURE AND
VARIANCE REPORT**



FLOURNOY MULTIFAMILY RPD

Property Owners Exhibit

DATABASE FROM ALL PARCELS SELECTED ON LEEPA

1. 35-45-24-05-00000.0010,
2. 35-45-24-05-00000.0020,
3. 35-45-24-05-00000.0030,
4. 35-45-24-05-00000.0040,
5. 35-45-24-05-00000.0050,
6. 35-45-24-05-00000.0060,
7. 35-45-24-05-00000.0070,
8. 35-45-24-05-00000.0080,
9. 35-45-24-05-00000.0090,
10. 35-45-24-05-00000.0100,
11. 35-45-24-05-00000.0110,
12. 35-45-24-05-00000.0120,
13. 35-45-24-05-00000.0130,
14. 35-45-24-05-00000.0140,
15. 35-45-24-05-00000.0150,
16. 35-45-24-05-00000.0160,
17. 35-45-24-05-00000.0170,
18. 35-45-24-05-00000.0180,
19. 35-45-24-05-00000.0190,
20. 35-45-24-05-00000.0200,
21. 35-45-24-05-00000.0210,
22. 35-45-24-05-00000.0220,
23. 35-45-24-05-00000.0230,
24. 35-45-24-05-00000.0240,
25. 35-45-24-05-00000.0250,
26. 35-45-24-05-00000.0260,
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WAL-MART STORES EAST LP
PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72716

BJA PROPERTIES I LLC
8850 TERRENE CT
BONITA SPRINGS FL 34135

TT OF CYPRESS INC
505 S FLAGLER DR STE 700
WEST PALM BEACH FL 33401

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

LOWES HOME CENTERS INC
1000 LOWE'S BLVD, TAX52
MOORESVILLE NC 28117

LOST TREE APARTMENTS LLC
300 OREGON ST #306
HOLLYWOOD FL 33019

LOST TREE APARTMENTS LLC
300 OREGON ST #306
HOLLYWOOD FL 33019

BARKIS CARWASH INC
15834 BROTHERS CT
FORT MYERS FL 33912

SCHNEIDER TIMOTHY & KACEY
1477 CUMBERLAND CT
FORT MYERS FL 33919

BLANTON CHRISTA
15321 WIL-LEW LANE
FORT MYERS FL 33908

KENDALL TIMOTHY W & JODI E
15291 WILL-LEW LN
FORT MYERS FL 33908

SEWELL TERRY W & JONI B
15469 CHLOE CIR
FORT MYERS FL 33908

PARKSIDE PLACE CONDO ASSN
SAK + ASSOC; ATTN: S KOLENUT
8695 COLLEGE PKWY STE 2031
FORT MYERS FL 33919

PARK HOWARD R & ALEX ANN
7070 PHILIPS CREEK CT
FORT MYERS FL 33908

DUDEK GREGORY P & TERESA M
7090 PHILIPS CREEK CT
FORT MYERS FL 33908

ESTRELLA THOMAS
7110 PHILIPS CREEK CT
FORT MYERS FL 33908

SHANKLE ZACHARY R
7130 PHILIPS CREEK CT
FORT MYERS FL 33908

MARTINEAU JOEL F &
7150 PHILIPS CREEK CT
FORT MYERS FL 33908

BOSWAY THOMAS & LINDA
7171 PHILIPS CREEK CT
FORT MYERS FL 33908

SMOLYAR ALBERT & YANA
14021 CLEAR WATER LANE
FORT MYERS FL 33907

FYODOROV GALINA +
7131 PHILIPS CREEK CT
FORT MYERS FL 33908

HELFERT ERIN
7111 PHILIPS CREEK CT
FORT MYERS FL 33908

DOROTHY A TARI TRUST
7091 PHILIPS CREEK CT
FORT MYERS FL 33908

PHILIPS CREEK PROP OWNERS ASSN
7150 PHILIPS CREEK CT
FORT MYERS FL 33908

JAMAICA BAY VENTURE III LLC
COVE COMMUNITIES
2999 N 44TH ST #200
PHOENIX AZ 85018

SUSENCE FL HOLDINGS LLC
13279 AVILA BEACH COVE
DELRAY BEACH FL 33446

SUSENCE FL HOLDINGS LLC
13279 AVILA BEACH COVE
DELRAY BEACH FL 33446

SPEEDWAY LLC
PROPERTY TAX DEPARTMENT
539 SOUTH MAIN ST
FINDLAY OH 45840

BURHANS LINDSEY & SUSAN +
9300 VITTORIA CT
FORT MYERS FL 33912

FIFTH THIRD BANK
MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLZ
CINCINNATI OH 45263

DORIS HILL TRUST +
893 CYPRESS LAKE CIR
FORT MYERS FL 33919

BREECE JACK J TR
PO BOX 305
AMANDA OH 43102

SUSENCE FL HOLDINGS LLC
1614 COLONIAL BLVD STE 101
FORT MYERS FL 33907

A + K REALTY LLC
101 LITTLE NAHANT RD
NAHANT MA 01908

SANJO REALTY CORP
10608 PLANTATION BAY DR
TAMPA FL 33647

15051 THINK BIGGIE LLC
420 JEFFERSON AVENUE
MIAMI FL 33138

BULLARD JOHN
15051 PARKSIDE DR #101
FORT MYERS FL 33908

SUTTLE LONNIE R L/E
15051 PARKSIDE DR #102
FORT MYERS FL 33908

SUTTLE LONNIE R L/E
15051 PARKSIDE DR #103
FORT MYERS FL 33908

AZAR CEZAR +
11419 MESSMORE RD
UTICA MI 48317

BULLARD DONALD T & BRENDA TR
10160 PALMER RD
BROOKLYN MI 49230

SHUCK WILLIAM
15166 PARKSIDE DR #6
FORT MYERS FL 33908

POAGE SHERRY ANN
15051 PARKSIDE DR #203
FORT MYERS FL 33908

MUNRO GERALD K SR TR
39647 TUNSTALL DR
CLINTON TOWNSHIP MI 48038

SAVCHETZ DAVID & SHERI
11040 CHAMPIONSHIP DR
FORT MYERS FL 33913

KORMOS GEORGE
21665 INDIAN BAYOU DR
FORT MYERS BEACH FL 33931

EASTCOTT GORDON J & LINDA M TR
35209 DEWBERRY ST
FARMINGTON HILLS MI 48331

CARFORE CINDY
15176 BAHIA CT
FORT MYERS FL 33908

CUNIBERTI EDOARDO S &
2550 JARDIN LN
WESTON FL 33327

HAWKS RICHARD K L/E
15075 PARKSIDE DR SW #6
FORT MYERS FL 33908

FRIDH KYLE N &
24920 DIVOT DR
BONITA SPRINGS FL 34135

MATHISEN THELMA L L/E
311 HIGHLAND DR
ENGLEWOOD OH 45322

WALSH PATRICK F & MARY P
14 MARINE RD # 1
BOSTON MA 02127

WIEMAN DENNIS C & JULIE A +
16226 ASHEBORO CT
FORT MYERS FL 33908

HINDLEY MARK +
15101 PARKSIDE DR UNIT 103
FORT MYERS FL 33908

KEPLEY CHARLES G & CONNIE R
15101 PARKSIDE DR #104
FORT MYERS FL 33908

KENYON WARREN H JR &
15101 PARKSIDE DR UNIT 5
FORT MYERS FL 33908

GARDELIS DEMETRIOUS +
15101 PARKSIDE DR #202
FORT MYERS FL 33908

KROB KEVIN A + SHERRI L
4967 210TH ST NE
SOLON IA 52333

SLOAN DOUGLAS E & AMY
305 BUNDY AVE
NEW CASTLE IN 47362

DESOTELL MATTHEW JON
9012 WATER TUPELO RD
FORT MYERS FL 33912

REID THOMAS H JR & NANCY J
17 DUNHAM LN
EASTAMPTON NJ 08060

HARRINGTON SHARON L TR
15125 PARKSIDE DR #103
FORT MYERS FL 33908

KOHLBUS STEVEN & CARIN +
15125 PARKSIDE DR #104
FORT MYERS FL 33908

KILCOYNE DENNIS P &
3511 SOLEDAD CANYON RD
ACTON CA 93510

MICOVIC MIRJANA
2209 CARA CARA WAY
NAPLES FL 34120

AKHMEDJANOV SHUKHRAT
5640 CHELSEY LN STE 204
FORT MYERS FL 33912

DESANTIS VITO +
40 FLEETWOOD AVE APT 6C
MOUNT VERNON NY 10552

GIZZI BRIAN P +
15155 PARKSIDE DR #401
FORT MYERS FL 33908

RENDE CONNIE
15155 PARKSIDE DR #102
FORT MYERS FL 33908

ENNIS HALEY +
15155 PARKSIDE DR #103
FORT MYERS FL 33908

RANDALL PETER EDWARD
117 OLD FORT RD
NEWPORT RI 02840

HACKER ROBERT A & BONNIE J
6361 PAWNEE RIDGE DR
LOVELAND OH 45140

WOOD ANDREW BLAKE
15155 PARKSIDE DR #202
FORT MYERS FL 33908

THOMPSON SUSAN
15155 PARKSIDE DR #203
FORT MYERS FL 33908

WRIGHT JOHN ROBERT GORDON &
2-17 HILL ST
PICTON ON K0K 2T0
CANADA

HURLES BETHEL J + DAVID A
3973 BUR OAK TRL
LIMA OH 45807

NOWOGRODZKI KONRAD
15177 PARKSIDE DR #102
FORT MYERS FL 33908

LYONS AMY
261 TIMOTHY DR
NICHOLASVILLE KY 40356

PIONTKOWSKI GARY TR
8622 BANYAN BAY BLVD
FORT MYERS FL 33908

KLINGENMEIER SCOT
15177 PARK SIDE DR APT 5
FORT MYERS FL 33908

KNIGHT GAVIN D
10976 CHERRY LAUREL DR
FORT MYERS FL 33912

RANDY R + SARA E WHITMER
1101 N BANCORFT ST
INDIANAPOLIS IN 46201

SHUCK WILLIAM L
15166 PARKSIDE DR UN 6
FORT MYERS FL 33908

SWEATT SVETLANA
15205 PARKSIDE DR #101
FORT MYERS FL 33908

ODONNELL MARY B TR
5119 N OAK PARK AVE
CHICAGO IL 60656

GOMEZ WENDY
15205 PARKSIDE DR #103
FORT MYERS FL 33908

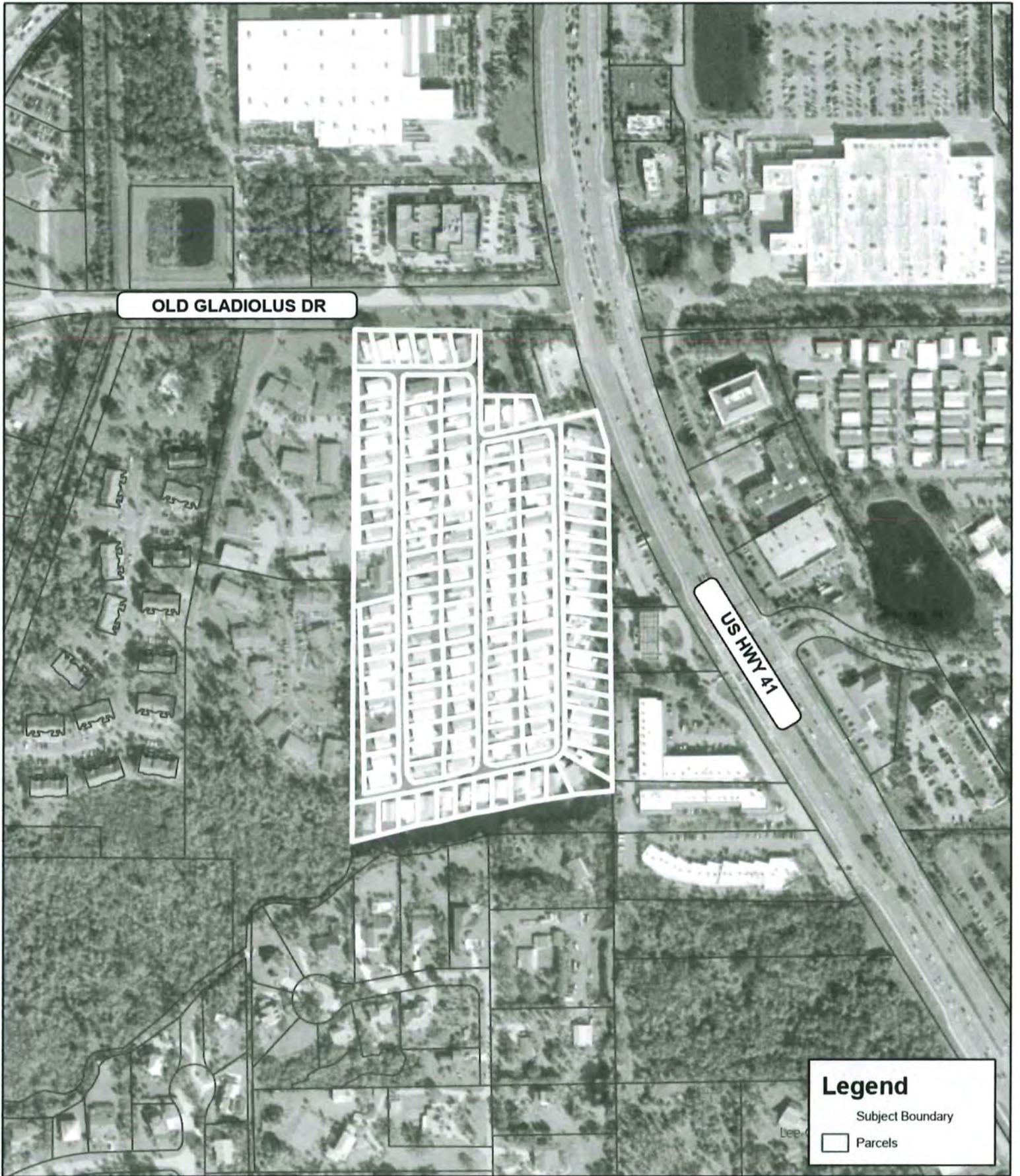
COSTIGLIOLA NANCY A
15205 PARKSIDE DR #104
FORT MYERS FL 33908

TABARRINI CAROL L
15205 PARK SIDE DR APT 5
FORT MYERS FL 33908

SUTTON TONI FERRELL
15205 PARKSIDE DR #202
FORT MYERS FL 33908

GIARDINA MICHAEL A +
15205 PARK SIDE DR APT 7
FORT MYERS FL 33908

LEMIEUX ARMAND H L/E
15205 PARK SIDE DR APT 8
FORT MYERS FL 33908



OLD GLADIOLUS DR

US HWY 41

Legend

-  Subject Boundary
-  Parcels



FLOURNOY MULTIFAMILY RPD • PARCELS MAP

-  Lee County, FL
-  11/1/2023
-  # 23001957
-  Flournoy Development Group

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



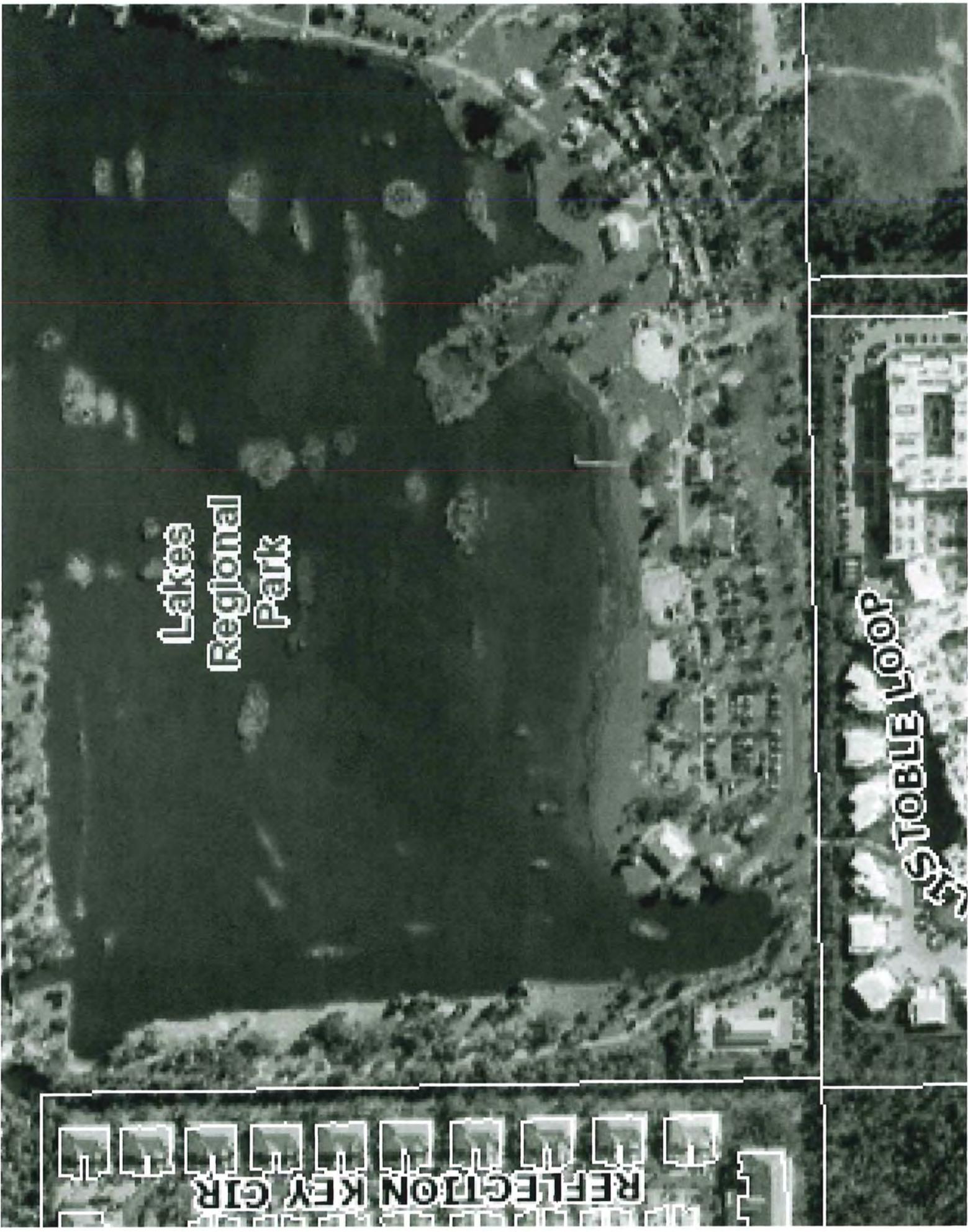
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

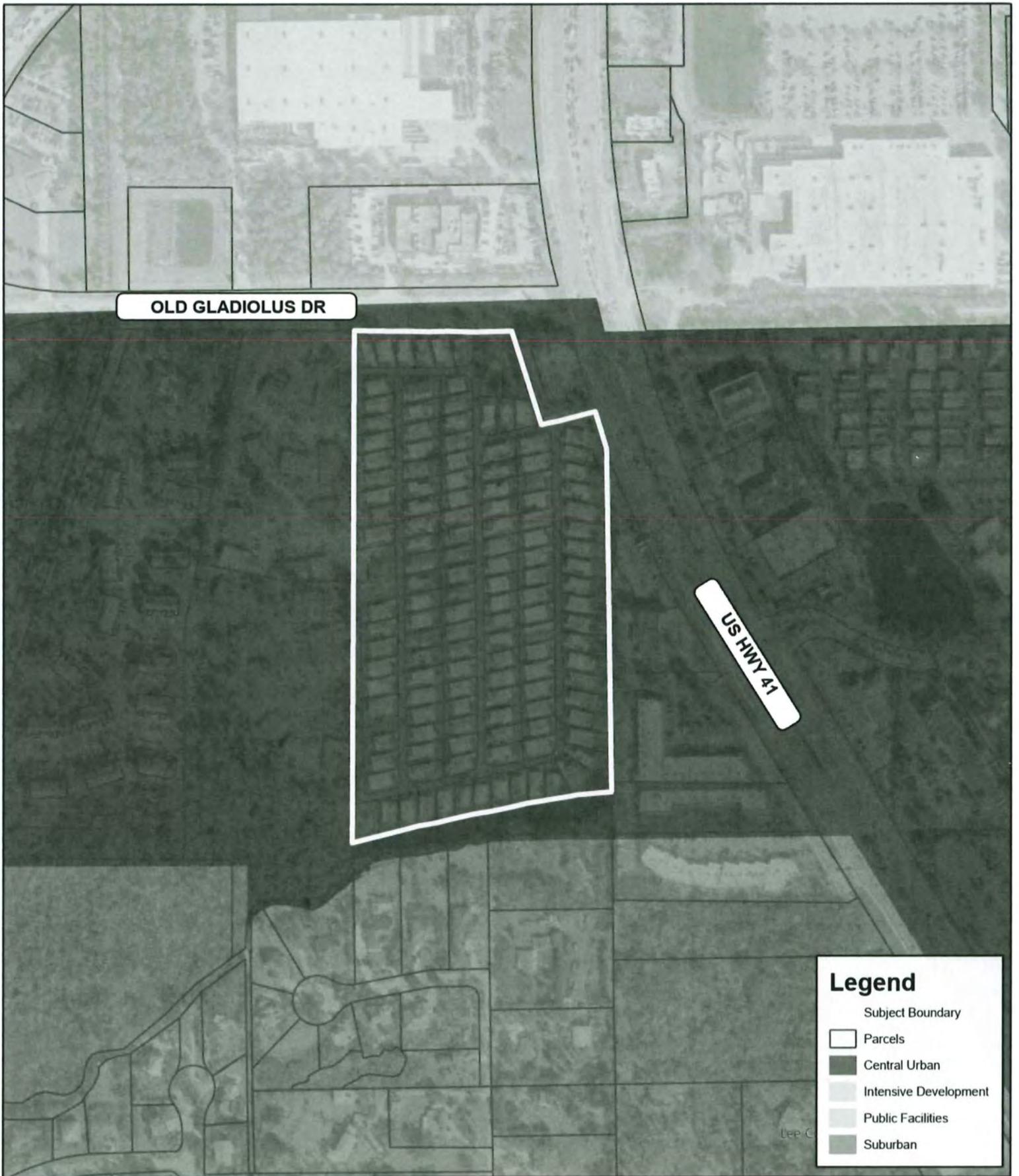
**EXHIBIT M4 – FUTURE LAND USE MAP -
EXISTING AND PROPOSED**

Lakes
Regional
Park

STOBLE LOOP

REFLECTION KEY GIR





OLD GLADIOLUS DR

US HWY 41

Legend

-  Subject Boundary
-  Parcels
-  Central Urban
-  Intensive Development
-  Public Facilities
-  Suburban

Copyright RVi



FLOURNOY MULTIFAMILY RPD • FUTURE LAND USE MAP

-  Lee County, FL
-  11/1/2023
-  # 23001957
-  Flournoy Development Group

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Suite 305
Bonita Springs, FL 34135
Tel 239 405 7777
www.rviplanning.com



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.



**EXHIBIT M5 – MAP AND DESCRIPTION
OF EXISTING LAND USES OF THE
SUBJECT PROPERTY AND
SURROUNDING PROPERTIES**



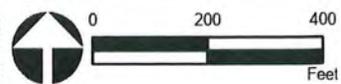
Legend

- Subject Boundary
- Parcels

RVi
 28100 Bonita Grande Drive
 Suite 305
 Bonita Springs, FL 34135
 Tel 239 405 7777
 www.rviplanning.com

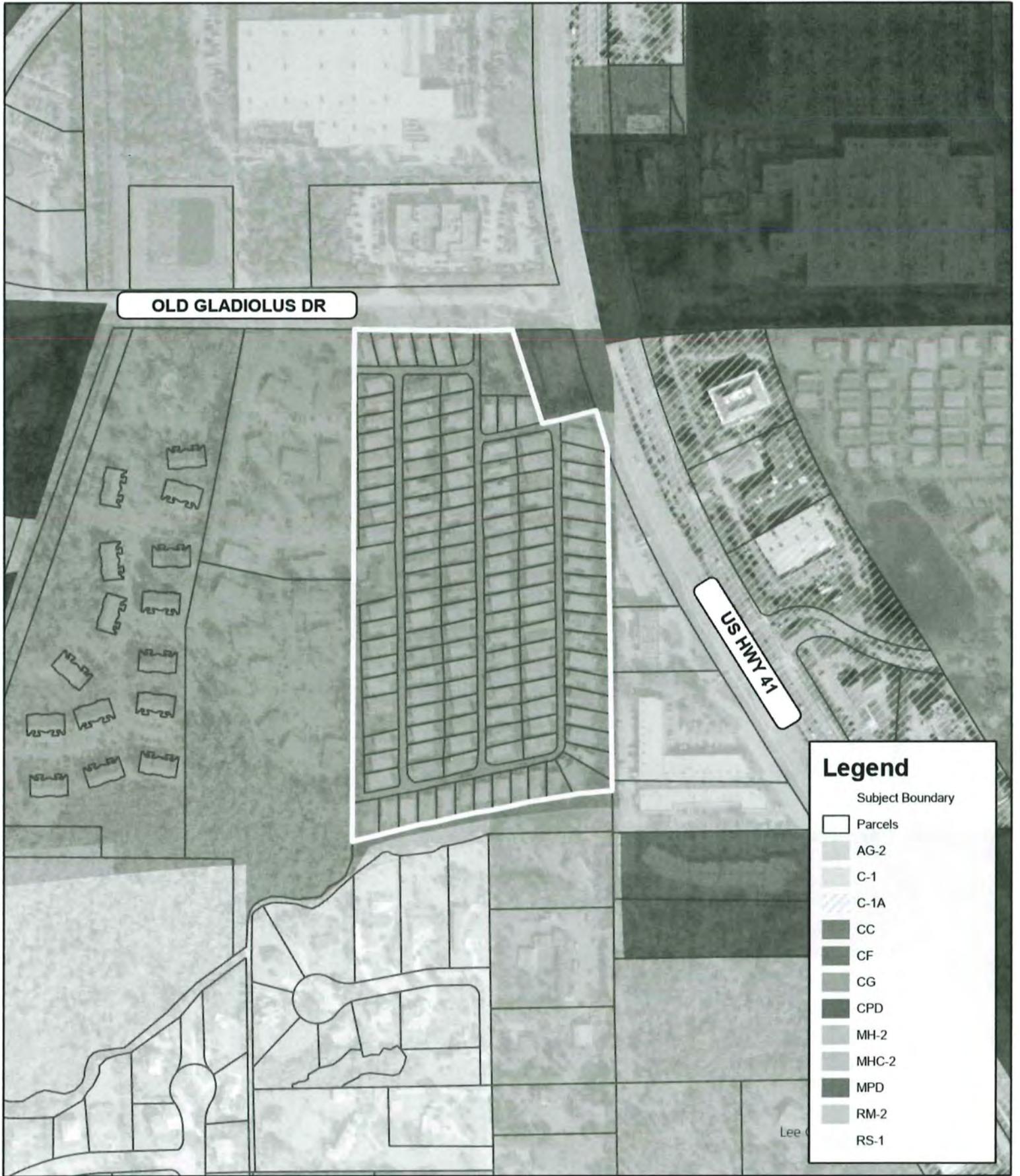
FLOURNOY MULTIFAMILY RPD • SURROUNDING LAND USES MAP

- 📍 Lee County, FL
- 📅 11/1/2023
- # 23001957
- 👤 Flournoy Development Group



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.

**EXHIBIT M6 – MAP AND DESCRIPTION
OF EXISTING ZONING OF THE SUBJECT
PROPERTY AND SURROUNDING
PROPERTIES**



Legend

Subject Boundary

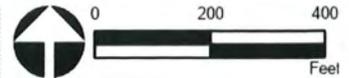
- Parcels
- AG-2
- C-1
- C-1A
- CC
- CF
- CG
- CPD
- MH-2
- MHC-2
- MPD
- RM-2
- RS-1



FLOURNOY MULTIFAMILY RPD • CURRENT ZONING MAP

- Lee County, FL
- 11/1/2023
- # 23001957
- Flournoy Development Group

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 Bonita Springs, FL 34135
 Tel 239 405 7777
 www.rviplanning.com



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.

**EXHIBIT M7 – LEGAL SKETCH AND
DESCRIPTION**



SURVEYOR'S LEGEND

PSM	PROFESSIONAL SURVEY	Symbol	Symbol Legend
LS	LICENSED SURVEYOR	1	IRON
LSR	LICENSED SURVEYOR	2	SOFT IRON
LSR	LICENSED SURVEYOR	3	CONCRETE
LSR	LICENSED SURVEYOR	4	CONCRETE FOUNDATION
LSR	LICENSED SURVEYOR	5	CONCRETE POWER POLE
LSR	LICENSED SURVEYOR	6	CONCRETE
LSR	LICENSED SURVEYOR	7	CONCRETE
LSR	LICENSED SURVEYOR	8	CONCRETE
LSR	LICENSED SURVEYOR	9	CONCRETE
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LSR	LICENSED SURVEYOR	99	CONCRETE
LSR	LICENSED SURVEYOR	100	CONCRETE



$S00^{\circ}56'37''E\ 78.00' \pm (C)$
 $S00^{\circ}11'51''W\ 78.00' \pm (D)$
 $N79^{\circ}13'19''E\ 348.48' \pm (C)$
 $N09^{\circ}27'51''E\ 332.29' \pm (C)$
 $S89^{\circ}24'41''E\ 332.25' \pm (D)$

ATWELL
 6640-4500 WINDYBROOK DR
 SUITE 100
 PALM BEACH, FL 33411
 FLORIDA SURVEYORS & ENGINEERS CERT. NO. 14818

DATE	10/15/2024
BY	ATWELL
PROJECT	ALTAIR LAND TITLE SURVEY
SECTION	SECTION 15
TOWNSHIP	TOWNSHIP 45 SOUTH RANGE 24 EAST
COUNTY	DADE COUNTY, FLORIDA
PARCEL	35-45-14-0000-001
ADDRESS	1515 MEADOW CIRCLE
CITY	UNINCORPORATED
STATE	FLORIDA
ZIP	33089

FIELD BOOK PAGE: 1
 SHEET NO. 3 OF 3

ROYAL PALM VILLAGE

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE RUN SOUTH 89°09'08" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4, OF SAID SECTION 35, A DISTANCE OF 253.82 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 994, PAGE 648, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 17°05'41" EAST, A DISTANCE OF 253.17 FEET; THENCE RUN NORTH 77°50'39" EAST, A DISTANCE OF 150.51 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (AKA STATE ROAD 45, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER RIGHT-OF-WAY MAP PROJECT NUMBER 12010-2561), SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2932.79 FEET AND A CENTRAL ANGLE OF 02°07'24", SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 19°53'27" EAST, 108.68 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, AN ARC DISTANCE OF 108.69 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE, RUN SOUTH 00°51'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 1009.27 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°27'57" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 332.25 FEET TO THE CENTERLINE OF PHILLIPS CREEK; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 76°13'19" WEST, MEANDERING ALONG SAID CENTERLINE OF PHILLIPS CREEK, A DISTANCE OF 340.46 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE DEPARTING SAID MEANDER LINE, RUN NORTH 00°56'37" WEST, A DISTANCE OF 78.00 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00°56'37" WEST, A DISTANCE OF 1321.92 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 89°09'08" EAST ALONG SAID NORTH LINE OF SECTION 35, A DISTANCE OF 412.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND LIES IN LEE COUNTY, FLORIDA, AND CONTAINS 19.324 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS LEGAL DESCRIPTION IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER SHOWN HEREON.
2. NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED BY THIS FIRM.
3. THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
5. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
6. THIS LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
7. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
8. BEARINGS SHOWN HEREON ARE ASSUMED, DERIVING A BEARING OF N89°09'08"E ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AS MEASURED.
9. NORTHINGS AND EASTINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, FLORIDA STATE PLANES, WEST ZONE.

LEGEND & SYMBOLS

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POT = POINT OF TERMINATION
R/W = RIGHT-OF-WAY
SEC = SECTION
PID = PARCEL IDENTIFICATION
PB = PLAT BOOK
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
SQ.FT. = SQUARE FEET
AC = ACRES
AKA = ALSO KNOWN AS
(C) = CALCULATED DATA
(D) = RECORDED DATA
(M) = MEASURED DATA
(N) = NORTHING
(E) = EASTING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PARTS OF THIS SKETCH HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, 5J-17, F.A.C., TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF NOT VALID WITHOUT A SIGNATURE AND RAISED SEAL FROM THE SURVEYOR.


DATE 03/13/2024
DALTON R. CROSS, P. S. M.
FLORIDA LICENSE #7329

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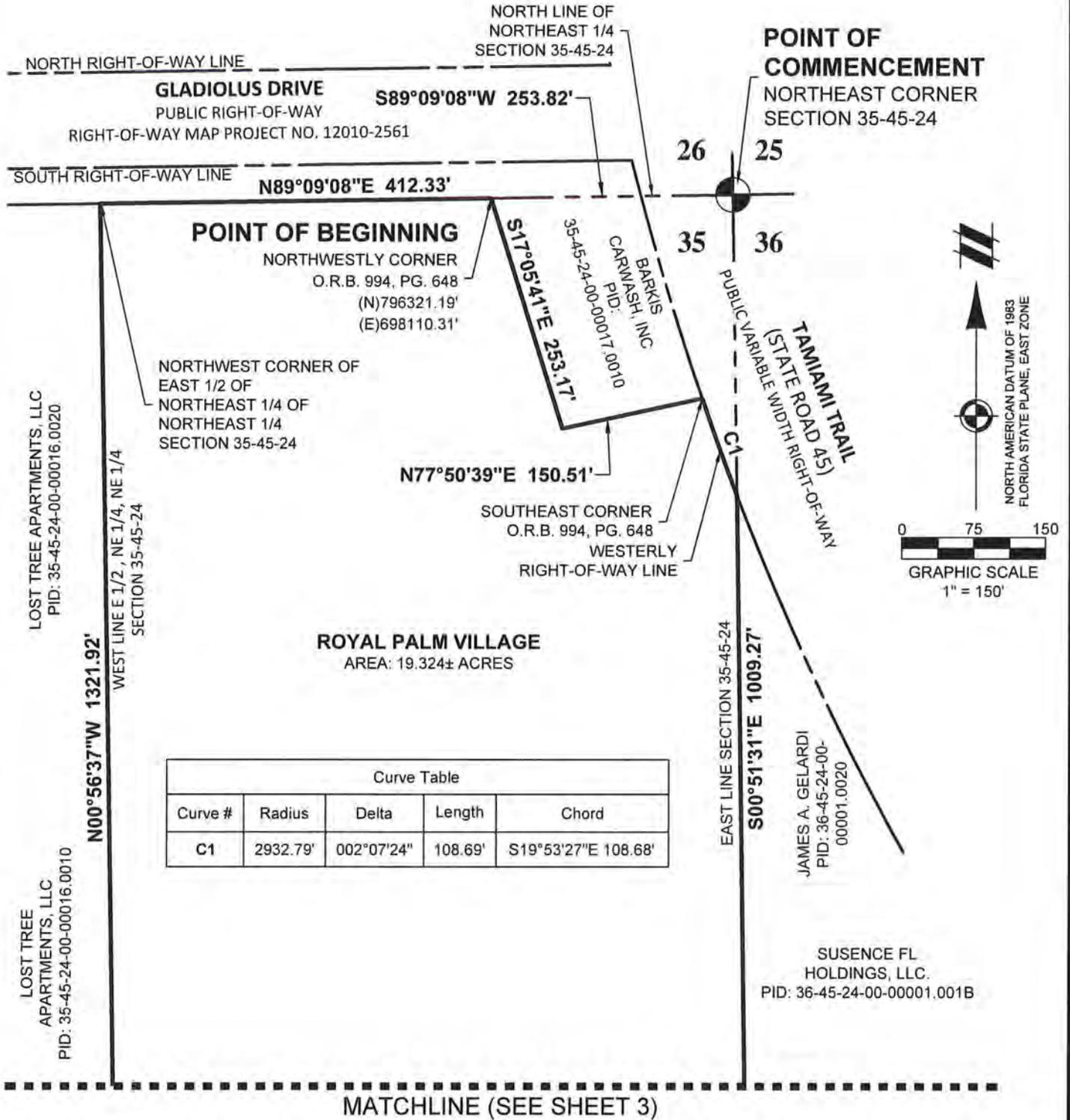
THIS SKETCH IS NOT A SURVEY

SHEET	1	OF	3		
DRW:	MC	CHK:	NW	PM:	DC
SEC:	35	TWN:	45S	RNG:	24E
PLOT DATE: 03/13/2024					
FILE: 23001930 ROYAL PALM VILLAGE-SOD					

 **ATWELL**
www.atwell-group.com
2600 MAITLAND CENTER PKWY, STE 262
MAITLAND, FLORIDA 32751
407.775.6500 | LICENSED BUSINESS #7832
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FLOURNOY DEVELOPMENT GROUP

ROYAL PALM VILLAGE
 SKETCH OF LEGAL DESCRIPTION



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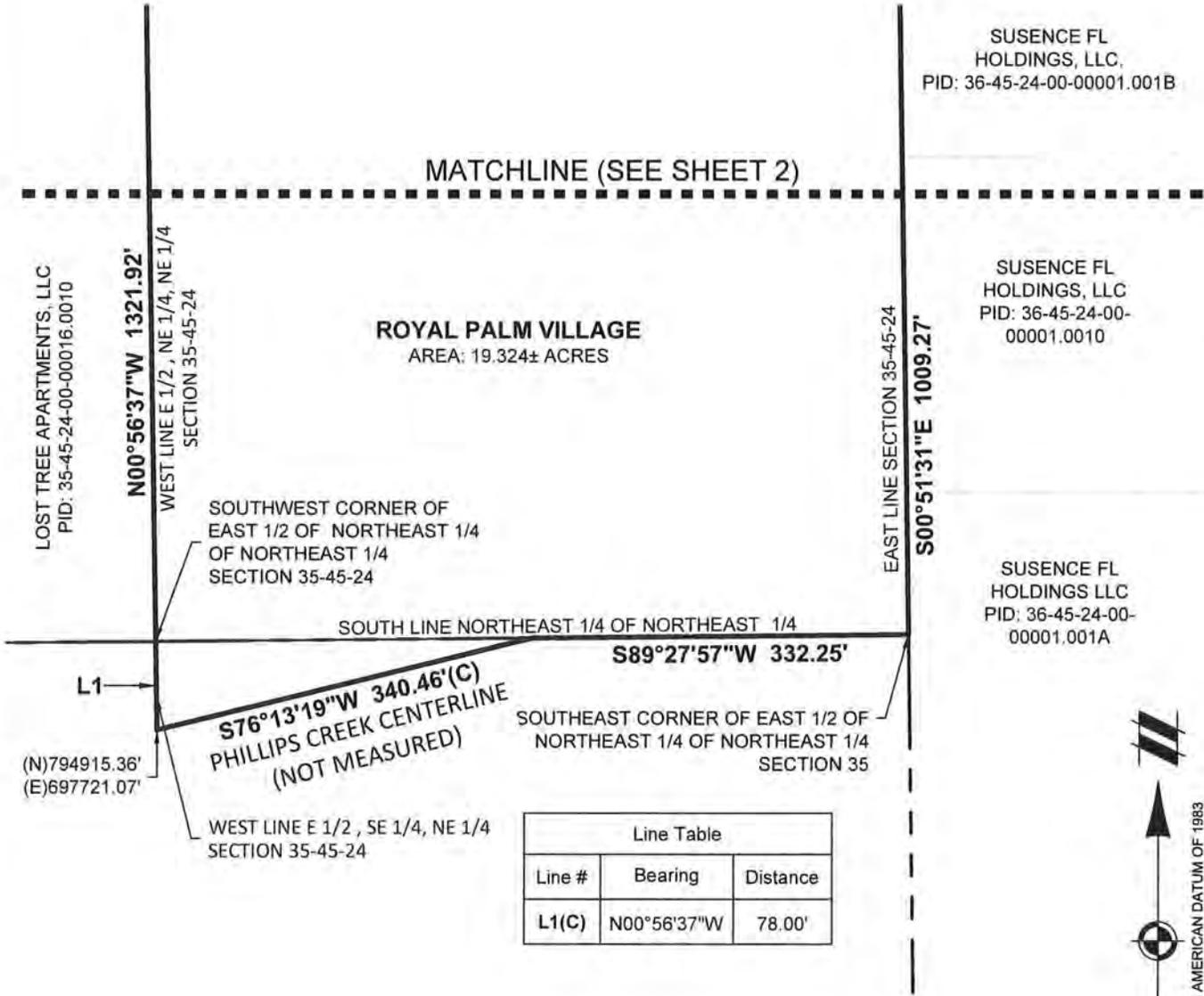
FLOURNOY DEVELOPMENT GROUP

THIS SKETCH IS NOT A SURVEY

SHEET	2	OF	3
DRW:	MC	CHK:	NW
SEC:	35	TWN:	45S
		RNG:	24E
PLOT DATE: 03/13/2024			
FILE: 23001930 ROYAL PALM VILLAGE-SOD			

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ROYAL PALM VILLAGE
 SKETCH OF LEGAL DESCRIPTION



LOST TREE APARTMENTS, LLC
 PID: 35-45-24-00-00016.0010

N00°56'37"W 1321.92'
 WEST LINE E 1/2, NE 1/4, NE 1/4
 SECTION 35-45-24

ROYAL PALM VILLAGE
 AREA: 19.324± ACRES

SOUTHWEST CORNER OF
 EAST 1/2 OF NORTHEAST 1/4
 OF NORTHEAST 1/4
 SECTION 35-45-24

SOUTH LINE NORTHEAST 1/4 OF NORTHEAST 1/4

S89°27'57"W 332.25'

L1

(N)794915.36'
 (E)697721.07'

S76°13'19"W 340.46'(C)
 PHILLIPS CREEK CENTERLINE
 (NOT MEASURED)

SOUTHEAST CORNER OF EAST 1/2 OF
 NORTHEAST 1/4 OF NORTHEAST 1/4
 SECTION 35

WEST LINE E 1/2, SE 1/4, NE 1/4
 SECTION 35-45-24

EAST LINE SECTION 35-45-24
S00°51'31"E 1009.27'

SUSENCE FL
 HOLDINGS, LLC.
 PID: 36-45-24-00-00001.001B

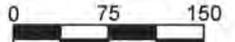
SUSENCE FL
 HOLDINGS, LLC
 PID: 36-45-24-00-
 00001.0010

SUSENCE FL
 HOLDINGS LLC
 PID: 36-45-24-00-
 00001.001A

Line Table		
Line #	Bearing	Distance
L1(C)	N00°56'37"W	78.00'



NORTH AMERICAN DATUM OF 1983
 FLORIDA STATE PLANE, EAST ZONE



GRAPHIC SCALE
 1" = 150'

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FLOURNOY DEVELOPMENT GROUP

THIS SKETCH IS NOT A SURVEY

SHEET	3	OF	3
DRW:	MC	CHK:	NW
		PM:	DC
SEC:	35	TWN:	45S
		RNG:	24E
PLOT DATE: 03/13/2024			
FILE: 23001930 ROYAL PALM VILLAGE-SOD			

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OPINION OF TITLE

Name of Issuing Attorney: Jennifer L. Fisher
Plat Number:
Development Order Number:
Effective Date of Opinion of Title: October 17, 2023 at 5:00 P.M.

Certified To: Lee County Board of County Commissioners

I am an attorney licensed and eligible to practice law in the State of Florida and I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in the attached Exhibit "A". This Opinion of Title is provided to satisfy the requirements of Lee County Land Development Code Section 34-202(a)(7). Based on the foregoing, I am of the opinion that:

Title to the property, as of the Effective Date of this Opinion of Title set forth above, is vested in:

Royal Palm Village Condominium Association, Inc., a Florida non-profit corporation, as Termination Trustee under the Plan of Termination of Royal Palm Village Condominium, recorded July 27, 2023, in Official Records Instrument Number 2023000254733, Public Records of Lee County, Florida.

The following are all of those persons or entities holding a mortgage secured by the property:

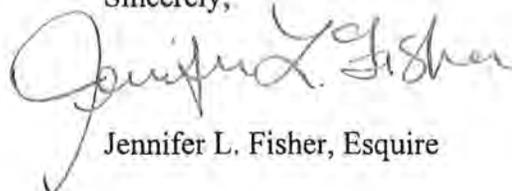
- A. **Mortgage executed by Salvatore J. Ditta and Kristin J. Erickson Ditta, husband and wife, Mortgagor, in favor of Fifth Third Mortgage Company, Mortgagee, dated June 8, 2007, in the original principal amount of \$78,300.00, recorded June 8, 2007, in Official Records Instrument Number 2007000183919. (Unit 69)**
- B. **Mortgage executed by Donald R. Derby, Sr. and Bonnie L. Derby, his wife, Mortgagor, in favor of Equity Trust Company d/b/a Sterling Trust Custodian FBO: Joseph J. Janas, Sr., Account #106155, Mortgagee, dated February 25, 2011, in the original principal amount of \$75,000.00, recorded March 17, 2011, in Official Records Instrument Number 2011000065732. Note: Satisfaction of Mortgage recorded in Official Records Instrument Number 2022000337609, is not executed by Equity Trust Company d/b/a Sterling Trust Custodian FBO: Joseph J. Janas, Sr. Account #106155. (Unit 25)**
- C. **Mortgage executed by R. Eugene Crye, Mortgagor, in favor of the Administrator of the U.S. Small Business Administration, an agency of the Government of the United**

States of America, Mortgagee, dated April 7, 2023, in the original principal amount of \$191,300.00, recorded May 3, 2023, in Official Records Instrument Number 2023000157468. (Unit 114)

The following are all easements and rights of way affecting the real property described in Exhibit A, whether recorded or unrecorded.

<u>Type of Easement</u>	<u>Recording Information</u>
1. Easement for public road right of way as contained in the Warranty Deed.	Recorded in Official Records Book 944 Page 359, Public Records of Lee County, Florida.
2. Easements as described in the in the Warranty Deed as rights of way for ditches for the benefit of the Iona Drainage District which rights of way were designated on the minutes of said Drainage District.	Recorded in Deed Book 182 Pages 401, of the Public Records of Lee County, Florida.
3. An 8' utility easement for the benefit of the parcel described in Lee County Public Records Book 1906, Page 3548, for the purpose of installing a sewer service line and for providing access to the Royal Palm Condominium Association, Inc.'s main sewer line as contained in the Agreement for Easement, Construction and Maintenance.	Recorded in Official Records Book 1996 Pages 4730, of the Public Records of Lee County, Florida.
4. An easement for the purpose of maintaining the existing sewage disposal service lines as contained in the Agreement for Easement and Maintenance of Sewage Disposal Service Lines	Recorded in Official Records Book 2022 Pages 1179, of the Public Records of Lee County, Florida.
5. An easement for the benefit of Comcast of California, XIV, LLC for the construction, use and maintenance of a broadband communications system as contained in the Grant of Easement.	Recorded at Instrument Number 2009000095034, Official Records of Lee County, Florida.
6. An easement for the benefit of Comcast Cable Communications Management, LLC for the construction, use and maintenance of a broadband communications system as contained in the Grant of Easement.	Recorded at Instrument Number 2020000022059, Official Records of Lee County, Florida.

Sincerely,



Jennifer L. Fisher, Esquire

Exhibit A

LEGAL DESCRIPTION

A tract or parcel of land lying in the Northeast 1/4 of Section 35, Township 45 South, Range 24 East, Lee County, Florida, further described as follows:

Commence at the Northeast corner of said Section 35; thence run North $89^{\circ}41'34''$ West, along the North line of the Northeast 1/4, of said Section 35, a distance of 253.80 feet, more or less to a concrete monument, being the Northwesterly corner of a parcel as recorded in Official Records Book 994, Page 648, Public Records of Lee County, Florida, and the Point of Beginning of the parcel herein described: From said Point of Beginning continue North $89^{\circ}41'34''$ West along said North line of the Northeast 1/4, of Section 35, a distance of 412.41 feet, to the Northwest corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence run South $00^{\circ}11'51''$ West, along the West line of said fraction, 1322.21 feet, more or less, to the Southwest corner of said fraction; thence continue South $00^{\circ}11'51''$ West, for 78.00 feet, more or less, to the centerline of Phillips Creek; thence run Northeasterly along the meander of said centerline of Phillips Creek to its intersection with the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence run South $89^{\circ}24'41''$ East, along said South line, 332.25 feet, more or less, to the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 35; thence run North $00^{\circ}16'20''$ East, along the East line of said Section 35, 1009.27 feet, more or less, to a concrete monument on the Southwesterly Right of Way line of U.S. 41, (S.R. #45) (Tamiami Trail), said concrete monument is a P.C. of a curve to the right, having for its elements a radius of 2932.79 feet, a delta angle of $02^{\circ}07'51''$, an arc of 109.07 feet, and a chord bearing of North $19^{\circ}01'22''$ West; thence run along said curve to the right, for 109.07 feet to a concrete monument, being the Southeasterly corner of a parcel as recorded in Official Records Book 994, Page 648, Public Records of Lee County, Florida; thence run South $78^{\circ}51'01''$ West, along the Southernly line of said parcel, 150.51 feet to a concrete monument; thence run North $15^{\circ}49'59''$ West, for 253.17 feet to the Point of Beginning.

EXHIBIT M8 – DEEDS

Deputy Clerk RRUMER
#1

Prepared by and returned to:

Becker & Poliakoff, P.A.
James Robert Caves, III, Esquire
12140 Carissa Commerce Court, Suite 200
Fort Myers, FL 33966

PLAN OF TERMINATION OF ROYAL PALM VILLAGE CONDOMINIUM

This Plan of Termination ("Plan") is made this 24th day of July 2023, by Royal Palm Village Condominium Association, Inc. ("Association"), pursuant to the Second Amended and Restated Declaration of Condominium of Royal Palm Village Condominium and Chapter 718.117, Florida Statutes.

1. The Condominium. Royal Palm Village Condominium ("Condominium") was created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 *et seq.*, of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 *et seq.*, of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in Public Records of Lee County, Florida (the "Declaration").

2. Termination of the Condominium. At a properly noticed membership meeting held on May 15, 2023, 97.72% of the total voting interests approved the Plan of Termination, and 1.51% of the total voting interests rejected the Plan of Termination. Upon the recordation of this Plan in the Public Records of Lee County, Florida, ("Effective Date") the Condominium shall be deemed terminated in accordance with this Plan, the Declaration, and Section 718.117, Florida Statutes, the condition for the recording of the Plan of Termination of the Condominium being the approval required in accordance with the Declaration. All terms herein, if not otherwise defined herein, shall have the meaning set forth in the Declaration, or in the absence thereof, in the Florida Condominium Act (Chapter 718, Florida Statutes, as it exists on the date hereof). Upon the Effective Date, title to the former condominium property vests in the Trustee (as hereinafter defined), pursuant to Section 718.117(13) and the former unit owners' rights and title as tenants in common in undivided interests in the condominium property vest in the Trustee. The Unit Owners thereafter become the beneficiaries of the proceeds realized from the Plan, as further described herein. Liens that encumber a former Unit shall be transferred to the proceeds of sale of the former condominium property and the proceeds of sale or other distribution of Association Property, common surplus, or other Association assets attributable to such former Unit in their same priority. The Trustee may deal with the "Property" (as hereinafter defined) or any interest therein as it sees fit, without requiring the consent of any owners/beneficiaries or lienors, inasmuch as the Plan confers on the Trustee the authority to protect, conserve, manage, sell, or dispose of the Property.

3. Property. For purposes of this Plan, the "Property" shall mean and refer to the aggregate of the following:

a) All property which was submitted to the Condominium form of ownership pursuant to the Declaration, including, without limitation, any and all Units and appurtenances thereto as defined in Article 8 of the Declaration and the Common Elements;

b) Any and all real property owned by the Association;

c) Any and all improvements located on the real property referenced in subparagraphs 3(a) or 3(b) above (collectively, the "Realty");

d) All fixtures, equipment, machinery, vehicles, furnishings and items of personal property located on and used in the operation of the Realty and owned by the Association;

e) All applicable licenses, permits, warranties, authorizations and approvals pertaining to ownership and/or operation of the Realty in the Association's possession, if any;

f) The common surplus of the Association, if any;

g) Any and all intangible rights of the Association affecting the Realty; and

h) All contract rights pertaining to the ownership and operation of the Realty which are assignable and would affect the Property after closing, if any.

Notwithstanding any provision to the contrary herein or in the Declaration, the Property shall exclude any and all "Living Units" as that term is defined in Article 1.27 of the Declaration. Such Living Units shall remain the property of the applicable Unit Owner, who shall retain the right, and has provided hereinafter, shall have the obligation, to remove such Living Unit from their Unit.

4. Plan Provisions.

a) Termination Trustee. The Association with an address of 7831 Forest Lane, Indianapolis, IN, 46240-2618, shall be the Termination Trustee ("Trustee") with respect to this Plan. The powers of the Trustee shall be exercised by the Board of Directors and shall include, without limitation: (i) all of the powers given the Board of Directors of the Association pursuant to the Declaration, as well as the Articles of Incorporation and the Bylaws of the Association; (ii) all the powers of a Termination Trustee set forth in Section 718.117(6), Florida Statutes; (iii) the power and the authority to protect, conserve, manage, sell or dispose of the Property pursuant to Section 718.117(14), Florida Statutes, including the right to contract for and dispose of the Property; and (iv) all of the powers necessary to effectuate this Plan. The Trustee shall have the sole discretion to operate, maintain, repair, alter, sell, convey and/or dispose of the Property, without requiring the consent of any other party, including, any former unit owner, the Association Membership or any lienor.

b) Reports. The Trustee, by execution hereof, agrees to prepare and transmit copies of all reports required by Section 718.117(8), Florida Statutes. All reports shall be sent to

the then current Owners (former unit owners) and lienors at the mailing addresses, if any, provided to the Association by the Unit Owners or lienors prior to the Effective Date, or any updated addresses provided in writing to the Trustee subsequent to the Effective Date.

c) Date After Which Plan May Be Void. If this Plan is not recorded in the Public Records of Lee County, Florida by December 31, 2025, the Plan will be void.

5. Allocation of Proceeds of Sale of Condominium Property.

a) Common Elements. There are no contemplated separate proceeds for the value of the Common Elements, and to the extent there is separate value received for the Common Elements, the same shall be distributed in the same manner as the value of the Units and All Other Property as set forth below in Paragraph 5(b).

b) Units and All Other Property. The portion of the proceeds of the sale of the former Condominium Property shall be allocated to the former unit owners in the same proportions as the ownership of Common Elements (1/132nd) as provided in Article 6 of the Declaration, in accordance with Section 718.117(12)(b)3., Florida Statutes.

c) Insurance and Condemnation Proceeds. As of the date this Plan is signed, the Association is not in possession of any insurance proceeds or condemnation proceeds. If any such proceeds are received prior to the Effective Date, or through the sale of the former condominium property, they will be distributed as set forth in Paragraph 5(b).

6. Sale of Property.

a) The Property shall, as soon as practicable after recordation of this Plan of Termination, and the Termination of the Condominium, be sold.

7. Operation of Property Subsequent to Termination.

a) After termination in accordance with this Plan, and until the Property is sold, the Association shall continue to operate the Property, and assess all Owners of property that constituted the Condominium Units ("former unit owners") prior to termination in the same manner and with the same rights and obligations as set forth in the Declaration, until the Property is sold. Former unit owners shall have the right to occupy and utilize their interests in the former condominium units in the same manner and with the same rights and obligations as set forth in the Declaration, but only for sixty (60) days following the recordation of this Plan of Termination. Following sixty (60) days from the recordation of this Plan of Termination, all rights to occupy and utilize the former condominium units shall terminate, and all Living Units shall be removed from the former condominium units. In the event any Living Unit is not removed by the 60th day following the recordation of this Plan of Termination, the Trustee shall have the authority to have the Living Unit removed at the expense of the Unit Owner and such cost may be withheld from any proceeds discussed in Paragraph 8 below.

b) Until the closing on the Property, the "former unit owners" shall remain liable for all assessment obligations associated with the Condominium and Association, which shall pay for the expenses of the operation of the Condominium and Association through the date

of a sale of the Property in accordance with Article 10 of the Declaration, notwithstanding the fact that the Declaration may have been terminated, and any such obligations shall be paid in accordance with Paragraph 8 hereof. Following the recording of this Plan of Termination, notwithstanding the forgoing, the expenses associated with providing utilities and other services to the Living Units, including but not limited to potable water and sewer service, shall be billed directly and only to those former unit owners occupying the Living Units in the Condominium and the cost of same may be deducted from any amounts to be disbursed to such former unit owners pursuant to Paragraph 8 below. Such utility expenses shall be allocated to the relevant former unit owners in the manner determined by the Trustee.

8. Distributions: To the extent the Trustee sells the Property, as anticipated by this Plan, distributions will be made in accordance with the follow procedure:

a) Notice. Not less than thirty (30) days before the first distribution, the Trustee shall deliver by certified mail, return receipt requested, a notice of the estimated distribution to all Owners, lienors of the Property, and lienors of each Unit at their last known addresses stating a good faith estimate of the amount of the distributions to each class and the procedures and deadline for notifying the Trustee of any objections to the amount. The deadline must be at least fifteen (15) days after the date the notice was mailed. If an Owner or lienor files a timely objection with the Trustee, the Trustee need not distribute the funds and property allocated to the respective Owner or lienor until the Trustee has had a reasonable time to determine the validity of the adverse claim. In the alternative, the Trustee may interplead the Owner, lienor, and any other person claiming an interest and deposit the funds allocated pursuant to the notice of estimated distribution in the court registry, at which time the Property, Association Property, any common surplus, and other assets of the Association are free of all claims and liens of the parties to the suit. In an interpleader action, the Trustee and prevailing party may recover reasonable attorneys' fees and costs.

b) Distribution Priority. The proceeds from any sale of the Property shall be in the following priority:

- (i) To pay the reasonable Termination Trustee's fees and costs, including brokerage expenses, consultants' fees, attorneys' fees, title insurance, accounting fees and costs, and any other expense incurred by the Trustee in executing this Plan of Termination, and/or preparing the Property for sale and selling the Property.
- (ii) To lienholders of liens recorded prior to the recording of the Declaration, if any.
- (iii) To purchase-money lienholders on former Units to the extent necessary to satisfy their liens; however, the distribution may not exceed an Owner's (former unit owner's) share of the proceeds.
- (iv) To lienholders of liens of the Association which have been consented to under S. 718.121(1), if any.
- (v) To creditors of the Association, as their interests appear.

- (vi) To Owners (former unit owners), the proceeds of any sale of Property subject to satisfactions of liens on each former Unit in their order of priority, in shares specified in the Plan, unless objected to by an Owner or lienor as provided in Paragraph 8(a).
- (vii) To Unit Owners, the remaining Condominium Property, subject to satisfaction of liens on each Unit in their order of priority, in shares specified in the plan of termination, unless objected to by a Unit Owner or a lienor as provided in Paragraph 8(a).
- (viii) To Owners (former unit owners), the proceeds of any sale of Association Property, the remaining Association Property, any common surplus, and other assets of the Association, subject to satisfactions of liens on each former Unit in their order of priority, together with payment of any unpaid assessments to the Association, in shares specified in the Plan, unless objected to by an Owner or a lienor as provided in Paragraph 8(a).

(c) Interim Distributions and Amounts to be Withheld. The Trustee shall have the authority, in its sole discretion, to make one or more interim distributions, in the priority described above, following the closing on the sale of the Property and during the winding up period for the Association. As provided in Paragraphs 7(a) and 7(b), above, if the Association incurs expenses, following the recordation of this Plan of Termination due to a Unit Owner's action, including their failure to timely remove the Living Unit and/or continuing to occupy the Unit following the recordation of this Plan of Termination, all such expense, if not paid, shall be withheld from any disbursement to such Unit Owner.

IN WITNESS WHEREOF, the Association in its own right and as Trustee executes this Plan as of the date set forth above.

[Signatures begin next page. Approval, Consent, and Joinder of Unit Owners are also attached hereto.]

WITNESSES:
(TWO)

ROYAL PALM VILLAGE CONDOMINIUM
ASSOCIATION, INC.

Kelsey Vance

Signature

Kelsey P. Vance

Printed Name

E. Cole

Signature

Empty Cole

Printed Name

BY: Rodney Pickett
Rodney Pickett, President

Date: 24 July 2023

(CORPORATE SEAL)

STATE OF Indiana)
) SS:
COUNTY OF Marion)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of July, 2023, by Rodney Pickett as President of Royal Palm Village Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced INDL8927-39-5942 (type of identification) as identification.

Adam J. Fitzgerald
Notary Public

Adam J. Fitzgerald
Printed Name

My commission expires: 5/25/24

ADAM J. FITZGERALD
NOTARY PUBLIC
SEAL
STATE OF INDIANA
Commission Number 0685919
My Commission Expires 05/25/2024

WITNESSES:
(TWO)

ROYAL PALM VILLAGE CONDOMINIUM
ASSOCIATION, INC.

[Signature]
Signature
Steven R.S. Curtis
Printed Name

BY: [Signature]
Janet Bley, Secretary
Date: 7-24-2023

[Signature]
Signature
Michael Small
Printed Name

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Lee) SS:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of July, 2023, by Janet Bley as Secretary of Royal Palm Village Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. She is personally known to me or has produced FL Drivers License (type of identification) as identification.

[Signature]
Notary Public
Janet Dunnigan
Printed Name

My commission expires: 9-1-2025



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 1, said Unit having a street address of 15610 Meadow Cir., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Jennifer Pratt

Printed Name: Jennifer Pratt

Rachel Dickson

Printed Name: Rachel Dickson

STATE OF Michigan)

)SS:

COUNTY OF Eaton)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Franklin D. Jams

Printed Name: FRANKLIN D JAMS

Date: 6-14-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of June, 2023 by Franklin D. Jams. He/She is personally known to me or has produced (type of identification) Driver License as identification.

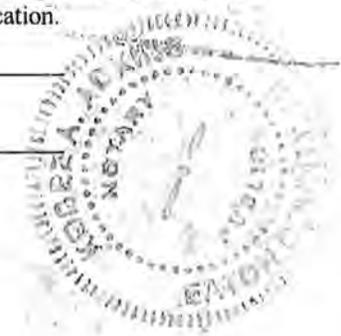
Kodee A Adkins

Notary Public

Kodee A Adkins

Printed Name

My Commission Expires: 10-29-23



WITNESSES

(Two for each signature)

Jennifer Pratt

Printed Name: Jennifer Pratt

Rachel Dickson

Printed Name: Rachel Dickson

STATE OF Michigan)

)SS:

COUNTY OF Eaton)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Beverly L. Jams

Printed Name: Beverly L. Jams

Date: 6-14-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of June, 2023 by Beverly L. Jams. He/She is personally known to me or has produced (type of identification) Driver License as identification.

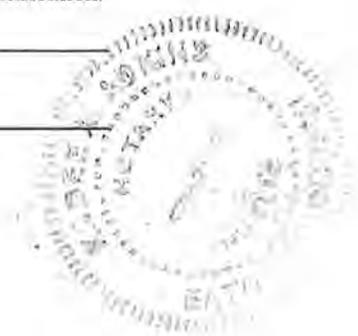
Kodee A Adkins

Notary Public

Kodee A Adkins

Printed Name

My Commission Expires: 10-29-23



RECEIVED
JUN 20 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 4, said Unit having a street address of 15570 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Rachel Wisner
Printed Name: Rachel Wisner

Elizabeth Edward
Printed Name: Elizabeth Edward

STATE OF Illinois)
)SS:
COUNTY OF Macon)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Gale D. Hutchens
Printed Name: Gale D. Hutchens

Date: June 6 - 23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of June, 2023 by Gale Dean Hutchens. He/She is personally known to me or has produced (type of identification) Drivers Li # H325-2843-3309 as identification.



My Commission Expires: 11/04/2026

Brianna L May
Notary Public

Brianna L May
Printed Name

WITNESSES

(Two for each signature)

Rachel Wisner
Printed Name: Rachel Wisner

Elizabeth Edward
Printed Name: Elizabeth Edward

STATE OF Illinois)
)SS:
COUNTY OF Macon)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Nelda L. Hutchens
Printed Name: Nelda L. Hutchens

Date: 06-06-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of June, 2023 by Nelda Lorene Hutchens. He/She is personally known to me or has produced (type of identification) Drivers Li # H325-6323-2770 as identification.



My Commission Expires: 11/04/2026

Brianna L May
Notary Public

Brianna L May
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 5, said Unit having a street address of 15560 Meadow Creek, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Nancy Fabian
Printed Name: NANCY FABIAN

Michelle Evans
Printed Name: Michelle Evans

STATE OF Ohio

COUNTY OF Trembuck)
SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: John Hudak
Printed Name: JOHN HUDAK
Date: 06-08-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by John Hudak (He/She is personally known to me or has produced (type of identification) _____ as identification.

Natalie S. Minor
Notary Public
Natalie S. Minor
Printed Name

My Commission Expires: 6/11/2024

WITNESSES

(Two for each signature)

Nancy Fabian
Printed Name: NANCY FABIAN

Michelle Evans
Printed Name: Michelle Evans

STATE OF Ohio

COUNTY OF Trembuck)
SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Deborah Hudak
Printed Name: Deborah Hudak
Date: 06-08-2023



NATALIE S. MINOR
Notary Public - State of Ohio
My Commission Expires
June 11, 2024

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Deborah Hudak (He/She is personally known to me or has produced (type of identification) _____ as identification.

Natalie S. Minor
Notary Public
Natalie S. Minor
Printed Name

My Commission Expires: 6/11/2024



NATALIE S. MINOR
Notary Public - State of Ohio
My Commission Expires
June 11, 2024

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 6, said Unit having a street address of 15550 MEADOW C11, Fort Myers, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Lori Ivancic
Printed Name: Lori Ivancic

Ellen B. Miller
Printed Name: Ellen B. Miller

STATE OF OH)
COUNTY OF Lake) SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Michael E. DiBiase
Printed Name: MICHAEL E. DIBIASE

Date: JUNE 13, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of June, 2023 by Michael DiBiase. He/She is personally known to me or has produced (type of identification) Ohio License as identification.

SHANNON GEORGE
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lake County
My commission expires May 23, 2024

Shannon George P.
Notary Public
Printed Name

My Commission Expires: May 23, 2024

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
COUNTY OF _____) SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public
Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 7, said Unit having a street address of 15540 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

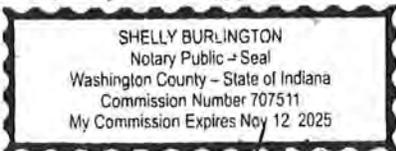
(Two for each signature)

Janine Lee
Printed Name: Janine Lee

Raige Newton
Printed Name: Raige Newton

STATE OF Indiana)
COUNTY OF Washington)SS:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Donald E Campbell. He/She is personally known to me or has produced (type of identification) Shelly Burlington as identification. Witnesses Consent



My Commission Expires: 11/12/2025

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Donald E Campbell
Printed Name: DONALD E CAMPBELL
Date: 6/7/2023

Shelly Burlington
Notary Public
Printed Name



WITNESSES

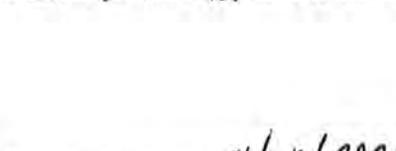
(Two for each signature)

Janine Lee
Printed Name: Janine Lee

Raige Newton
Printed Name: Raige Newton

STATE OF Indiana)
COUNTY OF Washington)SS:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Dorothy Campbell. He/She is personally known to me or has produced (type of identification) Shelly Burlington as identification.

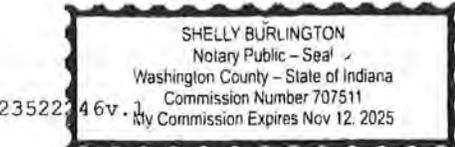


My Commission Expires: 11/12/2025

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Dorothy K Campbell
Printed Name: DOROTHY K CAMPBELL
Date: 6-7-23

Shelly Burlington
Notary Public
Printed Name



2352246v.1

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 11, said Unit having a street address of 15500 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Dana Stumpe
Printed Name: Dana Stumpe
Samantha Blankenship
Printed Name: Samantha Blankenship
STATE OF Missouri)
)SS:
COUNTY OF Gasconade)

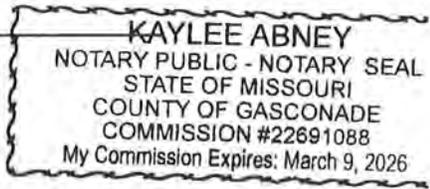
ALL OWNERS SIGN AND PRINT NAME BELOW

BY: James G. Haddox
Printed Name: James G. Haddox
Date: 6/7/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of June, 2023 by James G. Haddox He/She is personally known to me or has produced (type of identification) Drivers License as identification.

Kaylee Abney
Notary Public
Printed Name

My Commission Expires: 3/9/26



WITNESSES

(Two for each signature)

Dana Stumpe
Printed Name: Dana Stumpe
Samantha Blankenship
Printed Name: Samantha Blankenship
STATE OF Missouri)
)SS:
COUNTY OF Gasconade)

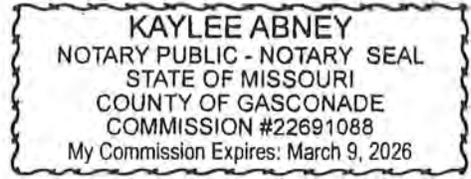
ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Glenda J. Haddox
Printed Name: GLENDA J. Haddox
Date: 6/7/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of June, 2023 by Glenda J. Haddox He/She is personally known to me or has produced (type of identification) Drivers License as identification.

Kaylee Abney
Notary Public
Printed Name

My Commission Expires: 3/9/26



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 12, said Unit having a street address of 15490 madawc in 33908, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]
Printed Name: J. Dennis H. Hansen

[Signature]
Printed Name: Eric Lundgren

STATE OF FL)

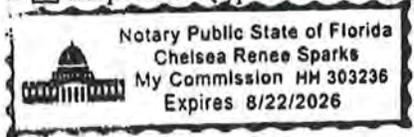
)SS:
COUNTY OF LEE)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Jodi Kendall

Date: 06/20/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of June, 2023 by Jodi E. Kendall. He/She is personally known to me or has produced (type of identification) _____ as identification.



[Signature]
Notary Public

Chelsea Renee Sparks
Printed Name

My Commission Expires: 8/22/2026

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)

)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 13, said Unit having a street address of 15480 Meadow Cir. Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Skylar Bowers
Printed Name: Skylar Bowers

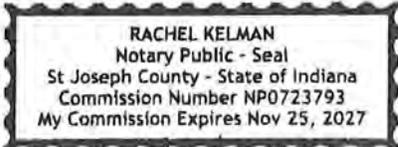
LaCreshia Reeves
Printed Name: LaCreshia Reeves

STATE OF Indiana)
)SS:
COUNTY OF Elkhart)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Philip Leroy Korenstra
Printed Name: Philip Leroy Korenstra
Date: 6/15/23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 15th day of June, 2023 by Philip Leroy Korenstra. He/She [] is personally known to me or [X] has produced (type of identification) Indiana Operator License as identification.



My Commission Expires: 11/25/2027

Rachel Kelman
Notary Public
Printed Name: Rachel Kelman

WITNESSES

(Two for each signature)

Skylar Bowers
Printed Name: Skylar Bowers

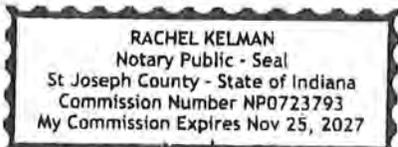
LaCreshia Reeves
Printed Name: LaCreshia Reeves

STATE OF Indiana)
)SS:
COUNTY OF Elkhart)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Marlene Sue Korenstra
Printed Name: Marlene Sue Korenstra
Date: 6/15/2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 15th day of June, 2023 by Marlene Sue Korenstra. He/She [] is personally known to me or [X] has produced (type of identification) Indiana Drivers License as identification.



My Commission Expires: 11/25/2027

Rachel Kelman
Notary Public
Printed Name: Rachel Kelman

RECEIVED
JUN 20 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 15, said Unit having a street address of 15460 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Ria N Cole
Printed Name: Ria N Cole
Whitney A Eckright
Printed Name: Whitney Eckright
STATE OF Indiana
COUNTY OF Wabash

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Jerry W. Renbarger
Printed Name: Jerry W. Renbarger
Date: 6-8-23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 8th day of June, 2023 by Jerry Renbarger. He/She [] is personally known to me or [X] has produced (type of identification) IN DL as identification.



KARINA LYNN
COUNTY OF RESIDENCE - WABASH
Commission #NP0732942
Commission Expires 04-06-2029

Karina Lynn
Notary Public
Printed Name: Karina Lynn

My Commission Expires: 04/06/2029

WITNESSES

(Two for each signature)

Ria N Cole
Printed Name: Ria N Cole
Whitney A Eckright
Printed Name: Whitney Eckright
STATE OF Indiana
COUNTY OF Wabash

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Joan G. Renbarger
Printed Name: Joan G Renbarger
Date: 6-8-23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 8th day of June, 2023 by Joan Renbarger. He/She [] is personally known to me or [X] has produced (type of identification) IN DL as identification.



KARINA LYNN
COUNTY OF RESIDENCE - WABASH
Commission #NP0732942
Commission Expires 04-06-2029

Karina Lynn
Notary Public
Printed Name: Karina Lynn

My Commission Expires: 04/06/2029

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 17, said Unit having a street address of 15440 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Marsha McCall
Printed Name: Marsha McCall

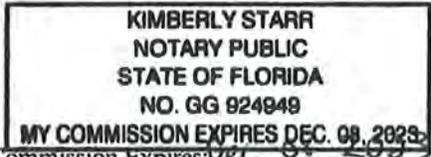
Allison Christian
Printed Name: Allison Christian

STATE OF Florida)
)SS:
COUNTY OF Marion)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Ronald L Bright
Printed Name: Ronald Bright
Date: 6/6/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2023 by Ronald L Bright. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



My Commission Expires: Dec 08, 2023

Kimberly Starr
Notary Public
Kimberly Starr
Printed Name

WITNESSES

(Two for each signature)

Marsha McCall
Printed Name: Marsha McCall

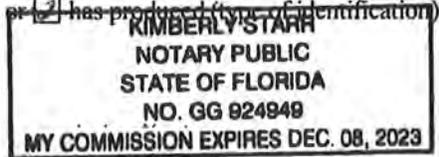
Allison Christian
Printed Name: Allison Christian

STATE OF Florida)
)SS:
COUNTY OF Marion)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Janet Bright
Printed Name: Janet Bright
Date: 06/06/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2023 by Janet Bright. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



My Commission Expires: Dec 08, 2023

Kimberly Starr
Notary Public
Kimberly Starr
Printed Name

MY COMPANY
STATE OF FLORIDA
ADDRESS
NO. 23 23456
8325

MY COMPANY
STATE OF FLORIDA
ADDRESS
NO. 23 23456
8325

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 18, said Unit having a street address of 15430 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES (Two for each signature)

Printed Name: Alisen Mercado
Vanessa Paul Rice
Printed Name: Vanessa Paul Rice
STATE OF South Carolina
COUNTY OF Anderson

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Judith Baba
Printed Name: Judith Baba
Date: 6-8-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Judith Baba. He/She is personally known to me or has produced (type of identification) S.C. DL 007467334 as identification.

Susan T Stewart
Notary Public
SUSAN T Stewart
Printed Name

My Commission Expires: 3-13-2025



WITNESSES (Two for each signature)

Printed Name: Alisen Mercado
Vanessa Paul Rice
Printed Name: Vanessa Paul Rice
STATE OF South Carolina
COUNTY OF Anderson

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Jeffrey Baba
Printed Name: Jeffrey Baba
Date: 6-8-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Jeffrey Baba. He/She is personally known to me or has produced (type of identification) SC DL 1007967350 as identification.

Susan T Stewart
Notary Public
SUSAN T Stewart
Printed Name

My Commission Expires: 03-13-2025



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 20, said Unit having a street address of 15410 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Shane Van Eujen
Printed Name: SHANE VAN EUJEN

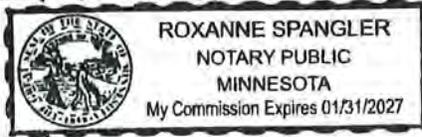
Amanda Woitas
Printed Name: AMANDA WOITAS

STATE OF MN)
)SS:
COUNTY OF LeSueur)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Francis P. Velishek
Printed Name: FRANCIS P. VELISHEK
Date: 6-12-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of June, 2023 by Francis He/She is personally known to me or has produced (type of identification) license as identification.



My Commission Expires: 1/31/27

R Spangler
Notary Public
Roxanne Spangler
Printed Name

WITNESSES

(Two for each signature)

Shane Van Eujen
Printed Name: SHANE VAN EUJEN

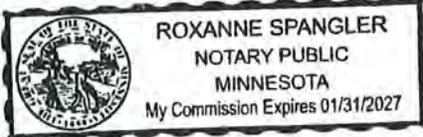
Amanda Woitas
Printed Name: AMANDA WOITAS

STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Sharon A. Velishek
Printed Name: SHARON A. VELISHEK
Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of June, 2023 by Sharon He/She is personally known to me or has produced (type of identification) license as identification.



My Commission Expires: 1/31/27

R Spangler
Notary Public
Roxanne Spangler
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 22, said Unit having a street address of 15390 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Lenore L. Sardina
Printed Name: LENORE L. SARDINA

Sarah Harp
Printed Name: Sarah Harp

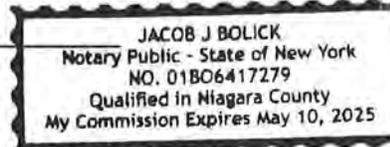
STATE OF New York)
)SS:
COUNTY OF Erie)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Elaine K. Nesolow
Printed Name: ELAINE K. NESOLOWSKI
Date: 6/8/23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 8th day of June, 2023 by [] He/She [] is personally known to me or [X] has produced (type of identification) FLSDL W242-205-42-728-01 as identification.

Notary Public
Jacob Bolick
Printed Name



My Commission Expires:

WITNESSES

(Two for each signature)

Printed Name:

Printed Name:

STATE OF)
)SS:
COUNTY OF)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY:
Printed Name:
Date:

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this day of , 2023 by He/She [] is personally known to me or [] has produced (type of identification) as identification.

Notary Public
Printed Name

My Commission Expires:

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 24, said Unit having a street address of 15370 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Amy J. Polakaty
Printed Name: Amy J. Polakaty

R. G.
Printed Name: Roba Gandy

STATE OF Illinois)

)SS:

COUNTY OF Bureau)

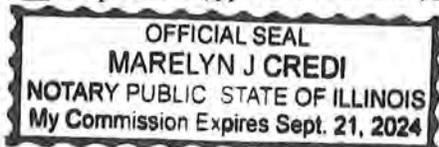
ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: Holly R. Iversen
Printed Name: Holly R. Iversen

Date: June 13, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of June, 2023 by Holly Iversen. He/She is personally known to me or has produced (type of identification) _____ as identification.



My Commission Expires: Sept 21, 2024

Marelyn J Credi
Notary Public

Marelyn J Credi
Printed Name

WITNESSES

(Two for each signature)

Amy J. Polakaty
Printed Name: Amy J. Polakaty

R. G.
Printed Name: Roba Gandy

STATE OF Illinois)

)SS:

COUNTY OF Bureau)

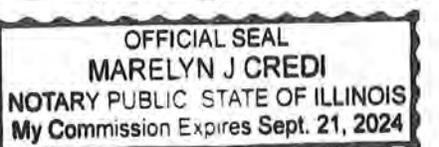
ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: Kevin Kirchner
Printed Name: KEVIN KIRCHNER

Date: 6-13-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of June, 2023 by Kevin Kirchner. He/She is personally known to me or has produced (type of identification) _____ as identification.



My Commission Expires: Sept 21, 2024

Marelyn J Credi
Notary Public

Marelyn J Credi
Printed Name

NOTAR
MAY 11 1924
My Comm. No. 11 2024

15
1924

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 25, said Unit having a street address of 15360 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Printed Name: Laprinicia Neyrick
Michael Small
Printed Name: Michael Small

STATE OF Florida)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Donald Derby
Printed Name: DONALD DERBY
Date: 7 Jun 23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7th day of June, 2023 by DONALD DERBY. He/She [] is personally known to me or [X] has produced (type of identification) DRIVERS LICENSE as identification.

Notary Public Janet Dunnigan
Printed Name Janet Dunnigan

My Commission Expires: 9-1-2025



WITNESSES

(Two for each signature)

Printed Name: Laprinicia Neyrick
Michael Small
Printed Name: Michael Small

STATE OF FLORIDA)
)SS:
COUNTY OF LEE)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Bonnie Derby
Printed Name: BONNIE DERBY
Date: June 7, 2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7th day of JUNE, 2023 by BONNIE DERBY. He/She [] is personally known to me or [X] has produced (type of identification) DRIVERS LICENSE as identification.

Notary Public Janet Dunnigan
Printed Name Janet Dunnigan

My Commission Expires: 9-1-2025



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 26, said Unit having a street address of 15350 Meadow Cir., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Printed Name: Mark Taravogian

Printed Name: Michael Small

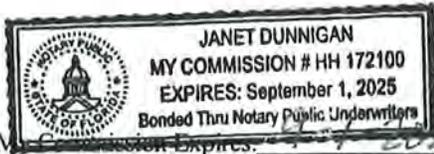
STATE OF Florida

COUNTY OF Lee

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Joyce Stallings
Printed Name: Joyce Stallings
Date: 6-12-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of June, 2023 by Joyce Stallings. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



Notary Public
Printed Name: Janet Dunnigan

WITNESSES

(Two for each signature)

Printed Name:

Printed Name:

STATE OF

COUNTY OF

ALL OWNERS SIGN AND PRINT NAME BELOW

BY:
Printed Name:
Date:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this day of 2023 by. He/She is personally known to me or has produced (type of identification) as identification.

Notary Public
Printed Name

My Commission Expires:

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 26, said Unit having a street address of 15350 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Pauline Eckardt
Printed Name: PAULINE ECKARDT

Marion M. Lovely
Printed Name: Marion M. Lovely

STATE OF Connecticut)
)SS: Wallingford
COUNTY OF New Haven)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Bonnie Michaud
Printed Name: Bonnie Michaud
Date: 6-15-2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 15 day of June, 2023 by Bonnie T. Michaud. He/She [] is personally known to me or [X] has produced (type of identification) CT DL Exp 9/30/2026 as identification.

CRAIG JEFFREY
NOTARY PUBLIC
CONNECTICUT

[Signature]
Notary Public
Craig Jeffrey
Printed Name

My Commission Expires MY COMMISSION EXPIRES 5/21/2025

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: N/A
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2023 by _____. He/She [] is personally known to me or [] has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

RECEIVED
JUN 20 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 28, said Unit having a street address of 15330 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Brianna Johnson
Printed Name: Brianna Johnson

Carly M. Rodgers
Printed Name: Carly M. Rodgers

STATE OF MI)

COUNTY OF Lapeer)SS:

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: James L Beckwith

Printed Name: JAMES L BECKWITH

Date: 6/17/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of June, 2023 by James L Beckwith He/She is personally known to me or has produced (type of identification) MI DL as identification.

ELIZABETH S MCVETY
NOTARY PUBLIC, STATE OF MI
COUNTY OF LAPEER
MY COMMISSION EXPIRES Feb 11, 2025
ACTING IN COUNTY OF Lapeer

Elizabeth S McVety
Notary Public

Elizabeth S McVety
Printed Name

My Commission Expires: 2-11-25

WITNESSES

(Two for each signature)

Brianna Johnson
Printed Name: Brianna Johnson

Carly M. Rodgers
Printed Name: Carly M. Rodgers

STATE OF MI)

COUNTY OF Lapeer)SS:

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: Bonnie Ruth Beckwith

Printed Name: Bonnie Ruth Beckwith

Date: 6-17-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of June, 2023 by Bonnie R Beckwith He/She is personally known to me or has produced (type of identification) MI DL as identification.

ELIZABETH S MCVETY
NOTARY PUBLIC, STATE OF MI
COUNTY OF LAPEER
MY COMMISSION EXPIRES Feb 11, 2025
ACTING IN COUNTY OF Lapeer

Elizabeth S McVety
Notary Public

Elizabeth S McVety
Printed Name

My Commission Expires: 2-11-25

RECEIVED

JUN 20 2023

BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 29, said Unit having a street address of 15320 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 *et seq.*, of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 *et seq.*, of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Julia Anderson

Printed Name: Julia Anderson

Nicole Curtiss

Printed Name: Nicole Curtiss

STATE OF Michigan)
)SS:

COUNTY OF Lapeer)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of July, 2023 by Scott Beckwith. He is personally known to me or has produced (type of identification) _____ as identification.

MADISON WOODALL

Notary Public, SANILAC County, MI

Acting in Lapeer County MI

My Commission Expires FEB 22, 2028

My Commission Expires: Feb 22, 2028

WITNESSES

(Two for each signature)

Julia Anderson

Printed Name: Julia Anderson

Nicole Curtiss

Printed Name: Nicole Curtiss

STATE OF Michigan)
)SS:

COUNTY OF Lapeer)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of July, 2023 by Jane R. Beckwith. She is personally known to me or has produced (type of identification) B 230 308 734 189 as identification.

MADISON WOODALL

Notary Public, SANILAC County, MI

Acting in Lapeer County MI

My Commission Expires FEB 22, 2028

My Commission Expires: Feb 22, 2028

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Scott Beckwith

Printed Name: Scott Beckwith

Date: 7-5-23

Madison Woodall

Notary Public

Madison L Woodall

Printed Name

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Jane R. Beckwith

Printed Name: Jane R. Beckwith

Date: 7/5/2023

Madison Woodall

Notary Public

Madison L Woodall

Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 30, said Unit having a street address of _____, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]
Printed Name: JAMES DUVA

[Signature]
Printed Name: Kyle Ori

STATE OF OHIO)
)SS:
COUNTY OF LORAIN)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: LINDA R. SCHAEFER
Date: June 14, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of June, 2023 by Linda Schaefer. He/She is personally known to me or has produced (type of identification) Driver's License B857633 as identification.



KYLE ORI
Notary Public, State of Ohio
My Commission Expires:
02/22/2027

[Signature]
Notary Public
Kyle Ori
Printed Name

My Commission Expires: 02-22-27

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

STATE OF FLORIDA
DEPARTMENT OF REVENUE
TALLAHASSEE, FLORIDA



RECEIVED
JUN 20 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 31, said Unit having a street address of 15300 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Printed Name: Donald W. Landis

Printed Name: ROBERT BRUCE LANDIS

STATE OF Pennsylvania)
COUNTY OF Sullivan) SS:

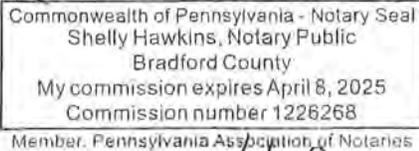
ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Alan M. Moore

Printed Name: Alan M. Moore

Date: June 8 2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 8th day of June, 2023 by Alan M. Moore. He/She [X] is personally known to me or [X] has produced (type of identification) PA DL as identification.



Shelly Hawkins
Notary Public
Printed Name

My Commission Expires: 4-8-25

WITNESSES

(Two for each signature)

Printed Name: Donald W. Landis

Printed Name: ROBERT BRUCE LANDIS

STATE OF Pennsylvania)
COUNTY OF Sullivan) SS:

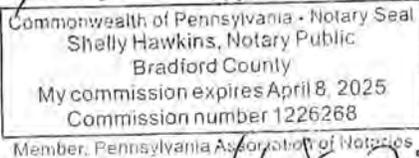
ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Marion Kay Moore

Printed Name: Marion Kay Moore

Date: June 8 2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 8th day of June, 2023 by Marion Kay Moore. He/She [] is personally known to me or [X] has produced (type of identification) PA DL as identification.



Shelly Hawkins
Notary Public
Printed Name

My Commission Expires: 4-8-25

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 34, said Unit having a street address of 15270 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: Christopher Denis

Printed Name: Brian A. Cobb

STATE OF FL)

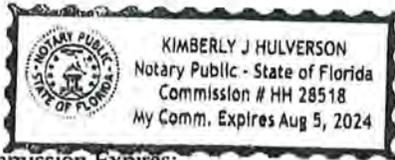
COUNTY OF Polk)SS:

BY: Gala Engle

Printed Name: Gala Engle

Date: 06/06/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2023 by Gala Engle. He/She is personally known to me or has produced (type of identification) FL DIL # 889-0 as identification.



Kimberly J. Hulverson
Notary Public

Kimberly J. Hulverson
Printed Name

My Commission Expires: 8/5/2024

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: _____

Printed Name: _____

STATE OF _____)

COUNTY OF _____)SS:

BY: _____

Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 35, said Unit having a street address of 15260 Meadows R, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Printed Name: Rachel Swending

Printed Name: RALPH OLSON

STATE OF Ohio

COUNTY OF Hamilton

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Louis Varga

Printed Name: Louis Varga

Date: 6-9-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of June, 2023 by Louis Varga. He/She is personally known to me or has produced (type of identification) Ohio Driver License as identification.

Notary Public Ryan D. Welsh



My Commission Expires: 11-02-2026

WITNESSES

(Two for each signature)

Printed Name:

Printed Name:

STATE OF

COUNTY OF

ALL OWNERS SIGN AND PRINT NAME BELOW

BY:

Printed Name:

Date:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this day of , 2023 by . He/She is personally known to me or has produced (type of identification) as identification.

Notary Public Printed Name

My Commission Expires:

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 40, said Unit having a street address of 15210 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]
Printed Name: John Edmondson

[Signature]
Printed Name: Ty Hinson

STATE OF FL)
)SS:
COUNTY OF Williamson)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: ROBERT HALE

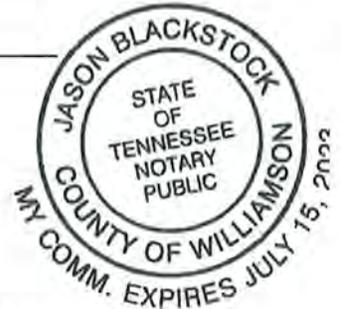
Date: 6-17-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of JUN, 2023 by Robert Hale. He/She is personally known to me or has produced (type of identification) TAI Driver's L as identification.

[Signature]
Notary Public

Jason Blackstock
Printed Name

My Commission Expires: 7-15-2023



WITNESSES

(Two for each signature)

[Signature]
Printed Name: John Edmondson

[Signature]
Printed Name: Ty Hinson

STATE OF FL)
)SS:
COUNTY OF Williamson)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: LINDA HALE

Date: 6-17-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of JULY, 2023 by [Signature]. He/She is personally known to me or has produced (type of identification) TAI Driver's L as identification.

[Signature]
Notary Public

Jason Blackstock
Printed Name

My Commission Expires: 7-15-2023



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 41, said Unit having a street address of 15200 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Randy A. Harris
Printed Name: Randy A. Harris

Diane C. Harris
Printed Name: Diane C. Harris

STATE OF Michigan)
)SS:
COUNTY OF Monroe)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: JoAnn M. Harris
Printed Name: JoAnn M. Harris
Date: 6/8/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by JoAnn M. Harris. He/She is personally known to me or has produced (type of identification) H620421569 M9 as identification.

Holly Noel Pendleton
Notary Public
Holly Noel Pendleton
Printed Name

Holly Noel Pendleton
Notary Public of Michigan
Monroe County
Expires 12/18/2026
Acting in the County of Monroe

My Commission Expires: 12-18-2026

WITNESSES

(Two for each signature)

Randy A. Harris
Printed Name: Randy A. Harris

Diane C. Harris
Printed Name: Diane C. Harris

STATE OF Michigan)
)SS:
COUNTY OF Monroe)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Robyn A. Churchill
Printed Name: Robyn A. Churchill
Date: 6/8/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Robyn Ann Churchill. He/She is personally known to me or has produced (type of identification) 2426744067258 as identification.

Holly Noel Pendleton
Notary Public
Holly Noel Pendleton
Printed Name

My Commission Expires: 12-18-2026

Holly Noel Pendleton
Notary Public of Michigan
Monroe County
Expires 12/18/2026
Acting in the County of Monroe

RECEIVED
JUN 12 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 44, said Unit having a street address of 15140 Meadow Creek, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

[Signature]
Printed Name: Capricia Reynolds
Robert Sileno III
Printed Name: Robert Sileno, III

STATE OF Florida)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Steven Farmer
Date: 06/05/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Steven Farmer. He/She is personally known to me or has produced (type of identification) Driver License as identification.



My Commission Expires: 05/02/26

[Signature]
Notary Public
Steven R.S. Curtin
Printed Name

WITNESSES
(Two for each signature)

[Signature]
Printed Name: Capricia Reynolds
Robert J. Sileno III
Printed Name: Robert Sileno, III

STATE OF Florida)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Cheryl Farmer
Date: 06/05/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Cheryl Farmer. He/She is personally known to me or has produced (type of identification) Driver License as identification.



My Commission Expires: 05/02/26

[Signature]
Notary Public
Steven R.S. Curtin
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 45, said Unit having a street address of 15130 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Mary Bidwell
Printed Name: Mary Bidwell

Cheryl Lopez
Printed Name: Cheryl Lopez

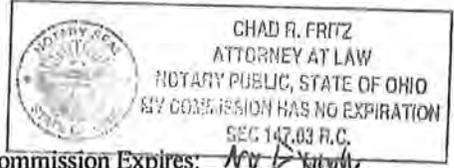
STATE OF Ohio)

COUNTY OF Union)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Cheryl M. Adkins
Printed Name: CHERYL M. ADKINS
Date: 06-06-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of June, 2023 by Cheryl M Adkins. He/She is personally known to me or has produced (type of identification) _____ as identification.



My Commission Expires: No Expiration

Chad R Fritz
Notary Public
Printed Name

WITNESSES

(Two for each signature)

Mary Bidwell
Printed Name: Mary Bidwell

Cheryl Lopez
Printed Name: Cheryl Lopez

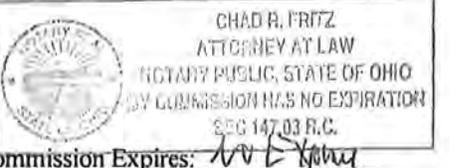
STATE OF Ohio)

COUNTY OF Union)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Walter Adkins
Printed Name: WALTER ADKINS
Date: 06-6-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of June, 2023 by WALTER ADKINS. He/She is personally known to me or has produced (type of identification) _____ as identification.



My Commission Expires: No Expiration

Chad R Fritz
Notary Public
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

(We) am(are) the record owner(s) of Unit No. 46, said Unit having a street address of 15120 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Sabrina A. Marinell
Printed Name: Sabrina A Marinell

Michael Small
Printed Name: Michael Small

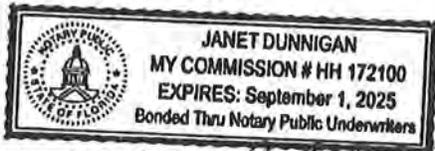
STATE OF Florida)

COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: David D Coffey Jr
Printed Name: David D Coffey Jr
Date: 6-5-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of June, 2023 by David D. Coffey Jr. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



My Commission Expires: 9-1-2025

Janet Dunnigan
Notary Public
Printed Name: Janet Dunnigan

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)

COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____ He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public
Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. _____, said Unit having a street address of _____, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Katherine Smiley
Printed Name: Katherine Smiley

Shelby R. Brandon
Printed Name: Shelby R. Brandon

STATE OF Ohio

COUNTY OF Fairfield

ALL OWNERS SIGN AND PRINT

NAME BELOW

[Signature]
BY: _____

Printed Name: RANDY L. MACE

Date: 6/7/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Randy L. Mace. He/She is personally known to me or has produced (type of identification) Ohio drivers license as identification.



Shelby R. Brandon
Notary Public
STATE OF OHIO
Commission expires 10/31/2024

[Signature]
Notary Public
Printed Name: Shelby R. Brandon

WITNESSES

(Two for each signature)

Katherine Smiley
Printed Name: Katherine Smiley

Shelby R. Brandon
Printed Name: Shelby R. Brandon

STATE OF Ohio

COUNTY OF Fairfield

ALL OWNERS SIGN AND PRINT

NAME BELOW

[Signature]
BY: _____

Printed Name: Sally Dawn Mace

Date: 06 07 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Sally Dawn Mace. He/She is personally known to me or has produced (type of identification) Ohio drivers license as identification.



Shelby R. Brandon
Notary Public
STATE OF OHIO
Commission expires 10/31/2024

[Signature]
Notary Public
Printed Name: Shelby R. Brandon

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 48, said Unit having a street address of 15100 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Rita Lachcik
Printed Name: Rita Lachcik

Nancy Fox
Printed Name: NANCY FOX

STATE OF New Jersey)
)SS:

COUNTY OF Burlington

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: James Gray
Printed Name: James Gray
Date: 6/15/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of June, 2023 by James Gray. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



My Commission Expires: 12/17/26

~~Kristina Mitchell~~
Notary Public
Kristina Mitchell
Printed Name

WITNESSES

(Two for each signature)

Rita Lachcik
Printed Name: Rita Lachcik

Nancy Fox
Printed Name: Nancy Fox

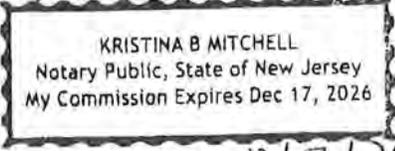
STATE OF New Jersey)
)SS:

COUNTY OF Burlington

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Stacy Gray
Printed Name: STACY GRAY
Date: 6/15/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of June, 2023 by Stacy Gray. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



My Commission Expires: 12/17/26

~~Kristina Mitchell~~
Notary Public
Kristina Mitchell
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 50, said Unit having a street address of 15080 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES (Two for each signature)
Ginger Barkhausen
Printed Name: Ginger Barkhausen
Jennifer S. Moreland
Printed Name: Jennifer S. Moreland
STATE OF Florida)
COUNTY OF LEE)

ALL OWNERS SIGN AND PRINT NAME BELOW
Paul Hoy
BY: Paul Hoy Debbie K Hoy
Printed Name: Paul Hoy
Date: 6/23/23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 26th day of June, 2023 by Paul Hoy. He [] is personally known to me or [X] has produced (type of identification) Drivers License as identification.

Notary Public
Scott Fast
Printed Name

My Commission Expires: 9-27-25
WITNESSES (Two for each signature)
Ginger Barkhausen
Printed Name: Ginger Barkhausen
Jennifer S. Moreland
Printed Name: Jennifer S. Moreland
STATE OF Florida)
COUNTY OF LEE)

ALL OWNERS SIGN AND PRINT NAME BELOW
Debbie Hoy
BY: Debbie Hoy
Printed Name: Debbie Hoy
Date: 6/23/23

SCOTT FAST
Notary Public
State of Florida
Comm# HH179727
Expires 9/27/2025

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 26th day of June, 2023 by Debbie Hoy. She [] is personally known to me or [X] has produced (type of identification) Drivers License as identification.

Notary Public
Scott Fast
Printed Name

My Commission Expires: 9-27-25

SCOTT FAST
Notary Public
State of Florida
Comm# HH179727
Expires 9/27/2025

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 51, said Unit having a street address of 15070 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Alaina Wesselman
Printed Name: Alaina Wesselman

Jennifer Rhodes
Printed Name: Jennifer Rhodes

STATE OF Illinois)
COUNTY OF Fayette)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Andrew S. Hortenstine
Printed Name: Andrew S. Hortenstine

Date: 06/08/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Andrew Hortenstine. He/She is personally known to me or has produced (type of identification) _____ as identification.



My Commission Expires: 04-25-2026

Jennifer Lay
Notary Public
Jennifer Lay
Printed Name

WITNESSES

(Two for each signature)

Alaina Wesselman
Printed Name: Alaina Wesselman

Jennifer Rhodes
Printed Name: Jennifer Rhodes

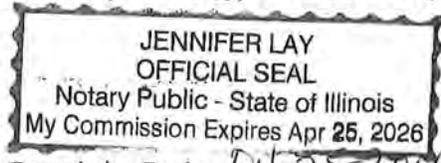
STATE OF Illinois)
COUNTY OF Fayette)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Joan M. Hortenstine
Printed Name: Joan M. Hortenstine

Date: 06/08/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Joan Hortenstine. He/She is personally known to me or has produced (type of identification) _____ as identification.



My Commission Expires: 04-25-2026

Jennifer Lay
Notary Public
Jennifer Lay
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I/We am(are) the record owner(s) of Unit No. 53, said Unit having a street address of 15050 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq. of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

ALL OWNERS SIGN AND PRINT NAME BELOW

(Two for each signature)

Marcelline Homeliski
Printed Name: Marcelline Homeliski

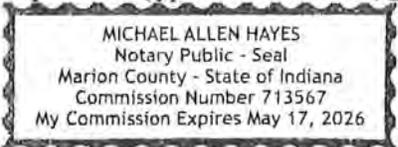
BY Paul L Ayers Jr.
Printed Name: Paul L. Ayers Jr.

Date: 6/23/23

Michael Homeliski
Printed Name: Michael Homeliski

STATE OF Indiana)
COUNTY OF Hamilton)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 23 day of June, 2023 by Paul L. Ayers Jr. He/She [] is personally known to me or [X] has produced (type of identification) Indiana Driver's License as identification.



Michael Allen Hayes
Notary Public
Printed Name: Michael Allen Hayes

My Commission Expires: May 17, 2026

WITNESSES

ALL OWNERS SIGN AND PRINT NAME BELOW

(Two for each signature)

Marcelline Homeliski
Printed Name: Marcelline Homeliski

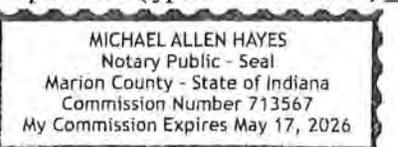
BY Louise G Ayers
Printed Name: Louise G. Ayers

Date: June 23, 2023

Michael Homeliski
Printed Name: Michael Homeliski

STATE OF Indiana)
COUNTY OF Hamilton)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 23 day of June, 2023 by Louise G. Ayers. He/She [] is personally known to me or [X] has produced (type of identification) Indiana Driver's License as identification.



Michael Allen Hayes
Notary Public
Printed Name: Michael Allen Hayes

My Commission Expires: May 17, 2026

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 54, said Unit having a street address of 15040 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Harold D. Bauer Jr.
Printed Name: Harold D. Bauer Jr

Candy Bauer
Printed Name: CANDY BAUER

STATE OF Indiana)
)SS:
COUNTY OF Allen)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Marilyn M. Moon
Printed Name: MARILYN M. MOON
Date: June 7, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of June, 2023 by Marilyn M. Moon. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



Allison Warner, Notary Public
Allen County, State of Indiana
Commission No: NP0742697
My Commission Expires 07/28/2030

Allison Warner
Notary Public
Allison Warner
Printed Name

My Commission Expires: 07/28/2030

WITNESSES

(Two for each signature)

Harold D. Bauer Jr.
Printed Name: Harold D. Bauer Jr

Candy Bauer
Printed Name: CANDY BAUER

STATE OF Allen Indiana)
)SS:
COUNTY OF Allen)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Richard A. Moon
Printed Name: RICHARD A. MOON
Date: 6/7/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of June, 2023 by Richard Moon. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



Allison Warner, Notary Public
Allen County, State of Indiana
Commission No: NP0742697
My Commission Expires 07/28/2030

Allison Warner
Notary Public
Allison Warner
Printed Name

My Commission Expires: 07/28/2030

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 55, said Unit having a street address of 15030 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Michael G. Trombley
Printed Name: Michael G. Trombley

Jonathan John Hahn
Printed Name: Jonathan John Hahn

STATE OF MN)

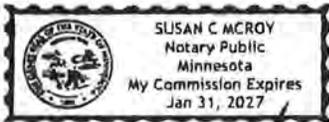
COUNTY OF Hennepin)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Nora J. Trombley
Printed Name: Nora J. Trombley

Date: 06/12/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of June, 2023 by Nora J. Trombley. He/She is personally known to me or has produced (type of identification) Driver License as identification.



My Commission Expires: 1/31/2027

Susan C. McRoy
Notary Public

Printed Name: Susan C. McRoy

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:

COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____

Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

RECEIVED

JUN 20 2023

BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 56, said Unit having a street address of 15020 Meadow Cir. Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Michael Small
Printed Name: Michael Small

Laprinia Nyrick
Printed Name: Laprinia Nyrick

STATE OF Florida)SS:

COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Mary C. Allen
Printed Name: Mary C. Allen

Date: 6-13-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of June, 2023 by Mary C. Allen. He/She is personally known to me or has produced (type of identification) FL Drivers License as identification.

Janet Dunnigan
Notary Public
Janet Dunnigan
Printed Name

My Commission Expires: 9-1-2025



WITNESSES

(Two for each signature)

Michael Small
Printed Name: Michael Small

Laprinia Nyrick
Printed Name: Laprinia Nyrick

STATE OF Florida)SS:

COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

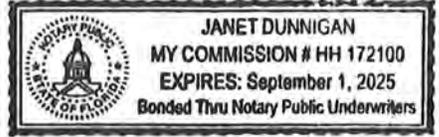
BY: George H. Allen
Printed Name: George H. Allen

Date: JUNE-13-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of June, 2023 by George H. Allen. He/She is personally known to me or has produced (type of identification) FL Drivers License as identification.

Janet Dunnigan
Notary Public
Janet Dunnigan
Printed Name

My Commission Expires: 9-1-2025



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 57, said Unit having a street address of 15010 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: Erik J Wandric

BY: Sally A. Balcom

Printed Name: Kalkidan Mezger

Printed Name: Sally A. Balcom

STATE OF MI

Date: 06-07-23

COUNTY OF Emmet)SS:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Sally Balcom. He/She is personally known to me or has produced (type of identification) Michigan Driver's License as identification.

Therese Bujold
Notary Public

Therese Bujold
Printed Name



My Commission Expires: Nov 8, 2029)B

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: Erik J Wandric

BY: Mark E. Balcom

Printed Name: Kalkidan Mezger

Printed Name: Mark E. Balcom

STATE OF MI

Date: 06-07-23

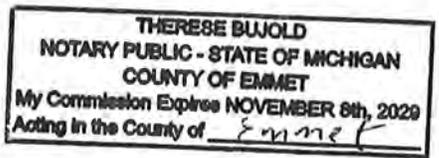
COUNTY OF Emmet)SS:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Mark Balcom. He/She is personally known to me or has produced (type of identification) Michigan Driver's License as identification.

Therese Bujold
Notary Public

Therese Bujold
Printed Name

My Commission Expires: Nov. 8, 2029



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 58, said Unit having a street address of 15071 Meadow Cir, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Michael Small
Printed Name: Michael Small

Robert S. Snow III
Printed Name: Robert Snow, III

STATE OF Florida)

COUNTY OF Lee)SS:

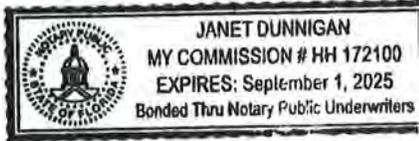
ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Barbara Seidell
Printed Name: BARBARA SEIDELL
Date: 6/9/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of JUNE, 2023 by BARBARA SEIDELL. He/She is personally known to me or has produced (type of identification) DRIVERS LICENSE as identification.

Janet Dunnigan
Notary Public
Janet Dunnigan
Printed Name

My Commission Expires: 9-1-2025



WITNESSES

(Two for each signature)

Michael Small
Printed Name: Michael Small

Robert S. Snow III
Printed Name: Robert Snow, III

STATE OF Florida)

COUNTY OF Lee)SS:

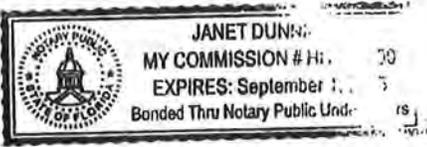
ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Edmund Seidell
Printed Name: EDMUND SEIDELL
Date: 6/9/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of JUNE, 2023 by EDMUND SEIDELL. He/She is personally known to me or has produced (type of identification) DRIVERS LICENSE as identification.

Janet Dunnigan
Notary Public
Janet Dunnigan
Printed Name

My Commission Expires: 9-1-2025



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 60, said Unit having a street address of 15101 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Sara E. Heil
Printed Name: Sara E. Heil

Malinda Dudley
Printed Name: Malinda Dudley

STATE OF Florida)

COUNTY OF Lee)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: James M. Hotz
Printed Name: James M. Hotz

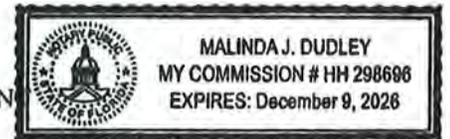
Date: 6-5-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of June, 2023 by James Hotz. He/She is personally known to me or has produced (type of identification) _____ as identification.

Malinda Dudley
Notary Public

Malinda J. Dudley

Printed Name



WITNESSES

(Two for each signature)

Sara E. Heil
Printed Name: Sara E. Heil

Malinda Dudley
Printed Name: Malinda Dudley

STATE OF Florida)

COUNTY OF Lee)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Sally Hotz
Printed Name: Sally Hotz

Date: 6-5-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of June, 2023 by Sally Hotz. He/She is personally known to me or has produced (type of identification) _____ as identification.

Malinda Dudley
Notary Public

Malinda J. Dudley

Printed Name

My Commission Expires: _____



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 201, said Unit having a street address of 15111 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

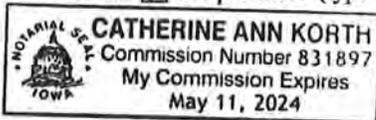
(Two for each signature)

[Signature]
Printed Name: Simon McArthur
[Signature]
Printed Name: Diane L Osterdorf
STATE OF IA
COUNTY OF Lee)SS:
Gordon

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: [Signature]
Printed Name: Marie W. Coufu
Date: 6/8/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Marie Coufu. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



Catherine Korth
Notary Public
Catherine Korth
Printed Name

My Commission Expires: May 11th, 2024

WITNESSES

(Two for each signature)

[Signature]
Printed Name: Simon McArthur
[Signature]
Printed Name: Diane L Osterdorf
STATE OF IA
COUNTY OF Lee)SS:
Gordon

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: [Signature]
Printed Name: Edward C. Coufu
Date: 6/8/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Edward Coufu. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



Catherine Korth
Notary Public
Catherine Korth
Printed Name

My Commission Expires: May 11th, 2024

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I/(We) am/(are) the record owner(s) of Unit No. 602, said Unit having a street address of 15101 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Jennifer Rabb
Printed Name: Jennifer Rabb

Dawn Gay
Printed Name: Dawn Gay

STATE OF Ohio

COUNTY OF Fairfield

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: MaryAnn Richards
Printed Name: MARYANN A. RICHARDS
Date: 6-8-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by MaryAnn Richards. He/She is personally known to me or has produced (type of identification) Ohio DL as identification.



BRANDEE CUNNINGHAM
Notary Public, State of Ohio
My Commission Expires 10-30-2026

My Commission Expires: 10-30-2026

Brandee Cunningham
Notary Public
Printed Name

WITNESSES

(Two for each signature)

Jennifer Rabb
Printed Name: Jennifer Rabb

Dawn Gay
Printed Name: Dawn Gay

STATE OF Ohio

COUNTY OF Fairfield

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Daniel Richards
Printed Name: DANIEL M. RICHARDS
Date: 6-8-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Daniel Richards. He/She is personally known to me or has produced (type of identification) _____ as identification.



BRANDEE CUNNINGHAM
Notary Public, State of Ohio
My Commission Expires 10-30-2026

My Commission Expires: 10-30-2026

Brandee Cunningham
Notary Public
Printed Name

RECEIVED
JUN 12 2023
BECKER
Port Flyers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 63, said Unit having a street address of 15131 Meadow Circle Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Samantha Maile
Printed Name: Samantha Maile

Jorge Lopez
Printed Name: Jorge Lopez

STATE OF Pennsylvania)
)SS:
COUNTY OF Montgomery)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Frank Giordani
Printed Name: Frank Giordani
Date: 6-12-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of June, 2023 by Francis A Giordani. He/She is personally known to me or has produced (type of identification) Drivers License as identification.

[Signature]
Notary Public
Dylan R Gordon
Printed Name

My Commission Expires: 09/12/2025

WITNESSES

(Two for each signature)

Samantha Maile
Printed Name: Samantha Maile

Jorge Lopez
Printed Name: Jorge Lopez

STATE OF Pennsylvania)
)SS:
COUNTY OF Montgomery)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Hope Giordani
Printed Name: Hope Giordani
Date: 6-12-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of June, 2023 by Hope m Giordani. He/She is personally known to me or has produced (type of identification) Drivers License as identification.

[Signature]
Notary Public
Dylan R Gordon
Printed Name

My Commission Expires: 09/12/2025

Commonwealth of Pennsylvania - Notary Seal
DYLAN R GORDON - Notary Public
Montgomery County
My Commission Expires September 12, 2025
Commission Number 1196137

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) an(are) the record owner(s) of Unit No. 65, said Unit having a street address of 15151 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Elizabeth A. Gregory
Printed Name: Elizabeth A Gregory

Ashley McCormick
Printed Name: Ashley McCormick

STATE OF Mississippi)
)SS:
COUNTY OF Desoto)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Charles F. Saathoff
Printed Name: Charles F. Saathoff

Date: 6-9-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of June, 2023 by Charles F Saathoff. He/She is personally known to me or has produced (type of identification) FLDL 5310146362100 as identification.

Gwen L Brister
Notary Public

Gwen L Brister
Printed Name



My Commission Expires: 4/9/2027

WITNESSES

(Two for each signature)

Elizabeth A. Gregory
Printed Name: Elizabeth A. Gregory

Ashley McCormick
Printed Name: Ashley McCormick

STATE OF Mississippi)
)SS:
COUNTY OF Desoto)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Mary Ann Saathoff
Printed Name: MARY ANN SAATHOFF

Date: June 9, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of June, 2023 by Mary Ann Saathoff. He/She is personally known to me or has produced (type of identification) FLDL 5310581385070 as identification.

Gwen L Brister
Notary Public

Gwen L Brister
Printed Name



My Commission Expires: 4/9/2027

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 66, said Unit having a street address of 15161 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

William M Knight
Printed Name: WILLIAM M KNIGHT

Sylvia A. McCauley
Printed Name: Sylvia A. McCauley

STATE OF SC)
)SS:

COUNTY OF Oconee)

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: Forrest E Merrick

Printed Name: FORREST E MERRICK

Date: 6/13/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of June, 2023 by Forrest E Merrick. He/She is personally known to me or has produced (type of identification) Driver's License as identification.

Geraldine D. White
Notary Public

Geraldine D. White
Printed Name

GERALDINE WHITE
NOTARY PUBLIC
SOUTH CAROLINA

MY COMMISSION EXPIRES 02-22-27

My Commission Expires: 02/22/2027

WITNESSES

(Two for each signature)

William M Knight
Printed Name: WILLIAM M KNIGHT

Sylvia A. McCauley
Printed Name: Sylvia A. McCauley

STATE OF SC)
)SS:

COUNTY OF Oconee)

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: Yvette L. Merrick

Printed Name: YVETTE L. MERRICK

Date: 6-13-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of June, 2023 by Yvette L. Merrick. He/She is personally known to me or has produced (type of identification) Driver's License as identification.

Geraldine D. White
Notary Public

Geraldine D. White
Printed Name

GERALDINE WHITE
NOTARY PUBLIC
SOUTH CAROLINA

MY COMMISSION EXPIRES 02-22-27

My Commission Expires: 02/22/2027

RECEIVED

JUN 20 2023

BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 68, said Unit having a street address of 15181 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Brooke Williams
Printed Name: Brooke Williams

Taylor Teeple
Printed Name: Taylor Teeple

STATE OF Indiana)
)SS:

COUNTY OF Whitley)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Michael E. Minnick Sr
Printed Name: MICHAEL E MINNICK SR

Date: 06/15/2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 15 day of June, 2023 by Michael E Minnick. He/She [] is personally known to me or [X] has produced (type of identification) Drivers License as identification.



KATELYN GROSS, Notary Public
Whitley County, State of Indiana
Commission Number NP0737980

My Commission Expires December

My Commission Expires: December 15, 2029

Katelyn Gross
Notary Public
Printed Name

WITNESSES

(Two for each signature)

Brooke Williams
Printed Name: Brooke Williams

Taylor Teeple
Printed Name: Taylor Teeple

STATE OF Indiana)
)SS:

COUNTY OF Whitley)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Lorretta R Minnick
Printed Name: Lorretta R. Minnick

Date: 6/15/23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 15 day of June, 2023 by Lorretta R Minnick. He/She [] is personally known to me or [X] has produced (type of identification) Drivers License as identification.

Katelyn Gross
Notary Public
Printed Name

My Commission Expires: December 15, 2029



KATELYN GROSS, Notary Public
Whitley County, State of Indiana
Commission Number NP0737980

My Commission Expires December 15, 2029

RECEIVED
JUN 20 2023
BECKER
Fort Myers Office

RECEIVED
JUN 29 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 70, said Unit having a street address of 15201 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Anna Grobe
Printed Name: Anna Grobe

Gunnar P. Brown
Printed Name: Gunnar P. Brown

STATE OF Michigan)
COUNTY OF Benzie)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Allan J. Gipps
Printed Name: Allan J. Gipps
Date: 6-28-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of JUNE, 2023 by Allan J. Gipps. He is personally known to me or has produced (type of identification) _____ as identification.

M. GOODMAN
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF BENZIE
My Commission Expires Jan. 07, 2026
Acting in the County of _____

M. Goodman
Notary Public
M. Goodman
Printed Name

My Commission Expires: 1-7-26

WITNESSES

(Two for each signature)

Anna Grobe
Printed Name: Anna Grobe

Gunnar P. Brown
Printed Name: Gunnar P. Brown

STATE OF ~~Benzie~~ Michigan)
COUNTY OF Benzie)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Marcia Gipps
Printed Name: Marcia Gipps
Date: 6-28-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of JUNE, 2023 by Marcia Gipps. She is personally known to me or has produced (type of identification) _____ as identification.

M. GOODMAN
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF BENZIE
My Commission Expires Jan. 07, 2026
Acting in the County of _____

M. Goodman
Notary Public
M. Goodman
Printed Name

My Commission Expires: 1-7-26

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 75, said Unit having a street address of 15221 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Edw. F. Shannon
Printed Name: EDW. F. SHANNON

Eileen C. Shannon
Printed Name: Eileen C. Shannon

STATE OF IL)
)SS:
COUNTY OF Madison)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Jimmie D. Hughey
BY: _____
Printed Name: Jimmie D Hughey
Date: 6-16-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16 day of June, 2023 by Jimmie D Hughey. He/She is personally known to me or has produced (type of identification) Florida ID card as identification.



My Commission Expires: 3/13/25

Kristen M Manny
Notary Public
KRISTEN M Manny
Printed Name

WITNESSES

(Two for each signature)

Edw. F. Shannon
Printed Name: EDW. F. SHANNON

Eileen C. Shannon
Printed Name: Eileen C. Shannon

STATE OF IL)
)SS:
COUNTY OF Madison)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Deanna Hughey
BY: _____
Printed Name: DEANNA Hughey
Date: 6-16-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16 day of June, 2023 by Deanna Hughey. He/She is personally known to me or has produced (type of identification) Illinois Drivers License as identification.



My Commission Expires: 3/13/25

Kristen M Manny
Notary Public
KRISTEN M MANNY
Printed Name

RECEIVED
JUN 20 2023
BECKER
Fort Myers Office



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 74, said Unit having a street address of 15241 Meadow Cir, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Lorisee Brodie
Printed Name: LORISEE BRODIE

Printed Name: _____

STATE OF ILLINOIS)
)SS:
COUNTY OF DUPAGE)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Ralph Taylor Patricia Taylor
Printed Name: RALPH + PATRICIA TAYLOR

Date: 6-7-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of JUNE, 2023 by PATRICIA TAYLOR. He/She is personally known to me or has produced (type of identification) DIRECTORS LICENSE as identification.



Linda L. Butler
Notary Public
Printed Name: LINDA L. BUTLER

My Commission Expires: 11-22-2026

WITNESSES

(Two for each signature)

Dustin Gray
Printed Name: _____

Printed Name: _____

STATE OF ILLINOIS)
)SS:
COUNTY OF DUPAGE)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Ralph Taylor Patricia Taylor
Printed Name: RALPH + PATRICIA TAYLOR

Date: 6-7-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of JUNE, 2023 by RALPH TAYLOR. He/She is personally known to me or has produced (type of identification) DIRECTORS LICENSE as identification.



Linda L. Butler
Notary Public
Printed Name: LINDA BUTLER

My Commission Expires: 11-22-2023

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 76, said Unit having a street address of 15261 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

[Signature]
Printed Name: Amber Kilanski

[Signature]
Printed Name: Alex Prock

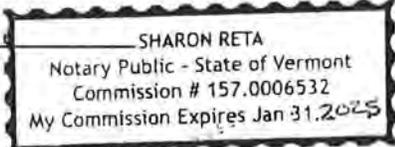
STATE OF Vermont)
COUNTY OF Rutland)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Virginia Bishop
Printed Name: Virginia Bishop
Date: 6-7-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 07 day of June, 2023 by Virginia Bishop. He/She is personally known to me or has produced (type of identification) FL Drv. Lic as identification.

[Signature]
Notary Public
Sharon Reta
Printed Name



My Commission Expires 01-31-2025

WITNESSES
(Two for each signature)

[Signature]
Printed Name: Amber Kilanski

[Signature]
Printed Name: Alex Prock

STATE OF Vermont)
COUNTY OF Rutland)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Herman Bishop
Printed Name: Herman Bishop
Date: 6-7-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 07 day of June, 2023 by Herman Bishop. He/She is personally known to me or has produced (type of identification) FL Drv. Lic as identification.

[Signature]
Notary Public
Sharon Reta
Printed Name



My Commission Expires 01-31-2025

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 77, said Unit having a street address of 15271 Meadow Cir, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

John Daniel McAllister
Printed Name: John Daniel McAllister

Barbara K. Boehm
Printed Name: BARBARA K. Boehm

STATE OF INDiana

COUNTY OF Marion)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

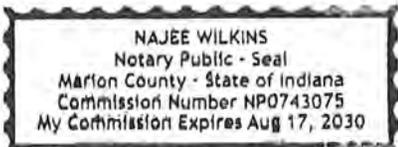
BY: Robert J. Boehm
Printed Name: Robert J. Boehm

Date: 6-7-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of JUNE, 2023 by ROBERT BOEHM. He/She is personally known to me or has produced (type of identification) INDI as identification.

NAJEE WILKINS
Notary Public
NAJEE WILKINS
Printed Name

My Commission Expires: 08/17/2030



WITNESSES

(Two for each signature)

John Daniel McAllister
Printed Name: John Daniel McAllister

Robert J. Boehm
Printed Name: Robert J. Boehm

STATE OF INDiana

COUNTY OF Marion)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

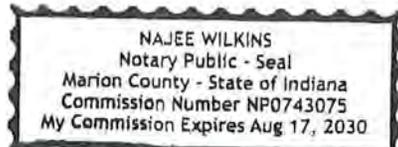
BY: Barbara K. Boehm
Printed Name: BARBARA K. Boehm

Date: 6-7-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of JUNE, 2023 by BARBARA BOEHM. He/She is personally known to me or has produced (type of identification) INDI as identification.

NAJEE WILKINS
Notary Public
NAJEE WILKINS
Printed Name

My Commission Expires: 08/17/2030



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 79, said Unit having a street address of 15280 Aspen Dr, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

Emily K. Kuetemeyer
Printed Name: Emily K. Kuetemeyer
V. Falk
Printed Name: Vini Falk
STATE OF Illinois)
COUNTY OF Piatt)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Richard L. Waverling (Trustee)
Printed Name: Richard L. Waverling
Date: 6-9-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of June, 2023 by Richard L. Waverling. He/She is personally known to me or has produced (type of identification) Drivers License as identification.

Denise J. Becker
Notary Public
Denise J. Becker
Printed Name



My Commission Expires: 9/18/2024

WITNESSES
(Two for each signature)

Printed Name: _____
Printed Name: _____
STATE OF _____)
COUNTY OF _____)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public
Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 80, said Unit having a street address of 15270 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]
Printed Name: 672 R. Vourangeal

[Signature]
Printed Name: Michael Small

STATE OF Florida)
)SS:

COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: [Signature]
Printed Name: Judith L. Schulte

Date: 6-5-2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 5th day of June, 2023 by Judith L. Schulte. He/She [] is personally known to me or [X] has produced (type of identification) Drivers License as identification.



My Commission Expires: 9-1-2025

[Signature]
Notary Public

[Signature]
Printed Name Janet Dunnigan

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:

COUNTY OF _____)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: _____
Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2023 by _____. He/She [] is personally known to me or [] has produced (type of identification) _____ as identification.

Notary Public
Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 81, said Unit having a street address of 15260 ASPEN DALE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

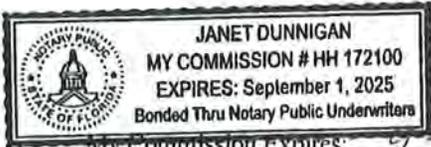
[Signature]
Printed Name: Laprinca Myrick
Michael Small
Printed Name: Michael Small

STATE OF Florida)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

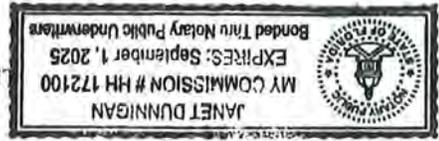
BY: [Signature]
Printed Name: STANLEY R. WALTERS
Date: 6/7/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of JUNE, 2023 by STANLEY R. WALTERS. He/She is personally known to me or has produced (type of identification) DRIVERS LICENSE as identification.



[Signature]
Notary Public
Janet Dunnigan
Printed Name

My Commission Expires: 9-1-2025



WITNESSES
(Two for each signature)

Printed Name: _____
Printed Name: _____
STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 82, said Unit having a street address of 15250 Aspen Dr, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Printed Name: Alexis Bennett

Printed Name: JANIS BUDDY

STATE OF New York)

COUNTY OF Herkimer)SS:

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Linda D Carl

Printed Name: Linda D Carl

Date: 6/15/23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 15 day of June, 2023 by Linda Duffy Carl. He/She [] is personally known to me or [X] has produced (type of identification) Florida Dr. License as identification.

NANCI T. RUSSELL
Notary Public In The State Of New York
No. 01RU6074444
Appointed in Herkimer County
My Commission Expires 5/22/2026
My Commission Expires: 5/22/2026

Nanci T Russell
Notary Public
Printed Name: Nanci T. Russell

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)

COUNTY OF _____)SS:

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: _____

Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2023 by _____. He/She [] is personally known to me or [] has produced (type of identification) _____ as identification.

Notary Public
Printed Name

My Commission Expires: _____

RECEIVED
JUN 20 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

(We) am(are) the record owner(s) of Unit No. 34, said Unit having a street address of 15230 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

Linda Weber

Printed Name: Linda Weber

Lisa Mekorkle

Printed Name: LISA mekorkle

STATE OF Missouri)

)SS:

COUNTY OF Gasconade

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Franklin Huerner

Printed Name: Franklin Huerner

Date: 6-7-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Franklin Huerner. He/She is personally known to me or has produced (type of identification) MO Drivers License as identification.

Emily N. Hollandsworth

Notary Public

Emily N. Hollandsworth

Printed Name



WITNESSES
(Two for each signature)

Linda Weber

Printed Name: Linda Weber

Lisa Mekorkle

Printed Name: Lisa Mekorkle

STATE OF Missouri)

)SS:

COUNTY OF Gasconade

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Linda Huerner

Printed Name: Linda Huerner

Date: 6-7-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Linda Huerner. He/She is personally known to me or has produced (type of identification) MO Drivers License as identification.

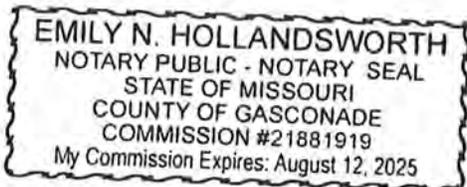
Emily N. Hollandsworth

Notary Public

Emily N. Hollandsworth

Printed Name

My Commission Expires: August 12, 2025



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 85, said Unit having a street address of 15220 Aspen Drive, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Michael Small
Printed Name: Michael Small

Robert Silano, III
Printed Name: Robert Silano, III

STATE OF FLORIDA)
)SS:
COUNTY OF LEE)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Donna Green
Printed Name: Donna Green
Date: 6-9-23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 9th day of JUNE, 2023 by DONNA GREEN. He/She [] is personally known to me or [X] has produced (type of identification) DRIVERS LICENSE as identification.

Janet Dunnigan
Notary Public
Printed Name Janet Dunnigan

My Commission Expires: 9-1-2025

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2023 by _____. He/She [] is personally known to me or [] has produced (type of identification) _____ as identification.

Notary Public
Printed Name _____

My Commission Expires: _____



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 86, said Unit having a street address of 15210 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Christy Blackstock
Printed Name: Christy Blackstock

Janeth A High
Printed Name: Janeth A High

STATE OF FL)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Michele L Romano
Printed Name: Michele L Romano

Date: 06-16-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16 day of JUNE, 2023 by Michele L. Romano. He/She is personally known to me or has produced (type of identification) D.L. as identification.

Shirl J. Stringer
Notary Public
shirl j. stringer
Printed Name



My Commission Expires: _____

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____



RECEIVED
JUN 20 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 87, said Unit having a street address of 15200 Aspen Drive, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]

Printed Name: Seana Farrell

[Signature]

Printed Name: Angela M Dees

STATE OF IL)

COUNTY OF Engeman)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: [Signature]

Printed Name: Michael J. Layden, Jr.

Date: 6/26/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th day of June, 2023 by Michael J. Layden, Jr. He is personally known to me or has produced (type of identification) IL ID State as identification.

[Signature]

Notary Public Ryan Olenki

Printed Name

My Commission Expires: 12/10/24



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 88, said Unit having a street address of 15190 Aspen Dr, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]
Printed Name: Aaron Rudeluck

[Signature]
Printed Name: TRISTESSA HAYES

STATE OF Ohio
COUNTY OF Franklin)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: James Bennett
Date: 6/7/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by James Bennett. He/She is personally known to me or has produced (type of identification) Ohio Driver's License as identification.



JACOB KELTZ
Notary Public, State of Ohio
My Comm. Expires 09/01/2025

My Commission Expires: 09/01/2025

[Signature]
Notary Public
Jacob Keltz
Printed Name

WITNESSES

(Two for each signature)

[Signature]
Printed Name: Aaron Rudeluck

[Signature]
Printed Name: TRISTESSA HAYES

STATE OF Ohio
COUNTY OF Franklin)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Margaret G. Bennett
Date: 6/7/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Margaret G Bennett. He/She is personally known to me or has produced (type of identification) Ohio Driver's License as identification.



JACOB KELTZ
Notary Public, State of Ohio
My Comm. Expires 09/01/2025

My Commission Expires: 09/01/2025

[Signature]
Notary Public
Jacob Keltz
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

Syracuse Properties, LLC, an Indiana limited liability company, is the record owner of Unit No. 89, said Unit having a street address of 15180 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

- Crystal Schuler

Printed Name: CRYSTAL SCHULER

- Dara Martine

Printed Name: Dara Martine

STATE OF Indiana)

COUNTY OF Kosciusko)

ALL OWNERS SIGN AND PRINT
NAME BELOW

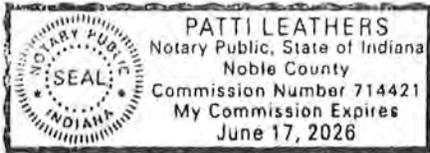
Syracuse Properties, LLC, an Indiana limited liability company

BY: Bruce Korenstra

Name: Bruce Korenstra, Member

Date: 07-10-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of July, 2023 by Bruce Korenstra. He/She is personally known to me or has produced (type of identification) as identification.



My Commission Expires: 06-17-2026

Patti Leathers

Notary Public

Patti Leathers

Printed Name

WITNESSES

(Two for each signature)

- Crystal Schuler

Printed Name: CRYSTAL SCHULER

- Dara Martine

Printed Name: Dara Martine

STATE OF Indiana)

COUNTY OF Kosciusko)

ALL OWNERS SIGN AND PRINT
NAME BELOW

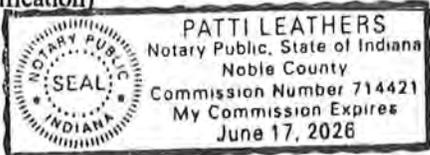
Syracuse Properties, LLC, an Indiana limited liability company

BY: Roger Korenstra

Name: Roger Korenstra, Member

Date: 07-10-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of July, 2023 by Roger Korenstra. He/She is personally known to me or has produced (type of identification) as identification.



My Commission Expires: 06-17-2026

Patti Leathers

Notary Public

Patti Leathers

Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 90, said Unit having a street address of 15170 ASPEN DR. Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Brent A. Song
Printed Name: BRENT A. SONG

CORBYE JOHNSON
Printed Name: CORBYE JOHNSON

STATE OF WV)
)SS:
COUNTY OF Mason)

BY: Delton W. Fowler
Printed Name: DELTON W FOWLER

Date: 6/15/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of June, 2023 by Delton W Fowler. He/She is personally known to me or has produced (type of identification) _____ as identification.



Sheila Matheny
Notary Public
Sheila Matheny
Printed Name

My Commission Expires: June 5, 2025

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:
COUNTY OF _____)

BY: _____

Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

2025 2025
2025 2025
2025 2025
2025 2025
2025 2025
2025 2025
2025 2025
2025 2025
2025 2025
2025 2025



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 92, said Unit having a street address of 15150 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Jamie A. Celli
Printed Name: Jamie A. Centrella
Michael J. Zordan Christophe
Printed Name: Michael J. Zordan Mastroni.

STATE OF Connecticut)

)SS:

COUNTY OF Litchfield)

ALL OWNERS SIGN AND PRINT
NAME BELOW

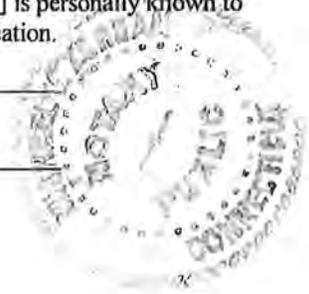
BY: Patricia A. Behrens
Printed Name: Patricia A. Behrens
Date: June 6, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2023 by Michael J. Zordan. He/She is personally known to me or has produced (type of identification) Florida Drivers License as identification.

Notary Public

Michael J. Zordan
Printed Name

My Commission Expires: 7/31/2023



WITNESSES

(Two for each signature)

Jamie A. Celli
Printed Name: Jamie A. Centrella
Christopher Mastroni
Printed Name: Christopher Mastroni

STATE OF Connecticut)

)SS:

COUNTY OF Litchfield)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Patricia A. Behrens
Printed Name: Patricia A. Behrens
Date: June 6, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2023 by Michael J. Zordan. He/She is personally known to me or has produced (type of identification) Florida Drivers License as identification.

Notary Public

Michael J. Zordan
Printed Name

My Commission Expires: 7/31/2023



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 94, said Unit having a street address of 15130 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: Diana Ulizza

BY: Ronald M. Kaminsky

Printed Name: Ryan Pascoe

Printed Name: Ronald M. Kaminsky

STATE OF OHIO)

Date: 6/7/23

)SS:

COUNTY OF Lake)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of JUNE, 2023 by RONALD KAMINSKY. He/She is personally known to me or has produced (type of identification) DRIVER LICENSE as identification.

[Signature]
Notary Public



TONI LEONARD
Notary Public, STATE OF OHIO
My Commission Expires SEPTEMBER 22, 2023

Toni Leonard
Printed Name

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: Diana Ulizza

BY: Rita C Kaminsky

Printed Name: Ryan Pascoe

Printed Name: RITA C KAMINSKY

STATE OF OHIO)

Date: 6/7/23

)SS:

COUNTY OF Lake)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of JUNE, 2023 by RITA C KAMINSKY. He/She is personally known to me or has produced (type of identification) DRIVER LICENSE as identification.

[Signature]
Notary Public



TONI LEONARD
Notary Public, STATE OF OHIO
My Commission Expires SEPTEMBER 22, 2023

Toni Leonard
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 96, said Unit having a street address of 15110 Aspen Drive, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES (Two for each signature)

ALL OWNERS SIGN AND PRINT NAME BELOW

Printed Name: Tristen Bush

Printed Name: Beth Cahv

STATE OF Tennessee)
COUNTY OF Maury)

BY: Linda D. Heiny
Printed Name: Linda D. Heiny
Date: June 9, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of June, 2023 by Elinda Heiny. He/She is personally known to me or has produced (type of identification) Driver's License as identification.

Notary Public
Elaina Konke
Printed Name



My Commission Expires: 05/19/2027

WITNESSES (Two for each signature)

ALL OWNERS SIGN AND PRINT NAME BELOW

Printed Name:

Printed Name:

STATE OF)
COUNTY OF)

BY:
Printed Name:
Date:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this day of 2023 by. He/She is personally known to me or has produced (type of identification) as identification.

Notary Public
Printed Name

My Commission Expires:



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 96, said Unit having a street address of 15110 Aspen Dr, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Kim Morin

Printed Name: KIM MORIN

Chelsea Short

Printed Name: Chelsea Short

STATE OF Michigan)

COUNTY OF Lenawee)SS:

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Patricia L. Wald

Printed Name: PATRICIA L. WALDEN

Date: 6-6-23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 6th day of June, 2023 by He/She [] is personally known to me or [X] has produced (type of identification) Drivers license as identification.

Brandi Lynn Johns

Notary Public

Printed Name: Brandi Lynn Johns

My Commission Expires: 12-30-2025

BRANDI LYNN JOHNS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LENAWEE
My Commission Expires 12/30/2025
Acting in the County of Lenawee

WITNESSES

(Two for each signature)

Kim Morin

Printed Name: KIM MORIN

Chelsea Short

Printed Name: Chelsea Short

STATE OF Michigan)

COUNTY OF Lenawee)SS:

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Patricia L. Wald

Printed Name: Patricia L. Walden

Date: 6-6-23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 6th day of June, 2023 by Patricia Waldon He/She [] is personally known to me or [X] has produced (type of identification) Drivers license as identification.

Brandi Lynn Johns

Notary Public

Printed Name: Brandi Lynn Johns

My Commission Expires: 12-30-2025

BRANDI LYNN JOHNS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LENAWEE
My Commission Expires 12/30/2025
Acting in the County of Lenawee

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 98, said Unit having a street address of 15096 Aspen Drive, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Laura Hewitt

Printed Name: Laura Hewitt

Nicole Skol

Printed Name: Nicole Skol

STATE OF Vermont

)SS:

COUNTY OF Bennington

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Morgan Drzewiecki. He/She is personally known to me or has produced (type of identification) Drivers license as identification.

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: James A. Gullett, Sr.
Printed Name: James A. Gullett, Sr.
Date: 6/07/2023

Morgan Drzewiecki
Notary Public
Morgan Drzewiecki
Printed Name

My Commission Expires: 1/31/2025

WITNESSES

(Two for each signature)

Laura Hewitt

Printed Name: Laura Hewitt

Nicole Skol

Printed Name: Nicole Skol

STATE OF Vermont

)SS:

COUNTY OF Bennington

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Morgan Drzewiecki. He/She is personally known to me or has produced (type of identification) DRIVERS license as identification.

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Carolee P. Gullett
Printed Name: Carolee P. Gullett
Date: 6/07/2023

Morgan Drzewiecki
Notary Public
Morgan Drzewiecki
Printed Name

My Commission Expires: 1/31/2025

MORGAN DRZEWIECKI
Notary Public State of Vermont
No.157.0015002
Commisson Expires 1/31/2025

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 99, said Unit having a street address of 15070 Aspen Drive, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

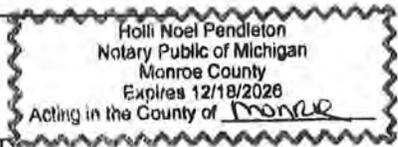
Robyn A Churchill
Printed Name: Robyn A Churchill
JoAnn M. Harris
Printed Name: JoAnn M Harris
STATE OF Michigan)
)SS:
COUNTY OF Monroe)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Randy A. Harris + Diane C Harris
Printed Name: Randy A. Harris + Diane C Harris
Date: 6/8/2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 8th day of June, 2023 by Randy A Harris. He/She [] is personally known to me or [X] has produced (type of identification) H620 730 040 249 as identification.

Holly Noel Pendleton
Notary Public
Printed Name: Holly Noel Pendleton



My Commission Expires: 12-18-2026

WITNESSES

(Two for each signature)

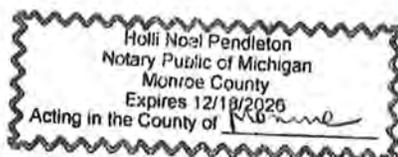
Robyn A Churchill
Printed Name: Robyn A Churchill
JoAnn M. Harris
Printed Name: JoAnn M Harris
STATE OF Michigan)
)SS:
COUNTY OF Monroe)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Diane C Harris
Printed Name: Diane C. Harris
Date: 6/8/2023

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 8th day of June, 2023 by Diane C Harris. He/She [] is personally known to me or [X] has produced (type of identification) H620 143 119 749 as identification.

Holly Noel Pendleton
Notary Public
Printed Name: Holly Noel Pendleton



My Commission Expires: 12-18-2026

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 100, said Unit having a street address of 15121 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Printed Name: Lindsay Moreno

Printed Name: John P Lamb

STATE OF South Carolina)
)SS:
COUNTY OF Oconee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: William McKnight
Printed Name: WILLIAM MCKNIGHT
Date: 6/8/23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 8th day of June, 2023 by William McKnight. He/She [] is personally known to me or [X] has produced (type of identification) SC DL as identification.

Nichole G. Fox
Notary Public
Printed Name



My Commission Expires: 7/19/2023

WITNESSES

(Two for each signature)

Printed Name: Lindsay Moreno

Printed Name: John P Lamb

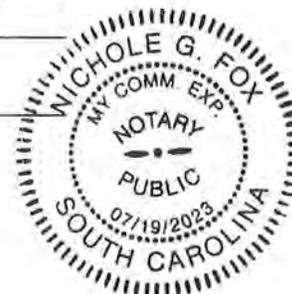
STATE OF South Carolina)
)SS:
COUNTY OF Oconee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Julia McKnight
Printed Name: Julia McKnight
Date: 6/08/2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 8th day of June, 2023 by Julia McKnight. He/She [] is personally known to me or [X] has produced (type of identification) SC DL as identification.

Nichole G. Fox
Notary Public
Printed Name



My Commission Expires: 7/19/2023

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 101, said Unit having a street address of 15731 ASPEN DR, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES (Two for each signature)

ALL OWNERS SIGN AND PRINT NAME BELOW

Printed Name: Lorraine Myrick

Printed Name: Michael Small

STATE OF Florida) COUNTY OF Lee)

BY: Wayne E. Graham Printed Name: WAYNE E. GRAHAM Date: 06-09-2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 9th day of June, 2023 by Wayne E. Graham. He/She [] is personally known to me or [X] has produced (type of identification) Drivers License as identification.

Notary Public Janet Dunnigan Printed Name

My Commission Expires: 9-1-2025

WITNESSES (Two for each signature)

ALL OWNERS SIGN AND PRINT NAME BELOW

Printed Name: Printed Name: STATE OF))SS: COUNTY OF)

BY: Printed Name: Date:

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this day of , 2023 by . He/She [] is personally known to me or [] has produced (type of identification) as identification.

Notary Public Printed Name

My Commission Expires:



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 103, said Unit having a street address of 15151 N. ASPEN BLVD, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Jaime Cecil
Printed Name: Jaime Cecil

John T Burchell II
Printed Name: John T Burchell II

STATE OF IL)

McLean)SS:

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: John Green
Printed Name: JOHN GREEN

Date: 6/7/23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7 day of June, 2023 by John Green. He/She [X] is personally known to me or [] has produced (type of identification) as identification.



My Commission Expires: 05/09/26

Molly R Planert
Notary Public

Molly R Planert
Printed Name

WITNESSES

(Two for each signature)

Jaime Cecil
Printed Name: Jaime Cecil

John T Burchell II
Printed Name: John T Burchell II

STATE OF IL)

McLean)SS:

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: Rita Green
Printed Name: RITA K. GREEN

Date: 6/7/23

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7 day of June, 2023 by Rita Green. He/She [X] is personally known to me or [] has produced (type of identification) as identification.



My Commission Expires: 05/09/26

Molly R Planert
Notary Public

Molly R. Planert
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 106, said Unit having a street address of 15181 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

FORT MYERS
F
339.

WITNESSES

(Two for each signature)

Printed Name: JEFFREY A. LOWRY

Printed Name: Beth A. Smith

STATE OF INDIANA)

)SS:

COUNTY OF HOWARD)

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: DAVID L. VAN BIBBER

Date: June 15, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of June, 2023 by David L. VanBibber. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



Teresa A. Harvey
Notary Public
Teresa A. Harvey



WITNESSES

(Two for each signature)

Printed Name: JEFFREY A. LOWRY

Printed Name: Beth A. Smith

STATE OF INDIANA)

)SS:

COUNTY OF HOWARD)

ALL OWNERS SIGN AND PRINT

NAME BELOW

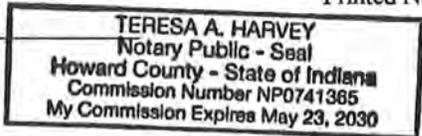
BY: CONNIE J. VAN BIBBER

Date: June 15, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of June, 2023 by Connie J. VanBibber. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



Teresa A. Harvey
Notary Public
TERESA A. HARVEY



RECEIVED
JUN 20 2023
BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 110, said Unit having a street address of 15221 ASPEN, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]

Printed Name: Lynn Drescher

[Signature]

Printed Name: SUNNIE NYLUND

STATE OF Wisconsin

)SS:

COUNTY OF Oneida

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: [Signature]
Printed Name: Glenn Kral

Date: 6-7-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of June, 2023 by Glenn Kral He/She is personally known to me or has produced (type of identification) Driver License as identification.

[Signature]
Notary Public

JOAN K. ELGERSMA
Printed Name

My Commission Expires: 02/13/2024



WITNESSES

(Two for each signature)

[Signature]

Printed Name: Lynn Drescher

[Signature]

Printed Name: SUNNIE NYLUND

STATE OF Wisconsin

)SS:

COUNTY OF Oneida

ALL OWNERS SIGN AND PRINT

NAME BELOW

BY: [Signature]
Printed Name: LYNNE KRAL

Date: 6-7-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of June, 2023 by Lynne Kral He/She is personally known to me or has produced (type of identification) Drivers Lis. as identification.

[Signature]
Notary Public

JOAN K. ELGERSMA
Printed Name

My Commission Expires: 02/13/2024



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 111, said Unit having a street address of 15231 GARDEN DR., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES (Two for each signature)

ALL OWNERS SIGN AND PRINT NAME BELOW

Diane A. Huddleston
Printed Name: Diane A. Huddleston

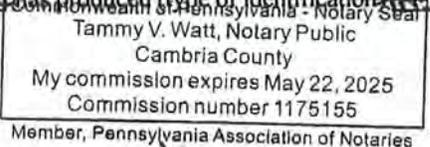
Diane A. Huddleston
Printed Name: Russell Huddleston

STATE OF Pennsylvania)SS:
COUNTY OF Cambria

BY: Gerald R. Eash
Printed Name: Gerald R. Eash

Date: 6/8/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Gerald R. Eash. He/She is personally known to me or has produced (type of identification) PAID 10069447 as identification.



Tammy V. Watt
Notary Public
Printed Name: Tammy V. Watt

My Commission Expires May 22, 2025

WITNESSES (Two for each signature)

ALL OWNERS SIGN AND PRINT NAME BELOW

Diane A. Huddleston
Printed Name: Diane A. Huddleston

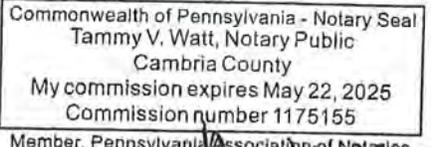
Diane A. Huddleston
Printed Name: Russell Huddleston

STATE OF Pennsylvania)SS:
COUNTY OF Cambria

BY: Patty L. Eash
Printed Name: Patty L. Eash

Date: 6/8/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Patty L. Eash. He/She is personally known to me or has produced (type of identification) PAID 09088039 as identification.



Tammy V. Watt
Notary Public
Printed Name: Tammy V. Watt

My Commission Expires May 22, 2025

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 114, said Unit having a street address of 15261 ASPEN DRIVE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Victoria Hummer
Printed Name: VICTORIA HUMMER

Emily Cox
Printed Name: EMILY COX

STATE OF Indiana)
)SS:
COUNTY OF Madison)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: R. Eugene Crye
Printed Name: R. EUGENE CRYE
Date: JUNE 7, 2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7 day of June, 2023 by R. Eugene Crye. He/She [] is personally known to me or [X] has produced (type of identification) Drivers License as identification.



Victoria Hummer
Notary Public
Victoria Hummer
Printed Name

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2023 by _____. He/She [] is personally known to me or [] has produced (type of identification) _____ as identification.

Notary Public
Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 115, said Unit having a street address of 15271 ASPEN DR., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Brandon A. Mabrey
Printed Name: Brandon A. Mabrey

Kelsey P. Vanic
Printed Name: Kelsey P. Vanic

STATE OF Indiana

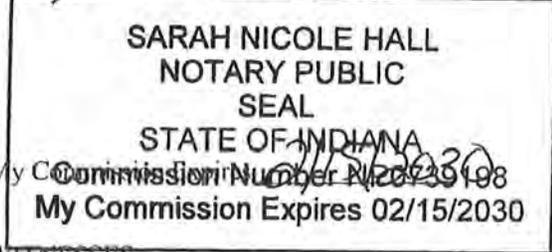
COUNTY OF Marion

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Rod Pickett
Printed Name: ROD PICKETT

Date: 5 JUNE 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of June, 2023 by ROD PICKETT. He/She is personally known to me or has produced (type of identification) DRIVER'S LICENSE as identification.



Sarah Nicole Hall
Notary Public

SARAH NICOLE HALL
Printed Name

WITNESSES

(Two for each signature)

Brandon A. Mabrey
Printed Name: Brandon A. Mabrey

Kelsey P. Vanic
Printed Name: Kelsey P. Vanic

STATE OF Indiana

COUNTY OF Marion

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Diane Pickett
Printed Name: Diane Pickett

Date: 5 June 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of June, 2023 by DIANE PICKETT. He/She is personally known to me or has produced (type of identification) DRIVER'S LICENSE as identification.



Sarah Nicole Hall
Notary Public

SARAH NICOLE HALL
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. #116, said Unit having a street address of 15281 Aspen Dr., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Joselyn Bradley
Printed Name: Joselyn Bradley

Kathleen Poole
Printed Name: Kathleen Poole

STATE OF MO

COUNTY OF Camden, MO

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Duane Ruetters
Printed Name: Duane Ruetters
Date: 6-7-2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7th day of June, 2023 by Duane Ruetters. He/She [] is personally known to me or [X] has produced (type of identification) MO DL as identification.

KATIE JONES
Notary Public-Notary Seal
Camden County-State of Missouri
Commission Number 18870419
My Commission Expires Jun 27, 2026
My Commission Expires: 6-27-2026

Katie Jones
Notary Public
Printed Name

WITNESSES

(Two for each signature)

Joselyn Bradley
Printed Name: Joselyn Bradley

Kathleen Poole
Printed Name: Kathleen Poole

STATE OF MO

COUNTY OF Camden, MO

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Marsha Ruetters
Printed Name: Marsha Ruetters
Date: 6-7-2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7th day of June, 2023 by Marsha Ruetters. He/She [] is personally known to me or [X] has produced (type of identification) MO DL as identification.

KATIE JONES
Notary Public-Notary Seal
Camden County-State of Missouri
Commission Number 18870419
My Commission Expires Jun 27, 2026
My Commission Expires: 6-27-2026

Katie Jones
Notary Public
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 117, said Unit having a street address of 15401 Meadow Circa, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]
Printed Name: Cameron Bristol

[Signature]
Printed Name: Tashay Bries

STATE OF New York)
COUNTY OF Rensselaer)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

[Signature]
BY: Kim Marie Dickey
Printed Name: Kim Marie Dickey
Date: June 10, 2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 10 day of June, 2023 by Kim Marie Dickey. He/She [] is personally known to me or [X] has produced (type of identification) NYS Driver License as identification.

Teri Williams
Notary Public, State of New York
NO. 01WI6428281
Qualified in Rensselaer County
Commission expires January 18, 2026

[Signature]
Notary Public
Teri Williams
Printed Name

My Commission Expires: 1-18-2026

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
COUNTY OF _____)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2023 by _____. He/She [] is personally known to me or [] has produced (type of identification) _____ as identification.

Notary Public
Printed Name

My Commission Expires: _____

RECEIVED

JUN 20 2023

BECKER
Fort Myers Office

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 119, said Unit having a street address of 15421 Meadow CIR, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]
Printed Name: W. R. Tourangeau

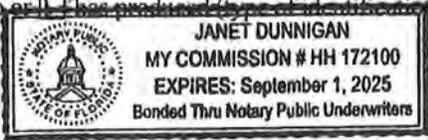
[Signature]
Printed Name: Lapornia Myrick

STATE OF Florida)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: ANTHONY S AZZARELLO
Date: 6/6/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2023 by Anthony S Azzarello. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



[Signature]
Notary Public
Janet Dunnigan
Printed Name

My Commission Expires: 9-1-2025

WITNESSES

(Two for each signature)

[Signature]
Printed Name: W. R. Tourangeau

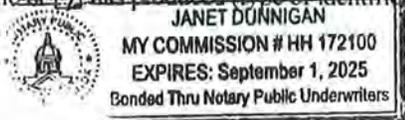
[Signature]
Printed Name: Lapornia Myrick

STATE OF Florida)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Sandra Jean Azzarello
Date: 06-06-2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2023 by Sandra Jean Azzarello. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



[Signature]
Notary Public
Janet Dunnigan
Printed Name

My Commission Expires: 9-1-2025

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I (We) am(are) the record owner(s) of Unit No. 120, said Unit having a street address of 15431 Meadow Chase Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Adessa Holloway
Printed Name: Adessa Holloway

Morgan Deal
Printed Name: Morgan Deal

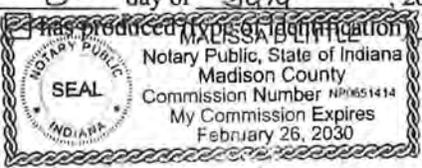
STATE OF Indiana)

COUNTY OF Grant)SS:

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Connie L Martin Farley
Printed Name: Connie L Martin Farley
Date: 6/8/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023 by Connie L Martin Farley. He/She is personally known to me or has produced as identification.



Malissa D Little
Notary Public
Printed Name: Malissa D Little

My Commission Expires: 2/26/2030

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)

COUNTY OF _____)SS:

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced _____ as identification.

Notary Public
Printed Name: _____

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 121, said Unit having a street address of 15441 Meadow Cir., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]
Printed Name: L TODD ALLEN

[Signature]
Printed Name: LOR. DOUGHERTY

STATE OF Illinois)

COUNTY OF Macon)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: JOHN KOTTKE
Date: 6/7/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by John Kottke. He/She is personally known to me or has produced (type of identification) Illinois Drivers License as identification.

[Signature]
Notary Public
Melany L Stout
Printed Name



My Commission Expires: 07-07-2025

WITNESSES

(Two for each signature)

[Signature]
Printed Name: L. Todd Allen

[Signature]
Printed Name: LOR. DOUGHERTY

STATE OF Illinois)

COUNTY OF Macon)SS:

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Elaine Kottke
Date: 6/7/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Elaine Kottke. He/She is personally known to me or has produced (type of identification) Illinois Drivers License as identification.

[Signature]
Notary Public
Melany L Stout
Printed Name



My Commission Expires: 07-07-2025

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 122, said Unit having a street address of 15457 Meadow Ct., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Grisel Orozco
Printed Name: Grisel Orozco

Jennifer Barnes
Printed Name: Jennifer Barnes

STATE OF Florida)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Connie M. Massey
Printed Name: CONNIE M. MASSEY

Date: June 9, 2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9 day of June, 2023 by Connie Massey. He/She is personally known to me or has produced (type of identification) FLDL M 20011349639-0 as identification.

Grisel Orozco
Notary Public
Grisel Orozco
Printed Name



WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: _____
Printed Name: _____

Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____. He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 124, said Unit having a street address of 15471 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES (Two for each signature)

ALL OWNERS SIGN AND PRINT NAME BELOW

Cathy D. Stewart Printed Name: CATHY D. STEWART

Amanda Condon Printed Name: Amanda Condon

STATE OF Indiana) COUNTY OF Howard)

BY: Phyllis A. Warnock Printed Name: Phyllis A. Warnock Date: 6-7-2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7th day of June, 2023 by Phyllis A. Warnock. He/She [X] is personally known to me or [] has produced (type of identification) driver's license as identification.

Amanda J Condon Notary Public Printed Name: Amanda J Condon

My Commission Expires: 12-07-23



WITNESSES (Two for each signature)

ALL OWNERS SIGN AND PRINT NAME BELOW

Cathy D. Stewart Printed Name: CATHY D. STEWART

Amanda Condon Printed Name: Amanda Condon

STATE OF Indiana) COUNTY OF Howard)

BY: Robert L. Warnock Printed Name: ROBERT L. WARNOCK Date: 06-07-2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7th day of June, 2023 by Robert L Warnock. He/She [X] is personally known to me or [] has produced (type of identification) driver's license as identification.

Amanda J Condon Notary Public Printed Name: Amanda J Condon

My Commission Expires: 12-07-23



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 125, said Unit having a street address of 15481 MEADOW CIRCLE, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

J. D. Malone
Printed Name: J. D. Malone
Timothy S Groves
Printed Name: TIMOTHY S GROVES
STATE OF Virginia)
City of)SS:
COUNTY OF Manassas)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Susan R. Kidwell
Printed Name: SUSAN R. KIDWELL
Date: June 6th 2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 6th day of June, 2023 by Susan R. Kidwell. He/She [X] is personally known to me or [] has produced (type of identification) as identification.

Cynthia W. Weakland
Notary Public
Printed Name: Cynthia W Weakland
Notary No. 164198

My Commission Expires: 8/31/2026

WITNESSES

(Two for each signature)

Timothy S Groves
Printed Name:
Printed Name:
STATE OF)
)SS:
COUNTY OF)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY:
Printed Name:
Date:

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this day of 2023 by. He/She [] is personally known to me or [] has produced (type of identification) as identification.

Notary Public
Printed Name

My Commission Expires:

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 1, said Unit having a street address of 123 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 *et seq.*, of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 *et seq.*, of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

WITNESS ONE SIGNATURE
Printed Name: WITNESS ONE NAME

BY: John Doe SIGNATURE
Printed Name: John Doe

WITNESS TWO SIGNATURE
Printed Name: WITNESS ONE NAME

Date: June 1, 2023

STATE OF Notary to complete
)SS:

COUNTY OF Notary to complete)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by John Doe. He/She is personally known to me or has produced (type of identification) Notary to complete as identification.

Notary to complete
Notary Public

Notary to complete
Printed Name

My Commission Expires: Notary to complete

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

WITNESS ONE SIGNATURE
Printed Name: WITNESS ONE NAME

BY: Jane Doe SIGNATURE
Printed Name: _____

WITNESS TWO SIGNATURE
Printed Name: WITNESS ONE NAME

Date: June 1, 2023

STATE OF Notary to complete
)SS:

COUNTY OF Notary to complete)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by Jane Doe. He/She is personally known to me or has produced (type of identification) Notary to complete as identification.

Notary to complete
Notary Public

Notary to complete
Printed Name

My Commission Expires: Notary to complete

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 125, said Unit having a street address of 15481 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

[Signature]

Printed Name: RICH CASSADY

[Signature]
Printed Name: SARA LICE

STATE OF NORTH CAROLINA)
)SS:
COUNTY OF MACON)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Mary Cassidy
Date: 06/27/2023

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of June, 2023 by Mary Cassidy. She is personally known to me or has produced (type of identification) drivers license as identification.

[Signature]
Notary Public
Liza Brown
Printed Name

My Commission Expires: 5/17/2020

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 128, said Unit having a street address of 15491 Meadow Cir, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Sabrina A Marinell
Printed Name: Sabrina A Marinell

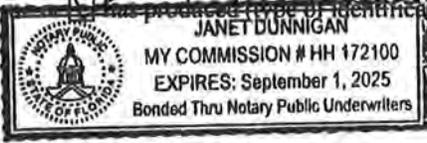
Lorinda Mack
Printed Name: Lorinda Mack

STATE OF Florida)
)SS:
COUNTY OF Lee)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: John W. McGreggor
Printed Name: JOHN W. MCGREGGOR
Date: 6/5/23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2023 by John W. McGreggor. He/She is personally known to me or has produced (type of identification) Drivers License as identification.



Janet Dunnigan
Notary Public
Printed Name: Janet Dunnigan

My Commission Expires: 9-1-2025

WITNESSES

(Two for each signature)

Printed Name: _____

Printed Name: _____

STATE OF _____)
)SS:
COUNTY OF _____)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: _____
Printed Name: _____
Date: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023 by _____ He/She is personally known to me or has produced (type of identification) _____ as identification.

Notary Public
Printed Name

My Commission Expires: _____

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) an(are) the record owner(s) of Unit No. 127, said Unit having a street address of 15501 MEADOW CIR., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Christi R. Kanable
Printed Name: CHRISTI R. KANABLE

Donna K. LoCoco
Printed Name: DONNA K. LoCoco

STATE OF Indiana)
)SS:
COUNTY OF CASS)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Stan Johnson
Printed Name: STAN JOHNSON

Date: June 12, 2023



The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of June, 2023 by STAN JOHNSON. He/She is personally known to me or has produced (type of identification) _____ as identification.

Donna K. LoCoco
Notary Public
DONNA K. LoCoco
Printed Name

My Commission Expires: 10-2-2030

WITNESSES

(Two for each signature)

Christi R. Kanable
Printed Name: CHRISTI R. KANABLE

Camella Rodgers
Printed Name: CAMELLA RODGERS

STATE OF Indiana)
)SS:
COUNTY OF CASS)

ALL OWNERS SIGN AND PRINT NAME BELOW

BY: Stan Johnson
Printed Name: STAN JOHNSON

Date: June 12, 2023



The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of June, 2023 by STAN JOHNSON. He/She is personally known to me or has produced (type of identification) _____ as identification.

Donna K. LoCoco
Notary Public
DONNA K. LoCoco
Printed Name

My Commission Expires: 11-2-2030

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 128, said Unit having a street address of 15511 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Printed Name: Allison Schwark

Printed Name: Stanton Livingston Jr

STATE OF Wisconsin)
)SS:
COUNTY OF Walworth)

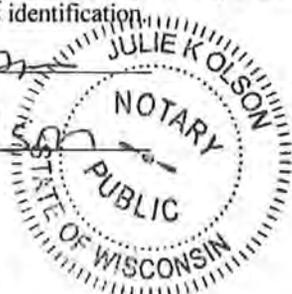
ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Stanton Livingston Jr

Date: 6/7/2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7th day of June, 2023 by Stanton Livingston Jr. He/She [X] is personally known to me or [] has produced (type of identification) as identification.

[Signature]
Notary Public
Printed Name: Julie K Olson



My Commission Expires: 5-16-2024

WITNESSES

(Two for each signature)

Printed Name: Allison Schwark

Printed Name: Stanton Livingston Jr

STATE OF Wisconsin)
)SS:
COUNTY OF Walworth)

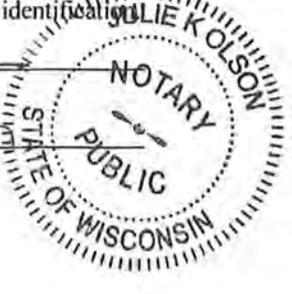
ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Janet Livingston

Date: 6/7/2023

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 7th day of June, 2023 by Janet Livingston. He/She [X] is personally known to me or [] has produced (type of identification) as identification.

[Signature]
Notary Public
Printed Name: Julie K Olson



My Commission Expires: 5-16-2024

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

Syracuse Properties, LLC, an Indiana limited liability company, is the record owner of Unit No. 129, said Unit having a street address of 15521 Meadow Cir., Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

ALL OWNERS SIGN AND PRINT

NAME BELOW

Syracuse Properties, LLC, an Indiana limited liability company

BY: Bruce Korenstra

Name: Bruce Korenstra, Member

Date: 07-10-2023

- Crystal Schuler

Printed Name: CRYSTAL SCHULER

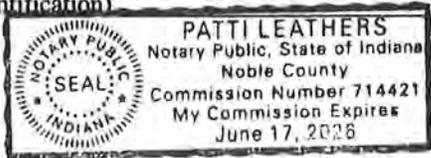
- Dora Martinez

Printed Name: Dora Martinez

STATE OF Indiana)

COUNTY OF Kosciusko)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of July, 2023 by Bruce Korenstra. He/She is personally known to me or has produced (type of identification) _____ as identification.



Patti Leathers

Notary Public

Patti Leathers

Printed Name

My Commission Expires: 06-17-2026

WITNESSES

(Two for each signature)

ALL OWNERS SIGN AND PRINT

NAME BELOW

Syracuse Properties, LLC, an Indiana limited liability company

BY: Roger Korenstra

Name: Roger Korenstra, Member

Date: 07-10-2023

- Crystal Schuler

Printed Name: CRYSTAL SCHULER

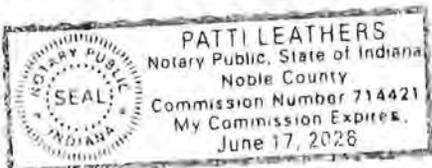
- Dora Martinez

Printed Name: Dora Martinez

STATE OF Indiana)

COUNTY OF Kosciusko)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of July, 2023 by Roger Korenstra. He/She is personally known to me or has produced (type of identification) _____ as identification.



Patti Leathers

Notary Public

Patti Leathers

Printed Name

My Commission Expires: 06-17-2026

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 130, said Unit having a street address of 15531 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: Erik J Wandri

BY: Mark E Balcom

Printed Name: kalkidan m&g&m&g

Printed Name: Mark E Balcom

STATE OF MI

Date: 06-07-2023

COUNTY OF Emmet)SS:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Mark Balcom He/She is personally known to me or has produced (type of identification) Michigan Driver's License as identification.

Therese Bujold
Notary Public

Therese Bujold
Printed Name

My Commission Expires: Nov. 8 2029

WITNESSES
(Two for each signature)

ALL OWNERS SIGN AND PRINT
NAME BELOW

Printed Name: Erik J Wandri

BY: Carla S. Balcom

Printed Name: kalkidan m&g&m&g

Printed Name: Carla S Balcom

STATE OF MI

Date: 06-07-2023

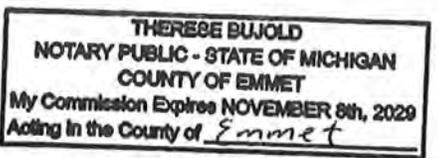
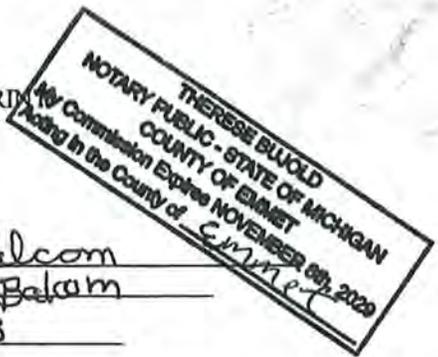
COUNTY OF Emmet)SS:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of June, 2023 by Carla Balcom He/She is personally known to me or has produced (type of identification) Michigan Driver's License as identification.

Therese Bujold
Notary Public

Therese Bujold
Printed Name

My Commission Expires: Nov 8, 2029



APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 132, said Unit having a street address of 15551 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES

(Two for each signature)

Meagan Probst
Printed Name: Meagan Probst

Heather J. Percival
Printed Name: Heather J. Percival

STATE OF ILLINOIS)
)SS:
COUNTY OF EFFINGHAM

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: David Jennings
Printed Name: DAVID JENNINGS
Date: 6-6-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of June, 2023 by David Jennings. He/She is personally known to me or has produced (type of identification) Driver's License as identification.



My Commission Expires: _____

Stacy Richardson
Notary Public
Stacy Richardson
Printed Name

WITNESSES

(Two for each signature)

Meagan Probst
Printed Name: Meagan Probst

Heather J. Percival
Printed Name: Heather J. Percival

STATE OF ILLINOIS)
)SS:
COUNTY OF EFFINGHAM

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: Doris Jennings
Printed Name: DORIS JENNINGS
Date: 6-6-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of June, 2023 by Doris Jennings. He/She is personally known to me or has produced (type of identification) _____ as identification.



My Commission Expires: _____

Stacy Richardson
Notary Public
Stacy Richardson
Printed Name

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

I(We) am(are) the record owner(s) of Unit No. 131, said Unit having a street address of 15541 Meadow Circle, Fort Myers, Florida, 33908, in Royal Palm Village, a Condominium, as created by recording the Declaration of Royal Palm Village Condominium, on July 7, 1982, in Official Records Book 1617, Page 762 et seq., of the Public Records of Lee County, Florida. The First Amended and Restated Declaration of Condominium was recorded on April 22, 1999, in Official Records Book 3107, Page 2489 et seq., of the Public Records of Lee County, Florida. The Second Amended and Restated Declaration was recorded on March 22, 2012, at Instrument Number 2012000063399 in the Public Records of Lee County, Florida (the "Declaration"), hereby grant written consent to and join in the execution and approve the recording of the Plan of Termination of Declaration of Condominium of Royal Palm Village as approved by the Unit Owners on May 15, 2023.

WITNESSES
(Two for each signature)

[Signature]
Printed Name: Laura Bossett

[Signature]
Printed Name: Nicole Curtiss

STATE OF Michigan)
)SS:
COUNTY OF Lapeer)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Robert K Gleason

Date: 6-20-23

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of June, 2023 by Amy L. Nicolson. He/She is personally known to me or has produced (type of identification) Michigan driver's License as identification.

[Signature]
Notary Public

AMY L. NICOLSON
Notary Public, Genesee County, MI
Acting in Lapeer County, MI
My Commission Expires July 18, 2026

My Commission Expires: _____

WITNESSES
(Two for each signature)

[Signature]
Printed Name: Laura Bossett

[Signature]
Printed Name: Nicole Curtiss

STATE OF Michigan)
)SS:
COUNTY OF Lapeer)

ALL OWNERS SIGN AND PRINT
NAME BELOW

BY: [Signature]
Printed Name: Sherry A Gleason

Date: 6-20-23

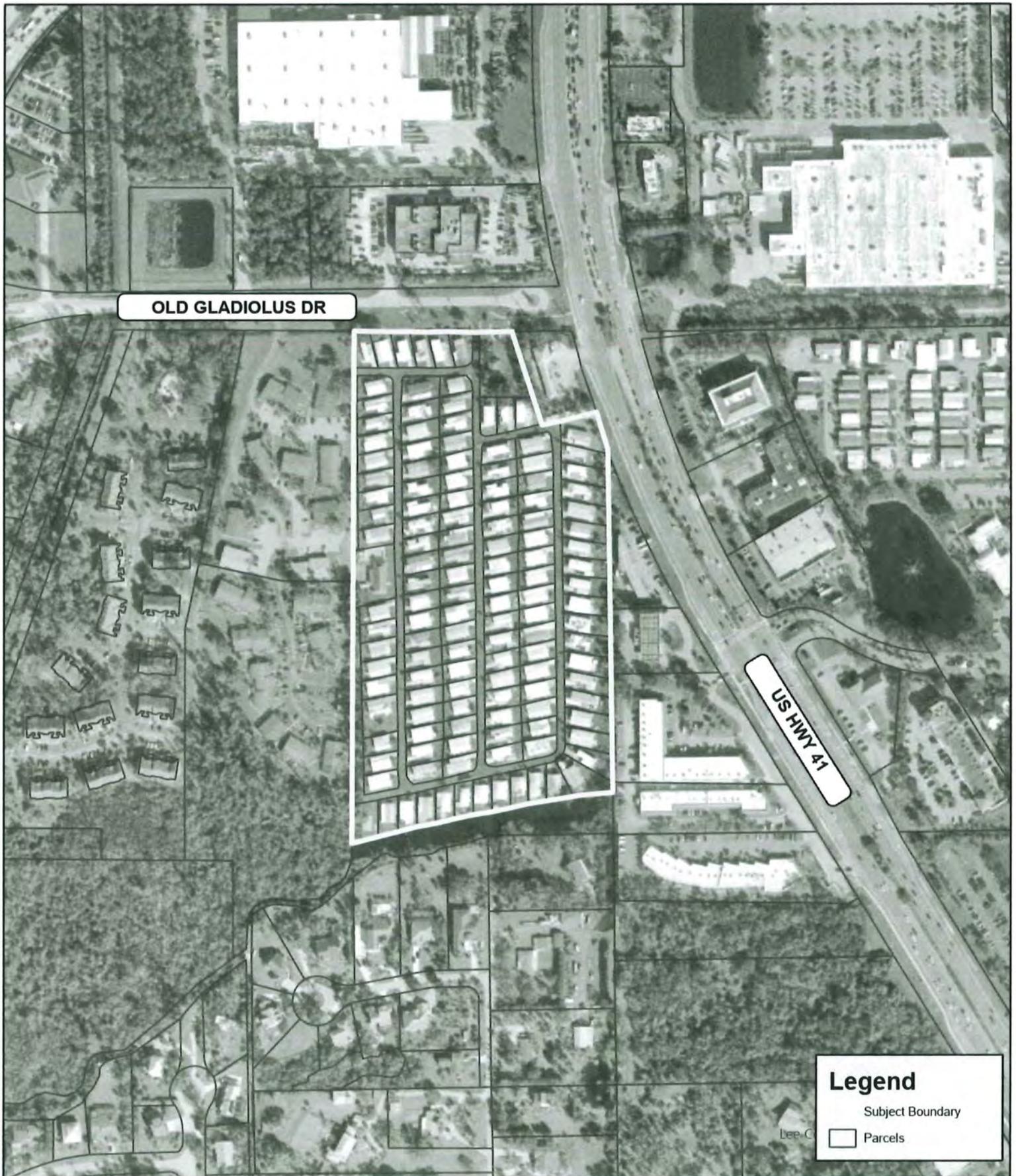
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of June, 2023 by Amy L. Nicolson. He/She is personally known to me or has produced (type of identification) Michigan driver's License as identification.

[Signature]
Notary Public

AMY L. NICOLSON
Notary Public, Genesee County, MI
Acting in Lapeer County, MI
My Commission Expires July 18, 2026

My Commission Expires: _____

EXHIBIT M9 – AERIAL MAP



OLD GLADIOLUS DR

US HWY 41

Legend

Subject Boundary

Parcels



FLOURNOY MULTIFAMILY RPD • AERIAL MAP

📍 Lee County, FL

📅 11/1/2023

23001957

👤 Flourney Development Group

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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.

**EXHIBIT M10 – AUTHORIZATION
LETTER**

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, Rod Pickett (name), as President (owner/title) of Royal Palm Village Condominium Association, Inc. (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.

Rod Pickett
Signature

7 NOV 2023
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 7th day of November, 2023, by

KELSEY P VAHLE (name of person providing oath or affirmation), who is personally known to me and has produced Indiana Drivers Licence (type of identification) as identification.

NOTARY PUBLIC
SEAL
STATE OF INDIANA
Commission Number NP0747164
My Commission Expires 02/26/2031

Kelsey P. Vahle
Signature of Notary Public

EXHIBIT M11 – LEE PLAN ANALYSIS

I. REQUEST

Flournoy Development Group (“Applicant”) seeks to redevelop the former Royal Palm Village mobile home park property, located directly southwest corner of Old Gladius Road and US Highway 41, in unincorporated Lee County, Florida. The park flooded during Hurricane Ian and since that time the Flournoy Group has worked to successfully terminate all property ownership within the park and allow for this urban infill development that will be built to new FEMA flood standards. The Applicant seeks to develop the 19.33 +/- acres to allow for 391 multifamily apartments with supporting amenities.

To accomplish the density of the development program a Comprehensive Plan Map Amendment is required. The request will be to move the property from Central Urban to Intensive Development, which allows 14 dwelling units per acre in base density and 8 dwelling units per acre in bonus density, where 255 units are derived from base density and 136 from bonus density. The property is within the Coastal High Hazard Area which restricts the option of using bonus density; therefore, the requested use of the bonus density will be for up site-built affordable housing at 140% AMI.

A new access point is proposed on US 41 to provide access to Lee Tran and interconnectivity to the multi-use pedestrian and bicycle regional network in addition to the existing access onto Old Gladius Drive.

A companion RPD and Bonus Density Application has been submitted as DCI2023-00049.

II. PROPERTY HISTORY

The Property is located south of Old Gladius Road and west US Highway 41. The Property is located within the South Fort Myers Planning Community Area. The Property is currently developed as the Royal Palm Village property. Access is provided from Old Gladius Road. However, there is a drainage and stormwater management easement located on the southern portion of the property.



The Applicant has filed a Comprehensive Plan Map Amendments to change the Future Land Use (FLU) designation of the Property from “Central Urban” to “Intensive Development”.

III. EXISTING CONDITIONS

The property is in the South Fort Myers Planning Community Area and as mentioned above, it was historically developed as the Royal Palm Village (mobile home park). The mobile home park ownership has been terminated (see attached termination agreement recorded at the Lee County Clerk) and most units have been removed.

There are no known environmentally sensitive areas on site. The site does abut, and the property line extends over a portion of Philips Creek to the south. Philips Creek is a shallow waterway that connects to Otsego Bay and is part of the Hendry Creek watershed but is only navigable near the subject property by kayaks and low drag, small boats.

The area to the north is in Intensive Development, to the east and west Central Urban, and south in the Suburban future land use category. The zoning is a mix of C-1, CC, RM-2, and AG-2 districts. The property to the north, east and west is either multifamily or commercial making this parcel a perfect infill redevelopment in a central employment center. The properties to the south are single-family homes on larger lots that are on average 170 feet from the southern property line and 350-550 feet from the nearest proposed multifamily building.

The surrounding area is as follows in the table below and map below.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Intensive Development	C-1	Infinity Car Dealership / retention
SOUTH	Central Urban / Suburban	RS-1; AG-2	Phillips Creek / Single Family Residential Homes
EAST	Central Urban	CC; C-1	Car Wash; Auto Shop; Speedway Gas Station, Retail Center
WEST	Central Urban	RM-2	Lost Tree Apartments

- **NORTH:** Old Gladius Road and the Infinity Car Dealership.
- **SOUTH:** Phillips Creek along with Single Family Residential Homes
- **EAST:** US 41 and commercial uses such as Car Wash; an Auto Shop, a Speedway Gas Station, and Retail Center
- **WEST:** The Lost Tree Multifamily apartments.

The site is not in any special overlay except the Property is within the Coastal High Hazard Area (CHHA) and Evacuation Zone A, but with no FEMA floodway concerns. The site is at the western most outskirts of the CHHA. The FEMA Flood Map places the site in the AE-11 zone.



Map 1- CHHA

Urban services are in place to serve intense development. The site has access to all major urban services including, but not limited to, public sanitary sewer and water, fire, EMS, police, parks, public schools, solid waste, transit with bus stop within 200 feet, and shared use paths.

V. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development.

- Letters of availability have been secured from Lee County Utilities for water and sanitary sewer.
- Roadways have adequate capacity as the site, as proposed, will have direct access onto US 41, a state maintained principal arterial, and secondary access to Gladiolus Drive, a Lee County maintained arterial via Old Gladiolus Drive Lee County local road.
- Lee Tran states the proposed development is within one-quarter mile of a fixed-route corridor and the closest bus stop is # 11490. Bus serves the South Fort Myers Area by via Route 140 (Merchants Crossing/Bell Tower) and Route 240 (Coconut Point Mall/Bell Tower) located at the car wash directly adjacent to the property (approximately less than 200 ft.) on both the northbound and southbound travel lanes along the US Highway 41 roadway.

- The US 41 proposed access provides connection to the shared use path on the west side of US 41.
- The site entrance onto Old Gladiolus Drive is within ¼ mile of the shared path on Gladiolus Drive and the Lakes Park regional Lee County Park.
- South Trail Fire Station #63 is within one mile of the site north on US 41 to Harper Road.
- The Lee County Sheriff's South District primary substation is within one mile as is an EMS substation on Six Mile Cypress Parkway.

VII. LEE PLAN COMPLIANCE

The following is an analysis of the Comprehensive Plan Amendment, and the companion Residential Planned Development, meets consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94- 30, 09-06, 10-10, 16-07, 21-09).

The property is currently in the Central Urban FLUC and proposed to be in the Intensive Development FLUC. Both categories encourage uses that best serve the local residents and commuter traffic including dense multifamily development, particularly where urban services are present, and is near employment centers. As discussed in the existing conditions, this site in an excellently placed redevelopment with all urban level services in proximity with available capacities. It replaces a mobile home park that was in a risk area for flooding from tidally influenced waters abutting to the south. New construction at the proper flood elevations of a hurricane resistant multifamily structure is an appropriate infill development.

The property is in the Coastal High Hazard Area which restricts the option to build bonus density to site built affordable housing only. Therefore, the plan is to apply for a land use change to Intensive Development via Map Amendment. In the Intensive Category, this would allow for 14 du/acre of market rate units with an additional 8 du/acre available via bonus density as site-built affordable housing (140% AMI). The affordable housing restriction is not monitored by the state but by Lee County and expires after seven full years of operations. Our intended plan is to develop 391 units, or 21.5 units per acre. Therefore, sufficient acreage is allocated for the proposed development.

The applicant met with Lee County staff to discuss this methodology and staff appeared receptive to this entitlement change request. The request will need to satisfy criteria for hurricane evacuation times and be subject to hurricane impact mitigation.

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:

Table 1(b) does not need updated. There is sufficiency acreage in the Intensive Development category.

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 comprehensive plan map change to Intensive development to allow more density and bonus units for affordable housing, coupled with the proposed rezoning, will allow for a compact development pattern in an area intended for urban levels of intensity and density and permit redevelopment of infill units near transit and employment centers, as well as regional park and shared use path system.

The Intensive Land Use category and redevelopment proposed is in direct compliance with this and other policies in the Lee Plan. All urban services are available to the sight with major employment centers in close proximity and transit service within ¼ mile.

As outlined in detail within the comprehensive plan and zoning applications, the project provides for compatibility with the surrounding mixed uses of moderately high-density residential development and commercial uses. Development within the project is compacted with four 4-story buildings providing sufficient open space and supporting amenities. Long existing multifamily developments are located directly west of the Property. As a result, this RPD makes efficient use of this planned extension of infrastructure and eliminates development patterns dependent on well and septic as Lee County Utilities has stated they have capacity to serve the increased density proposed.

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.

All urban levels of service are available with capacity. The Property is contiguous to developed or developing properties along US 41, representing logical and efficient growth within the Central Urban or Intensive Development FLUC. The Applicant has provided letters of availability and a detailed explanation of the public facilities and services available to support future development of the Property. The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

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

The road network in the region has been constructed to support the character of the area with direct access (proposed) onto a major arterial (US 41) and access to Summerlin Road, a second major arterial via Old Gladiolus Drive, both roads with capacity.

The Property is located within Lee County Future Water and Sewer Franchise Areas and will connect to both sewer and water service. The property is near existing networks, utility services and compatible, similar land uses. The utility service area currently abuts the eastern boundary.

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 significant distances between residential lots and the project boundary.

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 South Fort Myers Planning Community.

GOAL 4

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. (Ord. No. 17-13)

STANDARD 4.1.1: WATER.

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

The site is currently serviced by Lee County Utilities for sewer and water and has capacity to continue serving the increased density proposed. A letter of utility availability has been secured from LCU.

- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), then the development must be connected to that utility.***

According to Lee Plan Map 4-A and 4-B the site lies within the LCU Future Sewer and Water Service Area. The project will connect to Lee County Sewer and Water Service.

- 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.***

We have received a letter of utility availability from LCU that states service and capacity is available to serve the projected needs of this sight.

- 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.***

There is current service to the site so no need for expanded service lines.

- 5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.***

According to Lee Plan Map 4-A and 4-B the site lies within the LCU Future Sewer and Water Service Area. The site is served by LCU and the project will connect to Lee County Sewer and Water Service.

- 6. If a development lies outside any service area as described above, the developer may:***
 - request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;***
 - establish a community water system for the development; or***
 - develop at an intensity that does not require a community water system.***

Not applicable.

- 7. Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.***

Not applicable.

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.***

The site is currently serviced by Lee County Utilities for sewer and water and has capacity to continue serving the increased density proposed. A letter of utility availability has been secured from LCU that states there is capacity for service the density proposed.

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.***

According to Lee Plan Map 4-B it is within the Future Sewer Service Area for Lee County. A letter of utility availability has been secured from LCU that states there is capacity for service the density proposed.

3. ***If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.***

Not applicable.

4. ***If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.***

Not applicable.

5. ***If a development lies outside any service area as described above, the developer may:***
 - ***request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;***
 - ***establish a self-provided sanitary sewer system for the development;***
 - ***develop at an intensity that does not require sanitary sewer service; or***
 - ***if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.***

Not applicable.

6. ***Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.***

Not applicable.

STANDARD 4.1.3: REUSE

According to LCU in the letter of service availability reuse is not served to this site.

GOAL 5 (RESIDENTIAL LAND USES)

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

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

The request is intended to allow for the development of multifamily residential dwellings on the 19.33-acre property in the form of a Residential 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 site is within one mile of major employment businesses including but not limited to Home Depot, Lowe's Wal-Mart and an entire commercial corridor along US 41 extending a significant distance north and south.
- Lee Tran serves the South Fort Myers Area by via Route 140 (Merchants Crossing/Bell Tower) and Route 240 (Coconut Point Mall/Bell Tower) located at the car wash directly adjacent to the property (approximately less than 200 ft.) on both the northbound and southbound travel lanes along the US Highway 41 roadway.
- The US 41 proposed access provides connection to the shared use path on the west side of US 41.
- The site is entrance onto Old Gladiolus Drive is within ¼ mile of the shared path on Gladiolus Drive and the Lakes Park regional Lee County Park.

POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

The proposed residential development is a multifamily structure that is designed to meet the current FEMA design elevation as the property is in the Coastal High Hazard Area. The proposed buildings will be designed to sustain hurricane and the resulting flood waters that made the former mobile home park uninhabitable.

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

inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

In isolation the increasing of potential density and intensity on the site by changing the FLUC from Central Urban to Intensive Development may seem that the request is not compatible with this request as there are a half dozen single-family homes to the south across the creek. However, when taken with the RPD zoning the site plan pays close attention to the layout to keep height and intense uses away from the single-family homes. The site plan complies with LDC requirements for a 50-foot natural waterway buffer which is a substantial increase in buffer area over the previous mobile home location, some of which were with 10 feet to the top of bank. The building placement is a minimum of 400 feet from the closest home with heights that are barely visible from the edge of the single-family lots to the south. The multifamily use is appropriate in this area as infill development near major employment centers as long as care is taken with site planning and proper buffering as conditioned in the zoning.

POLICY 5.1.6: Maintain development regulations that require high-density, multi-family, cluster, and mixed use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design. (Ord. No. 94-30)

The proposed development will maintain the requirements for 40% open space, all required buffers, and a natural waterway 50-foot buffer on the south boundary. Amenities will be on site including pickle ball, dog park, and clubhouse with gym and meeting areas.

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. (Ord. No. 94-30, 00-22).

The proposed RPD includes 40% open space, car wash area, dog park, pickle ball courts and a community amenity center with additional recreational facilities. Sidewalks are provided on both sides of all internal roadways and provide pedestrian and bicycle connections to US 41. A multi-use pathway is located along US 41. All open space and amenities will be directly accessible to all residents within the RPD.

POLICY 5.2.4: The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible. (Ord. No. 10-08)

The request will ensure that the property is developed with uses similar to neighboring properties. The intensive land use category abuts this property to the north while the development to the north and east is of intense nature that allows this to be dense urban infill with affordable bonus density units.

Impacts to surrounding land uses are minimal due to the similarity of intent and intensity of uses. The zoning conditions and LDC requirements have adequately addressed any potential impacts on adjacent uses.

The proposed RPD includes development standards which comply with the South Fort Myers Community regulations. A minimum 50-foot buffer will be provided to adjacent single-family properties to the south.

POLICY 54.1.2: In developing and implementing local landscape regulations including the preservation, reforestation, and wetlands restoration requirements, preference will be given to native species which are adapted to the region's climatic regime.

The site is currently developed as a mobile home park. The Project site does not contain any wetlands or surface waters. Phillips Creek is located directly south of the Property.

The attached Environmental Report did not show the existence of the listed species such as the American Alligator, Florida Burrow Owl, Gopher Tortoises, Southeastern American Kestral, and Wood Storks on the property.

POLICY 54.1.6: Maintain development regulations that require new development to connect to a reuse water system if a system is near the development and has sufficient capacity.

Lee County states that reuse is NOT available to the site.

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.

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.

POLICY 61.3.6: Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin.

Please refer to the surface water management plan in Exhibit M14.

POLICY 61.3.7: Channelization of natural streams and rivers is prohibited; channelization of other natural watercourses is discouraged.

No change will be made to the natural stream to the south. A dog park amenity is located within the Project and is adjacent to the Phillips Creek. Regulations are in compliance with the LDC.

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

- a. Sanitary Sewer – Lee County Utilities serves the area and has capacity. LCU has stated in a letter of availability.
- b. Potable Water – Lee County Utilities serves the area and has capacity. LCU has stated in a letter of availability.
- c. Surface Water/Drainage Basins – The property is intended to be developed as part of and RPD (DC12023-00049). The project will be required to meet all LDC provisions for surface water management, pre-treatment, storage and treatment including the System Requirement: Prevent the flooding of designated evacuation routes on The Lee Plan Map 15 from the 25-year, 3-day storm event (rainfall) for more than 24 hours.
- d. Parks, Recreation, and Open Space – Lee County Parks and Recreation has provided a letter of service availability.
- e. Public Schools – A letter of capacity has been received from Lee County Schools.

POLICY 101.1.4: Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.:

1. **Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or**
2. **Will maintain a 12-hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or**
3. **Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.**

Please see the report by JR Evans, which is part of the original submittal as "Exhibit M12 - Risk Evac Analysis Comp 01.30.2024", that addresses these criteria and shows that the proposed development meets at least one of the criteria.

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

The site contains 18.17 acres of upland out of 19.33 total acres. The proposed Master Concept Plan (MCP) limits development to the upland acreage. The Acreage that is not considered upland is the area of Phillips Creek that is within the boundary. Development is restricted to within 50-feet of this natural waterway by way of required buffers.

POLICY 101.3.6: Prohibit the use of Transferable Development Units (TDUs) and bonus density utilizing cash contributions for affordable housing on property located within the Coastal High Hazard Area.

The proposed development is proposing using up to 145 units of bonus density as permitted by the proposed land use change. According to this policy the request for bonus density includes all units to be site built affordable units at 140% or less of AMI.

POLICY 101.3.7: Bonus density for site-built affordable housing development will be considered within the Coastal High Hazard Area.

As mentioned, the request for bonus density includes the limitation for the units to be site built affordable making the request consistent with this policy.

The applicant feels the consideration of bonus density in this area is good planning. The former mobile home flooded 2-3 feet in Hurricane Ian. Since that time the Flournoy Group and the Royal Palm Village POA have successfully terminated the 132 individual lots making way for redevelopment. It is telling that this was able to be accomplished. A CHHA is not an appropriate location for mobile homes, particularly on older parcels that are not raised to current base flood elevations. Repeated flood risks prompted the corporation of the termination.

The site is in the middle of a major employment area, abutted by multifamily developments, acts as an appropriate transition from commercial activity on US 41 to lower densities, has access to two major arterials (with proposed new access to US 41), is within one mile of Lakes Park, has access to Lee Tran with ¼ mile of a bus stop, is serviced by all major urban services as confirmed by the letters of availability for the Lee Plan map amendment letters received. The site is perfect for higher density infill redevelopment, particularly when considering the structures will be built to modern codes and FEMA flood elevations.

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.

The permit process will require a water quality management plan addressing the issues in these policies. The draft plan is part of Exhibit M14.

IX. CONCLUSION

The proposed Flournoy Multifamily CPA allows for redevelopment into a well-planned multifamily community which accommodates increasing demand for vertical density and will allow for increase bonus density, which is limited to affordable multi-family housing, to be integrated into the surrounding employment center.

The proposed Flournoy Multifamily RPD also provides significant protection to the surrounding neighborhood to the south through a site plan which internalizes development through sufficient buffers and setbacks, two access points, and restoration supporting amenities on site.

**EXHIBIT M12 – ENVIRONMENTAL
IMPACT ANALYSIS**

Royal Palm RPD
Lee County, Florida

**Coastal High Hazard/Hurricane Risk Assessment
Report**

Prepared By:



J.R. EVANS
ENGINEERING

9961 Interstate Commerce Drive, Suite 230
Fort Myers, FL 33914

January 2024

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Elizabeth A. Fountain, P.E.
Florida Reg. No. 60077
C.A. #29226

Section 1

**Royal Palm RPD Property
Lee County, Florida
Coastal High Hazard Area (CHHA)/ Hurricane Risk Assessment Report**

This report is prepared and provided to evaluate the Royal Palm RPD property with respect to hurricane risk and the potential impacts to evacuation facilities due to the proposed changes in density per the pending Rezoning application. The property was previously used as a mobile home park, known as the Royal Palm Village mobile home park. The property previously contained approximately 134 mobile home sites and an amenity center. The property experienced impacts from hurricane Ian and the previous uses of the property have been terminated. It is understood that that the property's ownership is currently pursuing a rezoning process for 19.3 acres of the overall property to achieve a zoning of RPD to allow 391 multi-family apartments/units with supporting amenities. The rezoning effort is associated with the redevelopment of the property, in response to recent hurricane Ian and the intent to increase resiliency for the property's new structures.

This report evaluates the specific property conditions with respect to location, flooding and storm surge risks, and potential impact on evacuation activities. This report also provides the distinction between the different uses and designations of "Coastal High Hazard Area (CHHA)" as used by the planning/zoning industry and the FEMA/National Flood Insurance Program and Construction industries. This report has been prepared by the JR Evans Engineering, P.A. Floodplain Management and Stormwater Design Department's director, Mrs. Elizabeth Fountain, P.E., CFM, a licensed Professional Engineer, and a Certified Floodplain Manager. In addition, JR Evans Engineering P.A. has provided an evaluation pertaining to risk and emergency preparedness by Emergency Management Expert, Jim von Rinteln, CFM, CEM, FPEM.

EXECUTIVE SUMMARY

This Report comprises a comprehensive analysis of the Royal Palm Village RPD property from an Engineering and Emergency Management perspective. The key findings of this analysis are as follows:

- The subject 19.3 acres associated with the proposed rezoning application falls completely outside the Coastal High Hazard Area (CHHA) currently designated by FEMA, in which the FEMA maps have been recently updated and are effective as of November 17, 2022, to reflect more current storm surge affects.
- The entire property is situated in a FEMA Mapped Special Flood Hazard Areas of AE (EL 11). Because this property is in a coastal area near the Gulf of Mexico, it is in a potential evacuation zone, which is typical for developments of this type in coastal Florida.
- The subject property is located within the NOAA/SLOSH-defined Coastal High Hazard AREA (CHHA) as depicted on Map 5-A within the Lee Plan.
- The finished first-floor elevation of any newly constructed building at this location will be required to be a minimum of 1-foot above the FIRM/FEMA Zone Base Flood Elevation (BFE) designation.
- The current building code (FBC ICC 2020) and minimum elevation requirements for this project provide significantly increased elevation requirements and structural reinforcing elements to enhance resilience against the potential impacts of hurricanes and flooding.

- The project's potential additional residents and guests are not expected to significantly contribute to emergency evacuation or sheltering needs in the area.
 - US 41 (Tamiami Trail North), Danials Parkway, Ben C/Six Mile Cypress Parkway, and Alico Road are State designated hurricane evacuation routes.
 - There are numerous public shelters in the vicinity outside potential evacuation areas, all with capacity to house residents.
 - Based on the companion Traffic Impact Study for the rezoning, prepared by TR Transportation Consultants, Inc.; the project's additional units will not have a significant impact on any of the analyzed roadway segments and adopted capacities of roadways located within a 3-mile radius
- FEMA CHHA and storm surge modeling is used for the development of coastal floodplain boundaries, emergency management plans, and implementation of building codes. This model uses historical data and forecasts to model the most likely outcome from any given hurricane event. The result includes the regulatory mapping of the floodplains for the 1% annual-chance-event (100-year) and 0.2% annual-chance-event (500-year) floodplains affecting coastal and inland communities.
- SLOSH CHHA and storm modeling is used to model the worst-case scenario storm under the most perfect conditions. No single hurricane event will produce the regional flooding as depicted using this model.

Provided below are the descriptions and distinctions associated with the term "Coastal High Hazard Area" or CHHA, which is a critical aspect of this potential project when evaluating the risks related to major storm events such as hurricanes and tropical storms.

FEMA CHHA

The term "Coastal High Hazard Area (CHHA)" as defined by the Federal Emergency Management Agency (FEMA) is as follows:

An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The coastal high hazard area is identified as Zone V on Flood Insurance Rate Maps (FIRMs). Special floodplain management requirements apply in V Zones including the requirement that all buildings be elevated on piles or columns.

The Coastal High Hazard Area is meant to represent the area of coastal flooding which is subject to high or moderate velocity wave action during a significant storm event, such as a hurricane event, also referred to as a 1%-annual-chance-event. To determine the location and characteristics of these coastal high hazard areas, computer models are executed to evaluate the effects of storm surge, wave generation and overland flow of the waves. The results of the comprehensive storm surge modeling determine the mapping of the coastal flood zones, with appropriate designations and determined flood elevations. The CHHA areas are depicted on FEMA maps as Zone VE and Coastal A Zone, defined by the Limit of Moderate Wave Action (LiMWA) on the Flood Maps.

SLOSH CHHA

In regional planning activities and in emergency management planning, the SLOSH (Sea, Lake, Overland Surges from Hurricanes) model data is typically used to evaluate potential maximum surge levels for properties and assist municipalities with evacuation zones and route planning. The results of the SLOSH model are used to define the CHHA areas associated with the evacuation zones. The SLOSH model is a computerized model developed by the National Weather Service

(NWS) to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes by considering the atmospheric pressure, size, forward speed, and track data. The SLOSH model does not explicitly model the impacts of waves on top of the surge, nor does it account for normal river flow or rain flooding. The products of the SLOSH model, known as The Maximum of the Maximum Envelope of High Water (MEOW), or MOM, provide a worst-case snapshot for a particular storm category under "perfect" storm conditions. No single hurricane will produce the regional flooding depicted in the MOMs. Instead, the product is intended to capture the worst-case highest-water value at a particular location for the purpose of hurricane evacuation planning.

Section 2

SITE SPECIFIC INFORMATION

The Royal Palm RPD property is located in Lee County Evacuation Zone A. The subject property is located within the following FEMA defined Special Hazard Area: Zone AE (EL 11). The entire property is located outside the FEMA designated Coastal High Hazard Areas (CHHA) Zone VE and Coastal A Zone (Please see image on following page). Other site-specific characteristics and building requirements will help minimize and mitigate the impacts from a storm event. These include the following:

- The subject property is located outside of the FEMA mapped coastal high hazard area flood zone.
- All new structures in Florida must be constructed to meet the current Florida building code, FBC ICC 2020 and ASCE 24-14 for those located within a Special Flood Hazard Area (SFHA). A few key aspects of these regulations include the following:
 - The minimum finished floor elevation (FFE) is required to be constructed at least of 1 foot, or more, above Base Flood Elevation (BFE) to prevent any flooding of the structure and reduce risk of flood damage.
 - New or substantially improved structures are required to meet current FBC and ASCE 24-14 applicable requirements, including with foundation elements, elevation requirements for habitable floors and utility infrastructure, floodproofing measures and limits on enclosures/walls located below Base Flood Elevation.
 - New buildings are required to have increased structural reinforcing elements which greatly improves the resilience of the structure in high-velocity hurricane zones.
- The US 41 (Tamiami Trail North), Daniels Parkway, Ben C/Six Mile Cypress Parkway and Alico Road are State designated hurricane evacuation routes providing immediate and expedited access in the event of an evacuation without increasing out of County drive times.
- Based on the companion Traffic Impact Study for the rezoning, prepared by TR Transportation Consultants, Inc.; the project's additional units will not have a significant impact on any of the analyzed roadway segments and adopted roadway capacities for roadways located within a 3-mile radius. Specifically, on US 41, south of Island Park Rd, the analysis demonstrates that the additional units only impact the segment by less than 0.3% of adopted roadway capacity.
- There are numerous public shelters in the immediate vicinity in Lee County, which have capacity to house additional residents.
- The Royal Palm RPD's Operational Staff will maintain an Emergency Preparedness Plan outlining the protocol and actions required to provide safety, preparedness, response, recovery, and mitigation before, during and after a tropical storm system and other emergencies. The Emergency Preparedness Plan will meet the requirements of Lee County AC 7-7 and be reviewed and updated annually.

The following figures depict the location of the project site in relation to the FEMA Mapped Flood Hazard Areas and the extent of the CHHA (defined by FEMA):

FEMA National Flood Hazard Layer Map



FEMA National Flood Hazard Layer Map





The following figure depict the location of the project site in relation to the NOAA Defined CHHA as depicted on Map 5-A of the Lee Plan:



Utilized by FEMA and accepted by municipalities, the term CHHA is defined as very high-risk areas subject to intense coastal flooding and wave action in which special floodplain management requirements are applicable, particularly with respect to construction and building. The other application is associated with the results of the SLOSH (Sea, Lake, Overland Surges from Hurricanes) model developed by the National Weather Services and utilized for emergency management and planning activities.

As previously mentioned, the Coastal High Hazard Area with respect to FEMA, is meant to represent the area of coastal flooding which is subject to high or moderate velocity wave action during a significant storm event, referred to as the 1%-annual-chance-event. The locations of these coastal high hazard areas are based on the results of the comprehensive storm surge modeling and wave propagation modeling. The CHHA areas are depicted on FEMA maps as Zone VE and Coastal A Zone, defined by the Limit of Moderate Wave Action (LiMWA) on the Flood Maps.

FEMA has recently completed a multi-County coastal study, including Lee County and incorporated jurisdictions, which included a substantial update to the region's storm surge modeling with consideration of numerous recent hurricanes and tropical storms that have come close and through the study area. Based on the current Flood Insurance Study (FIS) for Lee County effective November 17, 2022, the updated coastal analysis was based historical records and data from actual storms passing through or nearby the study area with specific characteristics such as strength, size, and track. The historic storm data was used in conjunction with numerical hydrodynamic models to determine storm surge levels. An extreme value analysis was conducted on the storm surge modeling results to determine a stillwater elevation (SWEL) for the 1% annual chance event. In addition to the storm surge modeling, an overland wave hazard analysis was conducted to determine the combined effects of ground, vegetation, and physical features within the study area on wave heights and propagation. The results of these analyses determined the final elevations for the 1% annual-chance flood event associated with the study area which is depicted on the FIRMs for Lee County. This information is utilized for establishing the criteria in design, construction, and floodplain management industries as it represents the most recent and best available data related to storm surge and flood risks.

As mentioned earlier, the SLOSH model is commonly used in regional and emergency management planning to assess potential maximum surge levels for properties. It's a computerized model created by the National Weather Service (NWS) that produces a product called The Maximum of the Maximum Envelope of High Water (MEOW) or MOM, which represents a worst-case scenario for a particular storm category under "perfect" storm conditions. The model creates a wind field that drives the storm surge, but it doesn't account for the impacts of waves on top of the surge or normal river flow or rain flooding. It's important to note that no single hurricane will produce the regional flooding depicted in the MOMs. Rather, the product is designed to capture the worst-case highest-water value at a particular location for the purpose of hurricane evacuation planning.

The FEMA mapping and analyses are used for Florida Building Code (FBC) regulations and local development codes. In our professional opinion, the analyses prepared through the FEMA program and subsequent studies provide the best evaluation for the extent of coastal flooding and impacts to coastal communities within southwest Florida.

Section 3

RISK AND EMERGENCY PREPAREDNESS

This evaluation represents a thorough hurricane risk analysis of the Royal Palm property located just West of US 41 (Tamiami Trail North, Lee County, Florida). The highlights of this analysis are as follows:

Vulnerability:

- This property is located in unincorporated Lee County, Florida.
- The property is located outside of the Coastal High Hazard Area (CHHA), as defined by FEMA.
- The property is located in an AE-11 FEMA Flood Zone.
- It is in a designated Lee County Evacuation Zone A.
- During some tropical storms and hurricane threats this area is subject to mandatory evacuations.
- This is not an unusual property parcel for development of this type in coastal Florida.
- The current building and elevation requirements that would be used to construct this project provide substantially superior resiliency to the effects of tropical storms, hurricanes and flooding compared to older construction.
- The potential residents and guests would not substantially add to the emergency evacuation route times or sheltering requirements for this area.
- The previous use of the property as a mobile-home community typically results in a higher rate of evacuation participation and sheltering needs.
- The property's ownership and operation entity will maintain an Emergency Preparedness Plan which meets the requirements of Lee County AC 7-7.
- There are numerous hurricane shelters within a 25-mile radius of this project. Please reference Figure below .
- Residents who were to evacuate outside this area would not substantially add to the traffic on the current established evacuation routes.

New Code Construction:

All new structures in Florida must be constructed to meet the current Florida building code, FBC ICC 2020 and ASCE 24-14 (Flood Resistant Design and Construction) for those structures located in Special Flood Hazard Areas. Florida Building Code requires structures to have increased structural reinforcing elements, elevated elevations, and many other requirements which greatly improve a structures resiliency in high-velocity hurricane zones and flood prone areas.

Location:

The project is located just West of US 41 (Tamiami Trail North). The property is located along the Gulf of Mexico and borders the coastal high-risk flood zone. The property location is in Zone AE-11, and is outside of the coastal high hazard area, according to the FEMA mapped Special Flood Hazard Areas. It is in an "A" evacuation zone, which could be subject to mandatory evacuations during hurricanes (and potentially some tropical storms).

Evacuation:

The project site is in Lee County evacuation zone "A", not unlike a large number of dwellings and structures in Florida. Evacuation zone A could be subject to mandatory evacuations in all categories of hurricanes and potentially some tropical storms. The US 41 (Tamiami Trail North), Daniels Parkway, Ben C/Six Mile Cypress Parkway, and Alico Road and are State designated hurricane evacuation routes providing immediate and expedited access in the event of an evacuation without increasing out of

county drive times. If evacuating to a shelter, there are thirty-four (34) public shelters in Lee County outside any evacuation zone, which have capacity to house additional residents.

For evacuation efforts, Lee County utilizes a phased approach when orders to evacuate are issued. When orders to evacuate are issued Zone A, Mobile/Manufacture Homes, and Special Needs Registrants are the first to evacuate, and because of the phased process, may be evacuating while the weather is non-threatening. This approach allows the County time to receive better information from the National Hurricane Center, and determine which other Zones need to evacuate. It also helps reduce the number of evacuees on the roadways at the same time, providing more time for movement of people.

When evacuating for hurricanes, the time needed to evacuate is determined from studies conducted by the Florida Division of Emergency Management and Regional Planning Councils, with the assistance of Local Emergency Management agencies. These studies provide both a Base Evacuation Time for each Evacuation Zone, and an Operational Evacuation Time. The Base Evacuation Time is the worst-case scenario with 100% of the people in each zone evacuating at the same time. The Operational Evacuation Time is based on information from the Regional Planning Councils and Local Emergency Management agencies that is specific to their Region, and County. It accounts for the behavior of residents, traffic patterns, roadway construction, etc. Based on the current regional evacuation study by the Florida Department of Emergency Management and Regional Planning Councils, the evacuation time for Lee County's Surge Evacuation Zone A is 10 to 10.5 hours at the time of the order of evacuation.

Evacuation participation is based on several factors including behavioral responses. For example, based on the most recent (2017) Southwest Regional Planning Council's evacuation transportation model analysis, which includes behavioral assumptions for evacuation responses, the projected evacuation participation rates for Lee County Site-Built Homes in Zone A for an Evacuation Level A are at 50% and up to 90% for an Evacuation Level E. In comparison, the evacuation participation rates for residences in mobile home sites in Zone A is greater, being at 70% for an Evacuation Level A up to 95% for an Evacuation Level E. In another study conducted for Northeast Florida Regional Planning Council in 2021 entitled "Florida Statewide Regional Evacuation Study Program", the evacuation rate for Lee County during Hurricane Irma (2018) was 49%. Provided below are figures from the respective study reports illustrating the evacuation rates.

Figure III-12: Evacuation Participation Rates: Lee County Site-Built Homes

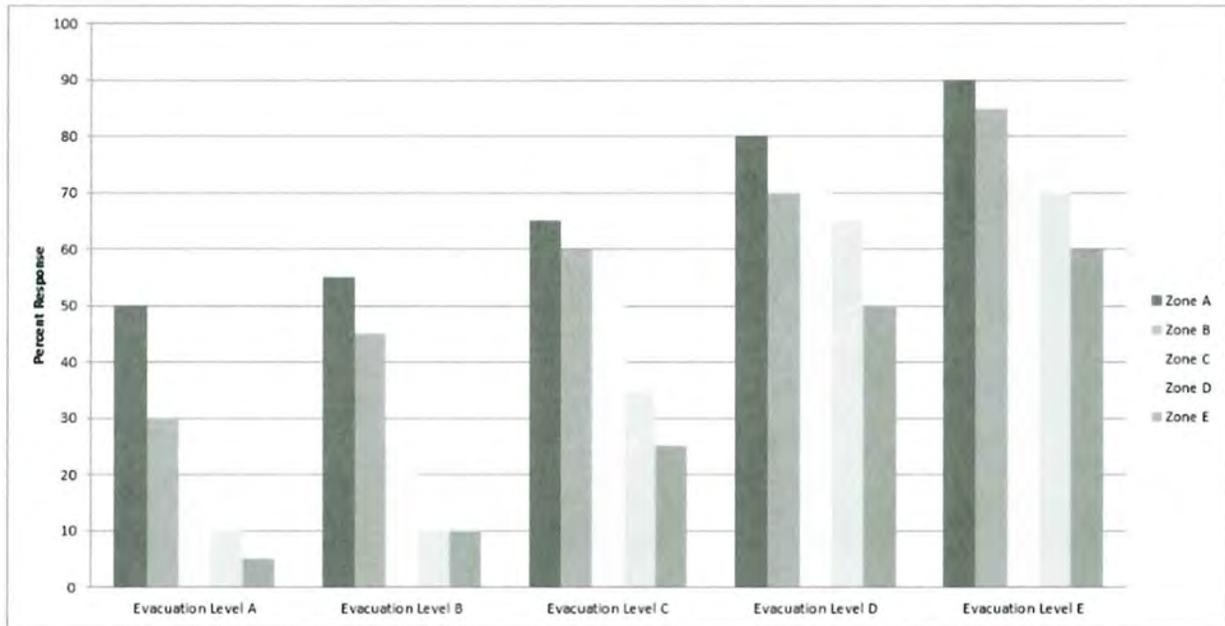
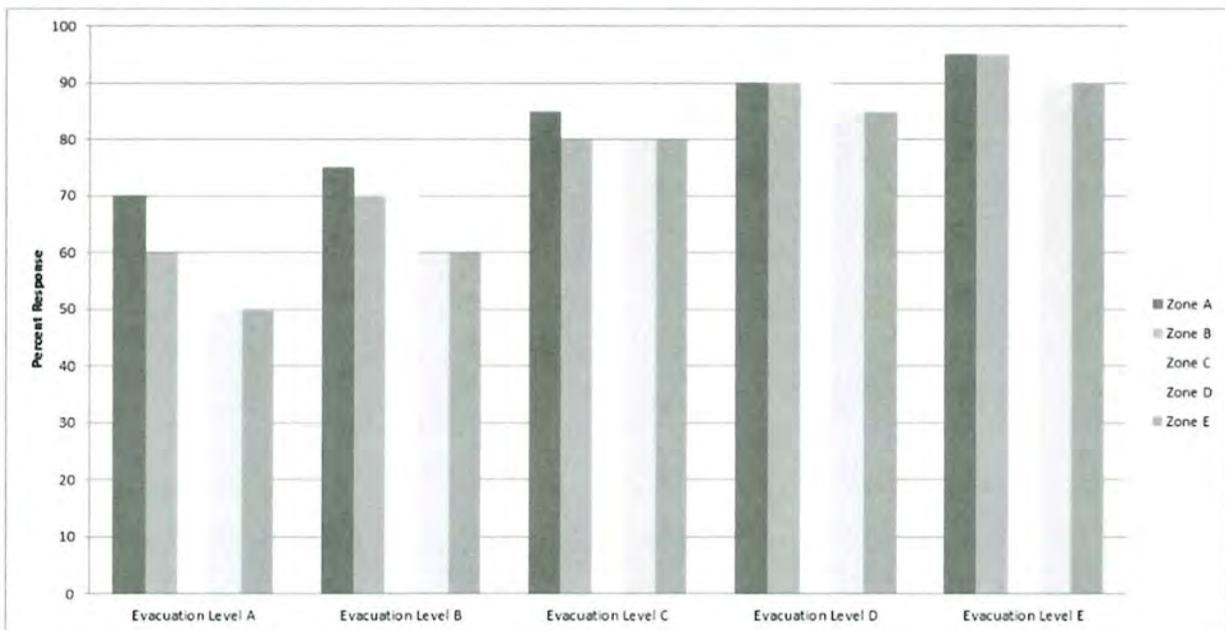


Figure III-13: Evacuation Participation Rates: Lee County Mobile Homes



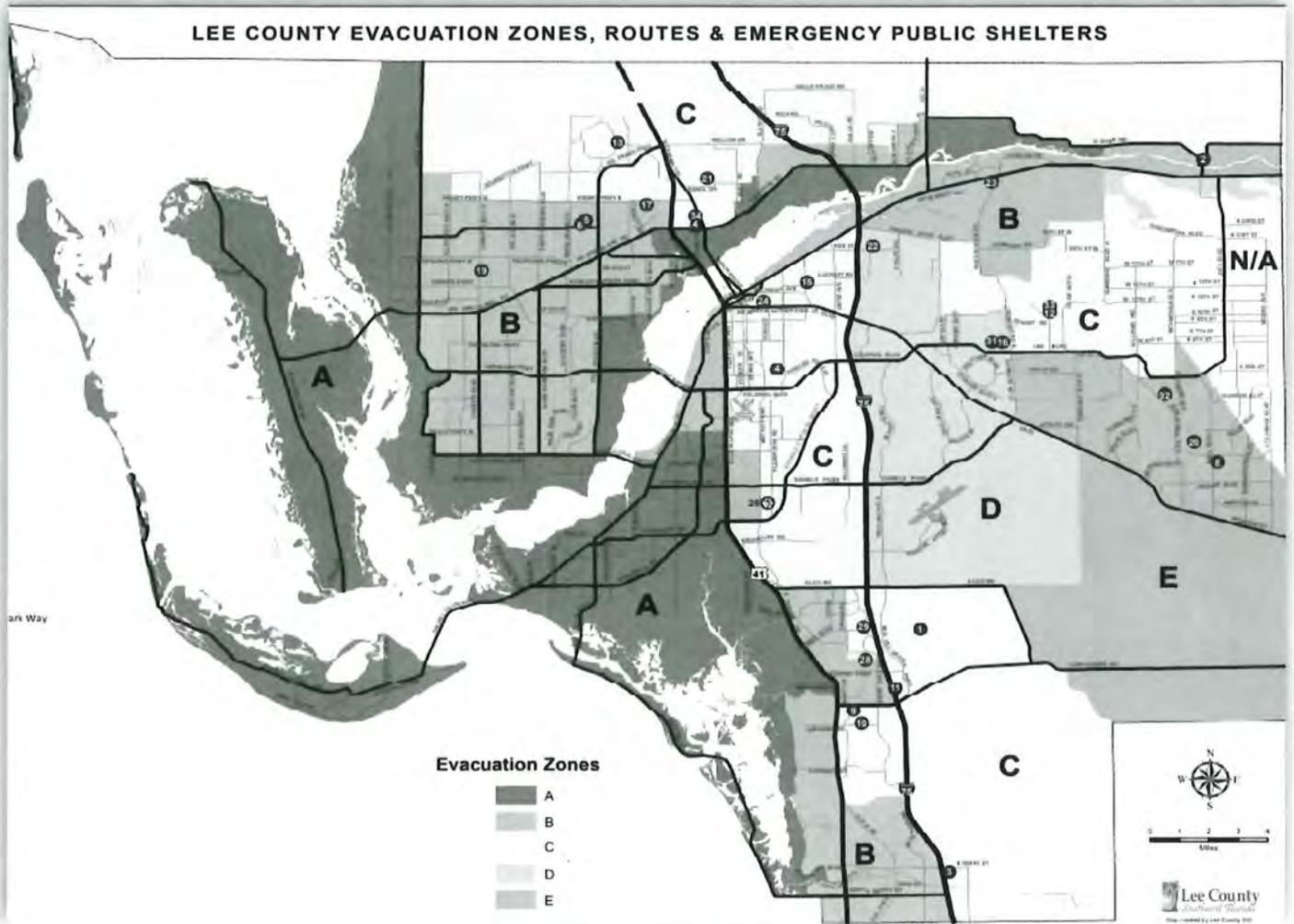
Florida Statewide Regional Evacuation Study Program

Table 3.7 Evacuation Comparisons by County

Hurricane Event	County	Percent Evacuated (Survey)	Percent Evacuated (LBS Data)	Difference
Irma	Bay	10%	24%	14%
Irma	Brevard	25%	29%	4%
Irma	Broward	21%	27%	6%
Irma	Charlotte	45%	46%	2%
Irma	Citrus	21%	28%	7%
Irma	Collier	41%	50%	9%
Irma	Duval	19%	24%	5%
Irma	Escambia	5%	23%	17%
Irma	Flagler	27%	23%	-4%
Irma	Franklin	30%	38%	8%
Irma	Gulf	74%	33%	-41%
Irma	Hernando	27%	25%	-2%
Irma	Hillsborough	30%	34%	3%
Irma	Indian River	19%	32%	13%
Irma	Lee	49%	45%	-4%
Irma	Levy	75%	36%	-39%
Irma	Manatee	29%	39%	10%

This project, as proposed with the potential for additional units, should not have a significant impact on the safe evacuation of this area or Lee County in general.

Provided below is an image of Lee Evacuation Routes and Shelter Locations:

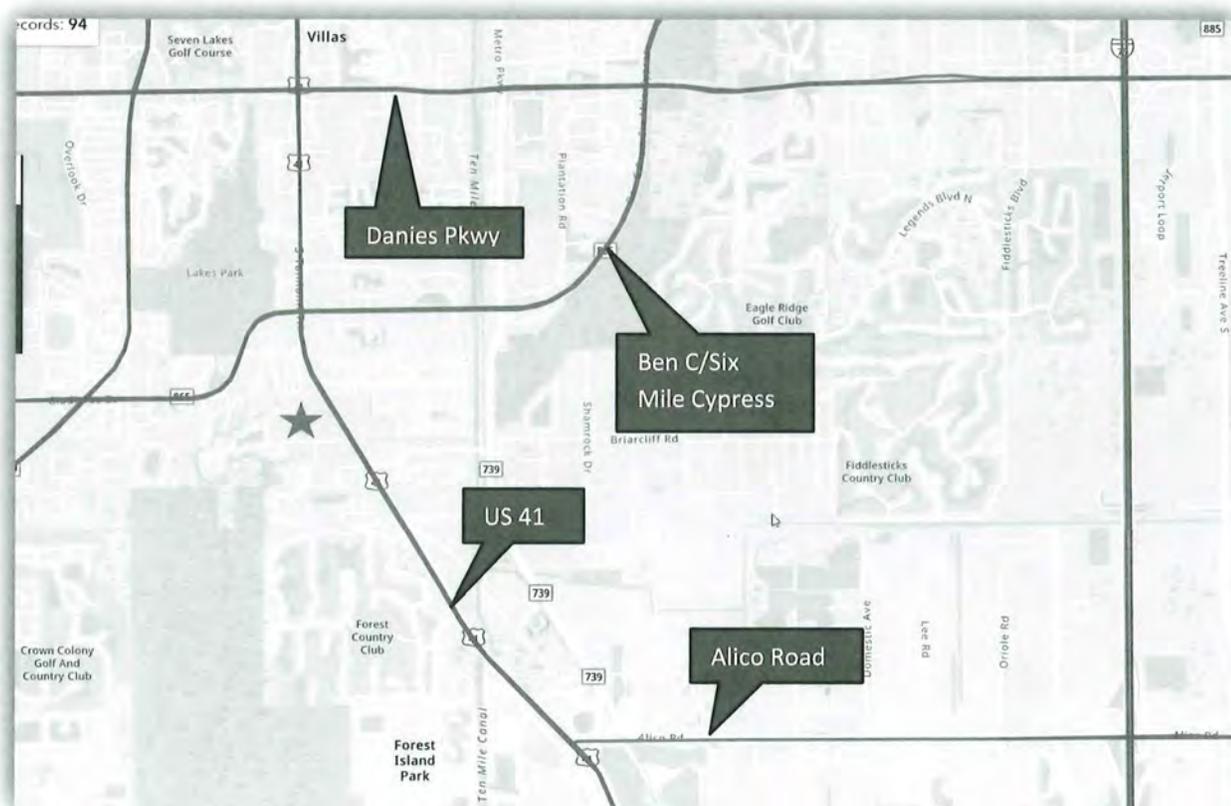


Provided below is an image of State-Approved Evacuation Routes in proximity to the project location:

Evacuation Route



Lee County Florida GIS
Lee County Florida GIS



Section 4

PRELIMINARY ANALYSIS OF POTENTIAL SHELTER/EVACUATION MITIGATION

It is understood that as part of the Development Order permitting process with Lee County and in accordance with Lee Plan Policy 101.1.4, the Division Director will make the final decision with respect to the determination of hurricane shelter and evacuation impacts and the acceptability of the type and degree of mitigation offered to address the proposed development. Provided below is a preliminary analysis of the potential mitigation costs for addressing the proposed development's impact on shelter spaces and evacuation facilities. The analysis is based on the proposed rezoning request parameters, Lee County Land Development Code, Section 2-484, and the assumption that 100% of the additional units would be occupied and contribute to the evacuation process from the property.

The analysis below is intended to evaluate the potential additional impact between the existing uses on the property and proposed uses. This analysis is based on the difference in residential units between the previous 134 mobile-home units and the proposed 391 apartment units with this rezoning request.

Shelter Mitigation Analysis

Determine Shelter Spaces Required:

Net additional residential units = 391 (Proposed) – 134 (Existing/Previous) = 257 Units

- **Apartment Units**

$$U \times P = N$$

$$257 \text{ Units} \times 2 = 514 \text{ (Total Residents by Apartment Units)}$$

$$N \times Ssr = Sp(r)$$

$$514 \times 0.21 = 107.94 \text{ (Shelter Spaces Needed by Apartment Units)}$$

- **Totals for all Residential Units**

$$Sp(r) + Sp(hu) = Sp \times Rfa = Sq(t)$$

$$\text{Total Units } 107.94 \times 20 = 2,158.8 \text{ Square Feet}$$

Notes:

O = Number of people per unit

R = Residents in residence

N = Number of residents in development

U = Number of residential units

Hu = Number of hotel/motel units

P = Persons per household*

Rfa = Required square feet of shelter floor area per space (currently 20 square feet per space)

Sp(r) = Shelter spaces needed by development's residential units

Sp(hu) = Shelter spaces needed by development's hotel/motel units

Ssr = Shelter seeking rate (currently 0.21 is used)

Sq(t) = total square feet of shelter floor area required for the development

Mitigation Payment Analysis (in lieu of donation of land or use of a private structure):

▪ **Costs of Shelter Improvements**

Total Required Square Feet = 2,158.8 Sq(t)

Shelter Improvement Costs= 2,158.8 x \$6.66 per Sq(t)

Subtotal= \$14,377.61

Emergency Power Costs = Total Shelter Spaces X \$20

Subtotal = 107.94 x \$20 = \$2,158.80

Total Costs of Shelter Improvements = \$16,536.41 – Total Shelter and Evacuation Impact Fee

Evacuation Facilities Mitigation Analysis

- Calculate Number of Evacuating Vehicles for all Residential Units:

$U + V = Ev(r)$

$U = 257$

$V = \text{Number of vehicles per occupied unit; Current} = 1.1$

$257 \text{ (Total Evacuating Vehicles)} \times 1.1 = \mathbf{282.7 = 283 \text{ Evacuation Vehicles}}$

DEFINITIONS

Costal High Hazard: *An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The coastal high hazard area is identified as Zone V on Flood Insurance Rate Maps (FIRMs). Special floodplain management requirements apply in V Zones including the requirement that all buildings be elevated on piles or columns.*

Coastal Zone A: *Area landward of a V Zone, or landward of an open coast without mapped V Zones. In a Coastal A Zone, the principal source of flooding will be astronomical tides, storm surges, seiches or tsunamis, not riverine flooding. During base flood conditions, the potential for breaking wave heights between 1.5 feet and 3.0 feet will exist.*

Evacuation Zone: *These are areas that officials may order evacuated during a hurricane. These zones are mapped by the National Hurricane Center and indicate areas that could be affected by storm surge, storm-driven waves that can inundate a community. Zones in costal Lee County are identified from A-E with inland portions of the County not being included in any evacuation zone.*

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 SFHA 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.*

Maximum Envelope of High Water(MEOW): *Provides a worst-case basin snapshot for a particular storm category, forward trajectory, and initial tide level, incorporating uncertainty in forecast landfall location. MEOWs are not storm specific and available to view in the SLOSH display program for all operational basins. No single hurricane will produce the regional flooding depicted in the MEOWs. Instead, the product is intended to capture the worst-case, high-water value at a particular location for hurricane evacuation planning.*

SLOSH: *(Sea, Lake, Overland Surges from Hurricanes) model developed by the National Weather Services and utilized for emergency management and planning activities. The SLOSH model is a computerized model developed by the National Weather Service (NWS) to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes by considering the atmospheric pressure, size, forward speed, and track data.*

Special Hazard Area (SFHA): *An area having special flood, mudflow or flood-related erosion hazards and shown on a Flood Hazard Boundary Map (FHBM) or a Flood Insurance Rate Map (FIRM) Zone A, AO, A1-A30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/AO, AR/A1-A30, V1-V30, VE or V. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.*

Stillwater Elevation: *Stillwater(SWL) means the flood level not including the effects of waves (wave amplitude and wave setup; setup is addressed in a separate Focused Study Group report) or tsunamis and including storm surge and astronomic tide. The SWL is a coastal water surface resulting from astronomical tides, storm surge, and, depending on the location, other effects such as El Niño effects or seiching. The SWL does not include wave heights and runup. The stillwater elevation (SWEL) is the statistical elevation of the SWL relative to a specified datum*

Zone AE: *Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.*

Zone VE: *Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.) These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones*

Section 5

Natural Resources Report

Ft. Myers Multi-Tenant Development

June 20, 2023 | Project Number: H1237288

Site Location:

15180 Meadow Circle
Ft. Myers, Lee County, Florida

Prepared for:

Flournoy Development
PO Box 6566
Columbus, Georgia 31917



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June 20, 2023

Flournoy Development Group
PO Box 6566
Columbus, Georgia, 31917

Attn: Mr. Cooper Reece
P (407) 913-6750
E cooper.reece@flournoydev.com

RE: Natural Resources Report
Ft. Myers Multi-Tenant Development
15180 Meadow Circle
Ft. Myers, Lee County, Florida
Terracon Project No. H1237288

Dear Mr. Reece,

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Natural Resources Report for the above-referenced site. The scope of this assessment included a wetland assessment and listed species assessment.

This work was performed in general accordance with the scope of services outlined in the Agreement for Services dated March 28, 2023. This report was prepared for the exclusive reliance of Flournoy Development Group ("client"). Use or reliance by any other party is prohibited without the written authorization of the client and Terracon.

We trust that this information will assist you in your evaluation of the site. If you have questions concerning this report, or if we can assist you in other matters, please contact us.

Sincerely,
Terracon

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Field Scientist
(813) 321-0312
Sarah.phillips@terracon.com

Brian P. Brandon, PWS
Environmental Department Manager
(407) 740-6739
Brian.brandon@terracon.com

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Natural Resources Report

Ft. Myers Multi-Tenant Development ■ Ft. Myers, Florida

June 20, 2023 ■ Terracon Project No. H1237288



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1.0 Introduction

The site consists of ±18.72 acres of land located at 15180 Meadow Circle (identified as Lee County Parcel Nos. 00000-0010 – 00000-1130, 05000-01CE, 0017-0010, 05000-03CE, and 05000-02CE) in Ft. Myers, Florida. The site currently consists of 132 individual mobile home lots. It is the understanding of Terracon that the site will be developed with multi-family residential buildings and associated infrastructure.

Any potential wetland areas on the site would likely fall under the jurisdiction of the South Florida Water Management District (SFWMD) for the State, and potentially the Florida Department of Environmental Protection (FDEP) under the State 404 Program as “Assumed Waters”. Potential impacts to species which are listed as threatened or endangered would fall under the jurisdiction of the Florida Fish and Wildlife Conservation Commission (FWC) for state listed species, and the United States Fish and Wildlife Service (USFWS) for federally listed species. The following sections provide Terracon’s methodologies and findings to conduct a natural resources assessment of the site.

2.0 Methodology

2.1 Wetland Assessment

Terracon initially reviews readily available published resources to preliminarily identify features indicative of jurisdictional resources on the project site or in the immediate vicinity. The Natural Resource Conservation Service (NRCS) Soil Survey for Lee County, the National Wetland Inventory (NWI), the Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classification System (FLUCFCS), and historical aerial imagery are also reviewed.

A site reconnaissance is then conducted on site utilizing the FDEP Wetlands Delineation Manual¹, Rule 62-340 Florida Administrative Code (FAC) and Rule 62-331 FAC and guidance provided in the June 2020 Navigable Waters Protection Rule (NWPR) and assessed for the presence of wetlands and surface waters based on the three wetland parameters of hydrophytic vegetation, hydrology, and hydric soil indicators. The presence or absence of wetland indicators is documented and photographed on site.

It is anticipated that the project and any potential wetlands would qualify under the “Assumed Waters Rule” so wetlands and surface waters on-site will be assessed to determine if they would constitute Waters of the United States (WOTUS) and be federally regulated by the FDEP. Although the Navigable Waters Protection Rule (NWPR) was vacated in federal court on August 31, 2021, the FDEP is still utilizing the NWPR to determine jurisdiction until state regulations can be modified to be consistent with the new federal regulations. Therefore, the wetlands/surface waters will be assessed under the NWPR. If

¹Gilbert, K.M., J.D. Tobe, R.W. Cantrell, M.E. Sweely, and J.R. Cooper. 1995. The Florida Wetlands Delineation Manual. FDEP, Tallahassee, FL.

wetlands are present, the applicant will have the opportunity to present information regarding whether the wetlands are considered WOTUS and FDEP will review.

2.2 Listed Species Assessment

The site is preliminarily investigated for the presence of state and federally protected animal and plant species and their habitat.² Literature and agency file searches are conducted to identify the potential occurrence of state and federally protected animal species on the site. A review of Geographical Information System (GIS) databases³ containing listed species observations and a map review is performed prior to the field assessment. The USFWS Information, Planning, and Conservation (IPAC) and Florida Natural Areas Inventory (FNAI) search engines are also utilized to determine potential occurrences.

USFWS-IPAC identifies potential occurrences and habitat for federally listed threatened and endangered species, proposed listed and candidate species, and designated critical habitat. The FNAI search engine identifies potential occurrences of both federally and state listed species. The results of the USFWS-IPAC and FNAI search results are then compiled to produce Table 1 in Appendix C of this report. The search results are supplemented by data from the FWC. Additional FWC databases researched for this assessment include Map Direct, wading bird colonies, the eagle nest locator, and GIS data layers of species occurrences. Database search results are included in Appendix C.

A general wildlife survey is then performed on site by conducting the following activities:

- Stationary monitoring stations are established to survey for migratory bird species utilizing the site and transects are walked to locate any migratory bird nests on the site.
- A reconnaissance-level listed flora and fauna survey is conducted for the project area.
- An assessment is conducted by a qualified biologist to identify the occurrence and relative abundance of species considered endangered, threatened, or listed as a species of special concern by the USFWS (50 CFR 11-12) or the FWC (Chapter 68A-27, FAC). All sightings, sign, call, tracks, scat, nests, cavities, burrow, and probable habitat of wildlife observed is documented.
- If encountered, observations of listed species are recorded, their locations marked utilizing a GPS with sub-meter accuracy, and the location is marked on an aerial photograph. A determination is made to determine what additional formal surveys may be required to address species occurrence on the site.

²Species-specific survey methods were not used as this is a preliminary site inspection.

³The data was obtained from the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory.

Table 1 in Appendix C provides a list of state and federally protected animal and plant species with the potential to occur within the vicinity of the site in Lee County, Florida, and makes a recommendation as to whether further investigations are warranted.

2.3 Land Cover

To better categorize on-site habitats, on-site areas were demarcated and classified using FLUCFCS.⁴ Particular attention was allocated to undeveloped and natural areas. The current conditions are discussed in Section 4.0 of this report and reflected on Exhibit 6 (Appendix A).

2.4 Functional Assessment

If wetlands and/or surface waters are identified on site, a preliminary assessment is conducted in accordance with Rule 62-345 FAC: Uniform Mitigation Assessment Method (UMAM) to assess current site conditions and associated wetland function. The three areas of focus when determining wetland function consists of a review of location and landscape support, water environment, and community structure/benthic community. These three parameters are assigned a value between 0 and 10 with 0 representing no wetland function (uplands) and 10 representing optimal wetland function. These scores are averaged out a maximum potential score of 30 and represented as a percentage of wetland function. This percentage is referred to as the UMAM "Delta" which represents the functional "value", of the wetlands used to estimate mitigation needs should direct or indirect impacts be proposed. Terracon's preliminary UMAM analysis is limited in nature and is to be used to determine mitigation estimates only. Final UMAM scores are subject to regulatory approval.

3.0 Desktop Assessment

3.1 Topography and Hydrology

A review of the United States Geological Survey (USGS) topographical maps for this parcel (Ft. Myers SE, FL Quadrangle, 1987), and elevation data from Google Earth indicate the parcel is situated between 5 and 10 feet above mean sea level (amsl). Surface water drainage is anticipated to be consistent with the topographic gradient of the site which generally flows towards the southwest. According to the USGS Topographic Map Key, the site appears to be developed as of the most recent topographic map. The topographic maps are included as Exhibit 1, Appendix A.

3.2 Soil Survey

According to the Natural Resources Conservation Service (NRCS) Soil Survey for Lee County, mapped soil units on the site include the following:

⁴Florida Department of Transportation, Survey and Mapping Office Geographic Mapping Section. January 1999, Third Ed. Florida Land Use, Cover and Forms Classification System. Tallahassee, FL.

- **6 – Hallandale fine sand:** Poorly drained with average depth to water table between 7 to 20 inches below ground surface (bgs). This soil type is mapped along the north and east portions of the site.
- **39 - Isles fine sand, depressional:** Very poorly drained with average depth to water table at about 0 to 10 inches bgs. This soil type is mapped along the southwest portion of the site.
- **42 - Wabasso sand, limestone substratum:** Poorly drained with average depth to water table between 10 to 40 inches bgs. This soil type is mapped along the southeast portion of the site.
- **59 – Urban land, 0 to 2 percent slopes:** Somewhat poorly drained with average depth to water table between 24 to 42 inches bgs. This is the dominant soil type located on site.

During the site reconnaissance, Terracon dug test pits to analyze subsurface soil conditions for hydric soil indicators. According to the *Hydric soils of Florida Handbook*, Hallandale fine sand (6), Isles fine sand, depressional (39), Wabasso sand, limestone substratum (42), and Urban land, 0 to 2 percent slopes (59) are categorized as hydric soils. These soil types were not observed to be consistent with the NRCS soil survey due field verification.

Additionally, Terracon reviewed the *Gopher Tortoise Burrowing Suitability* layer on the NRCS Web Soil Survey. According to this resource, Wabasso sand, limestone substratum (42) and Urban land, 0 to 2 percent slopes (59) are not rated. Hallandale fine sand and Isles fine sand(39) are rated as “Unsuitable” and are therefore not conducive for burrowing fauna such as the gopher tortoise (*Gopherus polyphemus*) or the Florida burrowing owl (*Athene cunicularia*). The NRCS Soil Survey Map for the site is included as Exhibit 3.

3.3 National Wetlands Inventory

The NWI map of the site was reviewed to identify potential wetlands and surface waters. The map for the site was published by USFWS and depicts probable wetland areas and surface waters based on stereoscopic analysis of high-altitude aerial photographs, topographic maps, and soil survey information. The NWI map depicts a small portion of a Freshwater Forested/Shrub Wetland extending onto the southwest corner of the site; however, this was not observed by Terracon during the site reconnaissance. The NWI map for the site is included as Exhibit 4.

3.4 Flood Zones

Terracon reviewed the Federal Emergency Management Agency (FEMA) ArcGIS online open data portal to determine if the subject project area falls within a designated flood zone area. The site is located within Flood Zone AE, which are areas subject to a 0.2% annual chance flood hazard, and which base flood elevations (BFE) have been determined. The BFE for this portion of the site is 9 feet amsl. The FEMA 100-Year Flood Zone Map is included as part of Appendix A.

3.5 Previously Issued Wetland Permits

Terracon reviewed the following sources to determine if wetland or surface water permits had previously been issued for the site, or if the site is associated with a currently valid permit.

- **Environmental Resource Permit (ERP) Database:** The SFWMD and FDEP Environmental Resource Permit (ERP) databases were reviewed to identify potential wetland areas and permits previously issued for the site. According to the records search, there are six SFWMD-issued Dock Self-Certification ERPs associated with the site. These dock permits were proposed for the south adjoining surface water. No surface waters were identified within the parcels. The ERPs are tabulated below.

Table 1: Site permit history.

Parcel No.	Self-Certification ERP No.	Date Filed	Expiration
00000-0260	0361484001EE	2/20/18	2/20/19
00000-0290	0361496001EE	2/20/18	2/20/19
00000-0300	0386888001EE	4/16/20	4/16/21
00000-0310	0361489001EE	2/20/18	2/20/19
05000-03CE	0361495001EE	2/20/18	2/20/19
05000-03CE	0361495002EE	2/28/18	2/28/19

- **State 404 Program Permit Database:** The FDEP State 404 Program permit database was reviewed to identify potential wetland areas and permits previously issued for the site. According to the records search, there are no previously issued State 404 Program permits associated with the site.
- **USACE Permit Database:** The US Army Corps of Engineers (USACE) permit database was reviewed to identify potential wetland areas and permits issued for the site. According to the records search, there are no previously issued wetland permits associated with the site.

3.6 Recorded Conservation Easements

Terracon reviewed site information made available through the Lee County Property Appraiser website, and available data layers made available through FDEP’s Map Direct database to determine if the site was associated with recorded conservation easements. According to these resources, there are no conservation easements recorded for the site. However, Terracon recommends that title records for the site be researched prior to acquisition or development of the site.

4.0 Site Reconnaissance

The site was reviewed by Sarah Phillips on June 13, 2023. The site was investigated for the presence of wetlands and surface waters using the Routine On-site Determination Method described in the FDEP Wetland Delineation Manual. Additionally, the site was investigated to determine if habitat for listed threatened or endangered species was present based on FLUCFCS designation. The following section outlines Terracon's observations during the site reconnaissance.

4.1 Existing Site Conditions

Based on the site inspection and review of the above resources, the following land uses were observed on the site:

- **Mobile Home Units** (Mapped FLUCFCS Code - 122) ±18.72 acres: The site consists of 132 individual mobile home lots. The canopy consists of sabal palm (*Sabal palmetto*), live oak (*Quercus virginiana*), areca palm (*Dypsis lutescens*), pygmy date palm (*Phoenix roebelenii*), ponytail palm (*Beaucarnea recurvata*), queen palm (*Syagrus romanzoffiana*), foxtail palm (*Wodyetia bifurcata*), American mahogany (*Swietenia macrophylla*), Florida avocado (*Persea americana*), and Australian umbrella tree (*Schefflera arboricola*). The subcanopy consists of Brazilian pepper (*Schinus terebinthifolia*), bird of paradise (*Strelitzia reginae*), croton (*Codiaeum variegatum*), ti plant (*Cordyline fruticosa*), sapling pygmy date palm, sapling areca palm, dwarf Australian umbrella tree, and Spanish bayonet (*Yucca aloifolia*). The groundcover consists of St. Augustine grass (*Stenotaphrum secundatum*), torpedo grass (*Panicum repens*), Bermuda grass (*Cynodon dactylon*), and dog fennel (*Eupatorium capillifolium*).

5.0 Wetland Jurisdiction and Permitting Needs

5.1 Lee County

The site is located within the jurisdictional boundaries of unincorporated Lee County. Lee County does not have an independent regulatory program for wetland or surface water impacts, or endangered species impacts, but requires that all new developments be conducted in accordance with other state and federal permitting agencies (SFWMD, FDEP, USACE, USFWS, FWC, etc.) under Section 34-1577 of the Lee County Land Development Code (LDC).

5.2 South Florida Water Management District

The site is located within the jurisdictional boundary of SFWMD. No indications of the presence of SFWMD jurisdictional wetlands or surface waters were identified on site. However, an environmental resource permit (ERP) application would still need to be submitted to address stormwater needs as they relate to the project.

5.3 Florida Department of Environmental Protection

Currently wetlands and surface waters are assessed to determine if they would constitute WOTUS and be federally regulated by the FDEP under the Assumed Waters Rule that went into effect on December 22, 2020. Although the Navigable Waters Protection Rule (NWPR) was vacated in federal court on August 31, 2021, the FDEP is using the NWPR to make jurisdictional determinations for one calendar year from the date of vacatur. Based on a review of the site, there are no wetlands or surface waters located on the site. Therefore, a State 404 Program permit should not be required by FDEP.

6.0 Functional Assessment

No wetlands or applicable surface waters were found onsite. Therefore, a preliminary UMAM analysis was not conducted during the site assessment.

7.0 Listed Species Assessment

7.1 Listed Wildlife

During the site reconnaissance, Terracon surveyed utilizing the methodologies as outlined in Section 2.2 of this report. Based on our observations, potential habitat for the following fauna was identified on site:

- **American Alligator** (*Alligator mississippiensis*): This species is listed a federally threatened due to similarity of appearance to the American crocodile. The species inhabits freshwater lakes, slow moving rivers, and brackish waters. Potential habitat for this species is located on the southern site boundary near the south adjoining surface water. However, because the proposed development activities will not impact aquatic resources and no surface water was identified to extend onto the site boundary, the proposed development is not likely to adversely affect the American alligator.
- **Florida Burrowing Owl** (*Athene cunicularia floridana*): This species inhabits high, sparsely vegetated areas with sandy substrate. These areas typically include dry prairie, sandhill, pastures, ruderal areas, roadsides, ballfields, parks, etc. The site contains suitable habitat for this species; however, the site was investigated for burrows and no burrows or owls were identified on site. Based on the results of the site reconnaissance, additional coordination with FWC should not be required for this species.
- **Gopher Tortoise** (*Gopherus polyphemus*): The gopher tortoise is listed as a state-threatened species. Typical habitat for this species includes dry upland habitats which include disturbed sites and improved pastures. The site contains suitable habitat for this species; however, the site was investigated for burrows and no burrows were identified on site. Based on the results of the site reconnaissance, additional coordination with FWC should not be required for this species.

- **Southeastern American Kestrel** (*Falco sparverius paulus*): It should be noted that although not listed on the IPaC or FNAI reports, the project site falls within the documented range of the state-threatened southeastern American kestrel. This species forages in open pine forests, old fields, and pastures. This species is a secondary cavity nesting species and typically utilizes owl and woodpecker cavities for nesting. During the site reconnaissance, no kestrels or potential nest trees were identified on site. Therefore, it is the opinion of Terracon that the proposed development is not likely to adversely affect this species and additional coordination with FWC should not be required.
- **Wood Stork** (*Mycteria americana*): This state/federally listed species typically nests in forested wetlands and forages in shallow ponds and freshwater marshes. Although this site is located within a wood stork core foraging area (CFA), Terracon did not observe foraging or nesting habitat on site. Therefore, it is the opinion of Terracon that the proposed development will have *No Effect* on this species, and no additional coordination with USFWS should be required for this species.

No other listed threatened or endangered fauna species or suitable habitat for listed fauna species was identified on site during the site reconnaissance.

7.2 Migratory Birds

7.2.1 Bald Eagles

Bald Eagles are protected under the Bald and Golden Eagle Protection Act (BGEP) and the Migratory Bird Treaty Act (MBTA). No bald eagle (*Haliaeetus leucocephalus*) or golden eagle (*Aquila chrysaetos*) individuals, nests, or eggs was noted on the site during the site reconnaissance. In addition, Terracon accessed the bald eagle nest locator dataset provide through FDEP's Map Direct database, as well as the eagle nest location map made available through the National Audubon Society's Eagle Watch Program website. According to these sources, there are no documented bald eagle nests or eagle nest protection zones within one mile of the project site. No impacts to bald eagles are anticipated during site development.

7.2.2 Other Migratory Birds

No migratory birds, nests, or eggs protected under the MBTA were noted on the site during the site reconnaissance.

7.3 Listed Plant Species

No listed threatened or endangered plant species was identified on site during the site reconnaissance. It should be noted that the site reconnaissance may have been conducted outside of the survey season for certain species; however, there are currently no state or federal regulatory protections regarding the removal or destruction of listed plant species unless they are located on federal lands. As such, additional consultation with the agencies regarding listed plant species should not be required.

8.0 Conclusions and Recommendations

The site was investigated to identify the potential presence of wetlands and listed species on the site. Based on the results of our assessment, Terracon makes the following conclusions and recommendations:

- No wetlands or surface waters were identified on the site. An ERP application will need to be submitted to SFWMD to address stormwater needs as they relate to the project.
- No wetlands or surface waters were identified on site. Therefore, a State 404 Program permit should not be required by FDEP.
- No listed threatened or endangered species, or their habitat, were identified on site. Therefore, it is the opinion of Terracon that the proposed project will have no effect on listed threatened or endangered species.

9.0 Standard of Care

Terracon's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. Terracon makes no warranties, express or implied, regarding the findings, conclusions or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies or other third-party resources supplying information used in the preparation of the report. These services were performed in accordance with the scope of work agreed to by the client. Findings, conclusions, and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of wetlands may have been latent, inaccessible, unobservable, or not present during our services.

10.0 User Reliance

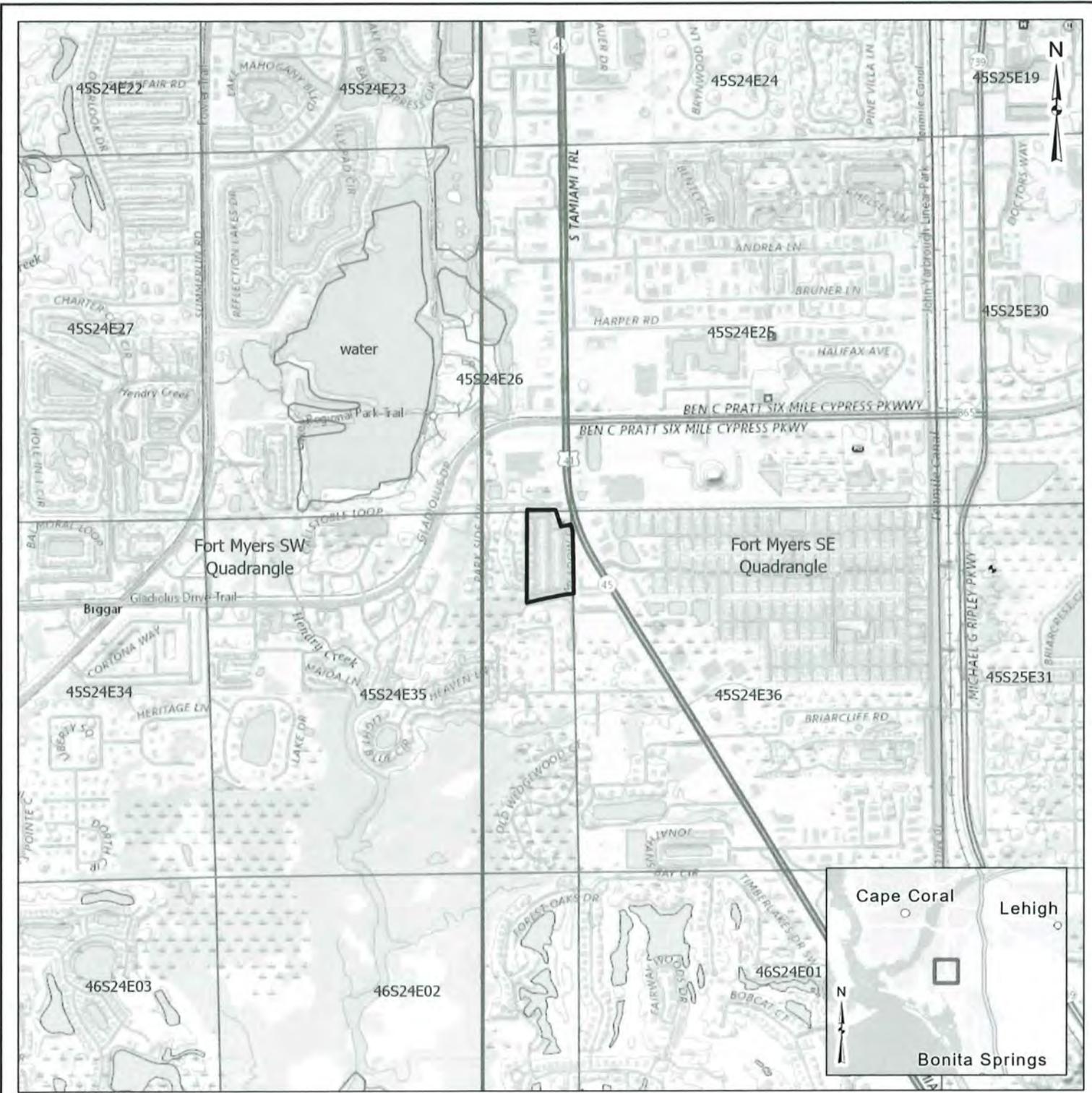
This report is prepared for the exclusive use and reliance of Flournoy Development Group. Use or reliance by any other party is prohibited without the written authorization of Flournoy Development Group and Terracon Consultants, Inc. (Terracon). Reliance on this report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

11.0 Additional Considerations

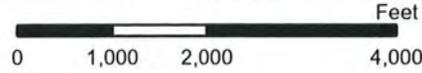
It should be noted that development projects within the state of Florida typically involve additional natural resources considerations that are regulated by state, and federal agencies as well as local governments. Additionally, the project funding may constitute a federal nexus and be subject to regulation under the National Environmental Policy Act (NEPA); which requires additional consultation efforts with federal agencies, native american tribes, and the general public. At the request of the client, Terracon can provide the following services:

- Tree inventories/Health Assessments
- Tree Mitigation Plans And Permitting Assistance
- Desk-Based Assessment (DBA) for Archaeological and Historical Resources
- Cultural Resources Assessment Survey (CRAS)
- Historical Structure Assessments and National Register Nominations
- NEPA Services
- Public Outreach
- Guidance on Environmental and Cultural Elements of Land Development Code (LDC)
- Land Use Feasibility Studies
- Wetland Mitigation Bank Siting, Permitting, and Monitoring
- Grant Management Services

Appendix A Exhibits



- Project Boundary
- USGS 24K Grid Quadrangle
- Public Land Survey System (Township-Range-Section)



DATA SOURCES:
 USGS Topographic Survey, Fort Myers SE Quadrangle;
 ESRI - USGS Topographic Basemap & World Navigation Map

Project No.:	H1237288
Date:	Jun 2023
Drawn By:	GRS
Reviewed By:	SP



1675 Lee Road Winter Park, FL 32789
 PH. (407) 740-6110 terracon.com

Project Location

Natural Resources Assessment
 Fort Myers Multi-Tenant Development
 Lee County, Florida

Exhibit

1



 Project Boundary (18.72 ac.±)
 Lee County Parcels



DATA SOURCES:
 Lee County - Parcels (2023); ESRI - World Imagery
 Hybrid Basemap & World Navigation Map

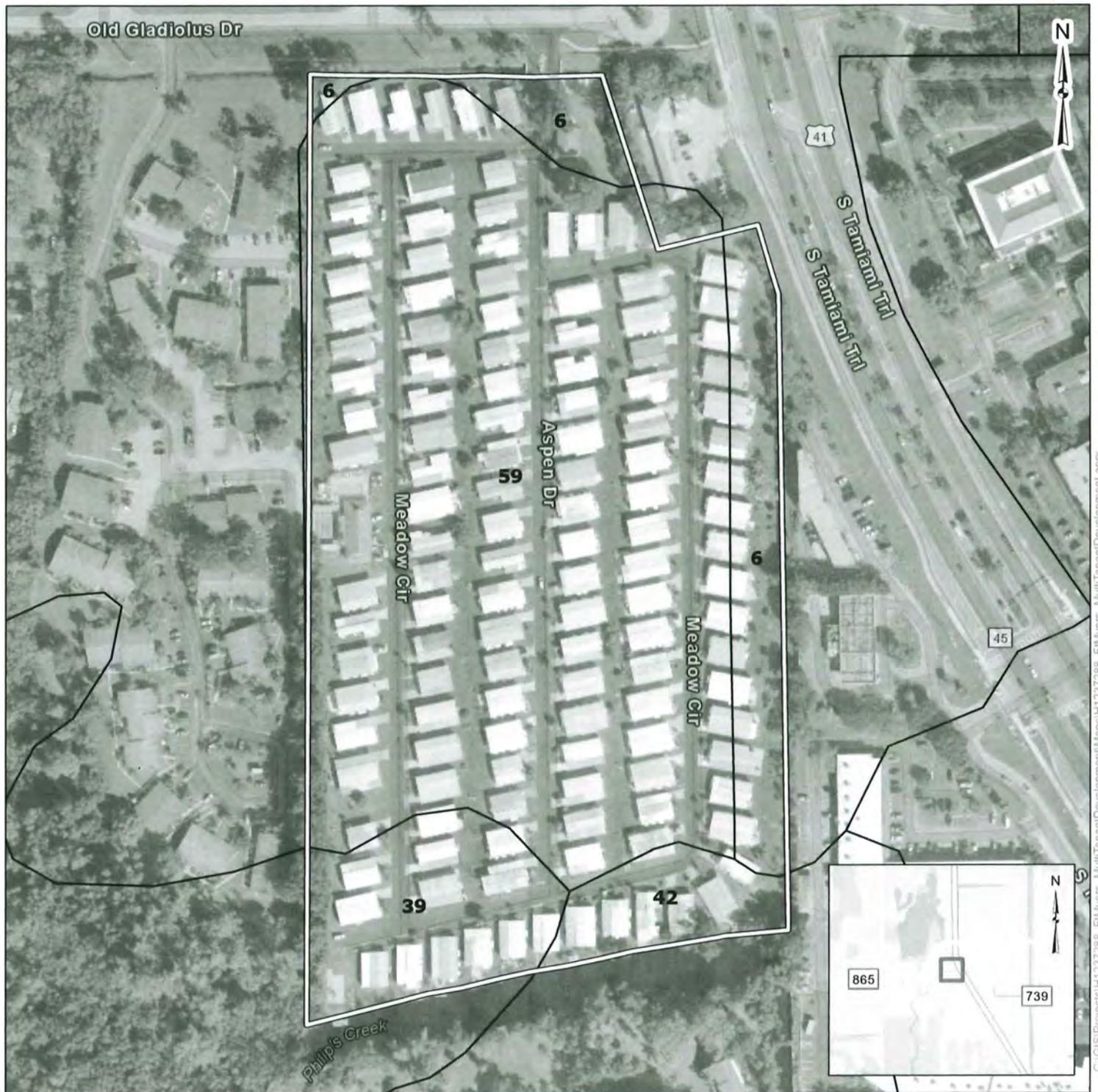
Project No.:
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 Date:
 Jun 2023
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 GRS
 Reviewed By:
 SP

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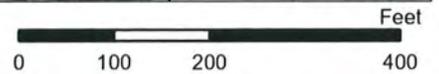
Aerial Photograph
 Natural Resources Assessment
 Fort Myers Multi-Tenant Development
 Lee County, Florida

Exhibit

2



-  Project Boundary
- SSURGO Soils
-  6, Hallandale Fine Sand
-  39, Isles Fine Sand, Depressional
-  42, Wabasso Sand, Limestone Substratum
-  59, Urban Land



DATA SOURCES:
 USDA - NRCS SSURGO Soils Survey of Lee County, FL, ESRI - World Imagery Hybrid Basemap & World Navigation Map

Project No.:	H1237288
Date:	Jun 2023
Drawn By:	GRS
Reviewed By:	SP



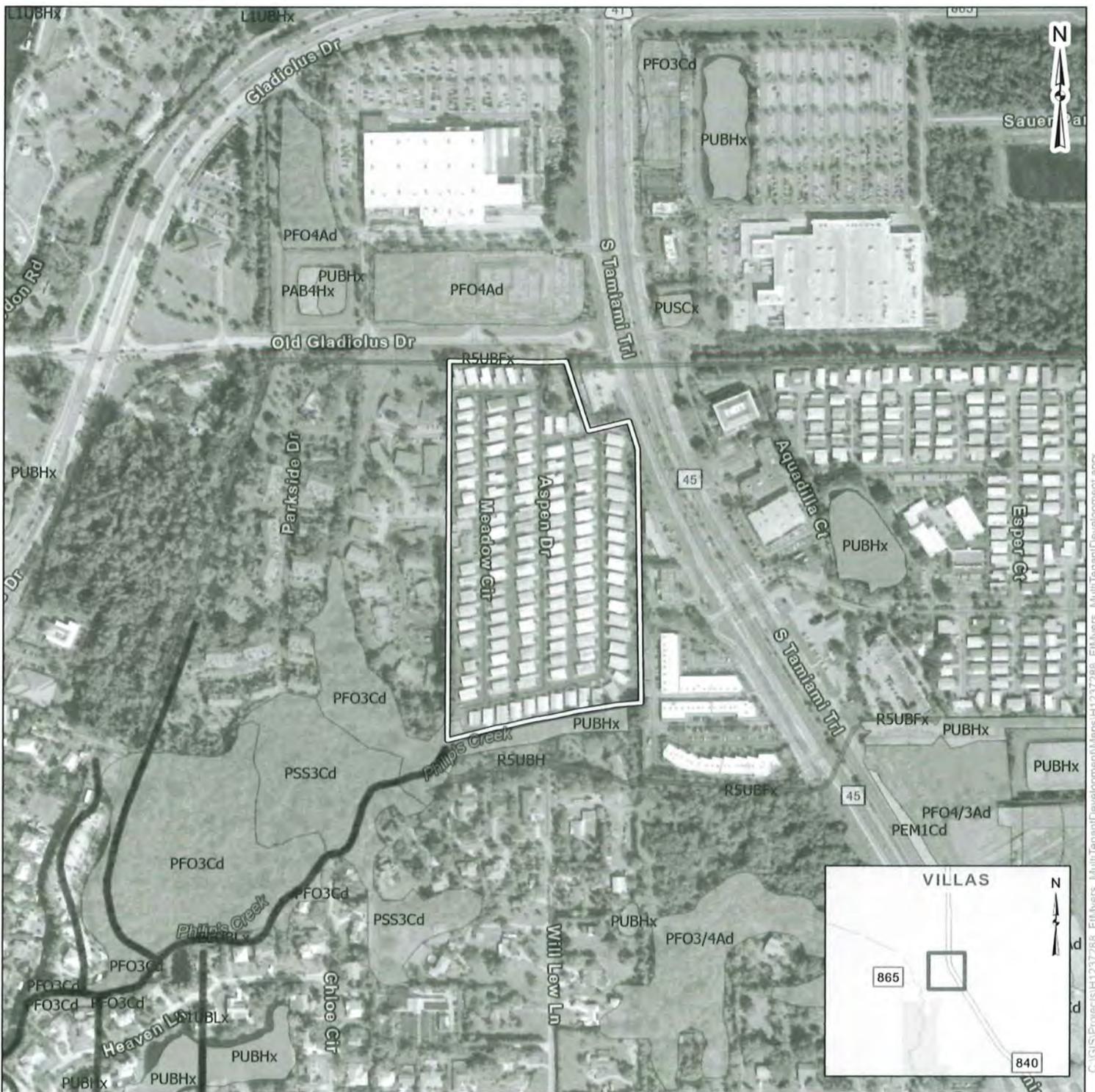
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NRCS Soils

Natural Resources Assessment
 Fort Myers Multi-Tenant Development
 Lee County, Florida

Exhibit

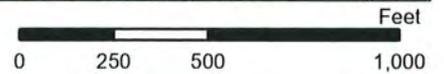
3



 Project Boundary

National Wetlands Inventory

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  Estuarine and Marine Deepwater



DATA SOURCES:
USFWC - National Wetlands Inventory (NWI); ESRI -
World Imagery Basemap & World Navigation Map

Project No.:
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Date:
Jun 2023
Drawn By:
GRS
Reviewed By:
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National Wetlands Inventory

Natural Resources Assessment
Fort Myers Multi-Tenant Development
Lee County, Florida

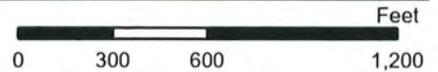
Exhibit

4

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- Project Boundary
- FEMA Flood Hazard Zones**
- Zone AE - Base Flood Elev. Determined
- Zone AE Floodway



DATA SOURCES:
 FEMA - Flood Hazard Zones for Lee County (Effective Date 11/16/2022), FIRM Panel - 12071C0438G, ESRI - World Imagery Basemap & World Navigation Map

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 H1237288

Date:
 Jun 2023

Drawn By:
 GRS

Reviewed By:
 SP

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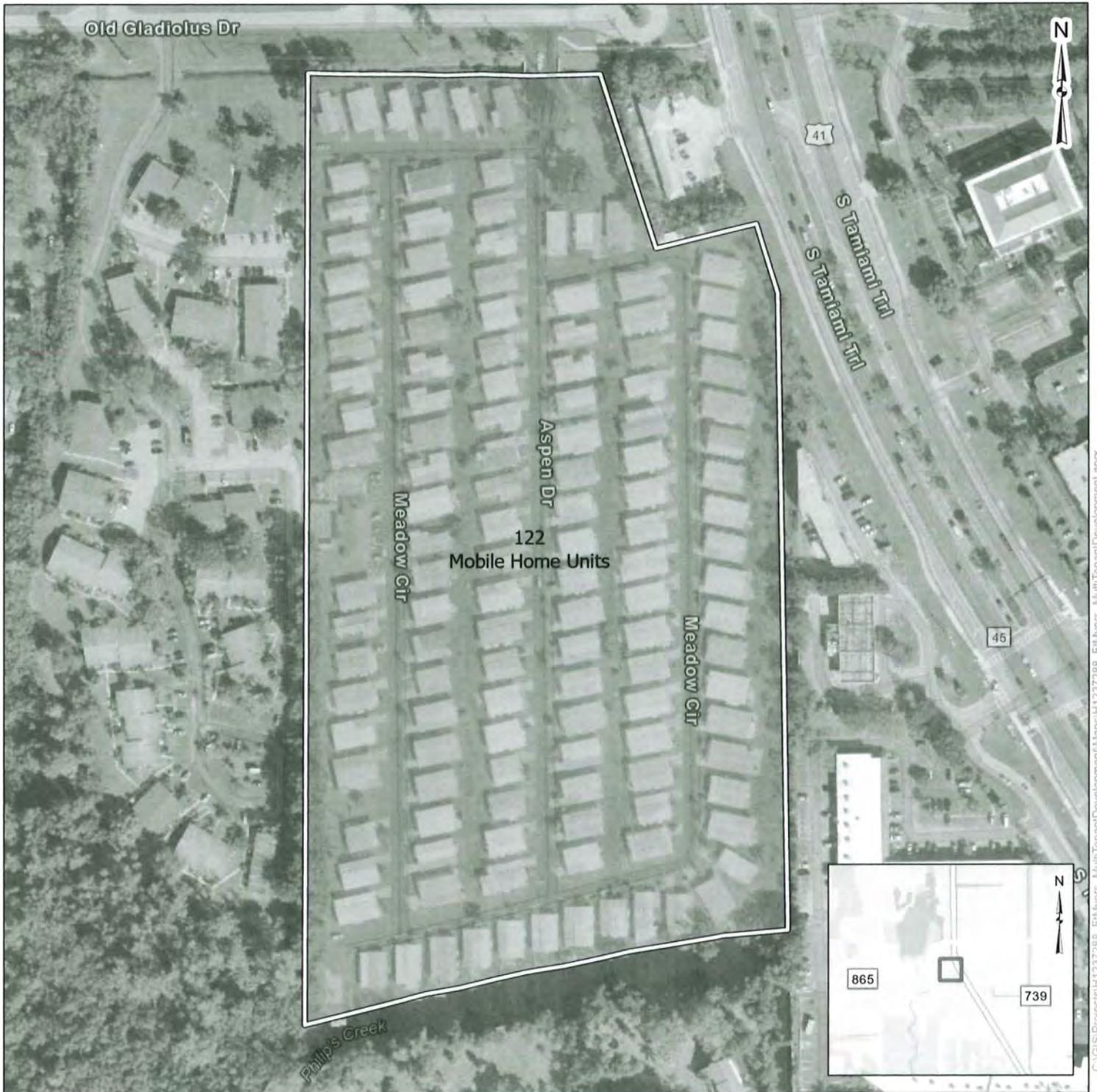
FEMA

Natural Resources Assessment
 Fort Myers Multi-Tenant Development
 Lee County, Florida

Exhibit

5

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-  Project Boundary (18.72 ac.±)
-  FLUCFCS
-  122, Mobile Home Units (18.72 ac.±)



DATA SOURCES:
 Florida Land Use, Cover and Forms Classification System (FLUCFCS), ESRI - World Imagery Basemap & World Navigation Map

Project No.:	H1237288
Date:	Jun 2023
Drawn By:	GRS
Reviewed By:	SP



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Existing Site Conditions

Natural Resources Assessment
 Fort Myers Multi-Tenant Development
 Lee County, Florida

Exhibit

6

Appendix B Photos



Photo #1 View of Mapped FLUCFCS Code - 122 Mobile Home Units



Photo #2 View of Mapped FLUCFCS Code - 122 Mobile Home Units



Photo #3 View of Mapped FLUCFCS Code - 122 Mobile Home Units



Photo #4 View of Mapped FLUCFCS Code - 122 Mobile Home Units



Photo #5 View of southern property boundary and south adjoining surface water body

Appendix C Species Lists

**Table 1
Listed Threatened and Endangered Species**

Species	Federal Status	State Status	Habitat	Habitat Present
Reptiles				
American Alligator <i>(Alligator mississippiensis)</i>		T	Freshwater, slow moving rivers, swamps, marshes, and lakes.	No suitable habitat observed on site.
American Crocodile <i>(Crocodylus acutus)</i>	E	E	Coastal estuarine marshes, tidal swamps, and creeks along edges of mainland and islands. Usually associated with mangroves. Nests on beaches, stream banks, and levees.	No suitable habitat observed on site.
Eastern Indigo Snake <i>(Drymarchon couperi)</i>	T	T	Broad range of habitats, from scrub and sandhill to wet prairies and mangrove swamps. In northern part of range, often winters in gopher tortoise burrows in sandy uplands but forages in more hydric habitats. Requires very large tracts to survive.	No suitable habitat observed on site.
Gopher Tortoise <i>(Gopherus polyphemus)</i>	C	T	Typically found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry pine flatwoods; also commonly uses disturbed habitats such as pastures, old fields, and road shoulders. Tortoises excavate deep burrows for refuge from predators, weather, and fire; more than 300 other species of animals have been recorded sharing these burrows. Above-ground activity is greatly reduced during cold weather, with tortoises in northern Florida remaining below ground for months.	Suitable habitat observed on site; no burrows identified onsite.
Birds				
Audubon's Crested Caracara <i>(Polyborus plancus audubonii)</i>	T		The Florida population commonly occurs in dry or wet prairie areas with scattered cabbage palms (<i>Sabal palmetto</i>). It may also be found in lightly wooded areas. Scattered saw palmetto, scrub oaks, and cypress may also be present. Widespread changes in land use may have forced a change in the type of habitat this subspecies will use. The caracara now uses improved or semi-improved pasture. The presence of seasonal wetlands may be an important factor in the attractiveness of these pastures to caracaras	No suitable habitat observed on site.

Table 1
Listed Threatened and Endangered Species

Species	Federal Status	State Status	Habitat	Habitat Present
Bald Eagle (<i>Haliaeetus leucocephalus</i>)		FT	Areas close to coast, bays, rivers, lakes, or other water bodies. Nests in tall trees that provide clear view of surroundings	No suitable habitat observed on site.
Eastern Black Rail (<i>Laterallus jamaicensis</i>)	T		Tidally or non-tidally influenced, and range in salinity from salt to brackish to fresh. Can be found in higher elevation wetland zones with some shrubby vegetation. Impounded and unimpounded intermediate marshes	No suitable habitat observed on site.
Everglade Snail Kite (<i>Rostrhamus sociabilis plumbeus</i>)	E	N	Snail Kite habitat consists of freshwater marshes and the shallow vegetated edges of natural and manmade lakes where apple snails can be found. Snail Kites require foraging areas that are relatively clear and open so that they can visually search for apple snails.	No suitable habitat observed on site.
Florida Burrowing Owl (<i>Athene cunicularia floridana</i>)		T	High, sparsely vegetated, sandy ground. Natural habitats include dry prairie and sandhill. Makes extensive use of ruderal areas such as pastures, airports, ball fields, parks, school grounds, university campuses, road right-of-ways, and vacant spaces in residential areas. Seasonal Occurrence: Predominately non-migratory; maintains home ranges and territories while nesting	Suitable habitat observed on site; no burrows identified onsite.
Wood Stork (<i>Mycteria americana</i>)	T	T	Nests colonially in a variety of inundated forested wetlands, including cypress strands and domes, mixed hardwood swamps, sloughs, and mangroves. Forages mainly in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures and ditches, where they are attracted to falling water levels that concentrate food sources (mainly fish).	No suitable habitat observed onsite.
Mammals				
Big Cypress Fox Squirrel		T	Primarily a ground dwelling species that inhabits stands of cypress, slash pine savanna, mangrove swamps, tropical hardwood forests, live oak woods, coastal broadleaf evergreen hammocks, and suburban habitat including golf courses, city parks, and residential areas.	No suitable habitat observed on site.

Table 1
Listed Threatened and Endangered Species

Species	Federal Status	State Status	Habitat	Habitat Present
Florida Panther <i>(Puma concolor coryi)</i>		E	Requires extensive blocks of mostly forested communities. Large wetlands that are generally inaccessible to humans are important for diurnal refuge. Will tolerate improved areas in a mosaic of natural communities.	No suitable habitat observed on site.
Florida Bonneted Bat <i>(Eumops glaucinus floridanus)</i>		E	Roosts in palms and hollow trees and in buildings. Forages high in air over natural as well as human-altered landscapes	No suitable habitat observed on site.
Insects				
Miami Blue Butterfly <i>(Cyclargus thomasi bethunebakeri)</i>		E	Inhabits tropical hardwood hammocks, tropical pine rocklands, and beachside scrub in Florida.	No suitable habitat observed on site.
Plants				
Aboriginal Prickly-Apple <i>(Harrisia aboriginum)</i>	E		This cactus occurs in Florida in coastal strand vegetation (relatively low salt-tolerant shrubs and grasses), tropical coastal hammocks. Populations are likely to be at least on sites with shelly substrates. Plants may be quite close to the mangrove zone, but not in it.	No suitable habitat observed on site.
Beautiful Pawpaw <i>(Deeringothamnus pulchellus)</i>	E	E	Open slash pine or longleaf pine flatwoods with wiregrass and dwarf live oak in the understory.	No suitable habitat observed on site.
Celestial Lily <i>(Nemastylis floridana)</i>		E	Wet flatwoods, prairies, marshes, cabbage palm hammocks edges.	No suitable habitat observed on site.
Florida Beargrass		T	Scrub, sandhill, scrubby flatwoods, and xeric hammock	No suitable habitat observed on site.

**Table 1
Listed Threatened and Endangered Species**

Species	Federal Status	State Status	Habitat	Habitat Present
<i>(Nolina atopacarpa)</i>				
Many-flowered Grass Pink <i>(Calopogon multiflorus)</i>		T	Fire maintained damp pinelands and meadows	No suitable habitat observed on site.
Nodding Pinweed <i>(Lechea cernua)</i>		T	Sand pine scrub	No suitable habitat observed on site.
Sanibel Lovegrass <i>(Eragrostis pectinaceae var. tracyi)</i>		E	Roadsides, railroad embankments, gardens and cultivated fields.	No suitable habitat observed on site.
Small's Flax (<i>Linum carteri</i>) Small		E	Pine rockland. Small's flax: pine rocklands, pine flatwoods, adjacent disturbed areas.	No suitable habitat observed on site.

TABLE 1 KEY

¹ No longer listed in Florida as of January 11, 2017, but is part of the *Imperiled Species Management Plan*

² No longer listed in Florida as of January 11, 2017. Commensal species with gopher tortoise.

FEDERAL LEGAL STATUS: Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.

E = Endangered: species in danger of extinction throughout all or a significant portion of its range.

T = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

SAT = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

STATE LEGAL STATUS: Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency. Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

C = Candidate for listing at the Federal level by the USFWS

FE = Listed as Endangered Species at the Federal level by the USFWS

FT = Listed as Threatened Species at the Federal level by the USFWS

FT(S/A) = Federal Threatened due to similarity of appearance

- ST** = State population listed as Threatened by the FWC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
- SSC** = Listed as Species of Special Concern by the FWC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

1339 20th Street

Vero Beach, FL 32960-3559

Phone: (772) 562-3909 Fax: (772) 562-4288

Email Address: fw4flesregs@fws.gov

<https://www.fws.gov/office/florida-ecological-services>

In Reply Refer To:

Project Code: 2023-0091640

Project Name: Ft. Myers

June 09, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Marine Mammals
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office

1339 20th Street

Vero Beach, FL 32960-3559

(772) 562-3909

PROJECT SUMMARY

Project Code: 2023-0091640
Project Name: Ft. Myers
Project Type: Commercial Development
Project Description: Multi-Family
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@26.52243285,-81.87194751840599,14z>



Counties: Lee County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 19 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Florida Bonneted Bat <i>Eumops floridanus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther <i>Puma (=Felis) concolor coryi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor (all subsp. except coryi)</i> Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
West Indian Manatee <i>Trichechus manatus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. <i>This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements.</i> Species profile: https://ecos.fws.gov/ecp/species/4469	Threatened

BIRDS

NAME	STATUS
Audubon's Crested Caracara <i>Polyborus plancus audubonii</i> Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/3HCM5C6J5ND55ACJRMHV7NCBEI/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
American Crocodile <i>Crocodylus acutus</i> Population: U.S.A. (FL) There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6604	Threatened
Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle <i>Chelonia mydas</i> Population: North Atlantic DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Kemp's Ridley Sea Turtle <i>Lepidochelys kempii</i> There is proposed critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/5523	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

FISHES

NAME	STATUS
Gulf Sturgeon <i>Acipenser oxyrinchus (=oxyrhynchus) desotoi</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/651	Threatened

INSECTS

NAME	STATUS
Miami Blue Butterfly <i>Cyclargus (=Hemiargus) thomasi bethunebakeri</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	Endangered
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Aboriginal Prickly-apple <i>Harrisia (=Cereus) aboriginum (=gracilis)</i> Population: There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2833	Endangered
Beautiful Pawpaw <i>Deeringothamnus pulchellus</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4069	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

-
1. The Migratory Birds Treaty Act of 1918.
 2. The Bald and Golden Eagle Protection Act of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the **PROBABILITY OF PRESENCE SUMMARY** at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Gull-billed Tern <i>Gelochelidon nilotica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501	Breeds May 1 to Jul 31
King Rail <i>Rallus elegans</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936	Breeds May 1 to Sep 5
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Mangrove Cuckoo <i>Coccyzus minor</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 20 to Aug 20
Painted Bunting <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

NAME	BREEDING SEASON
Reddish Egret <i>Egretta rufescens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Wilson's Plover <i>Charadrius wilsonia</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Aug 20

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee

BCC Rangewide
(CON)

Wilson's Plover
BCC Rangewide
(CON)



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

MARINE MAMMALS

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

-
1. The Endangered Species Act (ESA) of 1973.
 2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
 3. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

NAME

West Indian Manatee *Trichechus manatus*

Species profile: <https://ecos.fws.gov/ecp/species/4469>

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R5UBFx

FRESHWATER FORESTED/SHRUB WETLAND

- PFO3Cd

IPAC USER CONTACT INFORMATION

Agency: Terracon

Name: Sarah Phillips

Address: 5463 W Waters Ave Ste 830

City: Tampa

State: FL

Zip: 33634

Email: sarah.phillips@terracon.com

Phone: 8133210312



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 6/9/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

for information on an official

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 36940 , 36941



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 36940

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Haliaeetus leucocephalus</i> Bald Eagle	G5	S3	N	N

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Sciurus niger avicennia</i> Big Cypress Fox Squirrel	G5T2	S2	N	ST

Matrix Unit ID: 36941

0 Documented Elements Found

0 Documented-Historic Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sciurus niger avicennia</i> Big Cypress Fox Squirrel	G5T2	S2	N	ST

Matrix Unit IDs: 36940, 36941

21 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Ardea herodias occidentalis</i> Great White Heron	G5T2	S2	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Crocodylus acutus</i> American Crocodile	G2	S2	T	FT
<i>Deeringothamnus pulchellus</i> beautiful pawpaw	G1	S1	E	E

<u><i>Drymarchon couperi</i></u> Eastern Indigo Snake	G3	S2?	T	FT
<i>Elytraria caroliniensis</i> var. <i>angustifolia</i> narrow-leaved Carolina scalystem	G4T2	S2	N	N
<i>Eragrostis pectinacea</i> var. <i>tracyi</i> Sanibel lovegrass	G5T1	S1	N	E
<u><i>Eretmochelys imbricata</i></u> Hawksbill Sea Turtle	G3	S1	E	FE
<u><i>Gopherus polyphemus</i></u> Gopher Tortoise	G3	S3	C	ST
<u><i>Gymnopogon chapmanianus</i></u> Chapman's skeletongrass	G3	S3	N	N
<u><i>Lechea cernua</i></u> nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<u><i>Nemastylis floridana</i></u> celestial lily	G2	S2	N	E
<u><i>Nolina atopocarpa</i></u> Florida beargrass	G3	S3	N	T
<u><i>Puma concolor coryi</i></u> Florida Panther	G5T1	S1	E	FE
<i>Rallus longirostris scottii</i> Florida Clapper Rail	G5T3?	S3?	N	N
<i>Rivulus marmoratus</i> Mangrove Rivulus	G4G5	S3	SC	N
<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
<i>Setophaga discolor paludicola</i> Florida Prairie Warbler	G5T3	S3	N	N
<u><i>Ursus americanus floridanus</i></u> Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Appendix D Resumes

Brian P. Brandon, PWS

Environmental Department Manager III

PROFESSIONAL EXPERIENCE

Mr. Brandon's experience includes serving in leadership roles at consulting firms in Florida for the past decade, having expert level experience in wetland delineation, wetland permitting and compliance, wetland functional assessment/mitigation plans, wetland monitoring, habitat assessments, habitat conservation plans, floral/vegetation surveys, threatened and endangered species surveys, migratory bird evaluations, wildlife monitoring, creation and maintenance of avian protection programs, tribal and agency consultation pursuant to the National Environmental Policy Act (NEPA), Phase I Environmental Site Assessments (ESA), Asbestos sampling, Lead-based Paint sampling, and other environmental assessment and monitoring techniques. His experience also includes coordination with the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), Federal Communications Commission (FCC), various state and tribal historic preservation offices (HPOs), the Florida Department of Environmental Protection (FDEP), United States Army Corps of Engineers (USACE), all 5 Florida Water Management Districts, and dozens of county and municipal representatives for various permitting and compliance projects.

PROJECT EXPERIENCE

Durando Yeehaw Ranch – Yeehaw Junction, Florida

Senior Staff Scientist and Project Manager for land analysis that includes demography of saw palmetto stands, agricultural soil analysis, and land use analysis to determine the correlation between palmetto densities and productivity and available soil nutrients on site. The 12,000-acre project site was proposed to be utilized for saw palmetto propagation and harvesting.

Placid Solar Projects – Highlands County

Senior Staff Scientist and Project Manager for a proposed 2,000 acre solar farm. Scope of services includes wetland delineation and permitting assistance, gopher tortoise and burrowing owl surveys, formal surveys for crested caracara, Florida scrub-jay, Florida bonneted bat, sand skinks and blue-tailed mole skinks, Southeastern American kestrel, and agency consultation.

Endangered Plant Surveys – Lake County Florida

Conducted surveys for the federally endangered Lewton's polygala and clasping warea on an outparcel owned by Seminole State Forest. Surveys were conducted in pre-established plots. The target species were identified, and the growth status was recorded. All collected data was used to monitor yearly population growth, correlate impacts of prescribed fire, and determine if detrimental effects from invasive herbs affected rare plant species population. Work was conducted as a volunteer for the Florida Forest Service.

Endangered Plant Surveys – Polk County, Florida

Conducted demography survey on the state endangered blushing scrub balm at a confidential site in Polk County, Florida. Surveys consisted of measuring



EDUCATION

Bachelor of Science, Biology
University of Central Florida, 2012

Graduate Certificate, Wetlands
and Water Resource Management,
University of Florida 2020

YEARS WITH TERRACON: 4
YEARS WITH OTHER FIRMS: 6

CERTIFICATIONS

Professional Wetland Scientist
(PWS) No. 3405

FWC Authorized Gopher Tortoise
Agent No. GTA-14-00004D

FWC Burrowing Owl Authorized
Agent No. RAG-21-00005

Certified Florida Master Naturalist

PROFESSIONAL TRAINING

38-Hour USACE Wetland
Delineation Training

AFFILIATIONS

Florida Native Plant Society –
Tarflower Chapter

National Association of
Environmental Professionals

Ecological Society of America

National Audubon Society

Florida Association of
Environmental Soil Scientists

Society of Wetland Scientists

and recording plant height and width, and counting stems, flowers, and seeds. The data was used to determine germination rates in response to the prescribed fire regiment of the area.

Grand Medina Resort (Everest Place) – Osceola County, Florida

Project Manager and Senior Ecologist for conducting annual wetland monitoring for Consumptive Use Permit with the City of Apopka. The scope of work included bringing the CUP permit into compliance by conducting wetland monitoring for a two-year period; collecting GPS data of water elevations at four lakes, analyzing vegetative cover, and making a correlation between annual rainfall data, piezometer data, and visual observations to determine if groundwater drawdown is occurring as the result of the City's water usage.

ADDITIONAL EXPERIENCE

Biological Assessments - Alabama, Florida, Georgia, North Carolina, South Carolina*

Project Manager and Lead Biologist. Analyzed habitat structure and performed surveys to determine anticipated impacts to threatened and endangered species and species of special concern pursuant to Section 7 of the Endangered Species Act. Species-specific surveys include gopher tortoise, migratory bird evaluations, bats, red cockaded woodpeckers, Florida scrub-jays, and various vegetation surveys. Consulted with lead agency for determinations of "no adverse effect" findings and coordinated permitting when necessary.

Wetland Delineations –Florida, Georgia, Maryland*

Project Manager and Lead Wetland Scientist. Determined the landward extent of wetlands and other surface waters in accordance with Florida Administrative Code 62-340 and the Army Corps of Engineers wetland delineation methodology. Delineated wetland boundaries and coordinated Environmental Resource Permits (ERP's), Nationwide Permits, and Individual Permits with the FDEP, USACE, and all Water Management Districts.

Migratory Bird Evaluations and Avian Protection Programs – Nationwide*

Director of Migratory Bird Services. Managed and directed a team of scientists to conduct evaluations/formal surveys of Osprey, Bald Eagle, Red-tailed Hawk, Great Horned Owl, Crested Caracara, Crows, Ravens, Eastern Kingbirds, and other migratory birds for compliance with the Migratory Bird Treaty Act (MBTA), Bald and Golden Eagle Protection Act, and Endangered Species Act. Determined nest status and facilitated permit actions. Created and maintained Avian Protection Programs for various national clientele.

SARAH E. PHILLIPS

FIELD SCIENTIST

PROFESSIONAL EXPERIENCE

Sarah is a Field Scientist in Terracon's Tampa, Florida office. She is responsible for conducting and managing Phase I Environmental Site Assessments (ESAs) and Soil and Groundwater Management Plans (SGMPs) for private and state regulatory clients and has served as a Field Technician and Ecologist in Limited Site Investigations (LSIs), Natural Attenuation Monitoring (NAM) reports, Threatened and Endangered (T&E) Species Surveys, Preliminary Wetland Assessments, and Wetland Delineations. Tasks include project management, local agency and state records reviews, historical research, physical site reconnaissance, soil and groundwater sampling activities, regulatory records review, and report writing. Ms. Phillips has served as a Project Manager for assessments throughout the West and Central areas of Florida. Properties assessed have included undeveloped land, retail/commercial developments, industrial facilities, active farms, and multi-family home complexes.

PROJECT EXPERIENCE

Residential Development – Wimauma, Florida

Ecologist for a residential development project. The scope of services includes wetland assessment, listed species assessment and report deliverables. Responsible for assisting with wetland and listed species assessments.

Residential Development – Seffner, Florida

Ecologist for a residential development project. The scope of services includes wetland assessment, listed species assessment and report deliverables. Responsible for assisting with wetland and listed species assessments.

Multi-family Development – Sarasota, Florida

Ecologist for a multi-family development project. The scope of services includes wetland assessment, listed species assessment and report deliverables. Responsible for assisting with wetland and listed species assessments.

Multi-family Development – Palmetto, Florida

Ecologist for a multi-family development project. Scope of work includes wetland delineation, listed species assessment, Uniform Mitigation Assessment Method (UMAM) wetland scoring, permitting of wetland impacts with the USACE, SWFWMD, and the EPC, wetland mitigation, a Phase I ESA, and a LSI and soil sampling activities. Responsible for preparing the Phase I ESA and assisting with LSI preparation, soil sampling activities, wetland delineation, listed species assessment, and UMAM scoring.

Active Farm – Plant City, Florida

Field Scientist for a Phase I Environmental Site Assessment for an approximate 408-acre active farming site. The entirety of the project included a Limited Site Investigation, Environmental Planning wetland assessments and listed species assessments, and Geotechnical services.



EDUCATION

Bachelor of Science, Environmental Science and Policy

Bachelor of Science, Marine Biology

University of South Florida
Tampa, Florida 2022

CERTIFICATIONS

40-Hour HAZWOPER

AFFILIATIONS

The Florida Association of Environmental Professionals (FAEP)

Tampa Bay Association of Environmental Professionals (TBAEP)

American Geophysical Union (AGU)

PRESENTATIONS/ PUBLISHED ARTICLES

"An Investigation into Processes that Define Effective Recycling Legislation in the Tampa Bay Area" presented at the American Geophysical Union Fall Meeting national convention in December 2021

"An Investigation on the Ecological, Economic, and Political Factors of Recycling in the U.S. and the Tampa Bay Area" presented at the University of South Florida's Undergraduate Humanities Conference in January 2022

**EXHIBIT M13 – HISTORIC RESOURCES
IMPACT ANALYSIS**



ROYAL PALM MULTIFAMILY CPA

Historic Resources Impact Analysis

I. REQUEST

The contract purchaser for the 19.33+/- acre subject property, Flournoy Development Group, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for one change to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from Central Urban to the Intensive Development Future Land Use Category (FLUC).

Additionally, there is a companion zoning action being submitted to rezone from MHC-2 to Residential Planned Development (RPD) and a Bonus Density application. The intent is to use the property is to redevelop the property to 391 multifamily apartments including site built affordable residential housing.

II. HISTORIC RESOURCES IMPACT ANALYSIS

The property does not contain any historic resources (including structure, districts, and/or archaeologically sensitive areas). A letter has been secured from the Division of Historical Resources - Florida Department of State which is included in this document.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

November 9, 2023

Lindsey Craig
Planner Staff
RVi Planning + Landscape Architecture
10150 Highland Manor Drive, Suite 450 • Tampa, FL 33610
813.443.8282 Main

In response to your request on November 9, 2003, the Florida Master Site File lists no cultural resources recorded within Section 35 Township 45S Range 24E for the Flournoy RPD Project, Lee County.

This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.

- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
 - **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- #
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



Source: Esri, News, Earthstar Systems, and the GIS User Community

**EXHIBIT M14 – PUBLIC FACILITIES
IMPACTS ANALYSIS**



Royal Palm Multifamily CPA

Exhibit 14 - Public Facilities Impacts Analysis

I. REQUEST

The contract purchaser for the 19.33+/- acre subject property, Flournoy Development Group ("Applicant"), is requesting a Comprehensive Plan Amendment for one change to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from Central Urban to the Intensive Development Future Land Use Category (FLUC).

Additionally, there is a companion zoning action being submitted to rezone the property from MHC-2 to Residential Planned Development (RPD) and a Bonus Density application. The development program is for 391 multifamily apartments where 255 units are derived from base density and 136 from bonus density. The property is within the Coastal High Hazard Area which restricts the option of using bonus; therefore, the requested use of the bonus density will be for site-built affordable housing at 140% AMI.

Comprehensive Plan Amendment (Maps)

The impacts of the requested amendments are compared to the existing by-right entitlements per the future land use designations. The density permitted for the development area is consistent between the current and proposed land use category at up to 22 units per acre.

The uses between the two land use categories both allow for intense uses. The General Interchange FLUC encourages uses that best serve the travelling public and because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, and multi-family dwelling units. The Intensive Development FLUC is also to be located along major arterial roads and similarly the available and potential levels of public services in both these areas are suited to accommodate high densities and intensities. However, in the Intensive Development category mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged.

CURRENT FUTURE LAND USE	Acreage	Density	Residential Units
Central Urban	19.33 less 1.16 natural waterways = 18.17+/- developable	10 du/acre (base) 4du/acre (bonus)	182 (base) 91 (bonus) = 273 du
PROPOSED FUTURE LAND USE	Acreage	Density	Residential Units
Intensive Development	19.33 less 1.16 natural waterways = 18.17+/- developable	14 du/acre (base) 8 du/acre (bonus)	255 (base) 145 (bonus) = 400 du

Potable Water

The entirety of the subject property is in the Lee County Utilities Future Water Service Area which is demonstrated in Lee Plan Map 4-A. The requested residential density is currently permissible within the existing General Interchange FLUC. The request for utility availability assumed full development of the residential.

Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 250 gallons per day per Equivalent Residential Connection (ERC) is required. The 2022 Lee County Concurrency Report indicates that Potable Water is available at a capacity of 319 gallons per day per ERC which exceeds the required LOS. Per Lee County Utilities, sewer capacity is available at the prescribed LOS rate.

A Letter of Availability has been obtained from Lee County Utilities confirming the property will be served by the Corkscrew Water Treatment Plant and capacity is available for the residential density proposed for the subject property which is as follows:

RESIDENTIAL

Existing Maximum Residential per General Interchange FLUC

391 ERC X 250 GPD = 97,750 GPD

Proposed Impact of Residential within Intensive Development

391 ERC X 250 GPD = 97,750 GPD

Sanitary Sewer

The subject property is within the Lee County Utilities Future Sewer Service Area which is demonstrated in Lee Plan Map 4-B.

Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) is required. The 2023 Lee County Concurrency Report indicates that Sanitary Sewer is available at a capacity of 141 gallons per day per ERC; which exceeds the required LOS. A Letter of Availability is pending from Lee County Utilities confirming the property will be served by the Gateway Water Treatment Plant and capacity is available for the residential density proposed for the subject property.

RESIDENTIAL

Existing Maximum Residential per General Interchange FLUC

391 ERC X 200 GPD = 78,200 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay

391 ERC X 200 GPD = 78,200 GPD

Solid Waste

Per the letter received from Lee County Solid Waste on November 15, 2023, The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed 391 multi family dwelling units located on the southwest corner of Old Gladius Road and US Highway 41 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

- LOS Standard = 7 lbs/day/capita OR 990,405 tons/year
- Current Capacity = 7.6 lbs/day/capita OR 1,134,667 tons/year

Surface Water/Drainage Basins

The non-regulatory standards described in Policy 95.1.3(4)(c) require new development to be designed to South Florida Water Management District (SFWMD) standards to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event. Additionally, it requires that the stormwater system must prevent the flooding of designated evacuation routes on the Lee Plan Map 15 from the 25-year, 3-day storm event for more than 24 hours. The proposed map amendment and concurrent residential planned development will be consistent with the requirements of Lee Plan Policy 95.1.3 (including Map 3-J) as an ERP permit is required to be obtained for the proposed development prior to construction commencement.

Parks, Recreation, and Open Space

The non-regulatory standards described in Policy 95.1.3(6)(a & b) require six (6) acres of developed regional park land open for public use per 1,000 total seasonal county population for all of Lee County and 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.

According to the Letter of Service availability received on November 15, 2023, in April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks, and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in the Lee Plan. The Department's available capacity meets the current adopted level-of-service standard, and is projected to meet the adopted level-of-service standard for at least the next five years.

- Required Capacity – 5,538 acres of regional parks and 295 acres of community parks
- Available Capacity – 7,066 acres of regional parks and 832 acres of community parks

Regional Parks Level of Service:

867,000 [seasonal county population] X (6 acres/1,000 population) = 5,202 acres

The 2022 Lee County Concurrency Report indicates that there is a total required 5,202 acres of regional parks and that the available capacity lists 7,051 acres of regional parks therefore there is available capacity to meet the adopted LOS standard.

Additionally, the 2022 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

Community Parks Level of Service

361,315 [permanent unincorporated county population] X (0.8 acres/1,000 population) = 295 Acres

The 2020 Lee County Concurrency Report indicates that there is a total required 295 acres of community parks and that the available capacity lists 832 acres of community parks therefore there is available capacity to meet the adopted LOS standard.

Additionally, the 2020 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

Public Schools

The subject property is located within the School District of Lee County's South Zone. The letter of capacity from the district has been received on November 16, 2023 and states, "The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA."

Fire

A letter of Availability received from the South Trail Fire Control and Rescue District Station #62, located at 13500 Sophomore Lane, confirms that the station is available to provide fire suppression and non-transport ALS emergency medical services to the parcels in the development given the proposed density and intensity.

Sheriff

A letter of Availability dated November 16, 2023, states, "This Agency evaluated your rezoning request solely on its ability to provide law enforcement service to the development. Based on that criterion, we do not object to the proposed development. Law enforcement services will be provided from our Central District offices in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Tiffany Wood at (239) 477-1885 with any questions regarding the CPTED study."

EMS

A letter of Availability dated November 16, 2023, states, "Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 1.6 miles east. A second location is 2.3 miles west.

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

Surface Water Management Plan Narrative

The following narrative demonstrates compliance with LDC34-373(b)1 and LeePlan Policy 125.1.4.

LDC 34-373(b)1 states:

(b)(1) A written description of the surface water management plan that includes:

- a. The runoff characteristics of the property in its existing state;*
- 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;*
- 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;*
- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;*
- 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.*

LeePlan Policy 125.1.4 states:

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. (Ord. No. 00-22, 18-28)

Existing Runoff Characteristics

The project site is developed, containing an existing mobile home park. Existing catch basin inlets are located in the streets, with 15" corrugated metal pipe conveyed runoff to multiple outfalls located at the north, east, and south boundaries of the property. Survey and map data show that there are no existing stormwater ponds on the site. SWFWMD shows no previous permitting history for the site. Perimeter swales located along the eastern and western property lines convey runoff to the south, where they outfall to an existing ditch connecting to Hendry Creek. There are two outfall pipes along the southern boundary, both of which connect directly to this ditch. Additionally, there are two outfall pipes along the eastern boundary that connect to an existing swale. This swale is then routed to the ditch connected to Hendry Creek. The northern outfall pipe connects to an existing roadside ditch adjacent to Old Gladiolus Drive. There is a small offsite drainage area in the northeast portion of site, where it appears runoff from a neighboring gas station temporarily enters the property before exiting into an existing offsite swale.

Proposed Conceptual Runoff Characteristics

The design intent of the proposed project is to obtain a new South Florida Water Management District Environmental Resource Permit (SFWMD ERP). Obtaining a SFWMD ERP during the development order process will meet the requirements of 10-321(a) as "establish compliance" with the LDC.

All uses within the project will be developed in one sub-basin. Stormwater attenuation and flood control will be provided onsite, within the water management system. The control elevation for the projects' storm water management system is 2.50 FT and was determined through treatment volume calculations for the developed

sub-basin. The proposed stormwater management system provides greater than the minimum amount of treatment volume required for the sub-basin.

The project has one proposed outfall location to the south at an existing onsite ditch. The project will ultimately flow through existing flow-ways and culverts to Hendry Creek with the ultimate out fall as the Estero Bay. All post-development stormwater run-off will be routed through a lake to an outfall structure designed to provide the required water quality detention on a basin wide basis per the SFWMD handbook. The outfall structure will discharge to the existing onsite ditch located at the southern edge of the property.

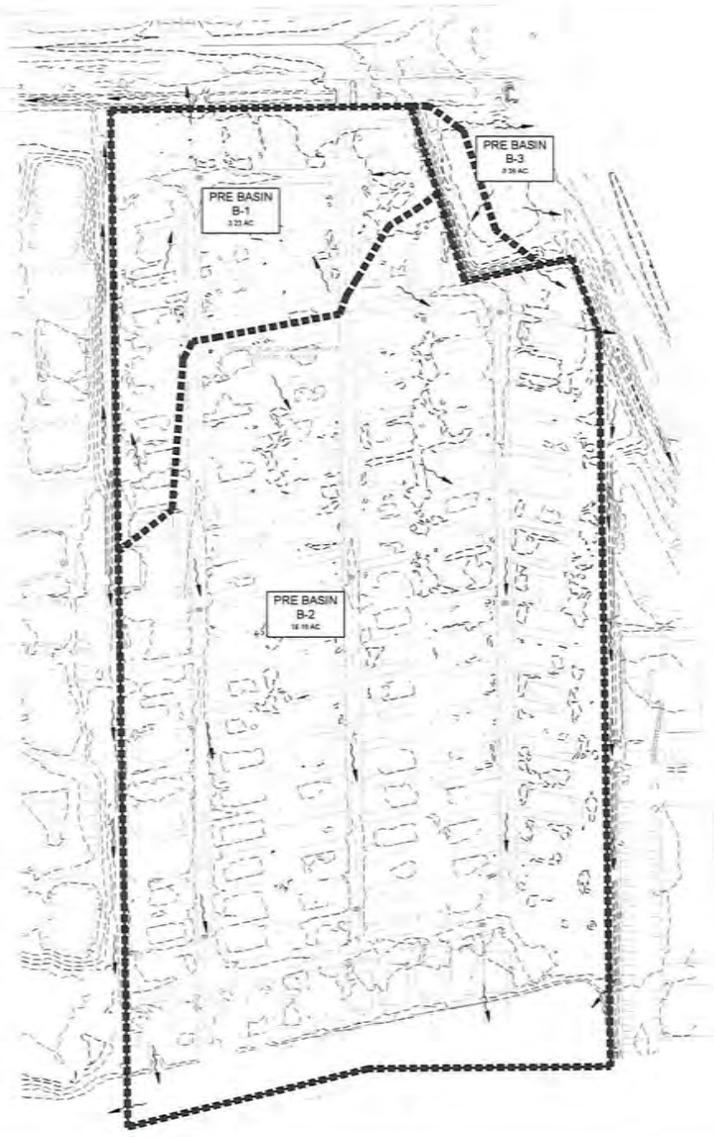
It is anticipated during the SFWMD ERP, additional design work will be required to meet impaired water criteria for Hendry Creek. Additional design work may be in the form of retention of a calculated volume of water, engineered design structures to reduce pollutants, or other means to achieve compliance with SFWMD water quality standards.

All operation and maintenance work for the proposed project will be the responsibility of a Property Owners Association if subdivided or the property owner if unified property ownership is retained.

According to FEMA Flood Insurance Rate Map (FIRM) Community Panel Number 12071C0438H, which references the Tidal Elevation, the entirety of the subject property is located within FEMA flood Zone AE with a base flood elevation of 11. SFWMD ERP criteria requires design of finish floor elevations of 1 foot above the 100 year storm peak stage, and a minimum perimeter berm elevation at the 25 year storm peak stage. If SFWMD requires compensatory storage due to riverine flooding then the project will comply with SFWMD requirements.

A component of a SFWMD ERP permit is issuance of a water quality certification. Accomplished through design of system to reduce pollutants with special attention to impaired waters such as Hendry Creek, issuance of a SFWMD ERP including a water quality certification is consistent with Policy 125.1.4 for state water quality standards. Not anticipated at the subject site but, if any of the waters are subject to Section 404 standards issuance of a FDEP or ACOE permit will also be consistent with Policy 125.1.4 for federal water quality standards. The water quality permitting process will address the need for appropriate monitoring program to collect data for compliance. This will be under the jurisdiction of SFWMD, FDEP, ACOE permitting. The water quality monitoring program will be provided to Lee County prior to commencement of any site construction requiring a Development Order or Vegetation Permit.

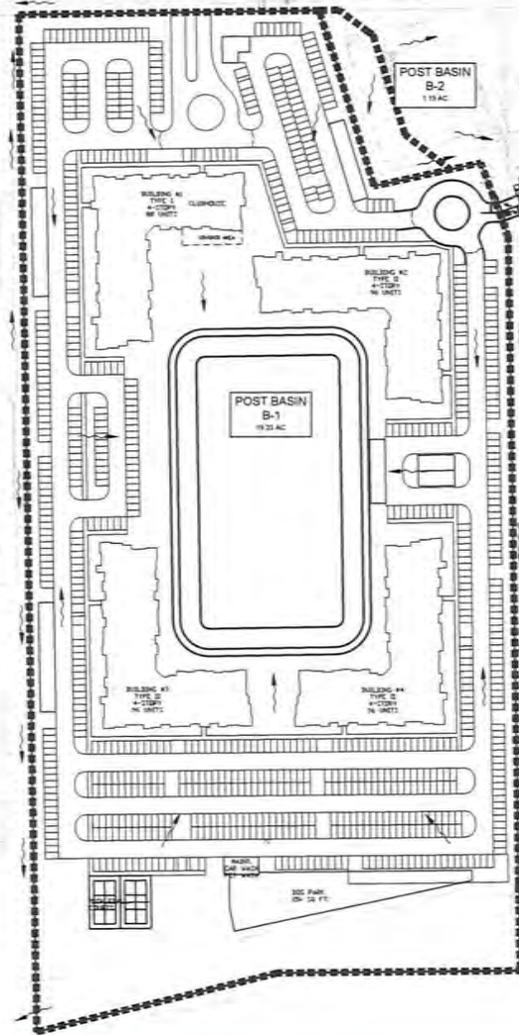
All required stormwater and water quality state and federal permits will be provided to Lee County upon receipt and prior to commencement of any construction.



LEGEND

- PRE-DEVELOPMENT DRAINAGE BOUNDARY
- FLOW DIRECTION
- PRE BASIN B-X
XX.XX AC
- BASIN AREA





LEGEND

- POST-DEVELOPMENT DRAINAGE BOUNDARY
- FLOW DIRECTION
- POST BASIN B-X 12.00 AC BASIN AREA



Royal Palm Village

Water Quality Monitoring Plan

January 26, 2024

Prepared By:



CONSULTING. ENGINEERING. CONSTRUCTION.

111 N. Magnolia Ave. Suite 1350
Orlando, FL 32801
(407) 743-3524

Prepared For:

Flournoy Development Group, LLC
P.O. Box 6566
Columbus, GA 31917

Engineer of Record:

Brian Cassidy, P.E.
Fl. Registration #67373

Purpose:

The Water Quality Monitoring Plan is being created to monitor water quality conditions at the Royal Palm Village project site. The goal is to prevent turbidity and pollutants from entering into the Hendry Creek basin from the construction and operation of the proposed Storm Water Management system.

1. Baseline Monitoring

Surface water outfall at the south of the property will undergo monitoring. There will be a sampling site established as the South surface water outfall monitoring station. This location is determined as the outfall for the proposed storm water management system. The figure below depicts this location:

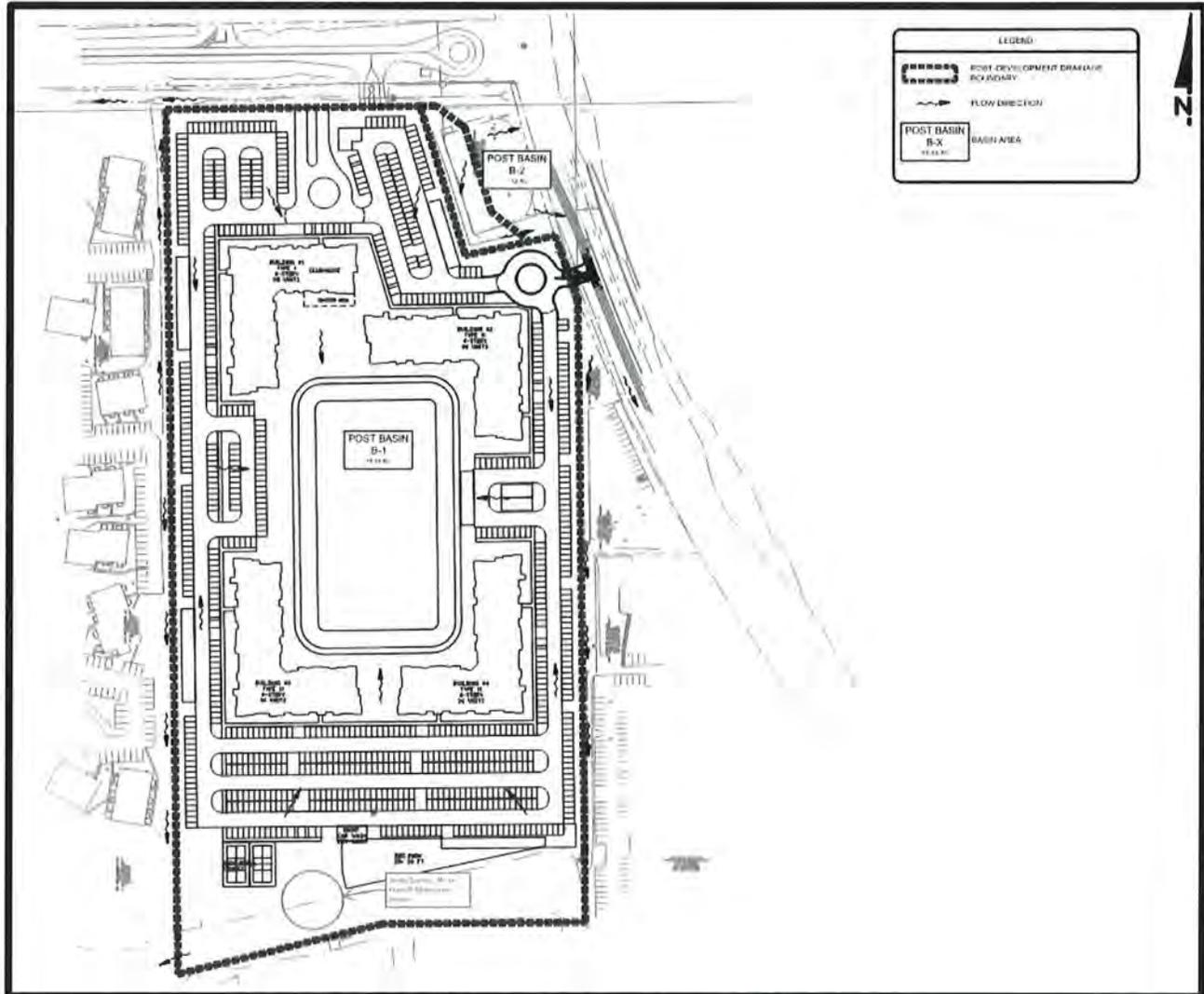


Figure 1: South Surface Water Outfall Monitoring Station location

The included parameters in the monitoring process are as follows: Turbidity, pH, Total Phosphorus, Total Nitrogen, Temperature, Specific Conductance, and Dissolved Oxygen (electrode and % saturation).

Surface Water			
Parameter	Lab or Field	Units	Method
Turbidity	Field	NTU	EPA 180.1
pH	Field	pH units	EPA 150.1
Total Phosphorus	Lab	mg/L as P	EPA 365.4
Total Nitrogen	Lab	mg/L	EPA 351.2/353.2
Temperature	Field	C	EPA 170.1
Specific Conductance	Field	mhos/cm	EPA 120.1
Dissolved Oxygen (electrode and % saturation)	Field	mg/L & %	EPA 350.1

2. Water Quality Monitoring

It is required that water quality monitoring data shall be reported annually, and a comprehensive report will be generated to show findings. Items included in this report shall include state water quality standards in comparison to collected data, visual and graphical aids to depict parameters, conclusive findings, and suggested actions. The Lee County Natural Resources Department (LCNRD) will receive results in an approved format. The annual report will be based on a 12 month calendar year, January to December. Biannual samples are to be collected from the monitoring station for lab analysis. Submittal will be within 90 days of receiving lab results for the final sample. Modifications to the Plan can be requested after a five year period from the stormwater management system's date of certification. All modifications are subject to state water quality standards and approval by the LCNRD.

3. Quality Assurance

Water samples will be obtained according to the standards set in FDEP Quality Assurance Rule F.A.C. 62-160 and adopted as the "Department of Environmental Protection Standard Operating Procedures for Field Activities DEP-SOP-001/01". For quality assurance, one field cleaned equipment blank will be obtained for each sampling event. In the biannual reports submitted to LCNRD, lab analysis reports and chain of custody reports will be given. A laboratory certified under the National Environmental Laboratory Accreditation Program will perform testing using methods and QA standards as stated in F.A.C. 62-160.

4. Data Analysis

A submittal of lab analysis results will be given to LCNRD within 30 days of receiving them. Relevant target levels will be compared to the results, and further assessment will be given to the parameters failing to meet these levels. Statistical analysis will be used on the surface water results, and as additional data is collected through biannual samples a 95% confidence interval and standard deviation values will be computed. Failure to be within this confidence interval will require an assessment to recognize atypical data. Results and data will be separated into seasonal sets, as these factors can pose the possibility of variations. Linear regression analysis will be utilized separately, following the above parameter.

5. Reporting

LCNRD will receive Biannual Monitoring Reports from the applicant that provides water quality data for each biannual sampling event. As stated previously, LCNRD will have a submittal of these results within 30 days of receiving them from the lab. Reports will contain cumulative results, conclusions, and recommendations. Water quality concerns will be acknowledged and addressed in combination with LCNRD. This also includes any potential modifications to parameters, frequency, reporting, etc. Biannual reports give a standard review of the data to date and a decision of parameters of concern exist. Comprehensive analysis of complete data will be included in the annual report.

6. Contingencies and Corrective Actions

Action will be taken within 30 days of identified water quality concerns. Conditions both onsite and offsite will be reviewed and additional samples will be collected in needed. Any required corrective actions will be stated to LCNRD. The establishment of a comprehensive notification process will be utilized in the event of any non-compliance to state water quality standards. The LCNRD will be notified per the instruction of www.leegov.com/naturalresources/NPDES/cleanwaterviolations. The FDEP will be notified per floridadep.gov/pollutionnotice. Property owners within a 1 mile radius will also be notified. A contingency plan will be created to acknowledge the possibility of contaminated water in the water management system and the effects it could potentially have on surrounding areas. Prior to a Lee County Development Order Permit, a preliminary plan will be submitted for approval to the LCNRD. Finalization of this preliminary plan will be subject to the final design and construction of the site. LCNRD will be included in collaboration with the applicant to acknowledge any issues and potential changes needed for parameters, frequency, and reporting to guarantee effective solutions.

**EXHIBIT M15 – TRAFFIC IMPACT
STATEMENT**

January 31, 2024

Mr. Fred Drovdljic
RVi Planning + Landscape Architecture
1514 Broadway Avenue
Fort Myers, FL 33901

RE: Royal Palm Multi-Family
DCI2023-00049 & CPA2023-00011

Dear Mr. Drovdljic:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the above project. The comments and TR Transportation's response to those comments are listed below for reference.

Rezoning Analysis DCI2023-00049

Table 6A needs revision. The Peak Hour Peak Season Peak Direction Traffic Count for US 41 (S. of Six Mile and S. of Island Park Rd.) is not consistent with the 2022 Lee County Public Facilities Level of Services and Concurrency Report.

Table 6A was revised to reflect the correct value for this segment of U.S. 41 south of Six Mile Cypress Parkway. The revised table and a revised Figure 3 illustrating the Level of Service analysis is attached to this response. U.S. 41 remains at a LOS "F" south of Six Mile Cypress Parkway in 2028 both with and without the project.

As the project generates between 100 and 300 peak-hour trips, information regarding the level of Service of all the site accesses and all intersections within one-quarter of a mile area must be provided.

Attached to this response is a drawing indicating the intersections that are within ¼ mile of the site access drive on Old Gladiolus Drive. The only intersections are along U.S. 41 and include the site access drive and the two signalized intersections of Six Mile Cypress Parkway and Jamacia Bay Boulevard. The project is not projected to add any turning movements to the intersection of Jamacia Bay Boulevard so an analysis of this intersection would not provide any useful information as the only movements impacted would be the northbound and southbound through movements along U.S. 41. The project would only be adding approximately thirty (30) trips to the through movement at the Jamacia Bay Boulevard intersection at U.S. 41. U.S. 41 currently carries approximately 2,500 cars in the peak direction during the peak hour on a typical weekday (4,800 vehicles in both directions). Therefore, the project would only be impacting the peak

directional volume by just over 1% of the total peak hour volume on U.S. 41, which is an insignificant increase.

Likewise, the project will have an insignificant impact to the intersection of U.S. 41 at the Six Mile Cypress Parkway intersection, one of the busiest intersections during the peak hours in Lee County. This project is anticipated to add approximately 96 vehicles in the peak hour to this intersection (see attached Figure 2). During a typical weekday peak hour, this intersection will accommodate over 7,500 vehicles. Therefore, this project will only impact this intersection by less than 1.3%. Evaluation of this signalized intersection will not provide any appreciable information. This intersection is already functioning over capacity and has been studied by FDOT in Lee County for future improvements, including a grade-separation.

An analysis of the site access drive intersection with U.S. 41 is attached to this response for information. It should be noted that the applicant is in the permitting process with the Florida Department of Transportation for the access drive connection to U.S. 41 and they did not request any intersection analysis along U.S. 41 to the north and south of this access drive connection.

Comprehensive Plan Amendment TIS Comments (CPA2023-00011)

Tables 1A and 3A require revision, as the LOS standard for Winkler Rd. (North of College Pkwy) appears inaccurate. Additionally, kindly make any necessary updates in the Transportation Impact Study (TIS) to reflect this change.

These tables were revised to reflect the correct 2-lane service volume for this segment of Winkler Road. It did not change the analysis results for either the Short Term analysis or the 2045 analysis. Both the Short Term analysis and 2045 analysis spreadsheets are also attached to this response for reference.

Table 2A also requires revision, specifically concerning the accuracy of the K-factor and D-factor for most segments. Please refer to the Lee County Traffic Count Report and the Florida Traffic Online Webpage for accurate information. Furthermore, the estimation of Peak Hour Peak Directional Project Traffic should be based on the peak directional count (133) generated from the development.

The data in Table 2A for Gladiolus Drive was changed based on K-100 and D-factor data from the Lee County Permanent County Station #46 (Gladiolus Drive W. of US 41). Six Mile Cypress Parkway was changed based on the K-100 and D-factor data from Lee County Permanent County Station #18 (Six Mile Cypress Parkway north of Winkler Road). Winkler Road was changed based on the K-100 and D-factor data from Lee County Permanent County Station #37 (McGregor Boulevard south of Pine Ridge Road) based on PCS references from previous Lee County Traffic Count reports for Winkler

Road. The analysis was also changed to reflect the impacts based on the peak directional count being generated from the project (133 trips). None of these changes impacted the Level of Service on the roadway segments as previously reported.

A copy of the revised **Table 2A** is attached to this response for reference. Copies of the PCS data from the referenced Lee County PCS stations are also attached illustrating the K-100 and D-factors.

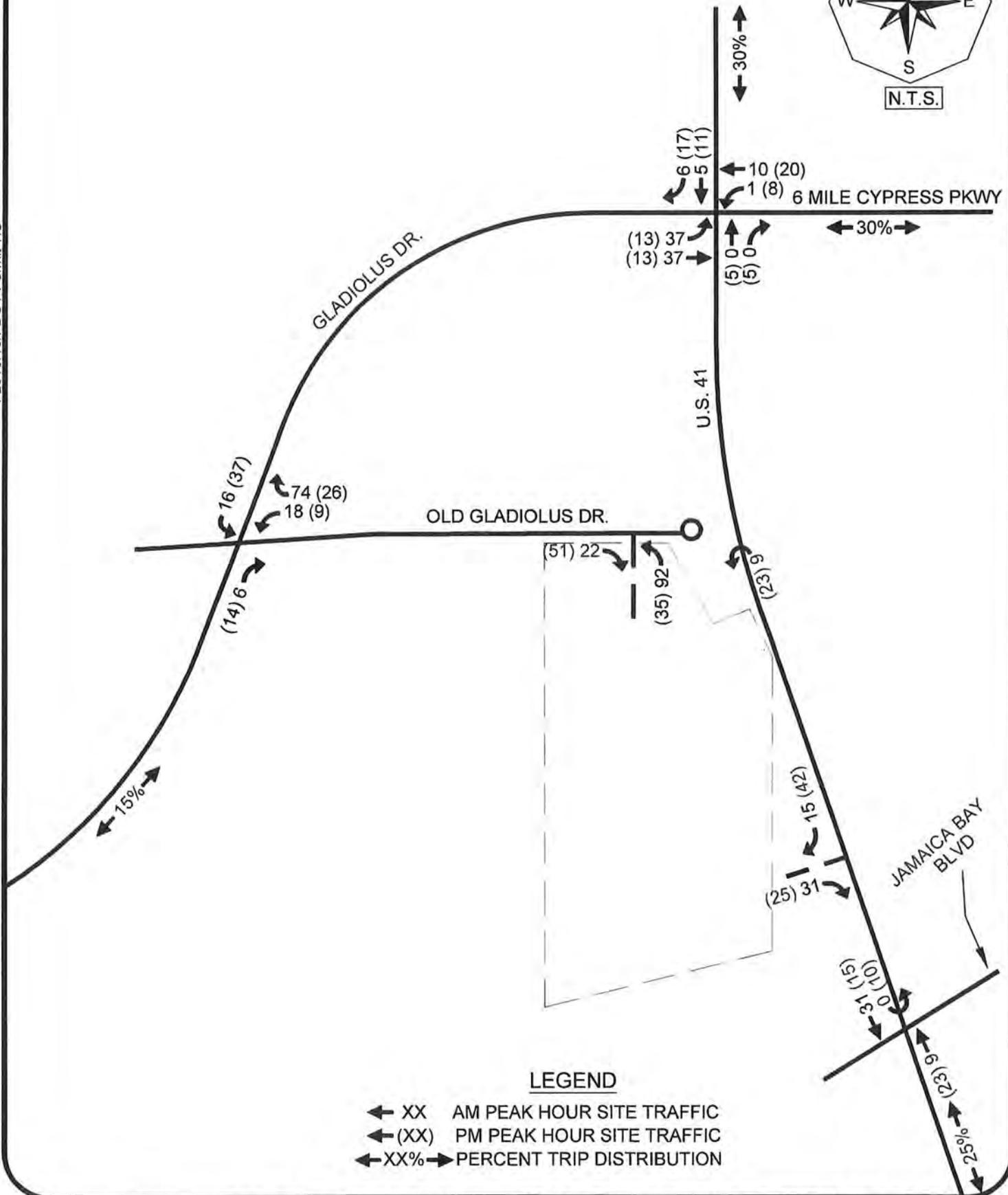
If you have any additional questions, please do not hesitate to contact us.

Sincerely,



Ted B. Treesh, PTP
President

Attachments



LEGEND

- ← XX AM PEAK HOUR SITE TRAFFIC
- ← (XX) PM PEAK HOUR SITE TRAFFIC
- ← XX% → PERCENT TRIP DISTRIBUTION



2,882 - "C"
(2,919 - "C")

N.T.S.

SIX MILE CYPRESS PKWY

GLADIOLUS DR.

2,558 - "C"
(2,583 - "C")

3,448 - "F"
(3,486 - "F")

OLD GLADIOLUS DR.

U.S. 41

LEGEND

XXX - "X" 2028 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC AND LEVEL OF SERVICE
DESIGNATION

(XXX - "X") 2028 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS PEAK PROJECT
TRIPS AND LEVEL OF SERVICE
DESIGNATION

**2028 LEVEL OF SERVICE ANALYSIS
ROYAL PALM
MULTIFAMILY RPD**

HCS Two-Way Stop-Control Report

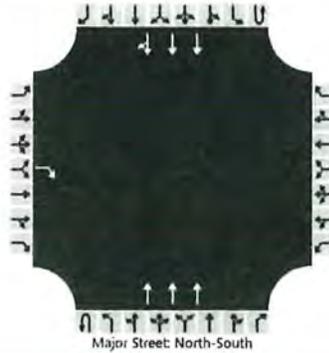
General Information

Analyst	tbt
Agency/Co.	TR Transportation Cons.
Date Performed	12/6/2023
Analysis Year	2028
Time Analyzed	AM Peak Build-out
Intersection Orientation	North-South
Project Description	Royal Palm MF

Site Information

Intersection	US 41/Site Access
Jurisdiction	FDOT
East/West Street	Site Access
North/South Street	US 41
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	1		0	0	0	0	0	3	0	0	0	3	0	
Configuration				R							T				T	TR	
Volume (veh/h)				31							2563				2683	15	
Percent Heavy Vehicles (%)				0													
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized		No															
Median Type Storage		Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1													
Critical Headway (sec)				7.10													
Base Follow-Up Headway (sec)				3.9													
Follow-Up Headway (sec)				3.90													

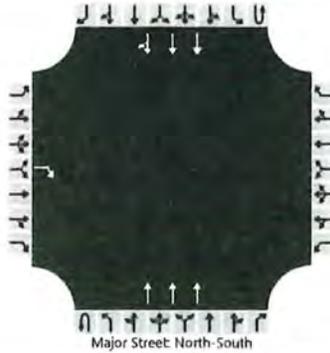
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				33													
Capacity, c (veh/h)				105													
v/c Ratio				0.32													
95% Queue Length, Q ₉₅ (veh)				1.2													
Control Delay (s/veh)				54.6													
Level of Service (LOS)				F													
Approach Delay (s/veh)		54.6															
Approach LOS		F															

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	US 41/Site Access
Agency/Co.	TR Transportation Cons.	Jurisdiction	FDOT
Date Performed	12/6/2023	East/West Street	Site Access
Analysis Year	2028	North/South Street	US 41
Time Analyzed	PM Peak Build-out	Peak Hour Factor	0.93
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Royal Palm MF		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	3	0	0	0	3	0
Configuration				R							T				T	TR
Volume (veh/h)				25							2719				3093	42
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type Storage		Left + Thru										1				

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.10												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.90												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				27												
Capacity, c (veh/h)				72												
v/c Ratio				0.37												
95% Queue Length, Q ₉₅ (veh)				1.4												
Control Delay (s/veh)				81.7												
Level of Service (LOS)				F												
Approach Delay (s/veh)		81.7														
Approach LOS		F														

Royal Palm Multifamily

1/4 Mile Radius

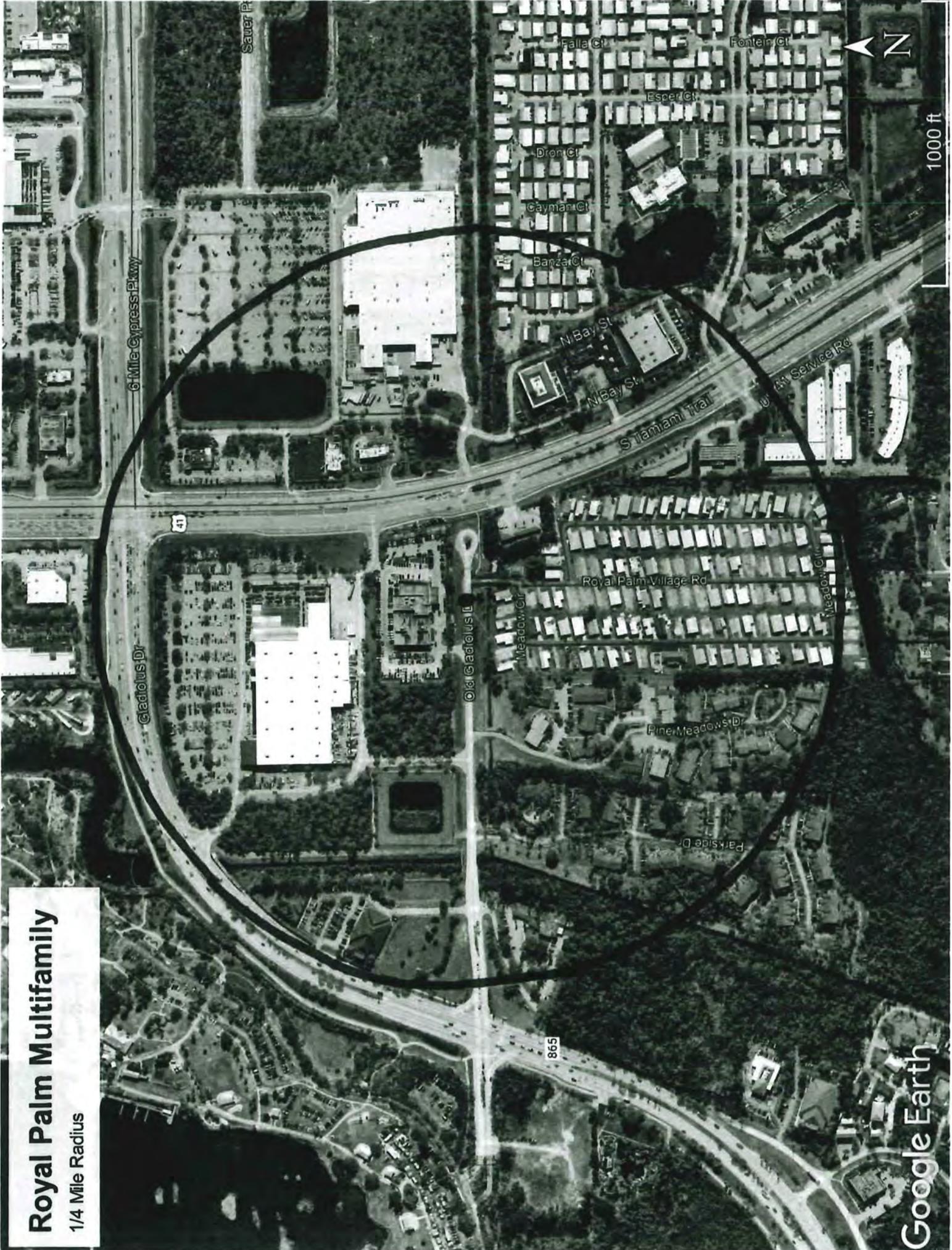


TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - ROYAL PALM VILLAGE

Revised 1-30-2024

ROADWAY	ROADWAY SEGMENT	GENERALIZED SERVICE VOLUMES						
		2045 E + C NETWORK LANES		LOS A	LOS B	LOS C	LOS D	LOS E
		# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Gladiolus Drive	W of Bass Rd	4LD	Arterial	0	250	1,840	1,960	1,960
	W of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Six Mile Cypress Pkwy	W of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	S. of Daniels Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N of Daniels Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
US 41	N of College Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	S of College Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	S of Daniels Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of Six Mile Cypress	6LD	Arterial	0	0	2,940	3,020	3,020
	S of Island Park Rd.	6LD	Arterial	0	0	2,940	3,020	3,020
	S of Alico Rd.	6LD	Arterial	0	0	2,940	3,020	3,020
Metro Pkwy/Michael Rippe	N of Daniels Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	S of Daniels Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	N of Alico Rd.	6LD	Arterial	0	0	2,940	3,020	3,020
Summerlin Rd	W of Bass Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	W of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	W of Gladiolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S of Cypress Lake Dr	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	S of College Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	N. of College Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Winkler Rd	S of Summerlin Rd	2LN	Arterial	0	140	800	860	860
	N of Summerlin Rd	4LN	Arterial	0	250	1,840	1,960	1,960
	N. of Gladiolus Dr.	2LN	Arterial	0	140	800	860	860
	N of Cypress Lake Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	N of College Pkwy	2LN	Arterial	0	140	800	860	860
Cypress Lake/Daniels Pkwy	W of Winkler Rd	4LD	Arterial	0	250	1,840	1,960	1,960
	W of Summerlin Rd	4LD	Arterial	0	250	1,840	1,960	1,960
	W of U S 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	W of Metro Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	W of Six Mile Cypress Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	E of Six Mile Cypress Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Alico Road	E of U S 41	6LD	Arterial	0	400	2,840	2,940	2,940

□ - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016).

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

**TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
ROYAL PALM VILLAGE**

Revised 1-30-2024

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 173 VPH IN= 40 OUT= 133

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST	D	PM PK HR	2045		PROJECT TRAFFIC DIST.	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS AADT		BACKGROUND TRAFFIC		HOUR PK DIR 2-WAY VOLUME		PEAK DIRECTION	PK HR PEAK DIRECTION TRAFFIC VOLUMES & LOS	PK PROJ TRAFFIC		PEAK DIRECTION TRAFFIC VOLUMES & LOS		
Gladiolus Drive	W. of Bass Rd.	32,113	46	32,113	0.088	2,826	0.58	WEST	1,639	C	3%	4	1,643	C
	W of Winkler Rd.	38,658	46	38,658	0.088	3,402	0.58	WEST	1,973	C	5%	7	1,980	C
	W of Summerlin Rd.	35,076	46	35,076	0.088	3,087	0.58	WEST	1,790	C	5%	7	1,797	C
	W of US 41	59,546	46	59,546	0.088	5,240	0.58	WEST	3,039	F	20%	27	3,066	F
Six Mile Cypress Pkwy	W. of Metro Pkwy	30,497	18	30,497	0.090	2,745	0.61	WEST	1,674	C	30%	40	1,714	C
	S of Daniels Pkwy	29,968	18	29,968	0.090	2,697	0.61	WEST	1,645	C	10%	13	1,658	C
	N. of Daniels Pkwy	17,392	18	17,392	0.090	1,565	0.61	WEST	955	C	2%	3	958	C
US 41	N of College Pkwy	48,751	109	48,751	0.091	4,436	0.54	NORTH	2,395	C	8%	11	2,406	C
	S. of College Pkwy	61,014	109	61,014	0.091	5,552	0.54	NORTH	2,998	D	10%	13	3,011	D
	S. of Daniels Pkwy	56,815	109	56,815	0.091	5,170	0.54	NORTH	2,792	C	30%	40	2,832	C
	S. of Six Mile Cypress	62,085	109	62,085	0.091	5,650	0.54	NORTH	3,051	F	40%	53	3,104	F
	S of Island Park Rd.	61,372	109	61,372	0.091	5,585	0.54	NORTH	3,016	D	25%	33	3,049	F
	S. of Alico Rd	50,161	109	50,161	0.091	4,565	0.54	NORTH	2,465	C	10%	13	2,478	C
Metro Pkwy/Michael Rippe	N of Daniels Pkwy	34,301	3809	34,301	0.109	3,739	0.51	NORTH	1,907	C	10%	13	1,920	C
	S. of Daniels Pkwy	36,804	3809	36,804	0.109	4,012	0.51	NORTH	2,046	C	20%	27	2,073	C
	N. of Alico Rd.	29,648	3809	29,648	0.109	3,232	0.51	NORTH	1,648	C	0%	0	1,648	C
Summerlin Rd	W. of Bass Rd.	43,033	47	43,033	0.108	4,648	0.61	NORTH	2,835	C	2%	3	2,838	C
	W of Winkler Rd	41,924	47	41,924	0.108	4,528	0.61	NORTH	2,762	C	5%	7	2,769	C
	W of Gladiolus Dr	46,095	47	46,095	0.108	4,978	0.61	NORTH	3,037	C	10%	13	3,050	D
	S of Cypress Lake Dr	28,644	47	28,644	0.108	3,094	0.61	NORTH	1,887	C	0%	0	1,887	C
	S. of College Pkwy	33,180	47	33,180	0.108	3,583	0.61	NORTH	2,186	C	2%	3	2,189	C
	N of College Pkwy	46,696	47	46,696	0.108	5,043	0.61	NORTH	3,076	D	0%	0	3,076	D
Winkler Rd.	S of Summerlin Rd.	15,903	37	15,903	0.089	1,415	0.57	SOUTH	807	D	0%	0	807	D
	N. of Summerlin Rd	8,326	37	8,326	0.089	741	0.57	SOUTH	422	C	1%	1	423	C
	N of Gladiolus Dr.	13,716	37	13,716	0.089	1,221	0.57	SOUTH	696	C	1%	1	697	C
	N. of Cypress Lake Dr	21,996	37	21,996	0.089	1,958	0.57	SOUTH	1,116	C	0%	0	1,116	C
	N of College Pkwy	5,535	37	5,535	0.089	493	0.57	SOUTH	281	C	0%	0	281	C
Cypress Lake/Daniels Pkwy	W of Winkler Rd.	23,695	82	23,695	0.095	2,251	0.53	WEST	1,193	C	5%	7	1,200	C
	W. of Summerlin Rd.	42,282	82	42,282	0.095	4,017	0.53	WEST	2,129	F	6%	8	2,137	F
	W. of U.S. 41	43,755	82	43,755	0.095	4,157	0.53	WEST	2,203	C	10%	13	2,216	C
	W of Metro Pkwy	57,305	30	57,305	0.092	5,272	0.51	WEST	2,689	C	5%	7	2,696	C
	W of Six Mile Cypress Pkwy	56,316	30	56,316	0.092	5,181	0.51	WEST	2,642	C	3%	4	2,646	C
	E. of Six Mile Cypress Pkwy	78,589	30	78,589	0.092	7,230	0.51	WEST	3,687	F	8%	11	3,698	F
Alico Road	E. of U.S. 41	33,454	10	33,454	0.092	3,078	0.53	EAST	1,631	C	15%	20	1,651	C

1 The 2045 Pk Hr Pk Direction Traffic Volumes were calculated by adjusting the 2045 AADT volumes obtained from the adopted FSUTMS model by the appropriate K and D factors.

* The K-100 and D factors for County maintained roadways were obtained from 2022 Lee County Traffic Count Report

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
ROYAL PALM VILLAGE**

Revised 1-30-2024

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Gladiolus Drive	W. of Bass Rd.	4LD	Arterial	0	250	1,840	1,960	1,960
	W. of Winkler Rd.	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd.	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Six Mile Cypress Pkwy	W. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	S. of Daniels Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N. of Daniels Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
US 41	N. of College Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of College Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of Daniels Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of Six Mile Cypress	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of Island Park Rd.	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of Alico Rd.	6LD	Arterial	0	0	2,940	3,020	3,020
Metro Pkwy/Michael Rippe	N. of Daniels Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	S. of Daniels Pkwy	6LD	Arterial	0	0	2,940	3,020	3,020
	N. of Alico Rd.	6LD	Arterial	0	0	2,940	3,020	3,020
Summerlin Rd	W. of Bass Rd.	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	W. of Winkler Rd.	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	W. of Gladiolus Dr.	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Cypress Lake Dr.	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	S. of College Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	N. of College Pkwy	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Winkler Rd.	S. of Summerlin Rd.	2LN	Arterial	0	140	800	860	860
	N. of Summerlin Rd.	4LN	Arterial	0	250	1,840	1,960	1,960
	N. of Gladiolus Dr.	2LN	Arterial	0	140	800	860	860
	N. of Cypress Lake Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	N. of College Pkwy	2LN	Arterial	0	140	800	860	860

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ROYAL PALM VILLAGE**

Revised 1-30-2024

TOTAL PROJECT TRAFFIC AM = 173 VPH IN = 40 OUT = 133
 TOTAL PROJECT TRAFFIC PM = 164 VPH IN = 100 OUT = 64

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH ¹	ANNUAL RATE	2021			2028			2028			2028			
							PK HR	PK SEASON	PK DIRECTION	V/C	PERCENT PROJECT	AM PROJ TRAFFIC	PM PROJ TRAFFIC	BCKGRND + AM PROJ VOLUME	V/C	BCKGRND + PM PROJ VOLUME	V/C		
Gladolus Drive	W. of Bass Rd	73	22600	23000	7	2.00%	1,149	1,320	C	0.67	3%	4	3	1,324	C	0.68	1,323	C	0.67
	W. of Winkler Rd	73	22600	23000	7	2.00%	1,149	1,320	C	0.45	5%	7	5	1,326	C	0.45	1,325	C	0.45
	W. of Summerlin Rd	73	22600	23000	7	2.00%	1,149	1,320	C	0.45	5%	7	5	1,326	C	0.45	1,325	C	0.45
	W. of US 41	73	42000	46500	7	2.00%	2,227	2,558	C	0.87	20%	27	20	2,585	C	0.88	2,578	C	0.88
Six Mile Cypress Pkwy	W. of Metro Pkwy	30	36,500	40,000	7	2.00%	1,941	2,230	F	1.08	30%	40	30	2,269	F	1.08	2,260	F	1.08
	S. of Daniels Pkwy	30	30,800	32,500	7	2.00%	1,371	1,575	C	0.75	10%	13	10	1,588	C	0.76	1,585	C	0.75
	N. of Daniels Pkwy	30	20,200	23,500	7	2.19%	951	1,106	C	0.53	2%	3	2	1,109	C	0.53	1,108	C	0.53
US 41	N. of College Pkwy	109	58,000	71,500	7	3.03%	2,598	3,203	F	1.06	8%	11	8	3,213	F	1.06	3,211	F	1.06
	S. of College Pkwy	109	36,500	40,000	7	2.00%	2,598	2,984	D	0.99	10%	13	10	2,999	D	0.99	2,994	D	0.99
	S. of Daniels Pkwy	109	36,500	40,000	7	2.00%	2,509	2,882	C	0.95	30%	40	30	2,922	C	0.97	2,912	C	0.96
	S. of Six Mile Cypress	109	65,500	71,000	7	2.00%	3,171	3,642	F	1.21	40%	53	40	3,696	F	1.22	3,682	F	1.22
	S. of Island Park Rd	109	53,000	60,000	7	2.00%	3,171	3,642	F	1.21	25%	33	25	3,676	F	1.22	3,667	F	1.21
	S. of Alico Rd	109	50,000	62,500	7	3.24%	3,171	3,964	F	1.31	10%	13	10	3,977	F	1.32	3,974	F	1.32
Metro Pkwy/Michael Rippe	N. of Daniels Pkwy	3809	21,641	25,000	7	2.08%	1,164	1,368	C	0.46	10%	13	10	1,381	C	0.46	1,378	C	0.46
	S. of Daniels Pkwy	3809	23,000	25,000	7	2.00%	1,136	1,305	C	0.43	20%	27	20	1,332	C	0.44	1,325	C	0.44
	N. of Alico Rd	3809	23,500	33,500	7	5.20%	1,397	1,991	C	0.66	0%	0	0	1,991	C	0.66	1,991	C	0.66
Summerlin Rd	W. of Bass Rd	47	31,800	38,700	7	2.85%	1,928	2,346	C	0.74	2%	3	2	2,349	C	0.74	2,348	C	0.74
	W. of Winkler Rd	47	31,800	38,700	7	2.85%	1,928	2,346	C	0.74	5%	7	5	2,353	C	0.74	2,351	C	0.74
	W. of Gladolus Dr	47	31,800	38,700	7	2.85%	1,928	2,346	C	0.74	10%	13	10	2,360	C	0.74	2,356	C	0.74
	S. of Cypress Lake Dr	47	22,800	24,700	7	2.00%	1,530	1,757	C	0.84	0%	0	0	1,757	C	0.84	1,757	C	0.84
	S. of College Pkwy	47	22,800	24,700	7	2.00%	1,808	2,077	C	0.65	2%	3	2	2,079	C	0.65	2,079	C	0.65
	N. of College Pkwy	35	31,500	31,500	7	2.00%	1,802	2,070	C	0.65	0%	0	0	2,070	C	0.65	2,070	C	0.65
Winkler Rd	S. of Summerlin Rd	39	6,400	6,200	6	2.00%	461	530	C	0.62	0%	0	0	530	C	0.62	530	C	0.62
	N. of Summerlin Rd	39	6,400	6,200	6	2.00%	278	317	C	0.16	1%	1	1	318	C	0.16	318	C	0.16
	N. of Gladolus Dr	39	45,200	45,000	9	2.00%	593	681	C	0.79	1%	1	1	683	C	0.79	682	C	0.79
	N. of Cypress Lake Dr	39	45,200	45,000	9	2.00%	746	857	C	0.44	0%	0	0	857	C	0.44	857	C	0.44
	N. of College Pkwy	39	45,200	45,000	9	2.00%	350	402	C	0.47	0%	0	0	402	C	0.47	402	C	0.47
Cypress Lake/Daniels Pkwy	W. of Winkler Rd	82	29,000	26,000	15	2.00%	1,419	1,630	C	0.83	5%	7	5	1,637	C	0.51	1,635	C	0.83
	W. of Summerlin Rd	82	29,000	26,000	15	2.00%	1,419	1,630	C	0.83	6%	8	6	1,638	C	0.52	1,636	C	0.83
	W. of U.S. 41	82	29,000	26,000	15	2.00%	2,085	2,395	C	0.75	10%	13	10	2,408	C	0.76	2,405	C	0.76
	W. of Metro Pkwy	30	29,000	26,000	15	2.00%	2,288	2,628	C	0.83	5%	7	5	2,635	C	1.25	2,633	C	0.83
	W. of Six Mile Cypress Pkwy	30	29,000	26,000	15	2.00%	2,109	2,423	C	0.76	3%	4	3	2,427	C	0.76	2,426	C	0.76
	E. of Six Mile Cypress Pkwy	30	29,000	26,000	15	2.00%	2,985	3,429	F	1.08	8%	11	8	3,439	F	1.08	3,437	F	1.08
Alico Road	E. of U.S. 41	10	25,223	45,500	13	4.64%	1,171	1,609	C	0.55	15%	20	15	1,629	C	0.55	1,624	C	0.55

¹ AGR for all roadways was calculated based the historical traffic data obtained from the Lee County Traffic Count Report and Florida Traffic Online webpage.

² Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.

**TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ROYAL PALM VILLAGE**

Revised 1-31-2024

TOTAL PROJECT TRAFFIC AM = 160 VPH IN = 37 OUT = 123
 TOTAL PROJECT TRAFFIC PM = 153 VPH IN = 93 OUT = 60

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH ¹	ANNUAL RATE	2021	2028		PERCENT PROJECT	2028			2028					
							PK HR PK SEASON PEAK DIR. ²	PK HR	PK SEASON		V/C	BCKGRND		BCKGRND		V/C			
								VOLUME	LOS	Ratio	AM PROJ TRAFFIC	PM PROJ TRAFFIC	+ AM PROJ VOLUME	LOS	Ratio	+ PM PROJ VOLUME	LOS	Ratio	
Gladiolus Drive	W. of Summerlin Rd.	73	22600	23000	7	2.00%	1,149	1,320	C	0.45	5%	6	5	1,326	C	0.45	1,324	C	0.45
	W. of US 41	73	42000	46500	7	2.00%	2,227	2,558	C	0.87	20%	25	19	2,583	C	0.88	2,577	C	0.88
Six Mile Cypress Pkwy	W. of Metro Pkwy	30	36,500	40,000	7	2.00%	1,941	2,230	F	1.06	30%	37	28	2,266	F	1.08	2,257	F	1.07
	S. of Daniels Pkwy	30	30,600	32,500	7	2.00%	1,371	1,575	C	0.75	10%	12	9	1,587	C	0.76	1,584	C	0.75
US 41	S. of Daniels Pkwy	109	36,500	40,000	7	2.00%	2,509	2,882	C	0.95	30%	37	28	2,919	C	0.97	2,910	C	0.96
	S. of Six Mile Cypress	109	65,500	71,000	7	2.00%	3,002	3,448	F	1.14	40%	49	37	3,498	F	1.16	3,486	F	1.15
	S. of Island Park Rd.	109	53,000	60,000	7	2.00%	3,002	3,448	F	1.14	25%	31	23	3,479	F	1.15	3,472	F	1.15

1 AGR for all roadways was calculated based the historical traffic data obtained from the Lee County Traffic Count Report and Florida Traffic Online webpage.

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.

PCS 18 - Six Mile Cypress Pkwy north of Winkler Rd

2022 AADT = 20,700 VPD

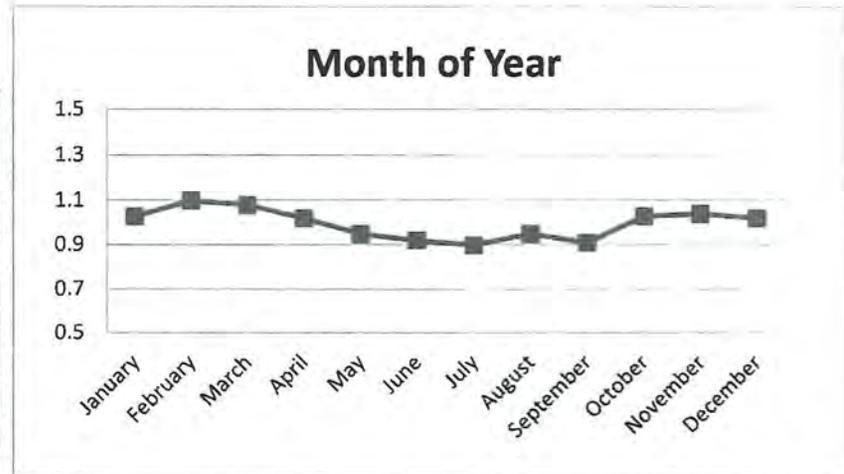
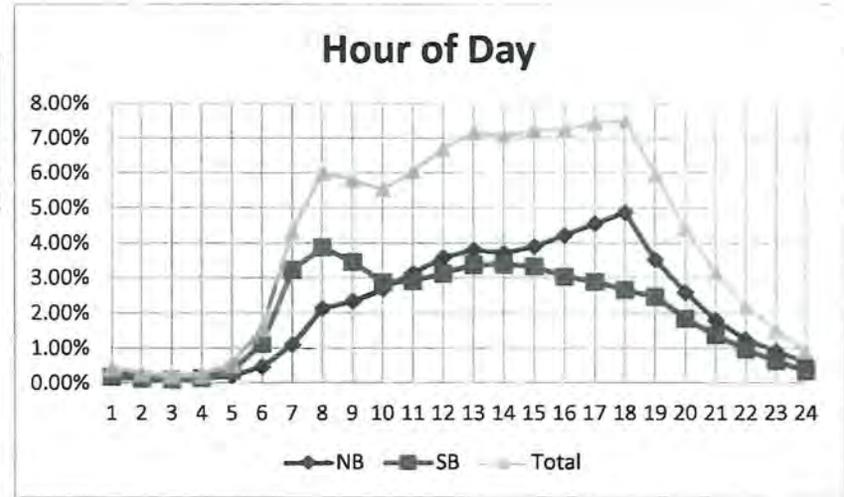
Hour	NB	SB	Total
0	0.28%	0.19%	0.46%
1	0.18%	0.12%	0.30%
2	0.14%	0.10%	0.24%
3	0.13%	0.13%	0.26%
4	0.21%	0.37%	0.58%
5	0.46%	1.12%	1.59%
6	1.10%	3.23%	4.35%
7	2.13%	3.88%	6.02%
8	2.34%	3.47%	5.82%
9	2.69%	2.87%	5.56%
10	3.14%	2.92%	6.06%
11	3.59%	3.13%	6.71%
12	3.81%	3.38%	7.19%
13	3.71%	3.38%	7.10%
14	3.90%	3.33%	7.23%
15	4.23%	3.04%	7.26%
16	4.56%	2.89%	7.45%
17	4.87%	2.66%	7.53%
18	3.53%	2.46%	5.99%
19	2.60%	1.85%	4.44%
20	1.81%	1.37%	3.17%
21	1.24%	0.96%	2.20%
22	0.91%	0.63%	1.53%
23	0.61%	0.34%	0.95%

Month of Year	Fraction
January	1.03
February	1.1
March	1.08
April	1.02
May	0.95
June	0.92
July	0.9
August	0.95
September	0.91
October	1.03
November	1.04
December	1.02

Day of Week	Fraction
Sunday	0.71
Monday	1.04
Tuesday	1.1
Wednesday	1.1
Thursday	1.08
Friday	1.12
Saturday	0.87

Directional Factor		
AM	0.75	SB
PM	0.61	NB

Design Hour Volume		
#	Volume	Factor
5	2134	0.103
10	2081	0.101
20	2000	0.097
30	1961	0.095
50	1917	0.093
100	1868	0.090
150	1837	0.089
200	1812	0.088



PCS 37 - McGregor Blvd south of Pine Ridge Rd

2022 AADT = 28,100 VPD

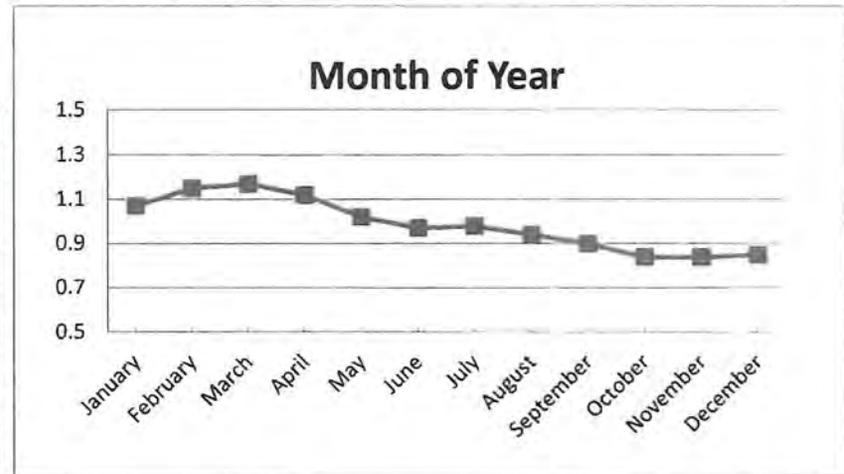
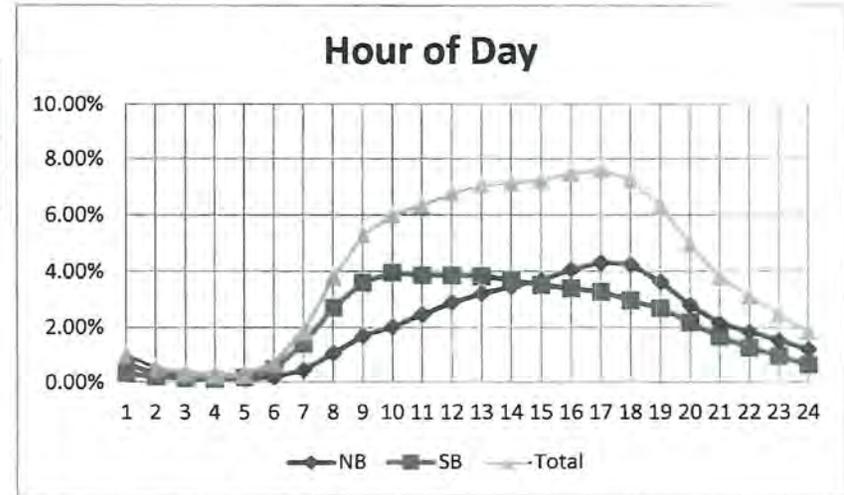
Hour	NB	SB	Total
0	0.69%	0.35%	1.04%
1	0.35%	0.22%	0.57%
2	0.22%	0.16%	0.38%
3	0.18%	0.13%	0.31%
4	0.13%	0.19%	0.31%
5	0.20%	0.50%	0.71%
6	0.46%	1.42%	1.89%
7	1.08%	2.72%	3.81%
8	1.71%	3.61%	5.32%
9	2.04%	3.96%	6.00%
10	2.49%	3.87%	6.36%
11	2.92%	3.87%	6.80%
12	3.22%	3.85%	7.08%
13	3.47%	3.71%	7.17%
14	3.70%	3.54%	7.23%
15	4.08%	3.41%	7.49%
16	4.33%	3.28%	7.62%
17	4.27%	2.99%	7.27%
18	3.65%	2.71%	6.35%
19	2.81%	2.18%	4.99%
20	2.17%	1.66%	3.83%
21	1.85%	1.27%	3.12%
22	1.53%	0.97%	2.50%
23	1.21%	0.65%	1.86%

Month of Year	Fraction
January	1.07
February	1.15
March	1.17
April	1.12
May	1.02
June	0.97
July	0.98
August	0.94
September	0.9
October	0.84
November	0.84
December	0.85

Day of Week	Fraction
Sunday	0.82
Monday	1.01
Tuesday	1.04
Wednesday	1.06
Thursday	1.04
Friday	1.08
Saturday	0.96

Directional Factor		
AM	0.75	SB
PM	0.57	NB

Design Hour Volume		
#	Volume	Factor
5	2649	0.094
10	2615	0.093
20	2587	0.092
30	2575	0.092
50	2547	0.091
100	2493	0.089
150	2457	0.087
200	2434	0.087



PCS 46 - Gladiolus Dr west of US 41

2022 AADT = 46,200 VPD

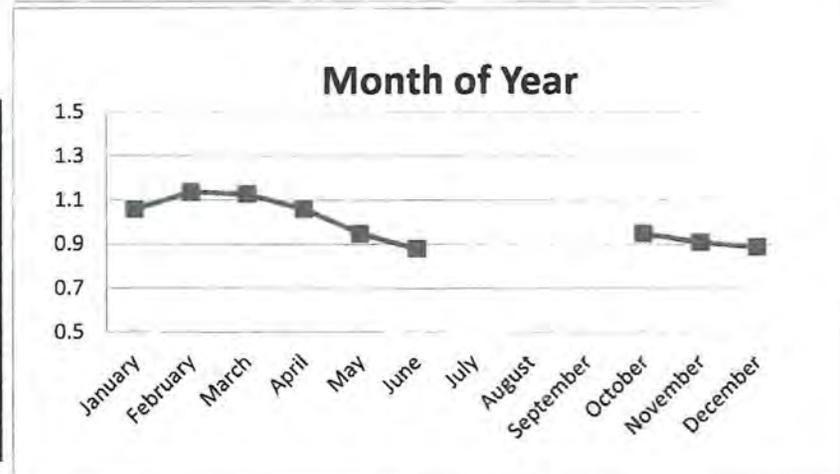
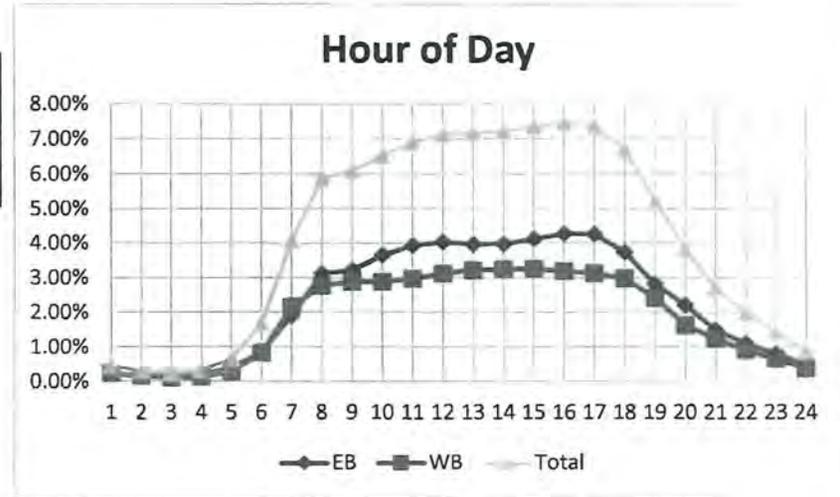
Hour	EB	WB	Total
0	0.24%	0.23%	0.47%
1	0.17%	0.16%	0.33%
2	0.15%	0.12%	0.27%
3	0.20%	0.13%	0.34%
4	0.40%	0.29%	0.68%
5	0.86%	0.84%	1.70%
6	1.90%	2.17%	4.07%
7	3.12%	2.77%	5.89%
8	3.22%	2.89%	6.11%
9	3.66%	2.88%	6.54%
10	3.93%	2.98%	6.91%
11	4.03%	3.12%	7.15%
12	3.96%	3.22%	7.19%
13	3.97%	3.25%	7.23%
14	4.11%	3.26%	7.37%
15	4.27%	3.20%	7.47%
16	4.26%	3.13%	7.39%
17	3.74%	2.98%	6.72%
18	2.83%	2.42%	5.25%
19	2.22%	1.63%	3.85%
20	1.50%	1.23%	2.73%
21	1.11%	0.90%	2.01%
22	0.80%	0.65%	1.45%
23	0.52%	0.38%	0.90%

Month of Year	Fraction
January	1.06
February	1.14
March	1.13
April	1.06
May	0.95
June	0.88
July	
August	
September	
October	0.95
November	0.91
December	0.89

Day of Week	Fraction
Sunday	0.74
Monday	1.04
Tuesday	1.08
Wednesday	1.1
Thursday	1.06
Friday	1.08
Saturday	0.89

Directional Factor		
AM	0.53	WB
PM	0.58	EB

Design Hour Volume		
#	Volume	Factor
5	4350	0.094
10	4314	0.093
20	4259	0.092
30	4233	0.092
50	4173	0.090
100	4085	0.088
150	4031	0.087
200	3971	0.086



**EXHIBIT M16 – EXISTING AND FUTURE
CONDITIONS ANALYSIS -
SANITARY SEWER, POTABLE WATER,
SURFACE WATER/DRAINAGE BASINS,
PARKS AND REC, OPEN SPACE,
PUBLIC SCHOOLS**

I. PROPERTY HISTORY

The Property is located south of Old Gladius Road and west US Highway 41. The Property is located within the South Fort Myers Planning Community Area. The Property is currently developed as the Royal Palm Village property. Access is provided from Old Gladius Road. However, there is a drainage and stormwater management easement located on the southern portion of the property.

The Applicant has filed a Comprehensive Plan Map Amendments to change the Future Land Use (FLU) designation of the Property from "Central Urban" to "Intensive Development".



II. EXISTING CONDITIONS

The property is in the South Fort Myers Planning Community Area and as mentioned above, it was historically developed as the Royal Palm Village (mobile home park). The mobile home park ownership has been terminated (see attached termination agreement recorded at the Lee County Clerk) and most units have been removed.

There are no known environmentally sensitive areas on site. The site does abut, and the property line extends over a portion of Philips Creek to the south. Philips creek is a shallow waterway that connects to Otsego Bay but is only navigable near the subject property by kayaks and low drag, small boats.

The area to the north is in Intensive Development, to the east and west Central Urban, and south in the Suburban future land use category. The zoning is a mix of C-1, CC, RM-2, and AG-2 districts. The property to the north, east and west is either multifamily or commercial making this parcel a perfect infill redevelopment in a central employment center. The properties to the south are single-family homes on larger lots that are on average 170 feet from the southern property line and 350-550 feet from the nearest proposed multifamily building.

The surrounding area is as follows in the table below and map below.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Intensive Development	C-1	Infinity Car Dealership / retention
SOUTH	Central Urban / Suburban	RS-1; AG-2	Phillips Creek / Single Family Residential Homes
EAST	Central Urban	CC; C-1	Car Wash; Auto Shop; Speedway Gas Station, Retail Center
WEST	Central Urban	RM-2	Lost Tree Apartments

- **NORTH:** Old Gladius Road and the Infinity Car Dealership.
- **SOUTH:** Phillips Creek along with Single Family Residential Homes
- **EAST:** US 41 and commercial uses such as Car Wash; an Auto Shop, a Speedway Gas Station, and Retail Center
- **WEST:** The Lost Tree Multifamily apartments.

III. FUTURE CONDITIONS

The site is not in any special overlay except the Property is within the Coastal High Hazard Area (CHHA) and Evacuation Zone A, but with no FEMA floodway concerns. The site is at the western most outskirts of the CHHA. The FEMA Flood Map places the site in the AE-11 zone.

The request is to increase the potential density by moving the property into the Intensive Development FLUC which allows the property which allows density to be calculated over the residential areas. The increased potential density is justified by the following analysis.

Central Location

In the captured image of the Lee County Future Land Use Map the subject property is marked with a yellow star. The significance of this regional view is to show the central location and significance of the US 41 and Gladius Drive / 6 Mile Cypress Parkway intersection. The interchange is located in the southeast corner of the South Fort Myers Planning District. The area is built out with retail centers, fast food restaurants, a car dealership, Department stores, and home improvement stores. The Property is located within the southwest corridor of the US 41 and Gladius Drive / 6 Mile Cypress Parkway intersection. US 41 is a major arterial roadway that travels north-south in Lee County and serves as a major connection to all of the east-west arterials such as Daniels Parkway, Colonial Boulevard, Estero Parkway, 6 Mile Cypress Parkway, etc.

The applicant feels the consideration of bonus density in this area is good planning. The former mobile home flooded 2-3 feet in Hurricane Ian. Since that time the Flournoy Group and the Royal Palm Village POA have successfully terminated the 132 individual lots making way for redevelopment. It is telling that this was able to be accomplished. A CHHA is not an appropriate location for mobile homes, particularly on older parcels that are not raised to current base flood elevations. Repeated flood risks prompted the corporation of the termination.

Infill

The road is largely developed along US 41. The subject property is located in the southwest quadrant of US 41 and Gladius Parkway. The area is predominantly developed along US 41 to the north and south roadway. North of the Property includes a car dealership and a Lowes Improvement Center. To the east includes various of retail stores such as Wal-Mart and Home Depot, offices, and commercial retail and service plazas. South of the property includes a single-family residential development. However, directly west of the property includes multifamily apartments. The overall area is largely built out with a mix of commercial and residential developments.

The site is in the middle of a major employment area, abutted by multifamily developments, acts as an appropriate transition from commercial activity on US 41 to lower densities, has access to two major arterials (with proposed new access to US 41), is within one mile of Lakes Park, has access to Lee Tran with ¼ mile of a bus stop, is serviced by all major urban services as confirmed by the letters of availability for the Lee Plan map amendment letters received. The site is perfect for higher density infill redevelopment, particularly when considering the structures will be built to modern codes and FEMA flood elevations.

Serves Residential Rooftops

The site sits central to a region that has been developed with surrounding single-family and multifamily dwelling units.

Infrastructure

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development.

- Letters of availability have been secured from Lee County Utilities for water and sanitary sewer.
- Roadways have adequate capacity as the site, as proposed, will have direct access onto US 41, a state maintained principal arterial, and secondary access to Gladiolus Drive, a Lee County maintained arterial via Old Gladiolus Drive Lee County local road.
- Lee Tran serves the South Fort Myers Area by via Route 140 (Merchants Crossing/Bell Tower) and Route 240 (Coconut Point Mall/Bell Tower) located at the car wash directly adjacent to the property (approximately less than 200 ft.) on both the northbound and southbound travel lanes along the US Highway 41 roadway.
- The US 41 proposed access provides connection to the shared use path on the west side of US 41.
- The site is entrance onto Old Gladiolus Drive is within ¼ mile of the shared path on Gladiolus Drive and the Lakes Park regional Lee County Park.
- South Trail Fire Station #63 is within one mile of the site north on US 41 to Harper Road.
- The Lee County Sheriff's South District primary substation is within one mile as is an EMS substation on Six Mile Cypress Parkway.



Map 1- CHHA

Urban services are in place to serve intense development. The site has access to all major urban services including, but not limited to, public sanitary sewer and water, fire, EMS, police, parks, public schools, solid waste, transit with bus stop within 200 feet, and shared use paths.

**EXHIBIT M17 – LETTER OF
DETERMINATION FOR THE
ADEQUACY/PROVISION OF
EXISTING/PROPOSED SUPPORT
FACILITIES - FIRE PROTECTION,
EMERGENCY MEDICAL SERVICE, LAW
ENFORCEMENT, SOLID WASTE, MASS
TRANSIT, SCHOOLS**



**SOUTH TRAIL FIRE PROTECTION
&
RESCUE SERVICE DISTRICT**
Established 1965

"Compassion, Commitment, Courage"

**Board of
Commissioners**

Larry Hirshman
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Robert McDonnell
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Ken Brown
Commissioner

Administration

Gene Rogers
Fire Chief

Dave Bollen
Assistant Chief-
Operations

Todd Anderson
Assistant Chief-
Administration

March 8, 2024

Letter of Serviceability

To Whom It May Concern,

The South Trail Fire District is capable of servicing the proposed Flournoy RPD project at the site of the former Royal Palm Village Mobile Home Park utilizing its current service-delivery model, to include fire/life safety, Advanced Life Support (non-transport), and fire inspection and plan review services.

The sole source of fiscal sustainment for these services is derived from ad valorem property taxes. The District will be able to provide the comprehensive services necessary to meet the needs of this normal community growth, provided that these parcels remain within Unincorporated Lee County and the boundaries of the District's jurisdiction.

Please do not hesitate to contact me anytime, should you need any further assistance.

Thank you for your time.

Respectfully,

Nate Burley

Nate Burley
Division Chief-Fire and Life Safety
South Trail Fire District
239-464-1635 cell (text if not urgent)
239-482-8030 office
nburley@southtrailfire.org

Kevin Ruane
District One

January 29, 2024

Cecil L. Pendergrass
District Two

Fred Drovdic, AICP
Director of Planning

Ray Sandelli
District Three

Flournoy RPD
Letter of Service Availability Request

Brian Hamman
District Four

Mike Greenwell
District Five

Mr. Fred,

Roger Desjarlais
County Manager

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

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

- Subject area is within one-quarter mile of a fixed-route corridor
- Closest bus stop, #11490 is within one-quarter mile of the subject parcels
- The 2021 TDP does identify the need for enhanced or additional transit services in the area

The proposed development is within one-quarter mile of a fixed-route corridor and the closest bus stop is # 11490. If this becomes a DO or LDO type D, the developer must provide an 8' x 30', landing pad within the road right-of-way or dedicated easement, however, there is a sidewalk that can be considered within these dimensions; the only improvement that will need to be completed is an installation of a bicycle storage rack. Therefore, the developer would be required to make the necessary improvements based on the current Lee County Transit LDC section 10-442 (a)(1) but will be reassessed at the time of DO/LDO.

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

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz,

Transit Service Planner

Phone: (239) 533-0340



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

November 16, 2023

Fred Drovdic
RVI Planning + Landscape Architecture
10401 Highland Manor Dr. #220
Tampa, FL 33610

Re: Letter of Service Availability – Flournoy CPA

Mr. Drovdic,

I am in receipt of your letter requesting a Letter of Service Availability for a Comprehensive Plan Amendment. The property consists of 1 parcel totaling 19.33+/- acres located on the southwest corner of Old Gladius Road and US Highway 41. The Applicant is proposing Large-Scale Comprehensive Plan Map amendment to change the Future Land Use designation of the property from "Central Urban" to the "Intensive Development" classification.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 1.6 miles east. A second location is 2.3 miles west.

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

Sincerely,

Benjamin Abes
Director, Public Safety



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1494

November 16, 2023

RE: Flournoy -Comprehensive Plan Amendment

Dear Fred Drovdlc:

This letter is in response to your request for concurrency review dated November 10, 2023, for the subject property in Old Gladius Road and US highway 41 in regard to educational impact. This project is located in South choice Zone.

This development is a request for 391 Multifamily housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .042 and further broken down by grade level into the following, .035 for elementary, .017 for middle and .039 for high. A total of 16.82 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
 NAME/CASE NUMBER Flournoy Multifamily
 OWNER/AGENT RVI Planning + Landscape Architecture
 ITEM DESCRIPTION

LOCATION Old Gladiud Road US 41
 ACRES 19.33
 CURRENT FLU
 CURRENT ZONING RPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
	391	

STUDENT GENERATION
 Elementary School
 Middle School
 High School

Student Generation Rates			
SF	MF	MH	Projected Students
0.035	0.015		5.87
0.017	0.009		3.52
0.039	0.019		7.43

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23
 South CSA, Elementary
 South CSA, Middle
 South CSA, High

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
14,234	14,026	208	6	202	99%	
7,293	6,912	381	4	377	95%	
9,536	8,492	1,044	7	1037	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrence Manual

Prepared by: Jacqueline Heredia, Planning Specialist



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

November 15, 2023

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

RVI Planning + Landscape Architecture
Attn: Lindsey Craig, Planner staff
10150 Highland Manor Drive, Suite 450
Tampa, FL 33610

**RE: Flournoy – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Ms. Craig:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed 391 multi family dwelling units located on the southwest corner of Old Gladius Road and US Highway 41 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

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

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

November 13, 2023

Fred Drovdljic
RVi Planning + Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, Florida 33901

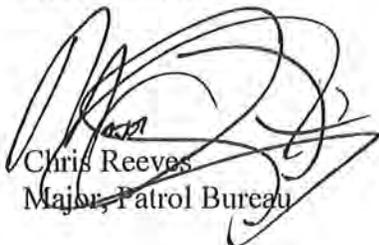
Mr. Drovdljic,

The Lee County Sheriff's Office reviewed your Comprehensive Plan Amendment application request for a 19.33 +/- acre parcel located at the southwest corner of Old Gladiolus Road and U.S. 41 in incorporated Lee County.

The proposed Large-Scale Comprehensive Plan Map amendment would change the Future Land Use designation of the property from "Central Urban" to "Intensive Development" and designate the parcel in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services. We acknowledge that the request would allow for a maximum of 391 multifamily dwelling units, with a proposed population at build out of 1,009 people. Buildout would occur by 2030 dependent upon market demand.

This Agency evaluated your rezoning request solely on its ability to provide law enforcement service to the development. Based on that criterion, we do not object to the proposed development. Law enforcement services will be provided from our Central District offices in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Tiffany Wood at (239) 477-1885 with any questions regarding the CPTED study.

Respectfully,



Chris Reeves
Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

November 9, 2023

Lindsey Craig
Planner Staff
RVi Planning + Landscape Architecture
10150 Highland Manor Drive, Suite 450 • Tampa, FL 33610
813.443.8282 Main

In response to your request on November 9, 2003, the Florida Master Site File lists no cultural resources recorded within Section 35 Township 45S Range 24E for the Fournoy RPD Project, Lee County.

This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.

- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**

#

- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

November 15, 2023

Cecil L Pendergrass
District Two

Fred Drovdlc, AICP
Planning Director
RVI Planning + Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

**Re: Flournoy – Comprehensive Plan Amendment
Letter of Service Availability**

Dave Harner, II
County Manager

Dear Mr. Drovdlc,

Richard Wm. Wesch
County Attorney

In April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks, and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

Donna Marie Collins
County Hearing Examiner

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in *The Lee Plan*. The Department's available capacity meets the current adopted level-of-service standard, and is projected to meet the adopted level-of-service standard for at least the next five years.

Required Capacity – 5,538 acres of regional parks and 295 acres of community parks

Available Capacity – 7,066 acres of regional parks and 832 acres of community parks

Please feel free to contact me directly at (239) 672-2094 or ARegnaert@leegov.com if you have further questions.

Sincerely,

Armand Regnaert
Principal Planner
Lee County Parks & Recreation
3410 Palm Beach Blvd
Fort Myers, FL 33916



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Lee County

Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

December 6, 2023

Via E-Mail

Cecil L Pendergrass
District Two

Fred Drovdic, AICP
RVI Planning and Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

Ray Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

RE: **Potable Water and Wastewater Availability**
Chief Court Industrial Rezoning - Royal Plam Villages - 15180 Meadow Cir.
STRAP # 35-45-24-L2-05000.01CE and Plus See Attached List

To whom this may concern:

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

Your firm has indicated that this project will consist of 391 multi-family residential units with an estimated flow demand of approximately 97,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of these parcels.

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

December 6, 2023

Page 2

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

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

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: NOVEMBER 30, 2023

TO: **DCAP STAFF**
Lcudcap@leegov.com

FROM: **FRED DROVDLIC, AICP**

FIRM: RVI PLANNING AND LANDSCAPE ARCHITECTURE

ADDRESS: 1514 BROADWAY, SUITE 201

ADDRESS: FORT MYERS, FL 33901 -

PHONE#: (239)318-6707 FAX: () -

E-MAIL ADDRESS: FDROVDLIC@RVIPLANNING.COM

PROJECT NAME: CHIEF COURT INDUSTRIAL REZONING

PREVIOUS PROJECT NAME(S): ROYAL PALM VILLAGES MOBILE HOME PARK

STRAP NUMBER(S): 35-45-24-L2-05000.01CE PLUS SEE ATTACHED LIST

PRIOR STRAP NUMBER(S) (IF ANY):

LOCATION/SITE ADDRESS: 15180 MEADOW CIRCLE, FORT MYERS, FL 33908

PURPOSE OF LETTER:

- DEVELOPMENT ORDER SUBMITTAL FINANCING EFFLUENT REUSE
- PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
- OTHER: (PLEASE SPECIFY)

RESIDENTIAL PLANNED DEVELOPMENT AND COMPREHENSIVE PLAN MAP AMENDMENT

PLANNED USE:

- COMMERCIAL INDUSTRIAL RESIDENTIAL - (SINGLE-FAMILY MULTI-FAMILY)
- OTHER: (PLEASE SPECIFY) _____

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: 4 TOTAL SQUARE FOOTAGE: _____

RESIDENTIAL UNITS: SINGLE-FAMILY: _____ MULTI-FAMILY: 391

AVERAGE ESTIMATED DAILY FLOW (GPD): 97,750 (WATER WASTE-WATER) (GPD): _____ REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: _____

CHAPTER 64E-6 OF THE FLORIDA ADMINISTRATIVE CODE GUIDELINES

Multi-family residential at 250 GPD per unit = 97,750 GPD

Please e-mail the completed form to Lcudcap@leegov.com.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8531.





November 10, 2023

Pamela Keyes
Lee County Utilities
7391 College Parkway
Fort Myers, FL 33907

**RE: Flournoy – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Ms. Keyes,

RVi Planning + Landscape Architecture, on behalf of the applicant and contract purchaser of the subject property, the Flournoy Development Group, is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 1 parcel totaling 19.33+/- acres located on the southwest corner of Old Gladius Road and US Highway 41 in unincorporated Lee County, Florida. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing Large-Scale Comprehensive Plan Map amendment to change the Future Land Use designation of the property from "Central Urban" to "Intensive Development" and designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services. The request is to allow for a maximum of 391 multifamily dwelling units.

The proposed population at build out is estimated at 1,009 people (maximum of 391 dwelling units X 2.58 persons per dwelling unit). Buildout is anticipated to occur by 2030; however, this date is variable depending upon market demand.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

Fred Drovdljic, AICP

Enclosure

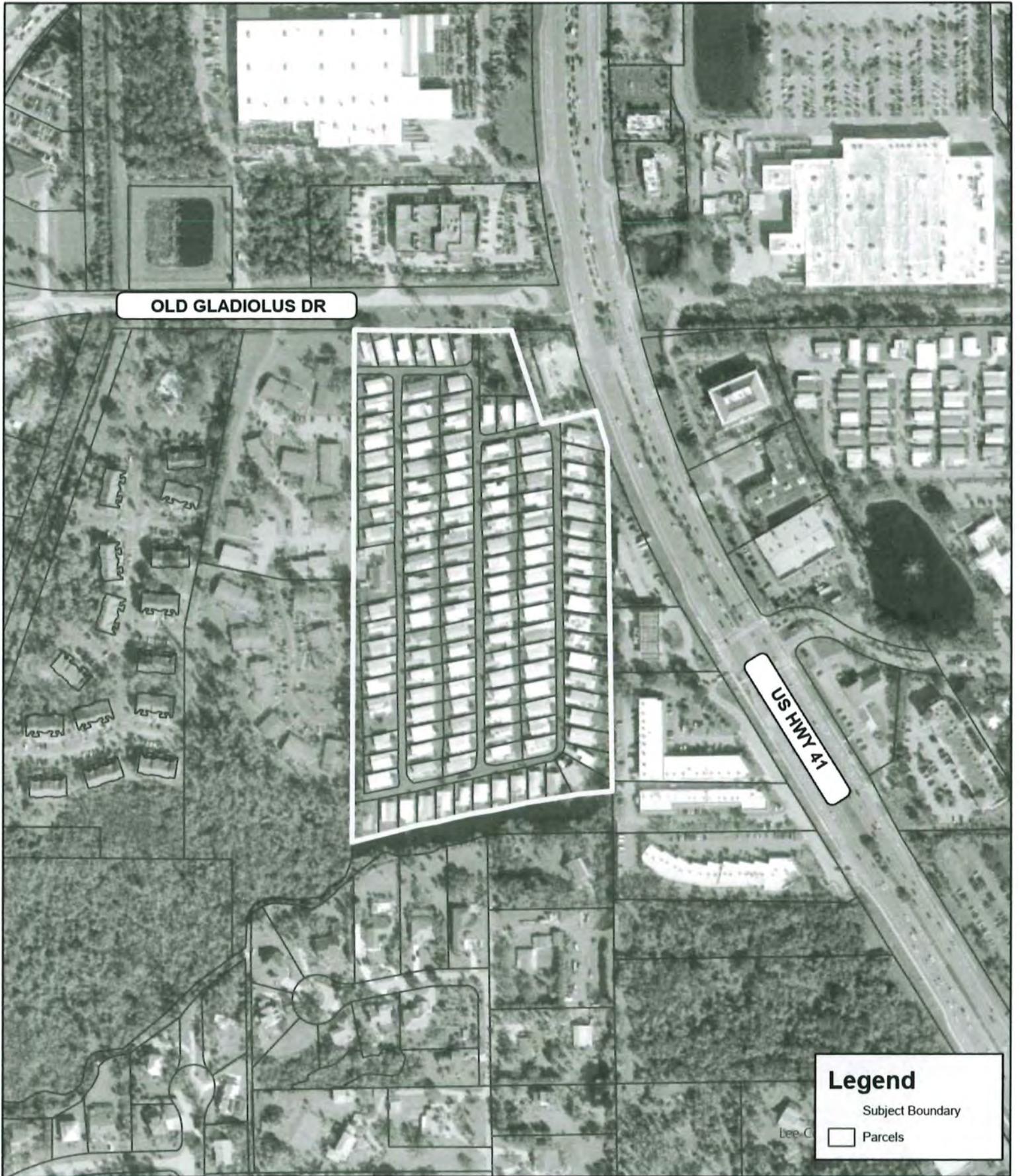


FLOURNEY MULTIFAMILY RPD

List of Lots

STRAP #'s of the terminated lots of Royal Palms Village Mobile Home Park

35-45-24-05-00000.0010	35-45-24-05-00000.0430	35-45-24-05-00000.0840	35-45-24-05-00000.1290
35-45-24-05-00000.0020	35-45-24-05-00000.0440	35-45-24-05-00000.0850	35-45-24-05-00000.1300
35-45-24-05-00000.0030	35-45-24-05-00000.0450	35-45-24-05-00000.0860	35-45-24-05-00000.1310
35-45-24-05-00000.0040	35-45-24-05-00000.0460	35-45-24-05-00000.0870	35-45-24-05-00000.1320
35-45-24-05-00000.0050	35-45-24-05-00000.0470	35-45-24-05-00000.0880	35-45-24-05-00000.1330
35-45-24-05-00000.0060	35-45-24-05-00000.0480	35-45-24-05-00000.0890	35-45-24-L2-05000.01CE
35-45-24-05-00000.0070	35-45-24-05-00000.0490	35-45-24-05-00000.0900	35-45-24-L2-05000.02CE
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OLD GLADIOLUS DR

US HWY 41

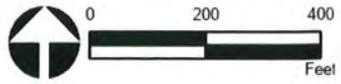
Legend

- Subject Boundary
- Parcels

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FLOURNOY MULTIFAMILY RPD • AERIAL MAP

- 📍 Lee County, FL
- 📅 11/1/2023
- # 23001957
- 👤 Flournoy Development Group



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.

**EXHIBIT M18 – STATE POLICY PLAN
AND REGIONAL POLICY PLAN**



Royal Palm Multifamily CPA

Exhibit M18 – State Policy Plan and Regional Policy Plan

I. STATE COMPREHENSIVE PLAN

Although the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan, the following analysis is included for further justification of the request. The plan amendment is consistent and furthers the adopted State Comprehensive Plan. Relevant portions are discussed below.

187.201(6) PUBLIC SAFETY.—

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

(b) Policies:

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

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

(b) Policies:

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

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

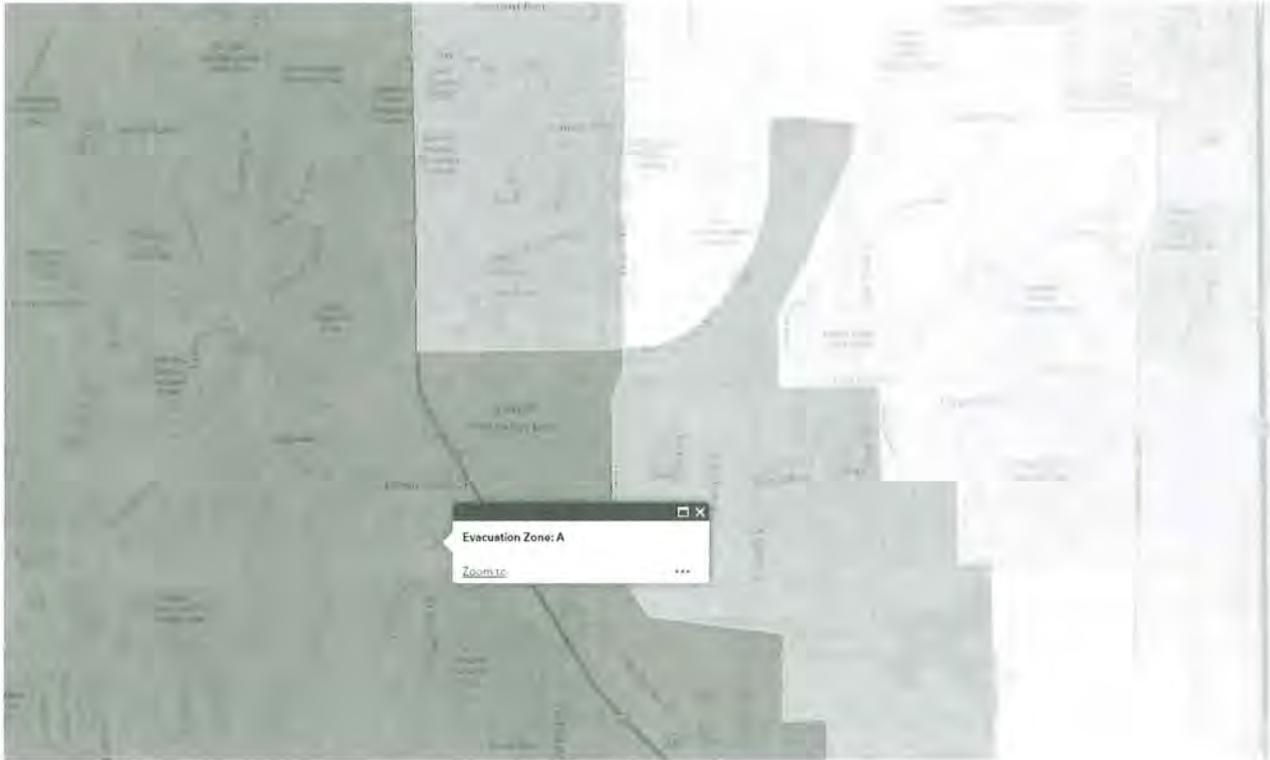
CONSISTENCY: The map amendment from Central Urban to Intensive Development increases potential density or allowance for population to occupy the parcel and need to evacuate during a natural disaster.

CURRENT FUTURE LAND USE	Acreage	Density	Residential Units
Central Urban	19.33 less 1.16 natural waterways = 18.17+/- developable	10 du/acre (base) 4du/acre (bonus)	182 (base) 91 (bonus) = 273 du
PROPOSED FUTURE LAND USE	Acreage	Density	Residential Units
Intensive Development	19.33 less 1.16 natural waterways = 18.17+/- developable	14 du/acre (base) 8 du/acre (bonus)	255 (base) 145 (bonus) = 400 du

The Lee County Emergency Management department will need to account for the potential population increase. Currently the and likeliness of a natural disaster is assigned to Evacuation Zone A. According to the LCEM plan, Zone A is a vulnerable Evacuation Zone. Well prepared and

protected buildings should be safe in most events. However, if evacuations are required, the safest option may be to travel to the east coast. The site will have direct access to Old Gladius Road and US Highway 41. Access to these major arterial roadways can allow for effective evacuation. The site is also within 2.3 miles of South Fort Myers High School which is a public shelter site.

JR Evans has prepared a risk evacuation analysis report, attached as Exhibit M12 - Risk Evac Analysis_Comp 01.30.2024, to demonstrate safe evacuation given the potentially increased population density.



187.201(7) WATER RESOURCES.—

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

(b) Policies:

5. Ensure that new development is compatible with existing local and regional water supplies.

CONSISTENCY: Lee County Utilities has issued a letter of utility service availability for the site.

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

CONSISTENCY: The site is undergoing a planned development zoning, a custom zoning district that will be required to meet the Land Development Code regulations for Lee County, and additionally may be conditioned by the County to ensure consistency with all groundwater quality and quantity

requirements. Moreover, in order for development to occur an Environmental Resource Permit will have to be attained from the State of Florida which will enforce the requirements to protect surface and ground water.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.—

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

(b) Policies:

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

CONSISTENCY: Lee County requires a Protected species Survey and mitigation if endangered or protected species are found. Lee County's requirements are consistent with State programs and requirements. The Southwest Florida Water Management District (SFWMD) monitors the protection of wetlands and similar environmentally sensitive site.

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

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

(b) Policies:

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

CONSISTENCY: Lee County Solid Waste has provided a letter of service availability to dispose of all solid waste on site and Lee County has an incineration plant to minimize landfill contributions.

187.201(14) PROPERTY RIGHTS.—

(a) Goal.—Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

(b) Policies:

- 1. Provide compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of the state's police power so as to constitute a taking.**
- 2. Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.**
- 3. Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.**

CONSISTENCY: The site is under private contracts and not negatively affected by State or local policy or land use regulations that would constitute compensation.

(15) LAND USE.—

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

(b) Policies:

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

CONSISTENCY: The development area is an urban environment with current intense allowances for development that are appropriate as the site is serviced by or has commitments from all applicable urban services agencies such as EMS, Police, Fire, Transit, Utilities, Schools, Solid Waste and Parks. Additionally, the site will have access to major roadways with adequate carrying capacity when the current plans for US Highway 41.

(17) PUBLIC FACILITIES.—

(a) Goal.—*Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.*

(b) Policies:

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

2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.

3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

CONSISTENCY: The site is considered an urban site as it has been in the Central Urban future land use category. The change to Intensive Development is a reflection of the proper placement of population and affordable housing near major commercial employment centers that are serviced by all means if urban services.

**EXHIBIT M19 – JUSTIFICATION OF
PROPOSED AMENDMENT**



Royal Palm Multifamily CPA

Exhibit M19 – Justification of Proposed Amendment

I. REQUEST

The contract purchaser for the 19.33+/- acre subject property, Meyers Group, LLC (“Applicant”), is requesting a Comprehensive Plan Amendment for one change to Lee County’s Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from Central Urban to the Intensive Development Future Land Use Category (FLUC).

II. FLUC CHANGE JUSTIFICATION

The request is to increase the potential density by moving the property into the Intensive Development FLUC which allows the property which allows density to be calculated over the residential areas. The increased potential density is justified by the following analysis.

Central Location

In the captured image of the Lee County Future Land Use Map the subject property is marked with a yellow star. The significance of this regional view is to show the central location and significance of the US 41 and Gladius Drive / 6 Mile Cypress Parkway intersection. The interchange is located in the southeast corner of the South Fort Myers Planning District. The area is built out with retail centers, fast food restaurants, a car dealership, Department stores, and home improvement stores. The Property is located within the southwest corridor of the US 41 and Gladius Drive / 6 Mile Cypress Parkway intersection. US 41 is a major arterial roadway that travels north-south in Lee County and serves as a major connection to all of the east-west arterials such as Daniels Parkway, Colonial Boulevard, Estero Parkway, 6 Mile Cypress Parkway, etc.

The applicant feels the consideration of bonus density in this area is good planning. The former mobile home flooded 2-3 feet in Hurricane Ian. Since that time the Flournoy Group and the Royal Palm Village POA have successfully terminated the 132 individual lots making way for redevelopment. It is telling that this was able to be accomplished. A CHHA is not an appropriate location for mobile homes, particularly on older parcels that are not raised to current base flood elevations. Repeated flood risks prompted the corporation of the termination.

Infill

The road is largely developed along US 41. The subject property is located in the southwest quadrant of US 41 and Gladius Parkway. The area is predominantly developed along US 41 to the north and south roadway. North of the Property includes a car dealership and a Lowes Improvement Center. To the east includes various of retail stores such as Wal-Mart and Home Depot, offices, and commercial retail and service plazas. South of the property includes a single-family residential development. However, directly west of the property includes multifamily apartments. The overall area is largely built out with a mix of commercial and residential developments.

The site is in the middle of a major employment area, abutted by multifamily developments, acts as an appropriate transition from commercial activity on US 41 to lower densities, has access to two major arterials (with proposed new access to US 41), is within one mile of Lakes Park, has access to Lee Tran with ¼ mile of a bus stop, is serviced by all major urban services as confirmed by the letters of availability for the Lee Plan map amendment letters received. The site is perfect for higher density infill redevelopment, particularly when considering the structures will be built to modern codes and FEMA flood elevations.

Serves Residential Rooftops

The site sits central to a region that has been developed with surrounding single-family and multifamily dwelling units.

Infrastructure

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development.

- Letters of availability have been secured from Lee County Utilities for water and sanitary sewer.
- Roadways have adequate capacity as the site, as proposed, will have direct access onto US 41, a state maintained principal arterial, and secondary access to Gladiolus Drive, a Lee County maintained arterial via Old Gladiolus Drive Lee County local road.
- Lee Tran serves the South Fort Myers Area by via Route 140 (Merchants Crossing/Bell Tower) and Route 240 (Coconut Point Mall/Bell Tower) located at the car wash directly adjacent to the property (approximately less than 200 ft.) on both the northbound and southbound travel lanes along the US Highway 41 roadway.
- The US 41 proposed access provides connection to the shared use path on the west side of US 41.
- The site is entrance onto Old Gladiolus Drive is within ¼ mile of the shared path on Gladiolus Drive and the Lakes Park regional Lee County Park.
- South Trail Fire Station #63 is within one mile of the site north on US 41 to Harper Road.
- The Lee County Sheriff's South District primary substation is within one mile as is an EMS substation on Six Mile Cypress Parkway.



Impacts of the Request

The impacts of the requested amendments are compared to the existing by-right entitlements per the future land use designations. The density under the Central Urban future land use category allows up to 15 units per acre with bonus density. The density under the proposed Intensive Development future land use category allows for up to 14 units per acre with base density at 8 units per acre for a total of 22 units per acre.

The uses between the two land use categories both allow for intense uses. The Central Urban FLUC encourages uses mixed use developments and best serves as an urban core. Thus, these areas are already the most heavily settled and have the greatest range and highest levels of public with a broad range of land uses that include residential, commercial, public and quasi-public, and limited light industrial land uses. The Intensive Development FLUC is also to be located along major arterial roads (Us 41) and similarly the available and potential levels of public services in both these areas are suited to accommodate high densities and intensities. However, in the Intensive Development category mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged.

Overall, the two land use categories, given the location, have very similar intended permitted uses and allowances for similar intensities. The primary difference in the request does not lie in the permitted uses but in the request for increased dwelling units under the Intensive Development FLUC. This will allow for more population to be located within the project many of which will be for affordable housing units as required in the CHHA.

CURRENT FUTURE LAND USE	Acreage	Density	Residential Units
Central Urban	19.33 less 1.16 natural waterways = 18.17+/- developable	10 du/acre (base) 4du/acre (bonus)	182 (base) 91 (bonus) = 273 du
PROPOSED FUTURE LAND USE	Acreage	Density	Residential Units
Intensive Development	19.33 less 1.16 natural waterways = 18.17+/- developable	14 du/acre (base) 8 du/acre (bonus)	255 (base) 145 (bonus) = 400 du

Conclusion

Intense development is good in the correct location. The Intensive Development FLUC is located north of the Property and will allow for the expansion of FLU as well as similar residential density upon request. The move to Intensive Development will allow for vertical density and will allow for increase bonus density, which is limited to affordable multi-family housing, to be integrated into the surrounding commercial services.

**EXHIBIT M20 – PLANNING
COMMUNITIES/COMMUNITY PLAN
AREA REQUIREMENTS**



Royal Palm Multifamily CPA

Exhibit M20 – Planning Districts/Community Plan Area Requirements

I. LEE PLAN

Lee Plan Map 1-B shows the parcels as part of the South Fort Myers Planning District (#11). The Property is within a planning community with specific Land Development Code requirements; therefore, a required public meeting and will meet community plan code as part of the LDC.

