



August 29, 2025

Joe Serracino
Lee County Community Development, Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

**Re: 5740 BAYSHORE ROAD SEZ AND REZ
1st INSUFFICIENCY RESPONSE LETTER
REZ2025-00005 and SEZ2025-00007**

Dear Joe:

Enclosed please find responses to your insufficiency letter dated *May 13th, 2025*. The following information has been provided to assist with the approval process:

1. Sufficiency Comment Response Letter
2. Revised Request Narrative & Lee Plan Compliance
3. Revised MCP
4. Revised Boundary Survey

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

Zoning (for both cases):

1. Per LDC 33-1532(a) and (b), please provide the required meeting summary document for the public informational meeting on the proposed rezoning held in the North Fort Myers Planning Community.

RESPONSE: The North Fort Myers Planning Panel scheduled hearing is August 5, 2025. Meeting minutes and materials presented will be submitted to staff. The ad publication and sign posting is included in the resubmittal.

2. Per LDC 34-202(a)(9) Please provide a list of surrounding property owners with 500 feet of the perimeter of the subject property, a map of the surrounding properties within 500 feet of the perimeter of the subject property, and a set of mailing labels based on that map and list.

RESPONSE: Variance materials are in the submittal.

Legal Description

3. The subject property is one contiguous parcel; please provide a legal description that specifically describes the entire continuous perimeter boundary of the property subject to the zoning action with accurate bearings and distances for every line.

RESPONSE: See revised boundary survey dated 2025-08-28.



4. The boundary survey does not include the required state plane coordinates, one at the point of beginning (POB) and one at an opposing corner. Please provide this for both cases.

RESPONSE: See revised boundary survey dated 2025-08-28.

5. The boundary survey does is not based on title certification. Within the boundary survey notes it is listed that easements may exist on the subject property that are not depicted on the survey.

RESPONSE: See revised boundary survey dated 2025-08-28.

6. The subject property is one contiguous property but is described with four property legal descriptions. The perimeter of the property should be described. If the 4 property descriptions are required to reflect the title certification, an "also described as" statement should be included followed by the metes and bounds description of the perimeter of the property.

RESPONSE: See revised boundary survey dated 2025-08-28.

7. No certification of title and encumbrances was submitted for either case.

RESPONSE: The title certification is included in this submittal. It was completed after the original submittal but is now complete.

Planning:

1. Add an analysis of Lee Plan Policies 30.2.4, 30.2.5, and 30.3.1 to the Lee Plan Analysis in the request narrative for both the Rezone and Special Exception applications.

RESPONSE: Please see revised Rezone and Special Exception narrative that includes an analysis of the above policies from the Lee Plan.

Natural Resources

1. For both cases, please provide discussion on the drainageway that conveys offsite flows through the property. How will these flows be maintained per Lee Plan Policy 126.1.4?

RESPONSE: Please see revised Rezone and Special Exception narrative that includes an analysis of Lee Plan Policy 126.1.4. Also, a stormwater design narrative is included in this response from Tim Keene.

For SEZ2025-00007:

2. Please identify the drainageway on the proposed Site Plan. Please demonstrate compliance with LDC 10-328 regarding a drainage and access easement.

RESPONSE: A stormwater design narrative is included in this response from Tim Keene.

3. The Site Plan depicts a "Wash Area" in close proximity to the existing drainageway. How will the wash area be managed and designed to prevent untreated runoff into the drainageway?

RESPONSE: The wash area has been removed.

4. Is the stormwater management system designed to have a positive outfall? Please provide a general description of the proposed stormwater management system that complies with Lee Plan Goal 60 and 61.

RESPONSE: A stormwater design narrative is included in this response from Tim Keene.

5. Please provide analysis of relevant polices within Lee Plan goal 101.

RESPONSE: Please see revised Rezone and Special Exception Narrative that includes an analysis of Lee Plan goals 60, 61 & 101.

Environmental Sciences

1. Commercial activity in the Coastal High Hazard Area is restricted to uplands. Provide a wetland jurisdictional determination that shows the activity on the site will be placed only in uplands. Staff recommend the following condition, "Developer may not commence construction on development impacting wetlands until issuance of required permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts or if the State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend local development permit approvals to be consistent with State wetland permits or applicable Lee Plan and LDC regulations regarding development within wetlands."

RESPONSE: Applicant agrees to the condition. The FLUCCS map included shows the likely wetland areas all of which the site plan is proposing to remain out of for development purposes.

2. A review of historic aerials shows that the ditch identified in the FLUCCS is a part of a natural water body. Pursuant to LDC 10-415(d)(9), provide the 50-foot waterway buffer.

RESPONSE: LDC 10-415(d)(9) does not seem to be correct, it does not exist. We believe LDC 10-416(d)(9) was correct.

The area of the ditch has been significantly altered over time and is not a flowway or creek with a top of bank or discernible area of water flow. This does not seem to meet the definition of requiring a natural waterway buffer.

The current status of the ditch area was not caused by the new owner, nevertheless; we are proposing to maintain the area at natural grade to serve the wetland preservation area. The site design leaves the area around the ditch at natural grade as it is within the wetland preserve areas and along side of the wetland preserve is a minimum of 25-feet of preserve buffer.

3. Pursuant to LDC 10-415 (D)(9), provide a protected species survey. Include the presence of any heritage trees identified on site.

RESPONSE: The site plan is proposing to have up to 45% open space preserving all the wetland areas and replanting areas deficient if exotic removal would cause the preserve areas to not meet requirements. If heritage trees are present, then a condition at the time of local development order to replace those removed according to LDC Sec. 33-1631.

4. Based on the FLUCCS map, the site contains rare and unique uplands. Pursuant to Lee Plan Policy 123.2.15, how has the applicant protected these to the greatest extent possible?

RESPONSE: As mentioned, the site is to be 45% open space and have all wetland areas preserved plus removal of exotics and restoration of areas where buffers would be required if invasive exotic removals make the vegetation inadequate.

5. The use meets the definition of high intensity in the North Fort Myers Community Planning Area, and LDC 33-1543 requires landscape buffers for high intensity development abutting a subdivided lot in an existing large residential subdivision must use a 30-foot buffer.

RESPONSE: The buffer has been added to the site plan abutting the subdivision to the west. The buffer overlaps with the indigenous and wetland preserve areas, so a statement was added to the MPC as follows: "ALLOW INDIGENOUS IN PRESERVE/WETLAND TO MEET THE BUFFER REQUIREMENTS WITH A CONDITION TO ENHANCE INDIGENOUS IF THE VEGETATION IS NOT SUFFICIENT TO MEET BUFFER REQUIREMENTS".

6. Pursuant to LDC 10-329 (d)(1)(a), no excavation will be within 50 feet of any private property line under separate ownership unless granted a deviation in accordance with LDC 10-104.

RESPONSE: A deviation that can typically be included administratively is included as part of the SEZ to allow excavation a minimum of 25-feet from the eastern property line.

7. According to the applicants FLUCCS map, the preserve area proposed to meet the open space requirements does not contain sufficient native plants to meet the indigenous definition. Provide a revised open space design plan, and if the applicant intends to use restoration to meet the open space requirement, then provide a revised indigenous management plan that shows how the restoration will achieve success.

RESPONSE: The site plan proposes to maintain a minimum of 45% open space. Revised calculations have been included on the site plan. This includes up to 0.50 acres of the proposed lake and a remaining 2.10 acres of open space. Most of the vegetation on site has a level of invasive exotics. The required buffers in the wetland areas are shown overlain on the wetland areas. If the wetland and other areas where buffers are required would not meet the intensity of plantings due to removal of invasive exotics then the applicant would agree to a condition to replant to meet requirements. This should bring the site to the indigenous requirement since only 0.87 acres of indigenous are required.

8. Show all proposed and existing easements, buffers may not be located in a utility easement without a letter of no objection from the entity holding title.

RESPONSE: The survey has been revised to include all existing easements as confirmed and based on a title certification. There are no known easements that would interfere with development. Easements that will not be applicable to the proposed development will be vacated as necessary and reestablished at the time of local development order.

LeeTran

1. INFORMATIONAL COMMENT: According to the Lee County Transit Land Development Code, the proposed development is located within one-quarter mile of a LeeTran fixed-route corridor, with the nearest bus stop being #10496. If this development becomes a (DO) or a (LDO) type D,

the developer will be required to make the improvements based on LDC 10-442. This includes the installation of a single inverted-U bicycle storage rack. It is important to note that this requirement will be reassessed at the time of development order.

RESPONSE: Acknowledged.

For SEZ2025-00007 only:

Development Services

1. Please demonstrate how the proposed gate for the southernmost entrance complies with LDC Section 34-1748(5) which requires a paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle as specified in the AASHTO Green Book, current edition, to be provided on the ingress side of the gate or gatehouse.

RESPONSE: There is now only a single entrance that complies with the LDC section.

2. Please provide on the proposed plans the required onsite (sidewalks/paths/crosswalks), pedestrian ways to provide access between parking areas, building entries, surrounding streets, external sidewalks, transit stops, other uses, and out-parcels per LDC Section 10-610(d)(1)a.

RESPONSE: The parking area and sidewalk has been redesigned to comply.

3. Pursuant to LDC Section 10-329(d)(1)3., no excavations for water retention and detention will be allowed within 50 feet of any private property line under separate ownership unless granted an administrative deviation in accordance with Section 10-104. The setback for an excavation from a private property line may not be less than 25 feet. The proposed lake does not appear to meet this requirement.

RESPONSE: The excavation is proposed at 25 feet from the eastern property line to maximize the balance between preserving the wetland and indigenous areas while meeting the needed wet retention. A deviation for less than 50 feet has been added to the SEZ request.

4. Please demonstrate compliance with the parking requirements set forth in LDC Section 34-2020 for the proposed 80 storage units.

RESPONSE: The requirement closest to the proposed use is mini warehouse that requires 1 space per 25 units or a minimum of 5 spaces. We are able to provide up to 7 spaces including a handicap space meeting the requirement.

5. INFORMATIONAL COMMENT: Development Order approval will be required for the proposed improvements, in addition to the approved zoning action(s).

RESPONSE: Acknowledged

6. INFORMATIONAL COMMENT: At the time of Development Order, the applicant will be required to demonstrate how the proposed building elevation plans meet the Commercial Building architectural design requirement per LDC Section 10-620(a through e).

RESPONSE: Acknowledged

TIS

1. No traffic impact study has been submitted per LDC 34-202(b)(5)(b). Please provide an analysis of projected trip generation for the uses proposed to be added to the subject property.

RESPONSE: A traffic study has been included in this submittal.

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 Drovdllic, AICP
Planning Director



5740 Bayshore Road Zoning and Special Exception Request Narrative & Compliance Statement

I. REQUEST OVERVIEW

The 5740 Bayshore Road site ("Property") is approximately 5.7+/- acres in size in one parcel identified by STRAP 36-43-24-00-00014.0010. The Property is located south of Bayshore Road in unincorporated Lee County. It is in a rural area of Lee County, characterized by existing and planned residential developments with supportive commercial uses.

Bayshore Road Plaza, LLC ("Applicant") is requesting to rezone from Agriculture (AG-2) to Community Commercial (CC) to allow for commercial uses on the Property.

Concurrently, the Applicant will also be requesting a Special Exception for the following uses that are by special exception only in the North Fort Myers Commercial Corridor for Bayshore/Pine Island Road:

- WAREHOUSE, HYBRID
- WAREHOUSE, PRIVATE
- WAREHOUSE, MINI

II. EXISTING CONDITIONS

The Property is partially vegetated currently developed with two (2) single-family detached units, and one (1) mobile home unit with supporting accessory structures and uses. Located on the south side of Bayshore Road, access is available via approximately 243 feet of frontage along Bayshore Road, a two-lane arterial road that has a connection to N Tamiami Trail through a full signalized intersection.

The surrounding land use pattern has been outlined below:

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Central Urban, Suburban	CC, CPD, MH-1, MH-2, MH-3, RPD, CF, AG-2, RM-2, TFC-2	Vacant Residential, Single-Family Residential, Vacant Commercial, Commercial Shopping Center
SOUTH	Central Urban, Wetlands, Suburban	AG-2, MHPD, MH-2, TFC-2, RM-2	Foxmoor Pines Subdivision, Foxmoor Lakes Subdivision, Riverbend Golf & Country Club
EAST	Central Urban, Wetlands, Suburban,	C-1A, CC, C-1, CPD, RPD, EC, AG-2, AG-3, MH-1, RS-1, TFC-2	American Legion Post 336, International Trade & Exchange, Joseph Warden Scott Trust, FDOT owned Lands
WEST	Central Urban, Wetlands, Suburban, Public Facilities	CC, CPD, CS-2, C-1A, C-1, TFC-2, MH-1, MH-2, RM-2, RS-1	Berts Bayshore Manor, Foxmoor Plaza, Tamiami Estates, Powell Creek Preserve

The property is part of the North Fort Myers Community Plan Area part of the Lee County Land Development Code (LDC) per LDC Sec. 33-1537. The Property falls under Article VIII, Division 3,

Commercial Corridor as defined in LDC Sec. 33-1566 and subject to use regulations per LDC Sec. 33-1596 resulting in the SEZ request.

The property is not required to have building setbacks per LDC Sec. 33-1571 but 5 feet and a Type A buffer has been provided meeting this code section requirements.

III. 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.

- Lee County Utilities (LCU) is the potable water service provider. In a letter received February 7, 2025, from LCU they state, "Your firm has indicated that this project will consist of three commercial units with an estimated flow demand of approximately 73,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above."
- In a letter of availability dated November 11, 2024, FGUA indicates that, "The application indicated that the proposed project consists of 100,000 SF Warehouse-RV Storage with an estimated wastewater disposal demand of 15,000 GPD. Currently, FGUA facilities can accommodate this demand."
- The site offers direct access to Bayshore Road, a county maintained arterial roadway. The site has a singular vehicular ingress and egress point for residents. A secondary ingress and egress point will be provided to be used for emergency personnel only. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.
- The site is within the North Fort Myers Fire District serviced by station #3, approximately 1.02 miles away.
- Medic Station 31 EMS, approximately 1.95 miles from the site.
- The Property is located within Lee County Sheriff District North and zone N2. The nearest law enforcement location is Lee County Sheriff's Office North District Substation, approximately 2.1 miles from the site.
- Solid Waste District Area 5

IV. REZONING REQUEST

The proposed rezone and special exception requests allow the Property to be developed in a similar manner to the surrounding properties to the north and west. The Community Commercial (CC) zoning district permits medium-to large scale consumer-oriented facilities, wide-range of financial, business, and professional offices. The site is part of the North Fort Myers commercial corridor per LDC Section 33-1566(c) pertaining to Pine Island/ Bayshore Road. The uses permitted in the corridor are similar in intensity and type, but some specific uses are only permitted by special exception. The intended uses being requested are:

- STORAGE INDOOR (permitted in CC District and in the North Fort Myers Commercial Corridor without Special Exception)
- WAREHOUSE, HYBRID
- WAREHOUSE, PRIVATE
- WAREHOUSE, MINI

The Warehouse uses are by special exception only, while the indoor storage is permitted when rezoned to CC.

The uses are suitable because the Bayshore Road corridor is rapidly growing with community-serving commercial uses with the approved Commercial Planned Developments (CPD), Bayshore Forest Retirement Center (Z-09-016), Bayshore Forest RPD/CPD (Z-09-016) and a pending rezone for the New Post Road Self Storage Facility CPD +/-2.93 acres to allow for 117,776 SF of self-storage and associated improvements.

For these reasons, the proposed rezone and special exception is to position the Property for a broader range of commercial uses to serve both the local community and tourists with minimal impact to residence while bring in compliance with the Lee Plan, as outlined below.

V. REZONING DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145, the data and analysis provided in the enclosed application demonstrate the following:

a) Complies with the Lee Plan;

The following is an analysis of the Zoning Atlas Amendment, meets consistency with goals, objectives, and policies of the Lee County Comprehensive Plan (Lee Plan).

POLICY 1.1.3: The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units

The intended use of Warehousing and Indoor Storage complies with the Central Urban District Regulations because the Bayshore Road corridor is rapidly growing with community-serving commercial uses with the approved Commercial Planned Developments (CPD), Bayshore Forest Retirement Center (Z-09-016), Bayshore Forest RPD/CPD (Z-09-016) and a pending rezone for the New Post Road Self Storage Facility CPD +/-2.93 acres to allow for 117,776 SF of self-storage and associated improvements. The exact use of covered and enclosed RV Storage can be constructed with the existing infrastructure needed to support the project as it has frontage on a major arterial road, Bayshore Road, that has adequate capacity to support the growing commercial corridor as described further in this application and all other major urban services are available.

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 Applicant has provided a letter of utility availability from Lee County Utilities for water service received on February 7, 2025. Sewer service will be provided by FGUA according to the letter received on November 11, 2024, with capacity to serve. The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The Applicant has provided a letter of utility availability from Lee County Utilities for water service with capacity as stated from the February 7, 2025, letter who serves the existing site as well. The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

Sewer service is available from FGUA according to the letter received on November 11, 2024, stating, "The application indicated that the proposed project consists of 100,000 SF Warehouse-RV Storage with an estimated wastewater disposal demand of 15,000 GPD. Currently, FGUA facilities are able to accommodate this demand."

The application indicated that the proposed project consists of 100,000 SF of warehouse-RV storage with an estimated wastewater disposal demand of 15,000 GPD. Currently, FGUA facilities are able to accommodate this demand. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater system."

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 request is for 100,000 SF of warehouse storage that generates 15,000 GDP which will meet requirements in Lee County and by Florida Statutes to connect to a public water system.

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 it lies within the Future Water Service Area and in the LCU franchise area. The project will connect to Lee County Water Service. LCU currently serves the existing residential on site.

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 on February 7, 2025 of utility availability from LCU that states service and capacity is available to serve the projected needs of this site.

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

The letter from LCU addresses the sufficient capacity for this project's proposed development program. At the time of DO the project will be required to meet flow demands for fire.

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 it lies within the Future Water Service Area in the LCU franchise area. We have received a letter of utility availability from LCU that states service and capacity is available to serve the projected needs of this site.

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 request is for 100,000 SF of warehouse storage that generates 15,000 GDP which will meet requirements in Lee County and by Florida Statutes to connect to a sanitary sewer system.

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

According to Lee Plan Map 4-B it is not within the Future Sewer Service Area for Lee County. It is in the Florida Governmental Utilities Authority (FGUA) franchise area with a forcemain located in the right-of-way of Bayshore Road abutting the property. FGUA states they have capacity.

- 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.**

It is in the Florida Governmental Utilities Authority (FGUA) franchise area with a forcemain located in the right-of-way of Bayshore Road abutting the property. FGUA states they have capacity.

- 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.**

According to Lee Plan Map 4-B it is not within the Future Sewer Service Area for Lee County. It is in the FGUA franchise area. Service from FGUA is available to the site and the development will exceed demand according to Fla. Admin. Code R. 64E-6 that would require connection to public services.

10/14/2024

STRAP/PID #: 36-43-24-00-00014.0010

Project Name: 5740 Bayshore Rezone

Property Address: 5740 Bayshore Rd, North Fort Myers, FL 33917



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.

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.

The development intensity will require sanitary sewer service according to FL Admin Code 64E-6. Proposed intensity is 15,000 GPD.

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. The project is in the FGUA franchise area which has capacity and a forcemain abutting the property.

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.

The proposed development has its primary access from Bayshore Road, a 4-lane divided major arterial road that has sufficient capacity for the intended development per the TIS Report provided by TR Transportation and will not encroach on existing and future residential developments. The surrounding areas consist of existing and future commercial and residential planned developments. The special exception for the proposed use, warehouse storage, will be subject and in compliance with land development regulations and design standards such as parking, open space, and landscape buffering per LDC, Chapter 10.

GOAL 6 (COMMERCIAL LAND USES)

POLICY 6.1.1

a. Traffic and access impacts;

The site will have one access point: Bayshore Road, a 4-lane divided major arterial road. Per the TIS Report provided by TR Transportation, there are no expected traffic and access impacts from the proposed development.

c. Screening and buffering;

The special exception for the proposed use, warehouse storage, will be subject and in compliance with land development regulations and design standards such as screening and landscape buffering per the Lee Plan.

d. Availability and adequacy of services and facilities;

The current site is serviced by the necessary life safety and public health services such as North Fort Myers Fire District, Lee County Sheriff, Lee County Utilities (water) and Lee County public local roads State Route 78 (Bayshore Road).

e. Impact on adjacent land uses and surrounding neighborhoods;

The current site uses Bayshore Road for access. The Bayshore Road corridor is a rapidly growing community-serving commercial corridor with approved and pending Commercial Planned Developments (CPD), including a pending rezone for 117,000 SF of RV storage adjacent from the Property. the proposed rezone and special exception are to position the Property for a broader range of commercial uses to serve both the local community and tourists with minimal impact to residence.

f. Proximity to other similar centers; and

The Central Urban land use areas are intended primarily for land uses that serve the existing public, but because of their location, market attractions, and desire for flexibility, these urban uses permit a broad range of land uses that include general commercial, light industrial/commercial, single-family residential units, and multi-family dwelling units. The warehouse storage falls under the general commercial category and is a use consistent with the adjacent commercial uses in the surrounding areas such as the Winn-Dixie, north of the property, falls into the general commercial category, hence meeting the criteria to be near similar centers.

g. Environmental considerations.

The property contains wetlands. In total the FLUCCS Code 619, Exotic Wetland Hardwoods which make up 1.44 acres. There will be no wetland impacts.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

The property is in the Central Urban FLUC and to the north is an existing commercial shopping center with similar intensity and amenities. The expansion will serve to provide improved access by connecting to a major collector, Bayshore Road, and abuts to the north a large parcel that has Bayshore Road access that will likely become commercial once realignment of Bayshore Road plans is further along.

The expansion does abut single-family homes to the west and will provide buffers as required by the conventional zoning and special exception development regulations. Moreover, the MCP proposes to maintain all of the wetlands as open space with no impacts.

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

This is a perfect infill and expansion of a like use in an urban area with less-than-ideal access for most other types of commercial uses and undesirable for traditional residential uses.

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

The historic natural waterway has been incorporated into the wetland and preserve areas.

POLICY 60.1.3: Examine steps necessary to restore principal flow-way systems to assure the continued environmental function, value, and use of natural surface water flow-ways and associated wetland systems.

At the time of local development order and final water management design through the SFWMD ERP and Lee County development services the exact consideration of the of the ditch area will be restored to the greatest extent possible per requirements.

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

As pointed out by environmental sciences in the insufficiency letter, we acknowledge that commercial activity in the Coastal High Hazard Area is restricted to uplands. The FLUCCS map included shows the likely wetland areas all of which the site plan is proposing to remain out of for development purposes. Applicant agrees to the condition as stated below by staff.

"Developer may not commence construction on development impacting wetlands until issuance of required permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts or if the State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend local development permit approvals to be consistent with State wetland permits or applicable Lee Plan and LDC regulations regarding development within wetlands."

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

As mentioned, the site is to be 45% open space and have all wetland areas preserved plus removal of exotics and restoration of areas where buffers would be required if invasive exotic removals make the vegetation inadequate.

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

As stated, at the time of local development order through the SFWMD ERP we will meet all requirements to not degrade ground water quality. A draft water quality plan is a document included in the resubmittal.

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.

Acknowledged. We will comply with all Lee County and SFWMD requirements. A SFWMD ERP will be required.

a) Meets this Code and other applicable County regulations or qualifies for deviations;

The request will meet or exceed all performance and locational standards set forth for the proposed CC zone district and in the criteria set forth for the North Fort Myers commercial corridor. The request to rezone the site is not requesting deviations during zoning but will seek an administrative deviation at the time of local Development Order for interconnection to abutting properties specific to LDC Section 33-1573(c).

b) Is compatible with existing and planned uses in the surrounding area;

The Bayshore Road corridor is a community-serving commercial corridor with approved commercial developments to the east and west, and pending Commercial Planned Developments (CPD), including a pending rezone for 117,000 SF storage facility adjacent from the Property and major shopping center to the west.

The proposed warehousing use is only permitted through a special exception because of the limitation of the LDC for the corridor. Changes in land development regulations and design standards due to the special exception will be in compliance at time of local Development Order. The Property is located in the North Fort Myers Commercial Corridor and subject to

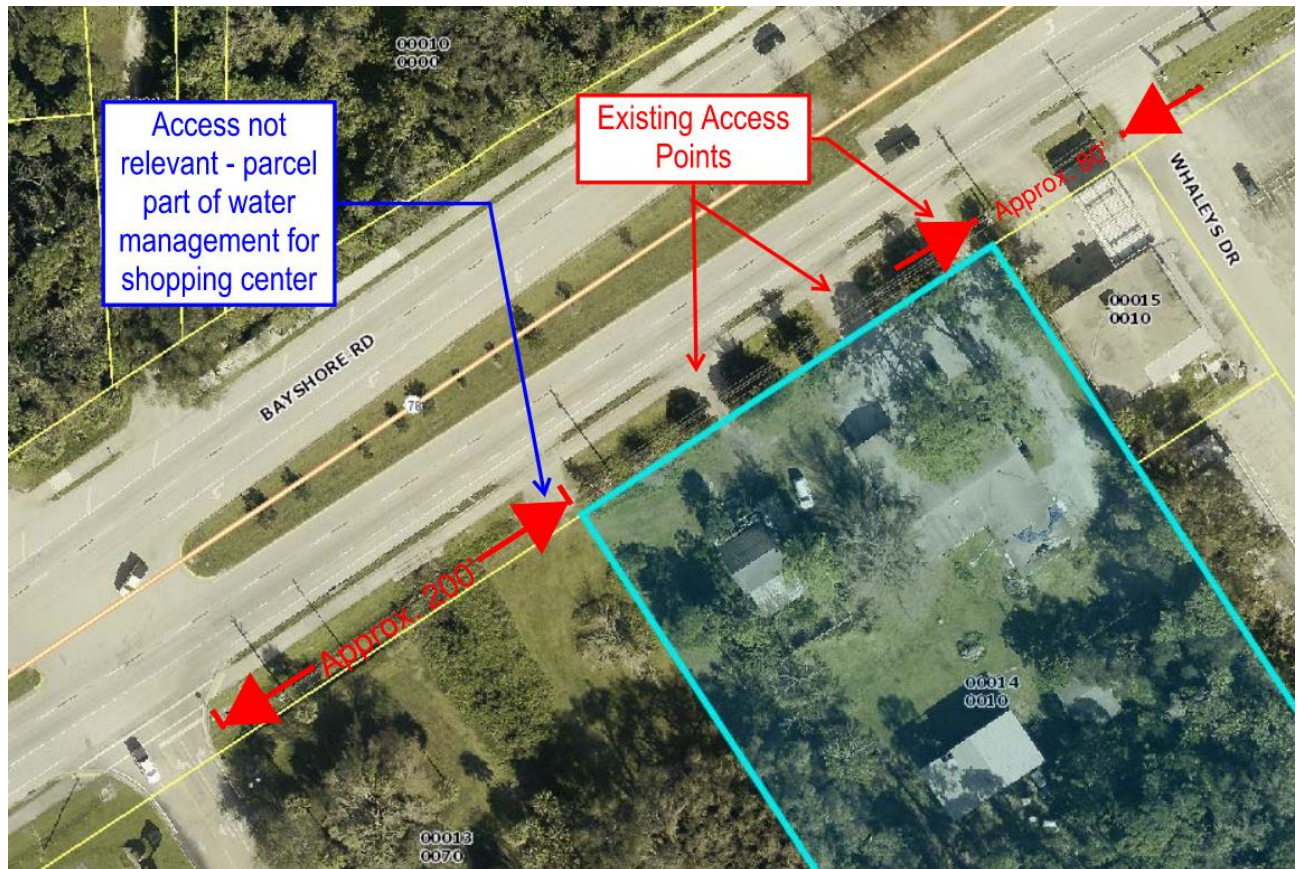
use regulations per LDC Sec. 33-1596, which also allows the use of Mixed-use Overlay alternative property development regulations.

c) Will provide access sufficient to support the proposed development intensity;

The site offers direct access to Bayshore Road (SR 78), a state-maintained 6-lane principal arterial roadway. The current site has three access points onto Bayshore Road for two residences. The proposed commercial site design is proposing two access points that will be right- and right-out only centralizing the access points to the greatest distance from abutting curb cuts to the east and west. The current access points do not meet the State's intersection separation requirements for a major arterial, which is 660 feet. The separation from the shopping center west is no less than 300 feet to the subject property boundary and the separation to the east to Whaley Drive is no less than 100 feet.

The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.

FDOT will ultimately permit the site access. The site plan has been revised to show one central ingress/egress. FDOT will have to permit access to the site so an FDOT pre-app has not yet been scheduled. The proposed site plan will reduce the curb cuts on Bayshore Road from this property from 3 to 1.



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

The roadway as an acceptable level of service to support the request development with no expected impacts on transportation facilities according to the Traffic Impact Statement by TR Transportation.

e) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

There are approximately +/-1.54 acres of the +/-5.7-acre Property listed as Exotic Wetland Hardwoods (FLUCS Code 619) and drainage ditches surrounded by these wetland species, per the Summary Table in the Environmental Report and vegetation map provided by Atwell. The location of the wetland areas is the southern portion of the property which will not be disturbed. This request does not intend to adversely affect environmentally critical areas and natural resources.

During the conventional rezone, there will be buffers for land to be preserved and will be further determined at time of local Development Order. It is understood that an ERP is required for this development which will determine the jurisdictional boundaries of wetlands.

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

Future development for the proposed rezone will be serviced by North Fort Myers Fire, Sheriff, and EMS. The site will also connect to potable water and sanitary sewer mains according to letters of service capacity and availability from Lee County Utilities and FGUA respectively.

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.

At the time of local development order an ERP and stormwater design will meet the requirements of this policy.

VI. SPECIAL EXCEPTION REQUEST

In addition to the Corridor Commercial (CC) zoning request are the following uses only permitted by special exception due to the sites location in the Commercial Corridor Land Development Provisions per LDC Section 33-1566(c) pertaining to Pine Island/ Bayshore Road.

Per LDC Sec. 33-1596 the use regulations schedule restricts specific types of uses for property located within the commercial corridor as defined in 33-1537. The uses below are requested to allow the desired development program and are only available by special exception in the corridor:

- WAREHOUSE, HYBRID
- WAREHOUSE, PRIVATE
- WAREHOUSE, MINI

The intended development program is for storage of recreational vehicles of all kinds in enclosed, secured units for rent, and may also include some units for storage according to the above requests.

The site plan is designed with LDC Sec. 33-1571 - Property development regulations – in mid

which allows for no minimum side or rear building setbacks and a setback from manmade lakes or waterways of at least 20 feet. The proposed site plan provides a 5-foot Type buffer along the buildings proposed on the northern half of the site.

VII. SPECIAL EXCEPTION JUSTIFICATION STATEMENT

The property qualifies for a special exception based on the following findings/review criteria:

1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.

GOAL 30: NORTH FORT MYERS COMMUNITY PLAN. Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources

The proposed development meets several goals one being the preserving of natural resources. The wetlands on site will be entirely preserved. Another is turning a residential property on a major arterial into a commercial business / avital corridor.

2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.

The site plan proposes to maintain a minimum of 45% open space. Revised calculations have been included on the site plan. This includes up to 0.50 acres of the proposed lake and a remaining 2.10 acres of open space. Most of the vegetation on site has a level of invasive exotics. The required buffers in the wetland areas are shown overlain on the wetland areas. If the wetland and other areas where buffers are required would not meet the intensity of plantings due to removal of invasive exotics then the applicant would agree to a condition to replant to meet requirements. This should bring the site to the indigenous requirement since only 0.87 acres of indigenous are required.

The site contains 1.44 areas marked as wetlands in the vegetation map which surrounds a ditch area, so these areas are combined to include 1.54 acres that will be preserve area. The preserved areas are in the southernmost part of the property and serves as a useful buffer for abutting residential uses to the southwest.

3. The request will be compatible with existing and planned uses.

As stated, the 1.54 acre of preserve serve as useful buffers to the residential properties to the southwest. Moreover, the use requested is a quite use of one-story that works well abutting single-family residential. There is very minimal noise, lighting and nor odor or other intrusive or intense activities that are incompatible with residential uses.

With that said, the primary uses abutting the proposed development are commercial and the frontage is on a major arterial making a commercial use very appropriate particularly given the abutting commercial uses.

4. The request will not be injurious to the neighborhood or detrimental to the public welfare.

See answer three above.

5. The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

The conventional zoning and limits of a special exception require the site to be development in accordance with the Lee County Land Development Code. The site will comply with the Community Corridor (CC) zoning district and North Fort Myers commercial corridor regulations and will be required to go through the local Development Order permitting and applicable state agencies such the South Florida Water Management District ERP.

6. In the case of new antenna supporting structure wireless communication facilities, meets the additional criteria of 34-145(c)(3)(b).

Not applicable.

VIII. CONCLUSION

The Rezone and Special Exception request to rezone the Property from Agriculture (AG-2) zoning district to Community Commercial (CC) and Special Exception request to allow for warehousing and storage within the Commercial Corridor will not adversely affect the surrounding properties and will meet the goals, objectives, and policies of the Lee Plan. The request will directly support the County's stated goal to protect environmental resources by mitigating impacts to wetlands. The Applicant respectfully requests approval of the Rezone and Special Exception request and reserves the right to modify this application through the review process to meet all Code requirements.



5740 BAYSHORE ROAD SEZ

Schedule of Deviations and Justifications

1. Deviate from LDC §10-329(d)(1)a.3 Surface Water Management: 50 feet of any private property line under separate ownership unless granted an administrative deviation in accordance with Section 10-104. The setback for an excavation from a private property line may not be less than 25 feet, to allow a 25-foot setback from the property to the east.

JUSTIFICATION: A 25-foot setback from the eastern border meets typical requirements for administrative relief including a lake maintenance area and the required 5' buffer. The site is narrow with a significant wetland area that was worked around to maximize preserve areas.

2. Sec. 33-1573(a)(1). – Parking Location. Requiring building siting and parking design to incorporate pedestrian and vehicular circulation between adjacent sites; to allow no interconnection between abutting sites.

JUSTIFICATION: There are a number of factors making this requirement unable to be accomplished. The nature of the use requested use is one that requires limited access for security of the vehicles to be stored on site. Part of the features of the proposed structure is high security for high-end RV storage. The nature of this requires limited access to the property. However, we acknowledge that the property will be gated and secure so cross access with abutting commercial properties to the east and west would have a limited effect on the security of the property. The most compelling reason for the request to deviate for cross access between commercial properties is the design of the abutting properties. To the west is a shopping center that placed its water management area next to the subject property making a connection impossible. To the east is a small commercial building that has a limited design for interconnection and multiple access points on Bayshore Road. The type of traffic using the subject property is not typical retail or consumer traffic but RV's that would not be able to use a limited interconnection well to move between properties.



GENERAL LEGEND:

- A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
CBS = CONCRETE BLOCK STRUCTURE
CBW = CINDERBLOCK WALL
CHATT = CHATTAHOOCHEE
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CME = CANAL MAINTENANCE EASEMENT
CO = CLEAN OUT
CONC = CONCRETE
D = DELTA (CENTRAL ANGLE)
DE = DRAINAGE EASEMENT
E = EAST
EB = ELECTRIC BOX
ELE = ELEVATION
X 0.00' = ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FDH = FOUND DRILLHOLE
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
FND = FOUND
FPL = FLORIDA POWER AND LIGHT
IF = IRON FENCE
IP = IRON PIPE
IRV = IRON ROD
INV = INVERT
L = ARC LENGTH
LP = LIGHT POLE
LME = LAKE MAINTENANCE EASEMENT
N = NORTH
N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
N&D = NAIL & DISC
NO ID = NO IDENTIFICATION
MF = METAL FENCE
MH = MAN HOLE
OH = OVERHEAD CABLES
OR = OFFICIAL RECORD BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORDS
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PG = PAGE
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PLAT AND MEASURED
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PVCF = POLYVINYL CHLORIDE FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 3" IRON ROD #6677
SND = SET NAIL & DISC #6677
TYP = TYPICAL
UE = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE
OH = OVERHEAD CABLES (OH)
X = POLYVINYL CHLORIDE FENCE (PVCF)
X = CHAIN LINK FENCE (CLF)
X = WOOD FENCE (WF)
X = METAL FENCE (MF)
* DEGREE SYMBOL
AT&T BOX
CATCH BASIN
CENTERLINE
LIGHT POLE
CABLE TV RISER (CA/TV)
UTILITY BOX
FIRE HYDRANT
ELECTRIC BOX
VALVE
WATER METER (WM)
UTILITY POLE (UP)
BOUNDARY CORNER (BC)
SEWER CLEANOUT
SEWER MANHOLE

REMAINDER
OF SECTION 36
TOWNSHIP 43 S
RANGE 24 E
(NOT INCLUDED)

LINE TABLE		
	BEARING	LENGTH
L1	N56° 01' 45"E	243.00'
L2	N50° 39' 00"E	44.00'
L3	S33° 33' 15"E	140.00'
L4	S56° 01' 45"W	90.00'
L5	S56° 01' 45"W	118.00'

FUND FILE NUMBER: 1617535

OTHER ENCUMBRANCES AFFECTING THE TITLE:

1. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281 AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - **AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A SURVEY ITEM, NOTHING TO PLOT**
2. ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED JANUARY 21, 2025, UNDER INSTRUMENT NUMBER 2024000220281, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. - **NOT A SURVEY ITEM**

OVERALL BOUNDARY LEGAL DESCRIPTION:

A TRACT OF LAND KNOWN AS PARCELS "A", "B" & "C" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT (POB 3) ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE NEW BAYSHORE ROAD, KNOWN ALSO AS S.R. 78, SAID POINT BEING S56°01'45"W 337.3 FEET FROM SRD R/W MONUMENT P.C. 88 PLUS 62.24, SAID POINT BEING ALSO N50°39'E 44.0' FROM AN OLD ESTABLISHED MONUMENT MARKING THE SW CORNER OF THE SE 1/4 NE 1/4, SECTION 36-43-24; THENCE LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF SAID ROAD THE FOLLOWING THREE (3) COURSES: 1) SOUTH 33°33'15" EAST, A DISTANCE OF 1036.10 FEET; THENCE 2) SOUTH 56°26'45" WEST, A DISTANCE OF 243.00 FEET; THENCE 3) NORTH 33°33'15" WEST, A DISTANCE OF 1034.33 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF BAYSHORE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE A DIRECTION OF NORTH 56°01'45" EAST, A DISTANCE OF 243.00 TO THE POINT OF BEGINNING AND CONTAINING 251,554.96 SQ.FT. 5.775 ACRES OF LAND MORE OR LESS.

BOUNDARY SURVEY

PROPERTY ADDRESS:

5740 BAYSHORE ROAD,
NORTH FORT MYERS, FL. 33917

FLOOD ZONE: AE

BASE FLOOD: 9

COMMUNITY #: 125124

MAP/PANEL #: 12071C0278G

DATE OF FIRM: 11/17/22

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS

ADDED EASEMENT

07/26/2024

08/28/2025

SCALE: 1" = 80'

CADD: EI

CHECKED BY: FLN

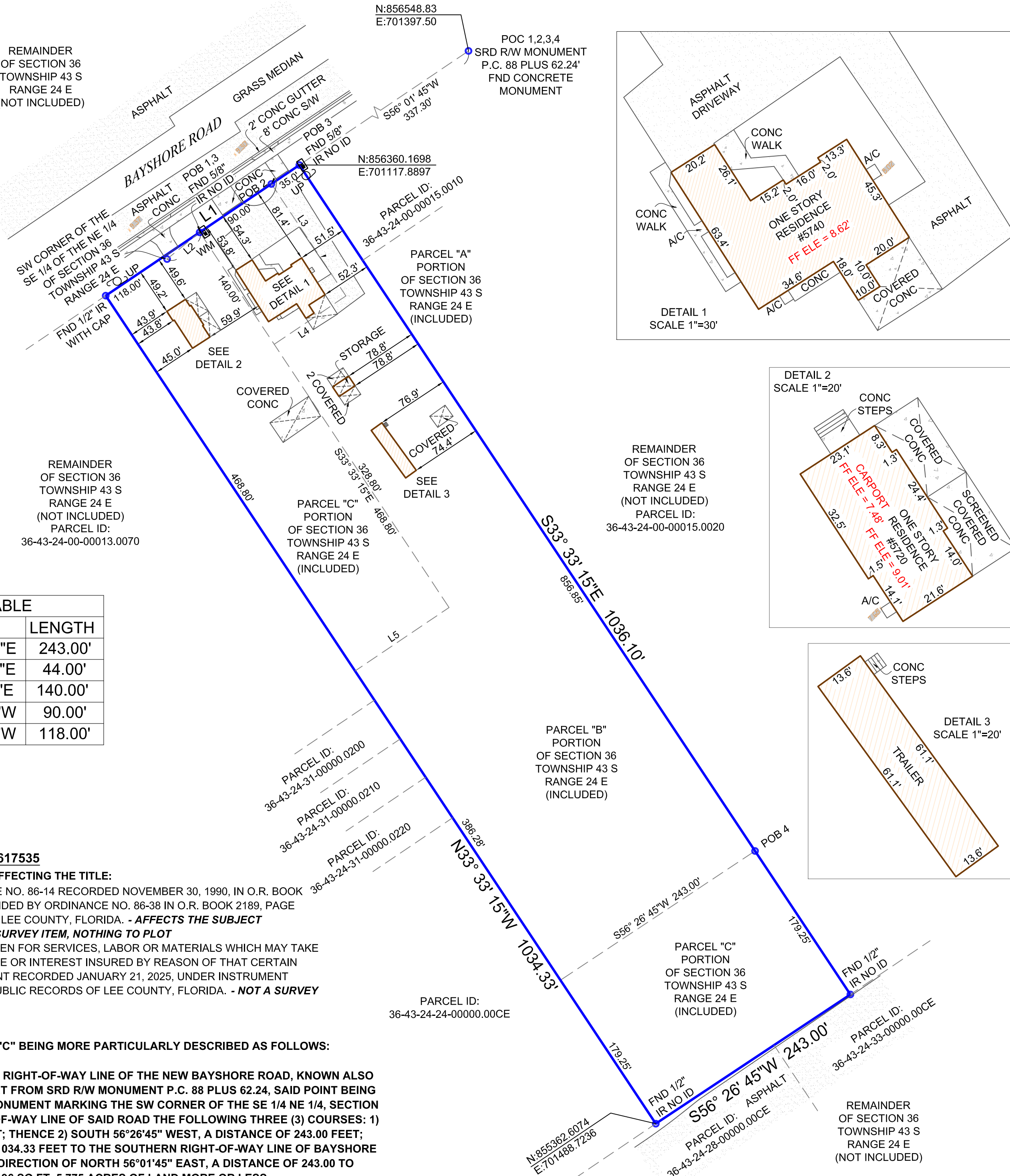
INVOICE #: 24-61428

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. Digitally signed by Francisco L Nunez Date: 2025.08.28 15:49:32 -0400
Francisco L Nunez
FRANCISCO L. NUNEZ, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6382
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL
SURVEYORS AND MAPPERS
LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707
5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216



LEGAL DESCRIPTION:

1. A TRACT OF LAND KNOWN AS PARCEL "A" DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE NEW BAYSHORE ROAD, KNOWN ALSO AS S.R. 78, SAID POINT BEING S56°01'45"W 337.3 FEET FROM SRD R/W MONUMENT P.C. 88 PLUS 62.24, SAID POINT BEING ALSO N50°39'E 44.0' FROM AN OLD ESTABLISHED MONUMENT MARKING THE SW CORNER OF THE SE 1/4 NE 1/4, SECTION 36-43-24; THENCE N56°01'45"E 90 FEET; THENCE S33°33'15"E 140 FEET; THENCE S56°01'45"W 90 FEET; THENCE N33°33'15"W 140 FEET TO THE P.O.B. BEING AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
2. A TRACT OF LAND KNOWN AS PARCEL "B" DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTHEAST R/W LINE OF THE NEW BAYSHORE ROAD, KNOWN ALSO AS S.R. 78, SAID POINT BEING S56°01'45"W 337.3 FEET FROM SRD MONUMENT PC 88 PLUS 62.24, SAID POINT BEING ALSO N50°39'E 44.0 FEET FROM AN OLD MONUMENT MARKING THE SW CORNER OF THE SE 1/4 NE 1/4, SECTION 36-43-24; RUN N56°01'45"E 90 FEET TO THE P.O.B.; THENCE N56°01'45"E 35 FEET; S33°33'15"E 856.85 FEET; S56°26'45"W 243 FEET; N33°33'15"W 386.28 FEET; N56°01'45"E 118 FEET; N33°33'15"W 328.8 FEET; N56°01'45"E 90 FEET; N33°33'15"W 140 FEET TO THE P.O.B. BEING AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
3. AND ALSO BEGIN AT A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE NEW BAYSHORE ROAD, S.R. 78, SAID POINT BEING SOUTH 56°01'45" WEST, 337.3 FEET FROM SAID ROAD RIGHT-OF-WAY MONUMENT P.C. 88+62.24, SAID POINT ALSO BEING 44 FEET NORTH 50°39' EAST OF AN OLD ESTABLISHED MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST. FROM THIS POINT OF BEGINNING, SOUTH 33°33'15" EAST A DISTANCE OF 468.8 FEET; THENCE SOUTH 56°01'45" WEST A DISTANCE OF 118.0 FEET; THENCE NORTH 33°33'15" WEST A DISTANCE OF 468.8 FEET TO THE AFOREMENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF S.R. 78; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 56°01'45" EAST A DISTANCE OF 118 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
4. A TRACT OF LAND KNOWN AS PARCEL "C" DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTHEAST R/W LINE OF THE NEW BAYSHORE ROAD, KNOWN ALSO AS S.R. 78, SAID POINT BEING S56°01'45"W 337.3 FEET FROM SRD MONUMENT PC 80 PLUS 62.24, SAID POINT BEING ALSO N50°39'E 44.0 FEET FROM AN OLD MONUMENT MARKING THE SW CORNER OF THE SE 1/4 NE 1/4, SECTION 36-43-24; RUN N56°01'45"E 125 FEET; THENCE S33°33'15"E 856.85 FEET TO THE P.O.B. THENCE S33°33'15"E 179.25 FEET; S56°26'45"W 243 FEET; N33°33'15"W 179.25 FEET; N56°26'45"E 243 FEET TO THE P.O.B. BEING AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

CERTIFICATIONS:

LARRY JOHNSON

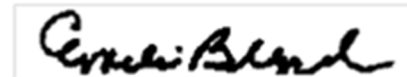
WOODS, WEIDENMILLER, MICHETTI & RUDNICK, LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE WHALEY FAMILY REVOCABLE TRUST dated 2/19/93

SURVEYORS NOTES:

- (1.) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHEAST RIGHT-OF-WAY LINE OF THE NEW BAYSHORE ROAD (S 56°01'45" W) PER THE RECORD PLAT AND ARE ASSUMED.
(2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4.) PER TITLE CERTIFICATION PREPARED BY Attorneys' Title Fund Services, Inc., FUND FILE NUMBER 1617535, and Agent's File Reference RBA 437871, DATED February 21, 2025 at 11:00 PM.
(5.) SURVEY PURPOSE FOR CONVEYANCE.
(6.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
(7.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
(8.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: #5557 ELEVATION = 7.95' (NAVD 1988)

TITLE CERTIFICATION / PROPERTY INFORMATION REPORT**Showing Information Required by Lee County Land Administrative Code AC 13-19****Issuer: Attorneys' Title Fund Services, Inc.****Recipient: Henderson Franklin Starnes & Holt, P.A. and Lee County Board of County Commissioners****Fund File Number:** 1617535**Agent's File Reference:** RBA 43787/1**Provided For:** Henderson Franklin Starnes & Holt, P.A. and Lee County Board of County Commissioners**Effective Date of Search:** February 21, 2025 at 11:00 PM**Description of Real Property Situated in Lee County, Florida:**

See Exhibit A

Record Title Vested in:Larry Dean Johnson by Warranty Deed recorded in Instrument Number [2024000220280](#), Public Records of Lee County, Florida.**Prepared Date:** March 6, 2025**Attorneys' Title Fund Services, Inc.****Prepared by:** Jo Anne Young, Senior Examiner
Email Address: jyoung@thefund.com

Cyndi Bolyard
Branch Manager

TITLE CERTIFICATION / PROPERTY INFORMATION REPORT

Fund File Number: 1617535

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Mortgage and Security Agreement from Larry Dean Johnson, to Karen Sue Berman, as Trustee of the Whaley Family Revocable Living Trust Agreement dated February 19, 1993,, dated August 1, 2024 and recorded August 6, 2024, as Official Records Instrument Number [2024000220281](#), of the Public Records of Lee County, Florida.

Other encumbrances affecting the title:

1. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book [2189, Page 3281](#) and amended by Ordinance No. 86-38 in O.R. Book [2189, Page 3334](#), Public Records of Lee County, Florida.
2. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded January 21, 2025, under Instrument Number [2024000220281](#), Public Records of Lee County, Florida.
3. FOR INFORMATIONAL PURPOSES ONLY: 2024 taxes were paid on November 5, 2024 for Parcel/Account ID# 36-43-24-00-00014.0010, in the gross amount of \$3,395.67.

This search is provided pursuant to the requirements of Lee County Land Administrative Code AC 13-19 for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

This certificate has been prepared expressly for the appropriate governing body as is defined by, Lee County Land Administrative Code AC 13-19 and is not to be relied upon by any other group or person for any other purpose.

TITLE CERTIFICATION / PROPERTY INFORMATION REPORT**Exhibit A**

Fund File Number: 1617535

1. A TRACT OF LAND KNOWN AS PARCEL "A" DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE NEW BAYSHORE ROAD, KNOWN ALSO AS S.R. 78, SAID POINT BEING S56°01'45"W 337.3 FEET FROM SRD R/W MONUMENT P.C. 88 PLUS 62.24, SAID POINT BEING ALSO N50°39'E 44.0 FEET FROM AN OLD ESTABLISHED MONUMENT MARKING THE SW CORNER OF THE SE 1/4 NE 1/4, SECTION 36-43-24; THENCE N56°01'45"E 90 FEET; THENCE S33°33'15"E 140 FEET; THENCE S56°01'45"W 90 FEET; THENCE N33°33'15"W 140 FEET TO THE P.O.B. BEING AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

2. A TRACT OF LAND KNOWN AS PARCEL "B" DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTHEAST R/W LINE OF THE NEW BAYSHORE ROAD, KNOWN ALSO AS S.R. 78, SAID POINT BEING S56°01'45"W 337.3 FEET FROM SRD MONUMENT PC 88 PLUS 62.24, SAID POINT BEING ALSO N50°39'E 44.0 FEET FROM AN OLD MONUMENT MARKING THE SW CORNER OF THE SE 1/4 NE 1/4, SECTION 36-43-24; RUN N56°01'45"E 90 FEET TO THE P.O.B.; THENCE N56°01'45"E 35 FEET; S33°33'15"E 856.85 FEET; S56°26'45"W 243 FEET; N33°33'15"W 386.28 FEET; N56°01'45"E 118 FEET; N33°33'15"W 328.8 FEET; N56°01'45"E 90 FEET; N33°33'15"W 140 FEET TO THE P.O.B. BEING AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

3. AND ALSO BEGIN AT A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE NEW BAYSHORE ROAD, S.R. 78, SAID POINT BEING SOUTH 56°01'45" WEST, 337.3 FEET FROM SAID ROAD RIGHT-OF-WAY MONUMENT P.C. 88+62.24, SAID POINT ALSO BEING 44 FEET NORTH 50°39' EAST OF AN OLD ESTABLISHED MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST. FROM THIS POINT OF BEGINNING, SOUTH 33°33'15" EAST A DISTANCE OF 468.8 FEET; THENCE SOUTH 56°01'45" WEST A DISTANCE OF 118.0 FEET; THENCE NORTH 33°33'15" WEST A DISTANCE OF 468.8 FEET TO THE AFOREMENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF S.R. 78; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 56°01'45" EAST A DISTANCE OF 118 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

4. A TRACT OF LAND KNOWN AS PARCEL "C" DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTHEAST R/W LINE OF THE NEW BAYSHORE ROAD, KNOWN ALSO AS S.R. 78, SAID POINT BEING S56°01'45"W 337.3 FEET FROM SRD MONUMENT PC 80 PLUS 62.24, SAID POINT BEING ALSO N50°39'E 44.0 FEET FROM AN OLD MONUMENT MARKING THE SW CORNER OF THE SE 1/4 NE 1/4, SECTION 36-43-24; RUN N56°01'45"E 125 FEET; THENCE S33°33'15"E 856.85 FEET TO THE P.O.B. THENCE S33°33'15"E 179.25 FEET; S56°26'45"W 243 FEET; N33°33'15"W 179.25 FEET; N56°26'45"E 243 FEET TO THE P.O.B. BEING AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

APPLICANT: Larry Johnson, Bayshore Road Plaza, LLC

ACTION REQUESTED: REZ2025-00005 and SEZ2025-00007

Requesting to rezone the 5.7+/- acres located at 5740 Bayshore Road from Agriculture

(AG-2) to Community Commercial (CC) and a Special Exception for the following uses

that are by special exception only in the North Fort Myers Commercial Corridor for

Bayshore/Pine Island Road: HYBRID, PRIVATE and MINI WAREHOUSE

PUBLIC NOTICE

N F M D E S I G N R E V I E W P A N E L

PUBLIC PRESENTATION DATE: August 5, 2025

SITE PROJECT NAME: 5740 Bayshore Road REZ-SEZ

TIME: 6 PM **LOCATION:** NFM Recreation Center
2000 Recreation Way, N Ft Myers, FL 33903

FOR MORE INFORMATION CONTACT:

NFMPlanningPanel@gmail.com

NORTH FORT MYERS

COMMUNITY PLANNING & DESIGN REVIEW PANELS

NOTICE OF PUBLIC MEETING
ion SH202510002-LS
DATE: August 5, 2025
TIME: 6:00 PM

ADDRESS: North Fort Myers Recreation Center (2000 N Recreation Park Way, North Fort Myers, FL 33903)

In accordance with Sec. 33-1532 of the Lee County Land Development Code for the North Fort Myers Community Plan Area, the Applicant, Bayshore Road Plaza, LLC, will be presenting information regarding a Zoning Application:

Rezone 5.7 acres located at 5740 Bayshore Road from Agriculture (AG-2) to Community Commercial (CC) and a Special Exception for the following uses that are by special exception only in the North Fort Myers Commercial Corridor for Bayshore/Pine Island Road: HYBRID, PRIVATE and MINI WAREHOUSE

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions. For questions, please contact:

Fred Drovdic, AICP
RVI Planning + Landscape Architecture, 1514 Broadway, Suite 201, Fort Myers, FL 33901, (239) 317-6707 or fdrovdic@rviplanning.com

July 17 2025
LSAR0333955

NOTICE OF PUBLIC INFORMATION MEETING

DATE: July 1, 2025
TIME: 6:00 PM
ADDRESS: North Fort Myers Recreation Center (2000 N Recreation Park Way, North Fort Myers, FL 33903)

In accordance with Sec. 33-1532 of the Lee County Land Development Code for the North Fort Myers Community Plan Area, the Applicant, Bayshore Road Plaza, LLC, will be presenting information to the public regarding a Zoning Application to make the following changes:

Requesting to rezone the 5.7+/- acres from Agriculture (AG-2) to Community Commercial (CC) to allow for commercial uses on the Property at 5740 Bayshore Road and a Special Exception for the following uses that are by special exception only in the North Fort Myers Commercial Corridor for Bayshore/Pine Island Road: WAREHOUSE, HYBRID, WAREHOUSE, PRIVATE and WAREHOUSE, MINI

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions.

For questions, please contact:

Fred Drovdlc, AICP
RVi Planning + Landscape Architecture
1514 Broadway, Suite 201, Fort Myers, FL 33901
(239) 317-6707 or fdrovdlc@rviplanning.com





Description of Surface Water Management Plan 5740 Bayshore Road REZ2025-00005 and SEZ 2025-00007

Parcel Description

The subject parcel is an existing 5.77 acre situated on Bayshore Rd in North Fort Myers. There is some historical development along the parcel's north end. The Foxmore shopping center (5660 thru 5696 Bayshore Rd) sits adjacent to the parcel's west side.

Surface Water Management Plan

- a. The runoff Characteristics of the property in its existing state;

This parcel abuts Bayshore Road (SR 78) and generally slopes to the south with elevations ranges of approximately 6.8' to 7.3' along Bayshore Rd to approximately 3' to 4' along its south end based on a review of the Lee County GIS LIDAR elevation set.

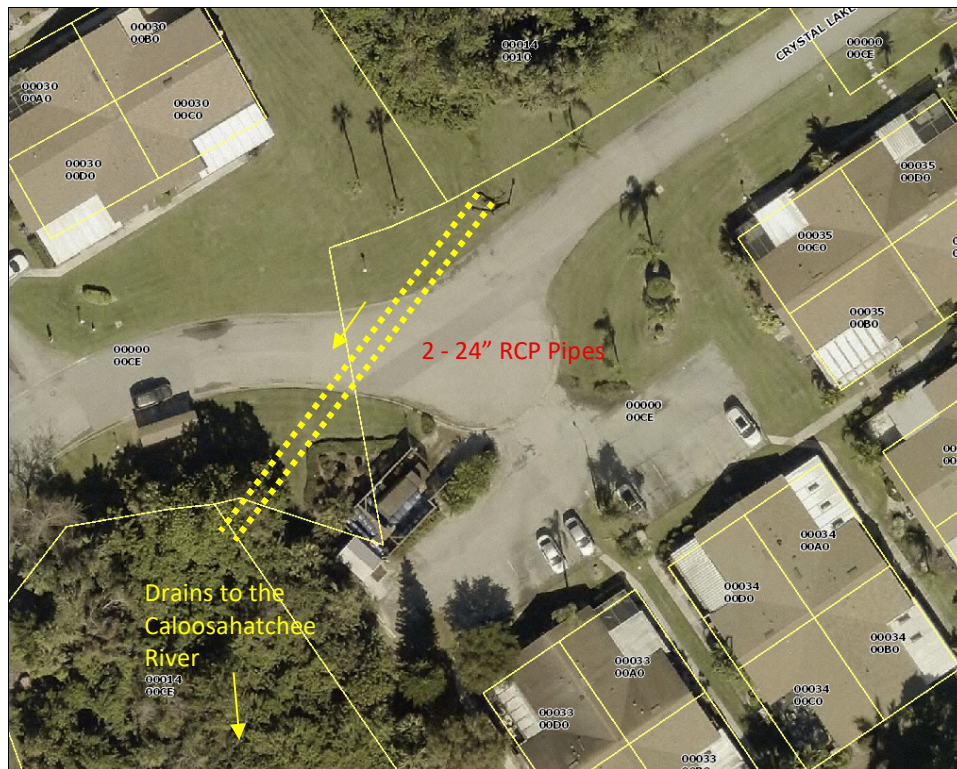


Along the east tip of the adjacent Foxmore shopping plaza is an FDOT drainage easement leading southeastward from Bayshore Rd to midway on the subject parcel's west property line. This may have at one time been a natural feature but a review of historical aerials and topographic information reveal that this has been shaped and relocated are various times in the past.

The runoff from the FDOT drainage easement through the Formoor Shopping Plaza continues thru the subject parcel in a meandering ditch that winds its way thru an existing onsite wetland area. This is illustrated on the FLUCCS mapping prepared by Atwell for the application. This wetland is heavily impacted with exotics vegetation growth.

This ditch exits the subject parcel at approximately its south tip and then into the Foxmoor Lakes community. At that location, there is an existing double 24" culvert running southwesterly beneath the Foxmoor Lakes parking area and into a tributary arm of a larger wetland connected to the Caloosahatchee River. See the following three images.





- b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how the drainage flow from adjacent properties will be maintained;

At time of application for a development order and to fulfill Lee County's requirements, the developer will procure a South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). As part of this process, runoff for the site and adjacent sites will be analyzed to ensure that the proposed development will have no negative impacts to adjacent property owners or to the environment and water quality in the wetlands and downstream.

From the proposed master concept plan, an on-site wet detention storm water management pond is proposed in the southern area of the site taking advantage of the parcels natural slope. The drainage outfall from the parcel will continue to be to the south and into the existing drainage pipes. Any wetland impacts will be properly mitigated through appropriate agencies.

A single outfall structure will be installed into the pond to control the rate of drainage discharge. The actual discharge location will be to the onsite drainage ditch passing through the onsite wetland area.

The existing drainage from the Bayshore Road and from the adjacent Foxmoor Shopping Plaza will be maintained through the parcel and its present capacity not impaired through the development process.

- c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;

The planned project is anticipated to have a single property owner who will be responsible to compliance with all conditions applied to any permit approvals for development.

- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;

The master concept plan shows those areas in which we anticipate to preserve existing native vegetation. Attention will be given to maintain existing grades in those areas to the maximum extent possible minimize impacts. The water table on the site will be maintained at about its present level by the establishment of the control elevation for the water management system. There are no wetland features on the site in which water table elevations will need to be maintained. Where possible storm water berms will be directed around preserved areas to avoid unnecessary fill impacts.

- e. If the property is subject to seasonal inundation or subject to inundation by a street swollen by the rains of a 100 year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding;

The parcel does not abut any existing streams or floodways. There is an existing drainage ditch through the parcel that will be maintained. The parcel is located in a FEMA flood zone and all proposed occupied buildings will be constructed according to those requirements (such as a finished floor elevation 12" above the FEMA elevation).



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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Fred Drovdlc, AICP
RVi Planning + Landscape Architecture

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: July 18, 2025

RE: 5470 Bayshore Road - Special Exception
Lee County, Florida

TR Transportation Consultants, Inc. has completed a trip generation and Level of Service analysis to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking Special Exception Approval. The proposed storage/mini-warehouse facility is to be located at 5740 Bayshore Road in Lee County, Florida. Attached **Figure 1** illustrates the approximate location of the subject site. Access to the subject site is proposed to Bayshore Road (SR 78) via a single right-in/right-out only connection.

The analysis conducted as part of this Memorandum includes estimating the trip generation of the proposed use and analyzing the 100th highest hour Level of Service (LOS) on the surrounding roadways.

EXISTING ROADWAYS

Bayshore Road (SR 78) is a four-lane divided arterial roadway within the vicinity of the subject site. Bayshore Road has a posted speed limit of 50 mph and is under the jurisdiction of the Florida Department of Transportation.

PROPOSED DEVELOPMENT

Based upon the Master Concept Plan, the subject site is proposed to be developed with an approximately 101,500 square foot storage/mini-warehouse facility (includes 1,500



Mr. Fred Drovdllic, AICP
5740 Bayshore Road Special Exception
July 18, 2025
Page 2

square feet of ancillary office space). **Table 1** summarizes the land uses utilized for trip generation purposes for the subject site.

Table 1
Land Use
5740 Bayshore Road Special Exception

Land Use	Size
Storage/Mini-Warehouse Facility	101,500 Sq. Ft. (Includes 1,500 Sq. Ft. ancillary office space)

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled ***Trip Generation Manual***, 11th Edition based on Land Use Code 151 (Mini-Warehouse). The equations utilized from this land use are attached to this Memorandum for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

Table 2
Trip Generation
5740 Bayshore Road Special Exception

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Storage/Mini-Warehouse Facility (101,500 Sq. Ft.)	5	4	9	7	8	15	147

The trips shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on the current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on attached **Figure 2**. Also shown on Figure 2 is the assignment of project related trips to the proposed site access drive on Bayshore Road.

FUTURE TRAFFIC CONDITIONS

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes were obtained from the FDOT’s **Generalized Service Volume Tables**. Based on Table 1A, no roadway segments will be significantly impacted as a result of the proposed development.



Mr. Fred Drovdlie, AICP
5740 Bayshore Road Special Exception
July 18, 2025
Page 3

A horizon year analysis of 2028 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. Annual growth rates were formulated based on the historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2028 without the development and year 2028 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2028 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2024 *Lee County Public Facilities Level of Service and Concurrency Report*.

Attached **Figure 3** indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

LEVEL OF SERVICE ANALYSIS & IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2028 traffic volumes to the Service Volume Tables, it was determined that Bayshore Road east and west of the subject site is shown to operate below the minimum acceptable Level of Service both with and without the proposed development. Therefore, Bayshore Road is considered as a background deficiency that this project should not be responsible for mitigating. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

A separate right turn lane will not be warranted at the proposed site access drive on Bayshore Road per **Figure 74** of the *FDOT Access Management Guidebook* due to low peak hour project traffic turning volumes as shown on Figure 2.

CONCLUSION

Based on the trip generation and Level of Service analysis conducted as part of this Special Exception application for the proposed development, it was determined that Bayshore Road east and west of the subject site is shown to operate below the minimum acceptable Level of Service both with and without the proposed development. Therefore, Bayshore Road is considered as a background deficiency that this project should not be responsible for mitigating. Therefore, roadway capacity improvements will not be



Mr. Fred Drovdlc, AICP
5740 Bayshore Road Special Exception
July 18, 2025
Page 4

warranted as a result of the additional traffic to be generated by the proposed development.

A separate right turn lane will not be warranted at the proposed site access drive on Bayshore Road due to low peak hour project traffic turning volumes.

Attachments

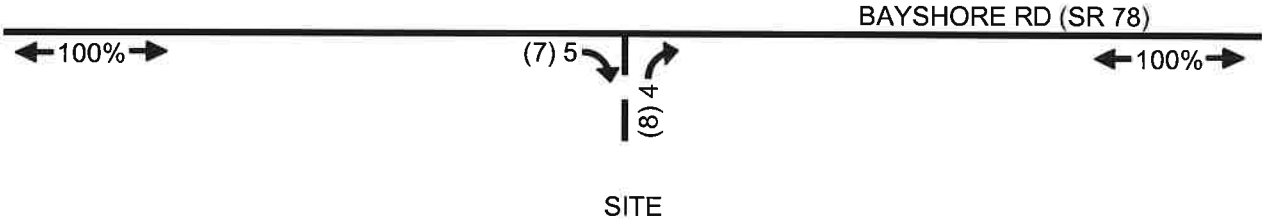
APPENDIX

FIGURES 1, 2, & 3

F2506.01

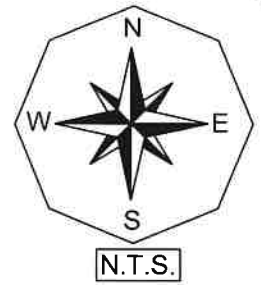


F2506.01

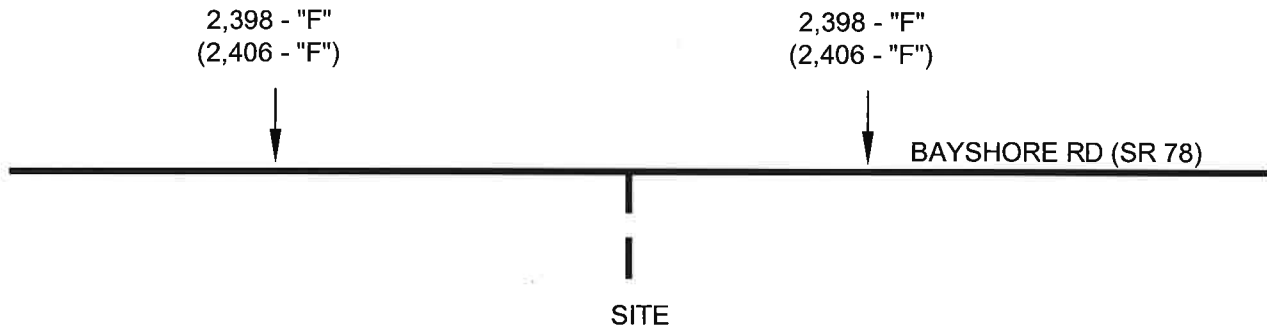


LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION



F2506.01



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 PLUS PM
PEAK PROJECT TRAFFIC AND LEVEL
OF SERVICE DESIGNATION

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
5740 BAYSHORE ROAD

TOTAL AM PEAK HOUR PROJECT TRAFFIC =		9 VPH	IN=	5	OUT=	4			
TOTAL PM PEAK HOUR PROJECT TRAFFIC =		15 VPH	IN=	7	OUT=	8			
ROADWAY Bayshore Rd	SEGMENT	ROADWAY CLASS	LOS A	LOS B	LOS C	LOS D	LOS E	PERCENT	
								PROJECT TRAFFIC	PROJECT TRAFFIC
E. of Site Access	4LD	0	0	1,785	1,942	1,942	100%	8	0.4%
	4LD	0	0	1,785	1,942	1,942	100%	8	0.4%

* Level of Service thresholds were obtained from the FDOT's Generalized Service Volume Tables.

**2024 LEE COUNTY PUBLIC
FACILITIES LEVEL OF SERVICE AND
CONCURRENCY REPORT**

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽³⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽¹⁾	V/C ⁽¹⁾	
00100	A & W BULB RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	384	0.45	C	404	0.47	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	428	0.43	D	479	0.48	pre-development order res development
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	0.49	D	506	0.51	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	547	0.55	D	575	0.58	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	547	0.55	D	637	0.64	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,170	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,170	0.40	B	1,298	0.44	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,170	0.40	B	1,422	0.48	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	E	2,761	0.93	E	2,902	0.98	
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,521	0.51	(4)(5)
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1100/1960	E	853	0.78	C	1,171	0.60	unincorporated Lee Co; Ctr Pl/Prm Apt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	(4)
01200	BARCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	(4)
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	150	0.17	C	158	0.18	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	655	0.37	C	709	0.40	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	E	2,046	1.05	E	2,302	1.19	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	E	2,070	1.07	E	2,515	1.30	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,275	0.44	B	1,426	0.49	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	846	0.73	C	1,007	0.86	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	846	0.73	C	1,007	0.86	Bayshore Ranch/Stonehill Manor
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,548	0.77	B	1,700	0.85	Grandeza
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,548	0.77	B	1,627	0.81	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,525	0.51	B	1,603	0.53	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	B	1,041	0.53	B	1,094	0.55	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	314	0.37	C	451	0.52	Ibis Landing (a.k.a. Copperhead Gif Community)
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	572	0.30	C	601	0.32	(4); constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,124	0.59	C	1,181	0.62	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,713	0.92	C	1,800	0.97	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	2,184	0.78	C	2,295	0.82	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,144	0.77	C	2,253	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	C	497	0.58	C	522	0.61	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,757	0.70	E	1,847	0.73	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	270	0.31	C	284	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	160	0.19	C	168	0.20	
03500	BROADWAY RD (ALVA)	SR 80	North River RD	2LN	E	860	C	284	0.33	C	298	0.35	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	470	0.47	D	504	0.51	
03800	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	346	0.35	C	383	0.39	
03900	BURNT STORE RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	718	0.73	E	976	0.99	Lee County Homes (a.k.a. Buckingham 345)
04000	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	847	0.29	B	890	0.30	City of Cape Coral
04200	BUS 41 (N TAMIAAMI TR, SR 739)	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	D	724	0.64	D	761	0.67	partially located in City of Cape Coral
04300	BUS 41 (N TAMIAAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04400	BUS 41 (N TAMIAAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04500	BUS 41 (N TAMIAAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,177	0.62	C	1,406	0.74	
04600	CAPE CORAL BRIDGE	LITTLETON RD	US 41	4LD	D	1,900	C	682	0.36	C	846	0.45	
04700	CAPTIVA DR	DEL PRADO BLVD	MCGREGOR BLVD	4LB	E	4,000	D	3,073	0.77	D	3,230	0.81	constrained, old count (2010)
		BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	C	267	0.31	C	281	0.33	

FDOT GENERALIZED SERVICE VOLUMES TABLES



C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT



(C3C-Suburban Commercial)

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
 * Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

**TRAFFIC DATA FROM FDOT
FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0017 - SR 78, EAST OF HART ROAD LC219

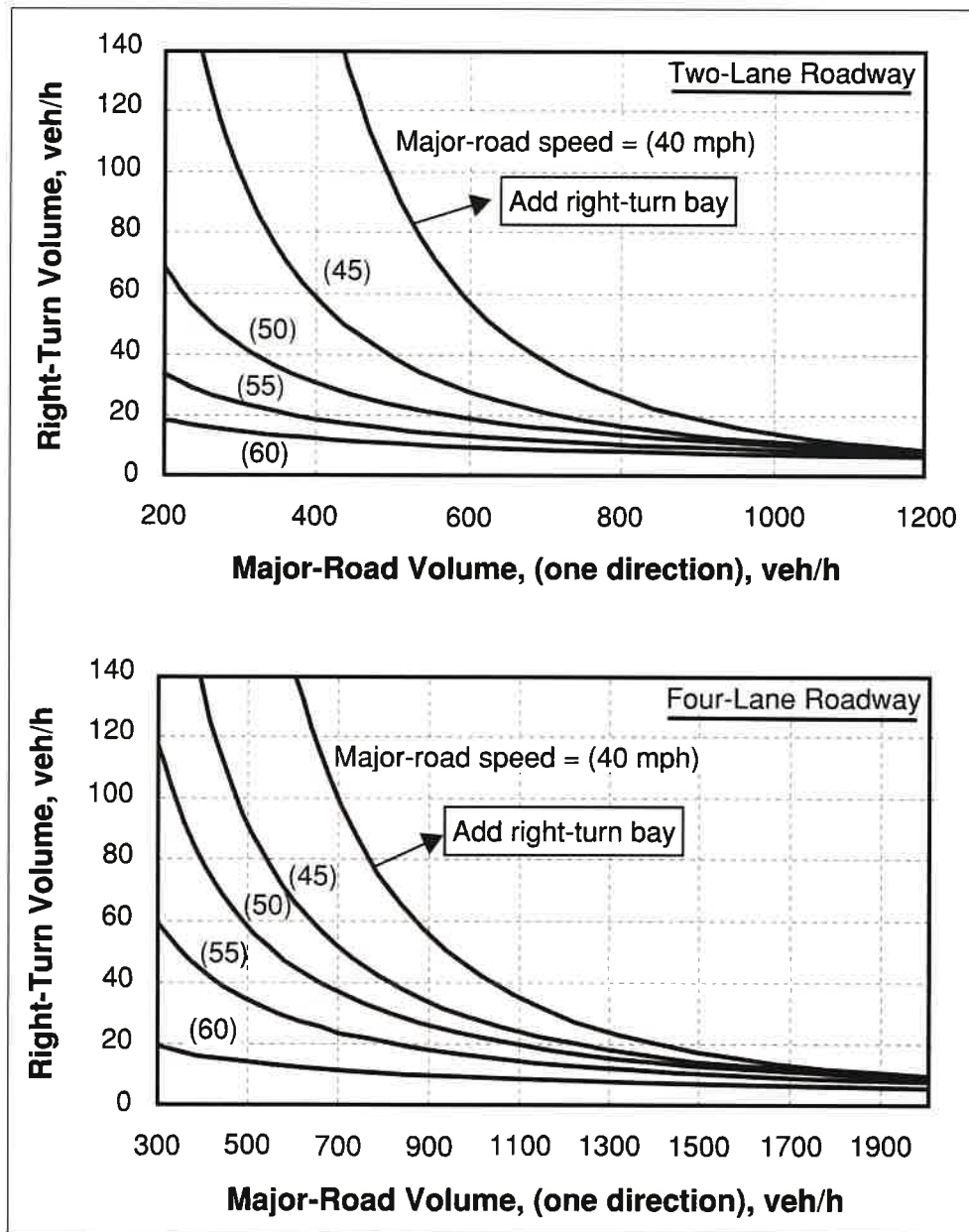
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	42000 S	E 21500	W 20500	9.00	53.90	12.60
2023	43000 F	E 22000	W 21000	9.00	53.50	12.60
2022	40000 C	E 20500	W 19500	9.00	54.00	12.60
2021	35500 C	E 18000	W 17500	9.00	57.00	10.70
2020	36500 E	E 0	W 0	9.00	54.00	10.60
2019	36000 E	E 0	W 0	9.00	56.00	10.20
2018	35000 C	E 18000	W 17000	9.00	53.30	10.60
2017	32500 C	E 16500	W 16000	9.00	53.20	9.10
2016	36000 C	E 18000	W 18000	9.00	57.10	6.90
2015	32500 C	E 16500	W 16000	9.00	56.60	6.60
2014	27500 F	E 14000	W 13500	9.00	56.60	6.70
2013	26500 C	E 13500	W 13000	9.00	57.20	6.70
2012	25500 C	E 13000	W 12500	9.00	57.10	7.30
2011	25000 F	E 12500	W 12500	9.00	56.70	8.10
2010	26000 C	E 13000	W 13000	10.19	55.56	8.10
2009	27000 C	E 13500	W 13500	9.18	58.15	8.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FIGURE 74

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: *NCHRP Report 457, TDOT Highway System Access Manual*

TRIP GENERATION EQUATIONS

Mini-Warehouse (151)

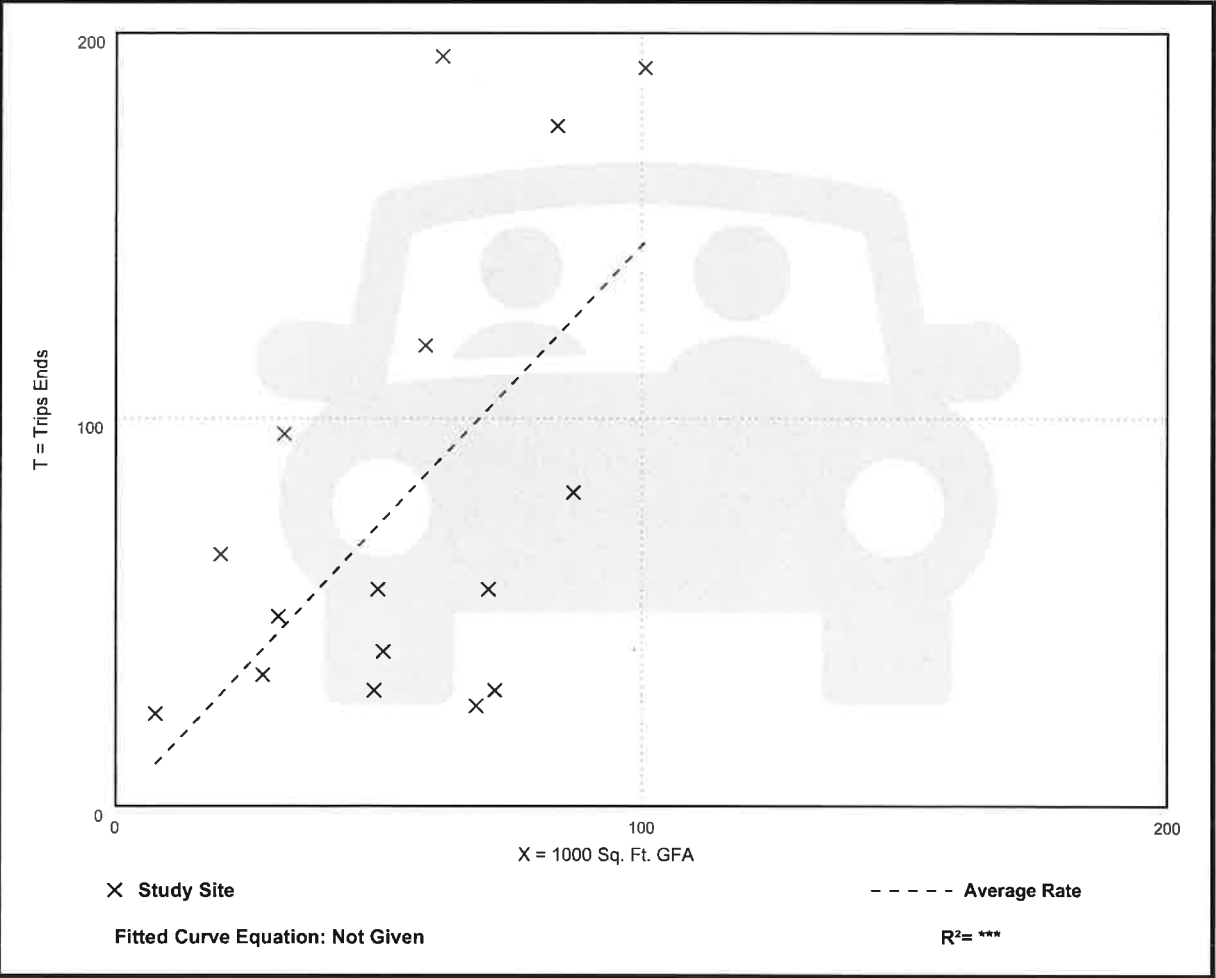
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

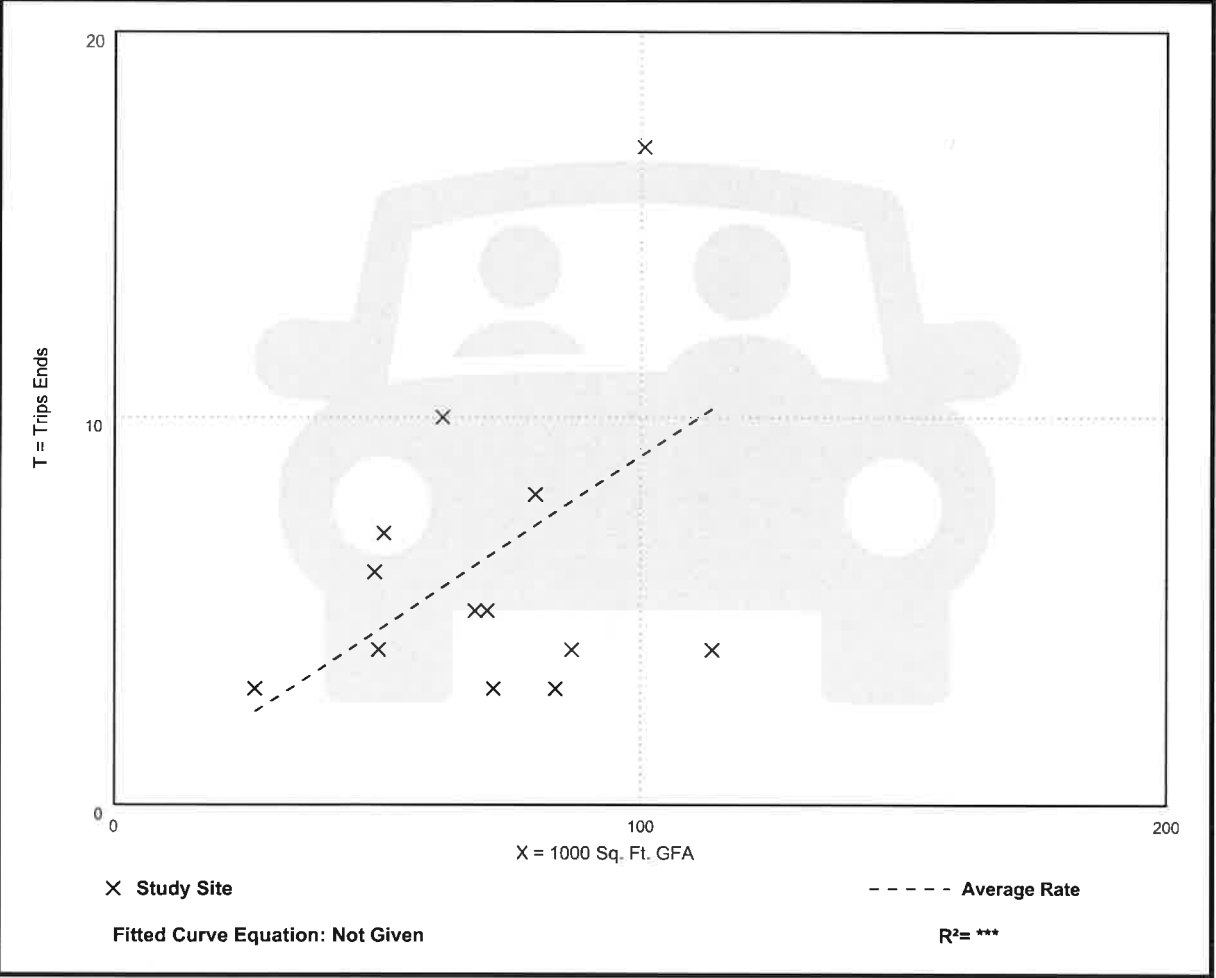
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



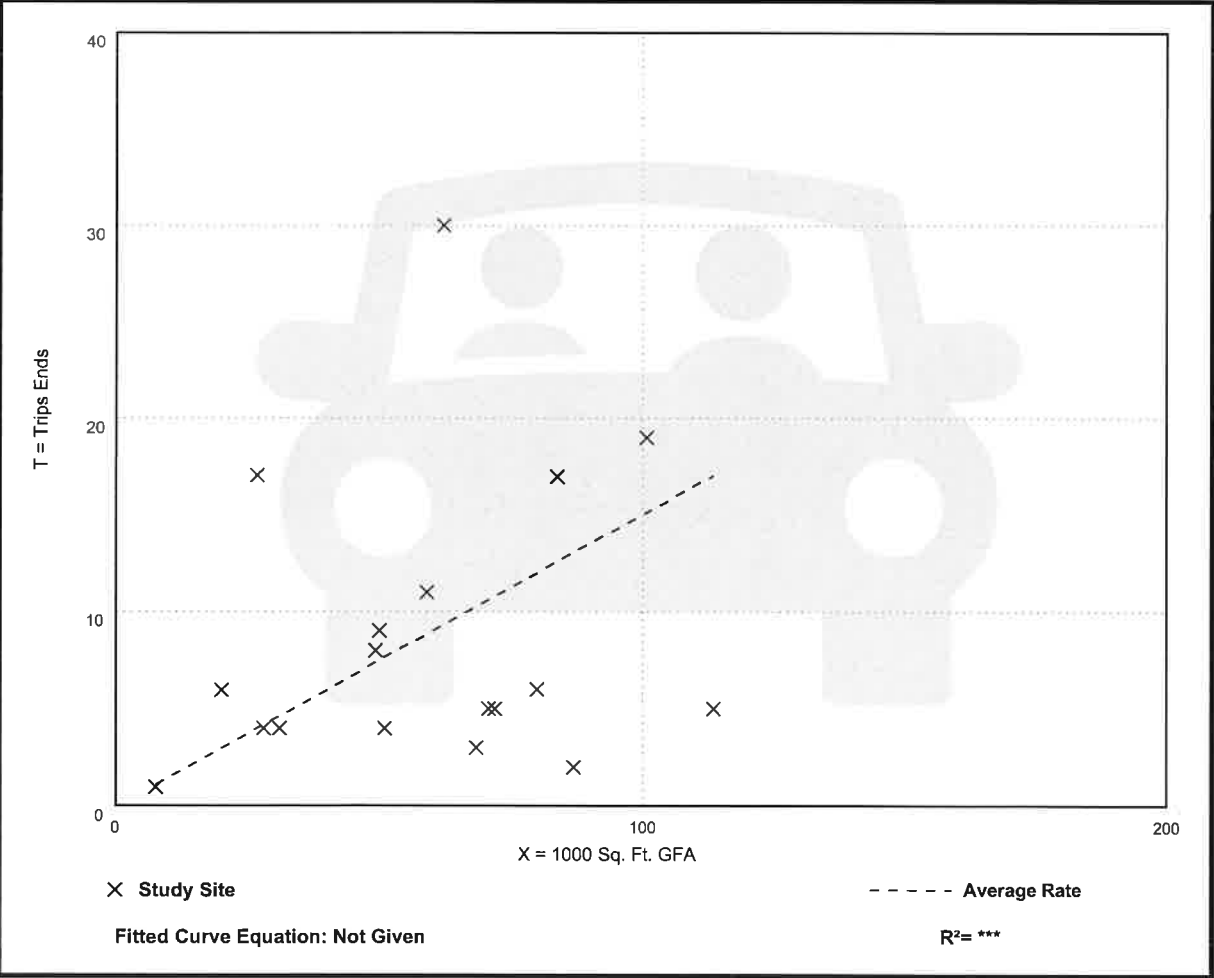
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 59
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Foliold	STRAP	OwnerNan	OwnerName2	MaiAddress	MailAddre:	MailCity	MailState	MailZip	SiteNumber	SiteStreet	SiteCity	SiteZip	Legal
10148642	36-43-24-00-00014.0010	JOHNSON LARRY DEAN		2721 DEL PRADO BLVD S #250		CAPE CORAL	FL	33904	5740	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN SEC 36 - 43 - 24<CR>DESC IN OR 0015 PG 0185 + IN OR 0150 PG 203
10148623	36-43-24-00-00006.0000	BAYSHORE VILLAGE LTD		9597 CENTRAL AVE		MONTCLAIR	CA	91763	15711	SHORELINE BLVD	NORTH FORT MYERS	33917	PARL IN NE 1/4 DESC IN<CR>OR 1700 PG 3451<CR>LESS ROW OR 2677/0103
10148626	36-43-24-00-00007.0000	SURFSEDG FHR PROPERTY MANAGEMENT		12557 NEW BRITTANY BLVD STE 3		FORT MYERS	FL	33907	5781/5783	BAYSHORE RD	NORTH FORT MYERS	33917	PAR IN NE 1/4 DESC OR 1911 PG 231 LESS .0010 + LESS ROW DESC IN OR 2705 PG 1469 + INST#
10570631	36-43-24-00-00007.0010	JOHANN REALTY LLC		23-54 127TH ST		COLLEGE POINT	NY	11356	5785	BAYSHORE RD	NORTH FORT MYERS	33917	PAR IN NE 1/4 DESC IN INST #2015000132951 LESS ROW DESC IN OR 2705 PG 1469 + INST#200
10569740	36-43-24-00-00009.0010	BAYTRACT HOLDINGS LLC		9597 CENTRAL AVE		MONTCLAIR	CA	91763	5871	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN NE 1/4 DESC IN INST #2015000047663 PG 231 LESS R/W OR 2705/1470 LESS R/W 2008
10148628	36-43-24-00-00010.0000	HOMESTAR V LLC		PO BOX 430796		MIAMI	FL	33243	15730	HART RD	NORTH FORT MYERS	33917	PAR IN E1/2-OR1721/471LESS<CR>PARL 10.0010 +LESS ROWS IN<CR>OR 1889/4482 OR2675/
10148629	36-43-24-00-00010.0010	HOMESTAR V LLC		PO BOX 430796		MIAMI	FL	33243	5741	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN SW1/4 OF SW1/4 OF<CR>NE1/4 DESC OR 2262 PG 0979
10148630	36-43-24-00-00011.0000	HOMESTAR V LLC		PO BOX 430796		MIAMI	FL	33243	5711	BAYSHORE RD	NORTH FORT MYERS	33917	SEC 36 DESC OR 209 PG 177<CR>LES OR 1709 PG63+OR1721 PG<CR>471 + OR 1889 PG4525 S
10148631	36-43-24-00-00011.0010	HOMESTAR V LLC		117 MAJORCA AVE STE 1W		CORAL GABLES	FL	33134	5681	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN SEC 36 -43-24<CR>DESC IN OR 1746 PG 936<CR>LESS OR1884 PG166 RD R/W
10148632	36-43-24-00-00011.0020	BECHTOL DAVID & SHELLEY RAE		5671 BAYSHORE RD		NORTH FORT MYERS	FL	33917	5671	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN E 1/2 AS DESC<CR>INST #2006000058400
10148633	36-43-24-00-00011.0030	JANNEKE LOUIS		5701 BAYSHORE RD		NORTH FORT MYERS	FL	33917	5701	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN NE 1/4<CR>DESC IN OR 2890 PG 3040
10148639	36-43-24-00-00013.0070	NS RETAIL HOLDINGS LLC		2021 MCKINNEY AV	#1150	DALLAS	TX	75201	5690/5696	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN SE 1/4 DESC IN<CR>OR 1680 PG 3577 + OR 1661 PG 722 + OR 3108 PG 1448 LESS PARL
10439562	36-43-24-00-00014.00CE	FOXMOOR GULF SHORES COMMUNITY MGMNT		1621 N TAMIAMI TRL # 5		N FORT MYERS	FL	33903		FOXMOOR LAKES C/E	NORTH FORT MYERS	33917	PARL IN SE 1/4 OF E 1/2 <CR>DESC IN OR 2849 PG 2589 <CR>COMMON ELEMENT
10148643	36-43-24-00-00015.0000	INTERNATIONAL TRADE + EXCHANGE		4128 SAGUARO LN		IRVING	TX	75063	5780	BAYSHORE RD	NORTH FORT MYERS	33917	PAR IN E 1/2 OF E 1/2<CR>SE BAYSHORE RD DESC IN<CR>OR 1690/202 LESS PAR 15.001 +<CR>
10148644	36-43-24-00-00015.0010	5760 INVESTMENTS LLC		3248 W HILLSBORO BLVD		DEERFIELD BEACH	FL	33442	5760	BAYSHORE RD	NORTH FORT MYERS	33917	BEG AT SW COR OF SE 1/4 TH<CR>N 1729 NELY 56 DEG 1770FT-<CR>POB TH NELY 80 SELY 130
10148645	36-43-24-00-00015.0020	AMERICAN LEGION POST 336		5770 BAYSHORE RD		NORTH FORT MYERS	FL	33917	5770	BAYSHORE RD	NORTH FORT MYERS	33917	PAR IN E 1/2 OF E 1/2<CR>SEC 36 SE OF BAYSHORE RD<CR>DESC IN OR 1770 PG 1101
10462952	36-43-24-00-00015.0030	RALPH W SPARKS AMERICAN LEGION		5770 BAYSHORE RD		NORTH FORT MYERS	FL	33917	5782	BAYSHORE RD	NORTH FORT MYERS	33917	PAR IN E 1/2 OF E 1/2 OF <CR>SEC 36 SE BAYSHORE RD AS <CR>DESC IN OR 3415 PG 3242
10148646	36-43-24-00-00016.0000	KARR MICHAEL J		1516 BREWER RD		NORTH FORT MYERS	FL	33917	1516	BREWER RD	NORTH FORT MYERS	33917	PARL IN SEC 36 TWP 43 R 24<CR>DESC IN OR 1581 PG 0249
10148647	36-43-24-00-00016.0010	BIG ASS TRUCK WASH INC		161 KAMAL PKWY		CAPE CORAL	FL	33904	5800	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN SEC 36 TWP 43 R 24<CR>DESC IN OR 1235 PG 1137<CR>LESS ROW OR 2696 PG 2357
10148648	36-43-24-00-00016.0020	PETTIFOR MICHELE M		1520 BREWER RD		NORTH FORT MYERS	FL	33917	1520	BREWER RD	NORTH FORT MYERS	33917	PARL IN S E 1/4 AS DESC IN<CR>OR 1529 PG 0769
10148649	36-43-24-00-00016.0030	BIG ASS TRUCK WASH INC		161 KAMAL PKWY		CAPE CORAL	FL	33904	5840	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN SEC 36 TWP 43 R 24<CR>DESC IN OR 1119 PG 1607
10148650	36-43-24-00-00016.0040	BIG ASS TRUCK WASH INC		161 KAMAL PKWY		CAPE CORAL	FL	33904	5830	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN SEC 36 TWP 43 R 24<CR>DESC IN OR 0642 PG 0190
10148651	36-43-24-00-00017.0000	SCOTT JOSEPH W TR		6625 E HWY 80		WALDRON	AR	72958	5870	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN S36 T43 R24 AS<CR>DESC IN OR 3361 PG 4828<CR>LESS ROW OR 2708/2840 + 2849
10148653	36-43-24-00-00018.0000	WEISSKOPF CHRISTOPHER		1343 SE 20TH AVE		CAPE CORAL	FL	33990	1517	BREWER RD	NORTH FORT MYERS	33917	PARL IN S E 1/4 AS DESC<CR>IN OR 1104 PG 2125
10148654	36-43-24-00-00019.0000	GRANT JIMMY D & CAROLYN L		1531 BREWER RD		NORTH FORT MYERS	FL	33917	1521	BREWER RD	NORTH FORT MYERS	33917	PARL IN S E 1/4 AS DESC<CR>IN OR 1091 PG 1647
10148655	36-43-24-00-00020.0000	GRANT JIMMY O & CAROLYN LEE		1531 BREWER RD		N FT MYERS	FL	33917	1531	BREWER RD	NORTH FORT MYERS	33917	PARL IN S E 1/4 AS DESC<CR>IN OR 0808 PG 0304
10148656	36-43-24-00-00021.0000	JOHNSON LEON JERRY TR		7162 REYMOOR DR		NORTH FORT MYERS	FL	33917	5890	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN SEC 36 TWP 43 R 24<CR>DESC IN OR 0166 PG 0582<CR>LESS ROW OR 2716 PG 2112
10148657	36-43-24-00-00021.0010	STATE OF FL DOT		PO BOX 1249		BARTOW	FL	33831	1513	BREWER RD	NORTH FORT MYERS	33917	PARL IN SEC 36 TWP 43 R 24<CR>DESC IN OR 2716 PG 2113
10465110	36-43-24-23-00000.00CE	FOXMOOR GULFSHORE COMMUNITY ASSO MGMT		76 PONDELLA RD STE 201		FORT MYERS	FL	33903	5620	FOXLAKE DR	NORTH FORT MYERS	33917	A CONDOVISION<CR>OR 1461 PG 1395<CR>COMMON ELEMENTS
10150259	36-43-24-23-00013.00A0	JINDRA CASSANDRA		5625 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5625	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH I<CR>OR 1461 PG 1395<CR>BLDG 13 UNIT A
10150260	36-43-24-23-00013.00B0	FOX AMANDA NICOLE		5627 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5627	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH I<CR>OR 1461 PG 1395<CR>BLDG 13 UNIT B
10150261	36-43-24-23-00013.00C0	TERRELL JUDITH		5629 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5629	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH I<CR>OR 1461 PG 1395<CR>BLDG 13 UNIT C
10150262	36-43-24-23-00013.00D0	RODRIGUEZ DENISE +		5631 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5631	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH I<CR>OR 1461 PG 1395<CR>BLDG 13 UNIT D
10150266	36-43-24-23-00014.00D0	STUART JAIME		5623 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5623	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH I<CR>OR 1461 PG 1395<CR>BLDG 14 UNIT D<CR>NKA UNIT B
10465109	36-43-24-24-00000.00CE	FOXMOOR GULFSHORE COMM ASSN MGMT		76 PONDELLA RD #201		NORTH FORT MYERS	FL	33903		FOXMOOR LAKES II C/E	NORTH FORT MYERS	33917	A CONDOVISION LOCATED IN<CR>SEC 36 TWP 43 RGE 24 AS<CR>DES IN OR 1461 PG 1395<CR>
10150296	36-43-24-24-00022.00A0	DALBY RAY C		2430 HIXON ST		OAKVILLE	ON	L6L 1V1	5635	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 22 OR 1461 PG 1395<CR>UNIT A
10150297	36-43-24-24-00022.00B0	QUEEN DEBORAH L		5633 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5633	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 22 OR 1461 PG 1395<CR>UNIT B
10150298	36-43-24-24-00022.00C0	CUFF JOANNE		89 EASTBURY DR		STONEY CREEK	ON	L8E 3G4	5637	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 22 OR 1461 PG 1395<CR>UNIT C
10150299	36-43-24-24-00022.00D0	BROWN RICHARD L & REGINA L		5639 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5639	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 22 OR 1461 PG 1395<CR>UNIT D
10150300	36-43-24-24-00023.00A0	PALFINI JOSEPHINE		5641 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5641	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 23 OR 1461 PG 1395<CR>UNIT A
10150301	36-43-24-24-00023.00B0	GORDON LINDA +		13460 RED MAPLE CIR		NORTH FORT MYERS	FL	33903	5643	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 23 OR 1461 PG 1395<CR>UNIT B
10150302	36-43-24-24-00023.00C0	WARREN YASUKO + MICHAEL J		5647 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5647	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 23 OR 1461 PG 1395<CR>UNIT C
10150303	36-43-24-24-00023.00D0	DALLAS RONALD L & NANCY +		5645 FOXLAKE DR		NORTH FORT MYERS	FL	33917	5645	FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 23 OR 1461 PG 1395<CR>UNIT D
10150304	36-43-24-24-00024.00A0	BARBOSA ANTERO & ESMENIA		15401 CRYSTAL LAKE DR		NORTH FORT MYERS	FL	33917	15401	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 24 OR 1461 PG 1395<CR>UNIT A
10150305	36-43-24-24-00024.00B0	MURPHY DELISA		15403 CRYSTAL LAKE DR		NORTH FORT MYERS	FL	33917	15403	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 24 OR 1461 PG 1395<CR>UNIT B
10150306	36-43-24-24-00024.00C0	BEVERIDGE JAMES & DEBORAH		15409 CRYSTAL LAKE DR		NORTH FORT MYERS	FL	33917	15409	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 24 OR 1461 PG 1395<CR>UNIT C
10150307	36-43-24-24-00024.00D0	MYERS TAMARA		15405 CRYSTAL LAKE DR		NORTH FORT MYERS	FL	33917	15405	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 24 OR 1461 PG 1395<CR>UNIT D
10150308	36-43-24-24-00025.00A0	ORYAN CINDY MARIE		75 FIG RD		FLORA	IL	62839	15411	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 25 OR 1461 PG 1395<CR>UNIT A
10150309	36-43-24-24-00025.00B0	BARTHOLOMEW STEVEN RICHARD +		15413 CRYSTAL LAKE DR		NORTH FORT MYERS	FL	33917	15413	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 25 OR 1461 PG 1395<CR>UNIT B
10150310	36-43-24-24-00025.00C0	NORENZ KLAUS H &		28 YORK ST		ST CATHERINES	ON	L2R 6B9	15417	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 25 OR 1461 PG 1395<CR>UNIT C
10150311	36-43-24-24-00025.00D0	HOLLOW MIKAYLA		15415 CRYSTAL LAKE DR		NORTH FORT MYERS	FL	33917	15415	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 25 OR 1461 PG 1395<CR>UNIT D
10150312	36-43-24-24-00026.00A0	BOWMAN C VICK		6889 CARMELLE DR		FORT MYERS	FL	33919	15421	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 26 OR 1461 PG 1395<CR>UNIT A
10150313	36-43-24-24-00026.00B0	KARSHNER TIMOTHY L & JOAN L		734 LIVERPOOL PL		WESTERVILLE	OH	43081	15423	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 26 OR 1461 PG 1395<CR>UNIT B
10150314	36-43-24-24-00026.00C0	DIEHL TAMARA &		1022 SURREY CT		NEENAH	WI	54956	15427	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 26 OR 1461 PG 1395<CR>UNIT C
10150315	36-43-24-24-00026.00D0	DIEHL MATTHEW BRENT &		1022 SURREY CT		NEENAH	WI	54956	15425	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 26 OR 1461 PG 1395<CR>UNIT D
10150316	36-43-24-24-00027.00A0	MORGAN MICHELLE		PO BOX 62236		FORT MYERS	FL	33906	15455	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 27 OR 1461 PG 1395<CR>UNIT A
10150317	36-43-24-24-00027.00B0	NIPPER TAYLOR SHAE		15457 CRYSTAL LAKE DR		NORTH FORT MYERS	FL	33917	15457	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 27 OR 1461 PG 1395<CR>UNIT B
10150318	36-43-24-24-00027.00C0	COATES DANIEL KENNETH		72 HILBORN AVE		CAMBRIDGE	ON	N1T 1M8	15453	CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 27 OR 1461 PG 1395<CR>UNIT C

10150319	36-43-24-24-00027.00D0	RISSER LORELEI E	6061 SILVER KING BLVD	CAPE CORAL	FL	33914	15451 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 27 OR 1461 PG 1395<CR>UNIT D
10150320	36-43-24-24-00028.00A0	CHASTAIN SUSAN	5664 FOXLAKE DR	N FORT MYERS	FL	33917	15445 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 28 OR 1461 PG 1395<CR>UNIT A
10150321	36-43-24-24-00028.00B0	HEDLUND RONALD B	15447 CRYSTAL LAKE DR	N FT MYERS	FL	33917	15447 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 28 OR 1461 PG 1395<CR>UNIT B
10150322	36-43-24-24-00028.00C0	MCCORMICK TAMMY	15443 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15443 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 28 OR 1461 PG 1395<CR>UNIT C
10150323	36-43-24-24-00028.00D0	NEIL CHRISTINA LEE +	15441 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15441 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 28 OR 1461 PG 1395<CR>UNIT D
10150324	36-43-24-24-00029.00A0	JOHNSON ROBERT	15435 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15435 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 29 OR 1461 PG 1395<CR>UNIT A
10150325	36-43-24-24-00029.00B0	PERRY GERALDINE V +	15437 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15437 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 29 OR 1461 PG 1395<CR>UNIT B
10150326	36-43-24-24-00029.00C0	WILSON SCOTT	15433 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15433 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 29 OR 1461 PG 1395<CR>UNIT C
10150327	36-43-24-24-00029.00D0	ANNETTE FREESE &	15431 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15431 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 29 OR 1461 PG 1395<CR>UNIT D
10150328	36-43-24-24-00030.00A0	GODFREY JAMES P + MARY L TR	5548 TRELIS LN	FORT MYERS	FL	33919	15465 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 30 OR 1461 PG 1395<CR>UNIT A
10150329	36-43-24-24-00030.00B0	HOLLAND ROBERT W & KAREN L	1673 LONDONDALE PKWY	NEWARK	OH	43055	15467 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 30 OR 1461 PG 1395<CR>UNIT B
10150330	36-43-24-24-00030.00C0	BROWN PAUL RUSS & VICKI	15463 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15463 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 30 OR 1461 PG 1395<CR>UNIT C
10150331	36-43-24-24-00030.00D0	LIGHT FLOYD D &	795 LITTLE CREEK DR	PERRYSBURG	OH	43551	15461 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 30 OR 1461 PG 1395<CR>UNIT D
10150332	36-43-24-24-00031.00A0	MCGUIRE SUZANNE CHARITY &	15475 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15475 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 31 OR 1461 PG 1395<CR>UNIT A
10150333	36-43-24-24-00031.00B0	RUSSO CHARLES MICHAEL +	18 E 65TH ST APT 1A	NEW YORK	NY	10065	15477 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 31 OR 1461 PG 1395<CR>UNIT B
10150334	36-43-24-24-00031.00C0	MEYERS MELISSA L	15473 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15473 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 31 OR 1461 PG 1395<CR>UNIT C
10150335	36-43-24-24-00031.00D0	POWELL LYLIA J	15471 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15471 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 31 OR 1461 PG 1395<CR>UNIT D
10150336	36-43-24-24-00032.00A0	FILIPCZYK MICHAEL V & TINA	5301 MITCHELL ST	ALEXANDRIA	VA	22312	15485 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 32 OR 1461 PG 1395<CR>UNIT A
10150337	36-43-24-24-00032.00B0	VESCE JANET T +	15487 CRYSTAL LAKE DR APT B	NORTH FORT MYERS	FL	33917	15487 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 32 OR 1461 PG 1395<CR>UNIT B
10150338	36-43-24-24-00032.00C0	KARR GERALD & KRISTIN	1886 BROOKVIEW CIR	BLOOMFIELD	MI	48304	15483 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 32 OR 1461 PG 1395<CR>UNIT C
10150339	36-43-24-24-00032.00D0	FROMSON HOWARD B &	15481 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15481 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 2<CR>BLDG 32 OR 1461 PG 1395<CR>UNIT D
10462917	36-43-24-26-00000.00CE	SAWMILL V MICHAEL FLEMING + ASSOC	12734-32 KENWOOD LN	FORT MYERS	FL	33907	SAWMILL VILLAS CONDC	NORTH FORT MYERS	33917	SAWMILL VILLAS CONDO PHASE I<CR>COMMON AREA<CR>DESC IN OR 1582 PG 1783
10465108	36-43-24-27-00000.00CE	FOXMOOR GULFSHORE COMM ASSN MGMT	76 PONDELLA RD #201	NORTH FORT MYERS	FL	33903	FOXMOOR LAKES II-A C/I	NORTH FORT MYERS	33917	A CONDOMINIUM LOCATED AT<CR>SEC 36 TWP 43 RGE 24 AS<CR>DESC IN OR 1614 PG 450<C
10150460	36-43-24-27-00070.00A0	BUSO JOHN R TR	706 FAIRGARDEN CIR	SEVIERVILLE	TN	37876	5701 FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH II-A<CR>BLDG 70 OR 1614 PG 450<CR>UNIT A
10150461	36-43-24-27-00070.00B0	WELCH HEATHER E	5701 FOXLAKE DR #2	NORTH FORT MYERS	FL	33917	5701 FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH II-A<CR>BLDG 70 OR 1614 OR 450<CR>UNIT 70-B
10150462	36-43-24-27-00070.00C0	OBRIEN DANIEL E & SANDRA R	5701 FOXLAKE DR UNIT C	NORTH FORT MYERS	FL	33917	5701 FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH II-A<CR>BLDG 70 OR 1614 PG 450<CR>UNIT 70-C
10150463	36-43-24-27-00070.00D0	MORRIS KIMBERLY A	5701 FOXLAKE DR #4	NORTH FORT MYERS	FL	33917	5701 FOXLAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH II-A<CR>BLDG 70 OR 1614 PG 450<CR>UNIT 70-D
10465107	36-43-24-28-00000.00CE	FOXMOOR GULFSHORE COMM ASSN MGMT	76 PONDELLA RD #201	NORTH FORT MYERS	FL	33903	15590 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	A CONDOVISION LOCATED IN<CR>SEC 36 TWP 43 RGE 24 AS<CR>DESC IN OR 1461 PG 1395<C
10150469	36-43-24-28-00033.00A0	FELTY ALICIA DAWN	15468 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15468 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 33 OR 1461 PG 1395<CR>UNIT A
10150470	36-43-24-28-00033.00B0	STENLUND KYLE	15464 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15464 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 33 OR 1461 PG 1395<CR>UNIT B
10150471	36-43-24-28-00033.00C0	SAXTON VAUGHN E & BONNIE K	3357 SABAL SPRINGS BLVD	NORTH FORT MYERS	FL	33917	15462 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 33 OR 1461 PG 1395<CR>UNIT C
10150472	36-43-24-28-00033.00D0	SHIRLEY BENSON GOOLSBY TRUST	15466 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15466 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 33 OR 1461 PG 1395<CR>UNIT D
10150473	36-43-24-28-00034.00A0	NEWLANDS JAMES JOHN &	2754 DENDOFF POINT RD	QUALICUM BEACH	BC	V9K 2L7	15478 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 34 OR 1461 PG 1395<CR>UNIT A
10150474	36-43-24-28-00034.00B0	NASH PAUL R & RAE C	15474 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15474 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 34 OR 1461 PG 1395<CR>UNIT B
10150475	36-43-24-28-00034.00C0	ALMANSBERGER ANDREA F	698 N COVE DR	WEBSTER	NY	14580	15472 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 34 OR 1461 PG 1395<CR>UNIT C
10150476	36-43-24-28-00034.00D0	ANTHONY E KALINOWSKI TRUST +	1362 YVES DR	BALLWIN	MO	63011	15476 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 34 OR 1461 PG 1395<CR>UNIT D
10150477	36-43-24-28-00035.00A0	CHAGNON TRINA	4317 BEVERLY DR	ALIQUIPPA	PA	15001	15484 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 35 OR 1461 PG 1395<CR>UNIT A
10150478	36-43-24-28-00035.00B0	AVILA CARLOS A & LUISA M	11304 FLORA SPRING DR	RIVERVIEW	FL	33579	15482 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 35 OR 1461 PG 1395<CR>UNIT B
10150479	36-43-24-28-00035.00C0	BUCEK JOSEPH VICTOR &	15486 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15486 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 35 OR 1461 PG 1395<CR>UNIT C
10150480	36-43-24-28-00035.00D0	LORENSEN VALERIE	5305 SOUTH LEWIS ST	BATTLEFIELD	MO	65619	15488 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 35 OR 1461 PG 1395<CR>UNIT D
10150481	36-43-24-28-00036.00A0	IACOBBO PETER P JR &	88 BRANDY BROOK RD	NORTH SCITUATE	RI	2857	15494 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 36 OR 1461 PG 1395<CR>UNIT A
10150482	36-43-24-28-00036.00B0	GREELEY JOSEPH T II &	1468 DAVIDSON AVE	BRICK	NJ	8724	15492 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 36 OR 1461 PG 1395<CR>UNIT B
10150483	36-43-24-28-00036.00C0	GONZALEZ HUGO RAMON MAYEDO &	15496 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15496 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 36 OR 1461 PG 1395<CR>UNIT C
10150484	36-43-24-28-00036.00D0	MARCARIO PENNY	15498 CRYSTAL LAKE DRIVE	NORTH FORT MYERS	FL	33917	15498 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3<CR>BLDG 36 OR 1461 PG 1395<CR>UNIT D
10150485	36-43-24-28-00037.00A0	ANDERSON JAMES DEAN &	15504 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15504 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH 3 BLD 37<CR>OR 1461 PG 1395<CR>UNIT A
10150486	36-43-24-28-00037.00B0	ROZUMEK ARLENE R & ROLAND E TR	12 UPTON AVE	BEVERLY	MA	1915	15502 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 37 OR 1461 PG 1395<CR>UNIT B
10150487	36-43-24-28-00037.00C0	WILLIAMS DOMINICK J	8033 LAKETOWNE CT	SEVERN	MD	21144	15506 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKE PH III<CR>BLDG 37 OR 1461 PG 1395<CR>UNIT C
10150488	36-43-24-28-00037.00D0	FRIEDL KURT +	7264 BENNELL DR	REYNOLDSBURG	OH	43068	15508 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 37 OR 1461 PG 1395<CR>UNIT D
10150489	36-43-24-28-00038.00A0	GREELEY JOSEPH T &	1468 DAVIDSON AVE	BRICK	NJ	8724	15514 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 38 OR 1461 PG 1395<CR>UNIT A
10150490	36-43-24-28-00038.00B0	CULLIMORE PATRICK & SONDR	15512 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15512 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 38 OR 1461 PB 1395<CR>UNIT B
10150491	36-43-24-28-00038.00C0	DILWORTH BARTON J +	15516 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15516 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 38 OR 1461 PB 1395<CR>UNIT C
10150492	36-43-24-28-00038.00D0	CAGEAO KEVIN T & CAROLYNN F TR	15518 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15518 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 38 OR 1461 PG 1395<CR>UNIT D
10150493	36-43-24-28-00039.00A0	BENON CATHERINE MARIE	5698 INVERNESS CIR	NORTH FORT MYERS	FL	33917	15524 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 39 OR 1461 PG 1395<CR>UNIT A
10150494	36-43-24-28-00039.00B0	COSENZA ALBERT JOSEPH JR	441 CAUSEWAY ST	JEFFERSON	MA	1522	15522 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 39 OR 1461 PG 1395<CR>UNIT B
10150495	36-43-24-28-00039.00C0	ANDREWS JAMI LYNN	3520 5TH ST A	EAST MOLINE	IL	61244	15526 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 39 OR 1461 PG 1395<CR>UNIT C
10150496	36-43-24-28-00039.00D0	IACOBBO LORI	15528 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15528 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH III<CR>BLDG 39 OR 1461 PG 1395<CR>UNIT D
10150497	36-43-24-28-00040.00A0	VERLEY JASON	1818 SUNSET PL	FORT MYERS	FL	33901	15576 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH-3<CR>OR 1461 PG 1395<CR>BLDG 40 UNIT A
10150498	36-43-24-28-00040.00B0	DENNY KRISTI L TR	15578 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15578 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH-3<CR>OR 1461 PG 1395<CR>BLDG 40 UNIT B
10150499	36-43-24-28-00040.00C0	ROBINSON LORETTA +	203 SILVERBIRCH BLVD	MOUNT HOPE	ON	L0R 1W0	15574 CRYSTAL LAKE DR	NORTH FORT MYERS	33917	FOXMOOR LAKES PH-3<CR>OR 1461 PG 1395<CR>BLDG 40 UNIT C

10150500 36-43-24-28-00040.00D0	MCGARRY MARY T	15572 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15572 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-3<CR>OR 1461 PG 1395<CR>BLDG 40 UNIT D
10150501 36-43-24-28-00041.00A0	ENDERBY GREGG T TR	315 N WESTHAVEN DR APT S202	OSHKOSH	WI	54904	15562 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH III<CR>OR 1461 PG 1395<CR>BLDG 41 UNIT A
10150502 36-43-24-28-00041.00B0	BETTENCOURT JOHN J JR &	15566 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15566 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 41 UNIT B
10150503 36-43-24-28-00041.00C0	ELLIS CHARLES & LISA	23 NATURE LINE	LOWBANKS	ON	N0A 1K0	15568 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH III<CR>OR 1461 PG 1395<CR>BLDG 41 UNIT C
10150504 36-43-24-28-00041.00D0	BRICKER TIFFANY & WARREN	15564 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15564 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH III<CR>OR 1461 PG 1395<CR>BLDG 41 UNIT D
10150505 36-43-24-28-00042.00A0	MILLER BARBARA ELAINE	15552 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15552 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH III<CR>OR 1461 PG 1395<CR>BLDG 42 UNIT A
10150506 36-43-24-28-00042.00B0	MOOS KIRSTEN	15556 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15556 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH III<CR>OR 1461 PG 1395<CR>BLDG 42 UNIT B
10150507 36-43-24-28-00042.00C0	BEASLEY JO ANN	15558 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15558 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH III<CR>OR 1461 PG 1395<CR>BLDG 42 UNIT C
10150508 36-43-24-28-00042.00D0	HUNT JEFFREY A & BRENDA L	56 HALSTED DR	MANCHESTER TOWNSHI	NJ	8759	15554 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH III<CR>OR 1461 PG 1395<CR>BLDG 42 UNIT D
10150509 36-43-24-28-00043.00A0	GASTAUER EDWARD & BARBARA	15544 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15544 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 43 UNIT A
10150510 36-43-24-28-00043.00B0	VAN DYKE RICHARD C &	21 ASHTON LN	MILLBURY	MA	1527	15546 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 43 UNIT B
10150511 36-43-24-28-00043.00C0	MORSCH LESLIE C	15548 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15548 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 43 UNIT C
10150512 36-43-24-28-00043.00D0	DRURY PAUL E TR	15542 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15542 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 43 UNIT D
10150513 36-43-24-28-00044.00A0	GOLEM KEVIN &	23 WATSONS LN UNIT 7	DUNDAS	ON	L9H 5G9	15534 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 44 UNIT A
10150514 36-43-24-28-00044.00B0	MARTIN JENNA MARIE	15536 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15536 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 44 UNIT B
10150515 36-43-24-28-00044.00C0	HUMMEL MICHAEL A	7316 WILLOW PATH LN	KNOXVILLE	TN	37918	15538 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 4 UNIT C
10150516 36-43-24-28-00044.00D0	ZACCARDO FELICE ANTONIO &	15532 CRYSTAL LAKE DR	NORTH FORT MYERS	FL	33917	15532 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-III<CR>OR 1461 PG 1395<CR>BLDG 44 UNIT D
10150563 36-43-24-31-00000.00CE	FOXMOOR GULFSHORE COMM ASSN MGMT	76 PONDELLA RD #201	NORTH FORT MYERS	FL	33903	RIGHT OF WAY	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>COMMON ELEMENTS
10150566 36-43-24-31-00000.0120	ELLIS BRIAN LEE & PATRICIA	203 E BERRY ST	FORT WAYNE	IN	46802	5631 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH 4<CR>OR 1451 PG 1395<CR>LOT 12
10150567 36-43-24-31-00000.0130	SOUZA WAYNE J	402 SCHOOL RD	LINCOLN UNIVERSITY	PA	19352	5641 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 13
10150568 36-43-24-31-00000.0140	CASTELLITTO JENNY M	5651 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5651 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 14
10150569 36-43-24-31-00000.0150	DE ALMEIDA MICHAEL DOUGLAS BUE	5661 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5661 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 15
10150570 36-43-24-31-00000.0160	CHAIIS WILLIAM MORRIS +	5671 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5671 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH 4<CR>OR 1451 PG 1395<CR>LOT 16
10150571 36-43-24-31-00000.0170	STILLMAN KELSEY M +	5604 GHARRETT ST	MISSOULA	MT	59803	5681 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 17
10150572 36-43-24-31-00000.0180	DOTY ROGER & DOROTHY E	5691 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5691 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 18
10150573 36-43-24-31-00000.0190	TRUE NORTH PROPERTY OWNER A LL	PO BOX 4090	SCOTTSDALE	AZ	85261	5701 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 19
10150574 36-43-24-31-00000.0200	GUAY ANDREW P +	5711 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5711 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 20
10150575 36-43-24-31-00000.0210	BUTTS STEPHANIE RENEE	5721 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5721 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 21
10150576 36-43-24-31-00000.0220	MORRISSEY JOHN	5710 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5710 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 22
10150577 36-43-24-31-00000.0230	COGAR RANDALL RICHARD &	120 LONG ISLAND	BAILIEBORO	ON	K0L 1B0	5700 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 23
10150578 36-43-24-31-00000.0240	HALL DEBRA J +	5680 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5680 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 24
10150579 36-43-24-31-00000.0250	VALENTIN ANGEL P & JEANNE T	5670 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5670 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 25
10150580 36-43-24-31-00000.0260	CYNTHIA ANN RYCE TRUST +	5660 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5660 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 26
10150581 36-43-24-31-00000.0270	POLZIN LAWRENCE C TR	5650 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5650 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 27
10150582 36-43-24-31-00000.0280	HANLEY JACQUELINE F TR	5640 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5640 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 28
10150583 36-43-24-31-00000.0290	ROBERTS SETH BRYAN	5630 LONGLEAF DR	NORTH FORT MYERS	FL	33917	5630 LONGLEAF DR	NORTH FORT MYERS	33917 FOXMOOR LAKES PH-4<CR>OR 1451 PG 1395<CR>LOT 29
10150658 36-43-24-33-00000.00CE	PALM LAKE GULF SHORES CAM INC	76 PONDELLA RD STE 201	NORTH FORT MYERS	FL	33903	PALM LAKES @ FOXMOO	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC IN OR 2554 PG 1030<CR>COMMON ELEMENTS
10150659 36-43-24-33-00001.1010	SMITH SHERRI LEE	5801 CRYSTAL LAKE LN #101	NORTH FORT MYERS	FL	33917	5801 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 1 UNIT 101
10150660 36-43-24-33-00001.1020	ABLE WESLEY T	5801 CRYSTAL LAKE LN #102	NORTH FORT MYERS	FL	33917	5801 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 1 UNIT 102
10150661 36-43-24-33-00001.1030	BUTCHER KAREN	5801 CRYSTAL LAKE LN #103	NORTH FORT MYERS	FL	33917	5801 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 1 UNIT 103
10150662 36-43-24-33-00001.1040	METZ GARY S & BARBARA A TR	120 COWESETT RD	WARWICK	RI	2886	5801 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 1 UNIT 104
10150663 36-43-24-33-00002.1010	MCDONALD KATHLEEN	5811 CRYSTAL LAKE LN #101	NORTH FORT MYERS	FL	33917	5811 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 2 UNIT 101
10150664 36-43-24-33-00002.1020	DURFEY DENA L/E	5811 CRYSTAL LAKE LN #102	NORTH FORT MYERS	FL	33917	5811 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 2 UNIT 102
10150665 36-43-24-33-00002.1030	BECHTOLD ROSEMARY A	5811 CRYSTAL LAKE LN #103	NORTH FORT MYERS	FL	33917	5811 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 2 UNIT 103
10150666 36-43-24-33-00002.1040	SELBY DEBRA L L/E	5811 CRYSTAL LAKE LN #104	NORTH FORT MYERS	FL	33917	5811 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 2 UNIT 104
10150667 36-43-24-33-00003.1010	BODKIN MAUREEN G	5821 CRYSTAL LAKE LN APT 101	NORTH FORT MYERS	FL	33917	5821 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 3 UNIT 101
10150668 36-43-24-33-00003.1020	SCANLAN JO ANN	PO BOX 3283	NORTH FORT MYERS	FL	33918	5821 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 3 UNIT 102
10150669 36-43-24-33-00003.1030	WILSON HARRY B JR	5821 CRYSTAL LAKE LN #103	NORTH FORT MYERS	FL	33917	5821 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 3 UNIT 103
10150670 36-43-24-33-00003.1040	MOON MARIA TR	5821 CRYSTAL LAKE LN #104	NORTH FORT MYERS	FL	33917	5821 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 3 UNIT 104
10150671 36-43-24-33-00004.1010	SHEARIN JAMES M TR	5831 CRYSTAL LAKE LN #101	NORTH FORT MYERS	FL	33917	5831 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 4 UNIT 101
10150672 36-43-24-33-00004.1020	PICKETT CLIFFORD C &	583 MALONEY ST	OXFORD	MI	48371	5831 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 4 UNIT 102
10150673 36-43-24-33-00004.1030	MCQUEARY FREDERICK W + ALICE E	8421 WINNEGABO LANE	BYRON	IL	61010	5831 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 4 UNIT 103
10150674 36-43-24-33-00004.1040	CLARK MICHAEL R & DEBRA L	1373 N HIDDEN CREEK DR	SALINE	MI	48176	5831 CRYSTAL LAKE LN	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>CONDO DESC OR 2554 PG 1030<CR>BLDG 4 UNIT 104
10150679 36-43-24-33-00006.1010	MONROE ELBA & JEAN	15630 CRYSTAL LAKE DR APT 101	NORTH FORT MYERS	FL	33917	15630 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 6 UNIT 101
10150680 36-43-24-33-00006.1020	JIANG YUAN	13976 W EMMA LN	METTAWA	IL	60045	15630 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 6 UNIT 102
10150681 36-43-24-33-00006.1030	COOVER ROBERT D & BONNIE J	8296 COPPERTOP LN	LEWIS CENTER	OH	43035	15630 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 6 UNIT 103
10150682 36-43-24-33-00006.1040	VECOMNSKIE RONALD	15630 CRYSTAL LAKE DR #104	NORTH FORT MYERS	FL	33917	15630 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 6 UNIT 104
10150683 36-43-24-33-00007.1010	HILL MACKEY J	15620 CRYSTAL LAKE DR #101	NORTH FORT MYERS	FL	33917	15620 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 7 UNIT 101
10150684 36-43-24-33-00007.1020	FERGUSON VERNON & SHARON	15620 CRYSTAL LAKE DR #102	NORTH FORT MYERS	FL	33917	15620 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 7 UNIT 102

10150685 36-43-24-33-00007.1030	ADRIANCE LEONARD & SHARON L	15620 CRYSTAL LAKE DR #103	NORTH FORT MYERS	FL	33917	15620 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 7 UNIT 103
10150686 36-43-24-33-00007.1040	SKARJUNE KURT & PAMELA	2787 MONTE VISTA	BRIGHTON	MI	48114	15620 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 7 UNIT 104
10150687 36-43-24-33-00008.1010	GAUGHAN JOSEPH G & RENEE D	2990 HEATHERWOOD CIR S	MOORHEAD	MN	56560	15610 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 8 UNIT 101
10150688 36-43-24-33-00008.1020	STROVERS DENNIS & CAROL TR	1105 NW 22ND PL	CAPE CORAL	FL	33993	15610 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 8 UNIT 102
10150689 36-43-24-33-00008.1030	SCHNABEL TERRY J & MARY E	15610 CRYSTAL LAKE DR #103	NORTH FORT MYERS	FL	33917	15610 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 8 UNIT 103
10150690 36-43-24-33-00008.1040	DURESKY PATRICIA E	15610 CRYSTAL LAKE DR #104	NORTH FORT MYERS	FL	33917	15610 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 8 UNIT 104
10150691 36-43-24-33-00009.1010	HILLEBRANDT RUTH A L/E	3432 DOE VALLEY PKWY W	BRANDENBURG	KY	40108	15600 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 9 UNIT 101
10150692 36-43-24-33-00009.1020	FULKS KELLEY	15600 CRYSTAL LAKE DR #102	NORTH FORT MYERS	FL	33917	15600 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 9 UNIT 102
10150693 36-43-24-33-00009.1030	HOSKINSON RONALD L &	15600 CRYSTAL LAKE DR #103	NORTH FORT MYERS	FL	33917	15600 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 9 UNIT 103
10150694 36-43-24-33-00009.1040	HUMMEL SCOTT E & KATHLEEN A	70 REYAM RD	LYNBROOK	NY	11563	15600 CRYSTAL LAKE DR	NORTH FORT MYERS	33917 PALM LAKES AT FOXMOOR<CR>OR 2554 PG 1030<CR>BLDG 9 UNIT 104

BAYSHORE VILLAGE LTD
9597 CENTRAL AVE
MONTCLAIR CA 91763

SURFSEDGE JETTY LLC
FHR PROPERTY MANAGEMENT
12557 NEW BRITTANY BLVD STE 3
FORT MYERS FL 33907

JOHANN REALTY LLC
23-54 127TH ST
COLLEGE POINT NY 11356

BAYTRACT HOLDINGS LLC
9597 CENTRAL AVE
MONTCLAIR CA 91763

HOMESTAR V LLC
PO BOX 430796
MIAMI FL 33243

HOMESTAR V LLC
PO BOX 430796
MIAMI FL 33243

HOMESTAR V LLC
PO BOX 430796
MIAMI FL 33243

HOMESTAR V LLC
117 MAJORCA AVE STE 1W
CORAL GABLES FL 33134

BECHTOL DAVID & SHELLEY RAE
5671 BAYSHORE RD
NORTH FORT MYERS FL 33917

JANNEKE LOUIS
5701 BAYSHORE RD
NORTH FORT MYERS FL 33917

NS RETAIL HOLDINGS LLC
2021 MCKINNEY AV #1150
DALLAS TX 75201

FOXMOOR LAKES MASTR ASSOC INC
GULF SHORES COMMUNITY MGMNT
1621 N TAMiami TRL # 5
N FORT MYERS FL 33903

INTERNATIONAL TRADE + EXCHANGE
4128 SAGUARO LN
IRVING TX 75063

5760 INVESTMENTS LLC
3248 W HILLSBORO BLVD
DEERFIELD BEACH FL 33442

AMERICAN LEGION POST 336
5770 BAYSHORE RD
NORTH FORT MYERS FL 33917

RALPH W SPARKS AMERICAN LEGION
5770 BAYSHORE RD
NORTH FORT MYERS FL 33917

KARR MICHAEL J
1516 BREWER RD
NORTH FORT MYERS FL 33917

BIG ASS TRUCK WASH INC
161 KAMAL PKWY
CAPE CORAL FL 33904

PETTIFOR MICHELE M
1520 BREWER RD
NORTH FORT MYERS FL 33917

BIG ASS TRUCK WASH INC
161 KAMAL PKWY
CAPE CORAL FL 33904

BIG ASS TRUCK WASH INC
161 KAMAL PKWY
CAPE CORAL FL 33904

SCOTT JOSEPH W TR
6625 E HWY 80
WALDRON AR 72958

WEISSKOPF CHRISTOPHER
1343 SE 20TH AVE
CAPE CORAL FL 33990

GRANT JIMMY D & CAROLYN L
1531 BREWER RD
NORTH FORT MYERS FL 33917

GRANT JIMMY O & CAROLYN LEE
1531 BREWER RD
N FT MYERS FL 33917

JOHNSON LEON JERRY TR
7162 REYMOOR DR
NORTH FORT MYERS FL 33917

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

FOXMOOR LAKES PH 1
GULFSHORE COMMUNITY ASSO MGMT
76 PONDELLA RD STE 201
FORT MYERS FL 33903

JINDRA CASSANDRA
5625 FOXLAKE DR
NORTH FORT MYERS FL 33917

FOX AMANDA NICOLE
5627 FOXLAKE DR
NORTH FORT MYERS FL 33917

TERRELL JUDITH
5629 FOXLAKE DR
NORTH FORT MYERS FL 33917

RODRIGUEZ DENISE +
5631 FOXLAKE DR
NORTH FORT MYERS FL 33917

STUART JAIME
5623 FOXLAKE DR
NORTH FORT MYERS FL 33917

FOXMOOR LAKES PH 2
GULFSHORE COMM ASSN MGMT
76 PONDELLA RD #201
NORTH FORT MYERS FL 33903

DALBY RAY C
2430 HIXON ST
OAKVILLE ON L6L 1V1
CANADA

QUEEN DEBORAH L
5633 FOXLAKE DR
NORTH FORT MYERS FL 33917

CUFF JOANNE
89 EASTBURY DR
STONEY CREEK ON L8E 3G4
CANADA

BROWN RICHARD L & REGINA L
5639 FOXLAKE DR
NORTH FORT MYERS FL 33917

PALFINI JOSEPHINE
5641 FOXLAKE DR
NORTH FORT MYERS FL 33917

GORDON LINDA +
13460 RED MAPLE CIR
NORTH FORT MYERS FL 33903

WARREN YASUKO + MICHAEL J
5647 FOXLAKE DR
NORTH FORT MYERS FL 33917

DALLAS RONALD L & NANCY +
5645 FOXLAKE DR
NORTH FORT MYERS FL 33917

BARBOSA ANTERO & ESMENIA
15401 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

MURPHY DELISA
15403 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

BEVERIDGE JAMES & DEBORAH
15409 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

MYERS TAMARA
15405 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

ORYAN CINDY MARIE
75 FIG RD
FLORA IL 62839

BARTHOLOMEW STEVEN RICHARD +
15413 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

NORENZ KLAUS H &
28 YORK ST
ST CATHERINES ON L2R 6B9
CANADA

HOLLOW MIKAYLA
15415 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

BOWMAN C VICK
6889 CARMELLE DR
FORT MYERS FL 33919

KARSHNER TIMOTHY L & JOAN L
734 LIVERPOOL PL
WESTERVILLE OH 43081

DIEHL TAMARA &
1022 SURREY CT
NEENAH WI 54956

DIEHL MATTHEW BRENT &
1022 SURREY CT
NEENAH WI 54956

MORGAN MICHELLE
PO BOX 62236
FORT MYERS FL 33906

NIPPER TAYLOR SHAE
15457 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

COATES DANIEL KENNETH
72 HILBORN AVE
CAMBRIDGE ON N1T 1M8
CANADA

RISSE LORELEI E
6061 SILVER KING BLVD
CAPE CORAL FL 33914

CHASTAIN SUSAN
5664 FOXLAKE DR
N FORT MYERS FL 33917

HEDLUND RONALD B
15447 CRYSTAL LAKE DR
N FT MYERS FL 33917

MCCORMICK TAMMY
15443 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

NEIL CHRISTINA LEE +
15441 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

JOHNSON ROBERT
15435 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

PERRY GERALDINE V +
15437 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

WILSON SCOTT
15433 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

ANNETTE FREESE &
15431 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

GODFREY JAMES P + MARY L TR
5548 TRELLIS LN
FORT MYERS FL 33919

HOLLAND ROBERT W & KAREN L
1673 LONDONDALE PKWY
NEWARK OH 43055

BROWN PAUL RUSS & VICKI
15463 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

LIGHT FLOYD D &
795 LITTLE CREEK DR
PERRYSBURG OH 43551

MCGUIRE SUZANNE CHARITY &
15475 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

RUSSO CHARLES MICHAEL +
18 E 65TH ST APT 1A
NEW YORK NY 10065

MEYERS MELISSA L
15473 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

POWELL LYL A J
15471 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

FILIPCZYK MICHAEL V & TINA
5301 MITCHELL ST
ALEXANDRIA VA 22312

VESCE JANET T +
15487 CRYSTAL LAKE DR APT B
NORTH FORT MYERS FL 33917

KARR GERALD & KRISTIN
1886 BROOKVIEW CIR
BLOOMFIELD MI 48304

FROMSON HOWARD B &
15481 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

SAWMILL VILLAS CONDO PHASE I
MICHAEL FLEMING + ASSOC
12734-32 KENWOOD LN
FORT MYERS FL 33907

FOXMOOR LAKES PH 2-A
GULFSHORE COMM ASSN MGMT
76 PONDELLA RD #201
NORTH FORT MYERS FL 33903

BUSO JOHN R TR
706 FAIRGARDEN CIR
SEVIERVILLE TN 37876

WELCH HEATHER E
5701 FOXLAKE DR #2
NORTH FORT MYERS FL 33917

OBRIEN DANIEL E & SANDRA R
5701 FOXLAKE DR UNIT C
NORTH FORT MYERS FL 33917

MORRIS KIMBERLY A
5701 FOXLAKE DR #4
NORTH FORT MYERS FL 33917

FOXMOOR LAKES PH 3
GULFSHORE COMM ASSN MGMT
76 PONDELLA RD #201
NORTH FORT MYERS FL 33903

FELTY ALICIA DAWN
15468 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

STENLUND KYLE
15464 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

SAXTON VAUGHN E & BONNIE K
3357 SABAL SPRINGS BLVD
NORTH FORT MYERS FL 33917

SHIRLEY BENSON GOOLSBY TRUST
15466 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

NEWLANDS JAMES JOHN &
2754 DENDOFF POINT RD
QUALICUM BEACH BC V9K 2L7
CANADA

NASH PAUL R & RAE C
15474 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

ALMANSBERGER ANDREA F
698 N COVE DR
WEBSTER NY 14580

ANTHONY E KALINOWSKI TRUST +
1362 YVES DR
BALLWIN MO 63011

CHAGNON TRINA
4317 BEVERLY DR
ALIQUPPA PA 15001

AVILA CARLOS A & LUISA M
11304 FLORA SPRING DR
RIVERVIEW FL 33579

BUCEK JOSEPH VICTOR &
15486 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

LORENSEN VALERIE
5305 SOUTH LEWIS ST
BATTLEFIELD MO 65619

IACOBBO PETER P JR &
88 BRANDY BROOK RD
NORTH SCITUATE RI 02857

GREELEY JOSEPH T II &
1468 DAVIDSON AVE
BRICK NJ 08724

GONZALEZ HUGO RAMON MAYEDO &
15496 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

MARCARIO PENNY
15498 CRYSTAL LAKE DRIVE
NORTH FORT MYERS FL 33917

ANDERSON JAMES DEAN &
15504 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

ROZUMEK ARLENE R & ROLAND E TR
12 UPTON AVE
BEVERLY MA 01915

WILLIAMS DOMINICK J
8033 LAKETOWNE CT
SEVERN MD 21144

FRIEDL KURT +
7264 BENNELL DR
REYNOLDSBURG OH 43068

GREELEY JOSEPH T &
1468 DAVIDSON AVE
BRICK NJ 08724

CULLIMORE PATRICK & SONDR
15512 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

DILWORTH BARTON J +
15516 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

CAGEAO KEVIN T & CAROLYNN F TR
15518 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

BENON CATHERINE MARIE
5698 INVERNESS CIR
NORTH FORT MYERS FL 33917

COSENZA ALBERT JOSEPH JR
441 CAUSEWAY ST
JEFFERSON MA 01522

ANDREWS JAMI LYNN
3520 5TH ST A
EAST MOLINE IL 61244

IACOBBO LORI
15528 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

VERLEY JASON
1818 SUNSET PL
FORT MYERS FL 33901

DENNY KRISTI L TR
15578 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

ROBINSON LORETTA +
203 SILVERBIRCH BLVD
MOUNT HOPE ON L0R 1W0
CANADA

MCGARRY MARY T
15572 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

ENDERBY GREGG T TR
315 N WESTHAVEN DR APT S202
OSHKOSH WI 54904

BETTENCOURT JOHN J JR &
15566 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

ELLIS CHARLES & LISA
23 NATURE LINE
LOWBANKS ON N0A 1K0
CANADA

BRICKER TIFFANY & WARREN
15564 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

MILLER BARBARA ELAINE
15552 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

MOOS KIRSTEN
15556 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

BEASLEY JO ANN
15558 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

HUNT JEFFREY A & BRENDA L
56 HALSTED DR
MANCHESTER TOWNSHIP NJ 08759

GASTAUER EDWARD & BARBARA
15544 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

VAN DYKE RICHARD C &
21 ASHTON LN
MILLBURY MA 01527

MORSCH LESLIE C
15548 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

DRURY PAUL E TR
15542 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

GOLEM KEVIN &
23 WATSONS LN UNIT 7
DUNDAS ON L9H 5G9
CANADA

MARTIN JENNA MARIE
15536 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

HUMMEL MICHAEL A
7316 WILLOW PATH LN
KNOXVILLE TN 37918

ZACCARDO FELICE ANTONIO &
15532 CRYSTAL LAKE DR
NORTH FORT MYERS FL 33917

FOXMOOR LAKES PH-4 H/O ASSN
GULFSHORE COMM ASSN MGMT
76 PONDELLA RD #201
NORTH FORT MYERS FL 33903

ELLIS BRIAN LEE & PATRICIA
203 E BERRY ST
FORT WAYNE IN 46802

SOUZA WAYNE J
402 SCHOOL RD
LINCOLN UNIVERSITY PA 19352

CASTELLITTO JENNY M
5651 LONGLEAF DR
NORTH FORT MYERS FL 33917

DE ALMEIDA MICHAEL DOUGLAS BUE
5661 LONGLEAF DR
NORTH FORT MYERS FL 33917

CHAIIS WILLIAM MORRIS +
5671 LONGLEAF DR
NORTH FORT MYERS FL 33917

STILLMAN KELSEY M +
5604 GHARRETT ST
MISSOULA MT 59803

DOTY ROGER & DOROTHY E
5691 LONGLEAF DR
NORTH FORT MYERS FL 33917

TRUE NORTH PROPERTY OWNER A LL
PO BOX 4090
SCOTTSDALE AZ 85261

GUAY ANDREW P +
5711 LONGLEAF DR
NORTH FORT MYERS FL 33917

BUTTS STEPHANIE RENEE
5721 LONGLEAF DR
NORTH FORT MYERS FL 33917

MORRISSEY JOHN
5710 LONGLEAF DR
NORTH FORT MYERS FL 33917

COGAR RANDALL RICHARD &
120 LONG ISLAND
BAILIEBORO ON K0L 1B0
CANADA

HALL DEBRA J +
5680 LONGLEAF DR
NORTH FORT MYERS FL 33917

VALENTIN ANGEL P & JEANNE T
5670 LONGLEAF DR
NORTH FORT MYERS FL 33917

CYNTHIA ANN RYCE TRUST +
5660 LONGLEAF DR
NORTH FORT MYERS FL 33917

POLZIN LAWRENCE C TR
5650 LONGLEAF DR
NORTH FORT MYERS FL 33917

HANLEY JACQUELINE F TR
5640 LONGLEAF DR
NORTH FORT MYERS FL 33917

ROBERTS SETH BRYAN
5630 LONGLEAF DR
NORTH FORT MYERS FL 33917

PALM LAKES AT FOXMOOR CONDO
GULF SHORES CAM INC
76 PONDELLA RD STE 201
NORTH FORT MYERS FL 33903

SMITH SHERRI LEE
5801 CRYSTAL LAKE LN #101
NORTH FORT MYERS FL 33917

ABLE WESLEY T
5801 CRYSTAL LAKE LN #102
NORTH FORT MYERS FL 33917

BUTCHER KAREN
5801 CRYSTAL LAKE LN #103
NORTH FORT MYERS FL 33917

METZ GARY S & BARBARA A TR
120 COWESETT RD
WARWICK RI 02886

MCDONALD KATHLEEN
5811 CRYSTAL LAKE LN #101
NORTH FORT MYERS FL 33917

DURFEY DENA L/E
5811 CRYSTAL LAKE LN #102
NORTH FORT MYERS FL 33917

BECHTOLD ROSEMARY A
5811 CRYSTAL LAKE LN #103
NORTH FORT MYERS FL 33917

SELBY DEBRA L L/E
5811 CRYSTAL LAKE LN #104
NORTH FORT MYERS FL 33917

BODKIN MAUREEN G
5821 CRYSTAL LAKE LN APT 101
NORTH FORT MYERS FL 33917

SCANLAN JO ANN
PO BOX 3283
NORTH FORT MYERS FL 33918

WILSON HARRY B JR
5821 CRYSTAL LAKE LN #103
NORTH FORT MYERS FL 33917

MOON MARIA TR
5821 CRYSTAL LAKE LN #104
NORTH FORT MYERS FL 33917

SHEARIN JAMES M TR
5831 CRYSTAL LAKE LN #101
NORTH FORT MYERS FL 33917

PICKETT CLIFFORD C &
583 MALONEY ST
OXFORD MI 48371

MCQUEARY FREDERICK W + ALICE E
8421 WINNEGABO LANE
BYRON IL 61010

CLARK MICHAEL R & DEBRA L
1373 N HIDDEN CREEK DR
SALINE MI 48176

MONROE ELBA & JEAN
15630 CRYSTAL LAKE DR APT 101
NORTH FORT MYERS FL 33917

JIANG YUAN
13976 W EMMA LN
METTAWA IL 60045

COOVER ROBERT D & BONNIE J
8296 COPPERTOP LN
LEWIS CENTER OH 43035

VECOMNSKIE RONALD
15630 CRYSTAL LAKE DR #104
NORTH FORT MYERS FL 33917

HILL MACKEY J
15620 CRYSTAL LAKE DR #101
NORTH FORT MYERS FL 33917

FERGUSON VERNON & SHARON
15620 CRYSTAL LAKE DR #102
NORTH FORT MYERS FL 33917

ADRIANCE LEONARD & SHARON L
15620 CRYSTAL LAKE DR #103
NORTH FORT MYERS FL 33917

SKARJUNE KURT & PAMELA
2787 MONTE VISTA
BRIGHTON MI 48114

GAUGHAN JOSEPH G & RENEE D
2990 HEATHERWOOD CIR S
MOORHEAD MN 56560

STROVERS DENNIS & CAROL TR
1105 NW 22ND PL
CAPE CORAL FL 33993

SCHNABEL TERRY J & MARY E
15610 CRYSTAL LAKE DR #103
NORTH FORT MYERS FL 33917

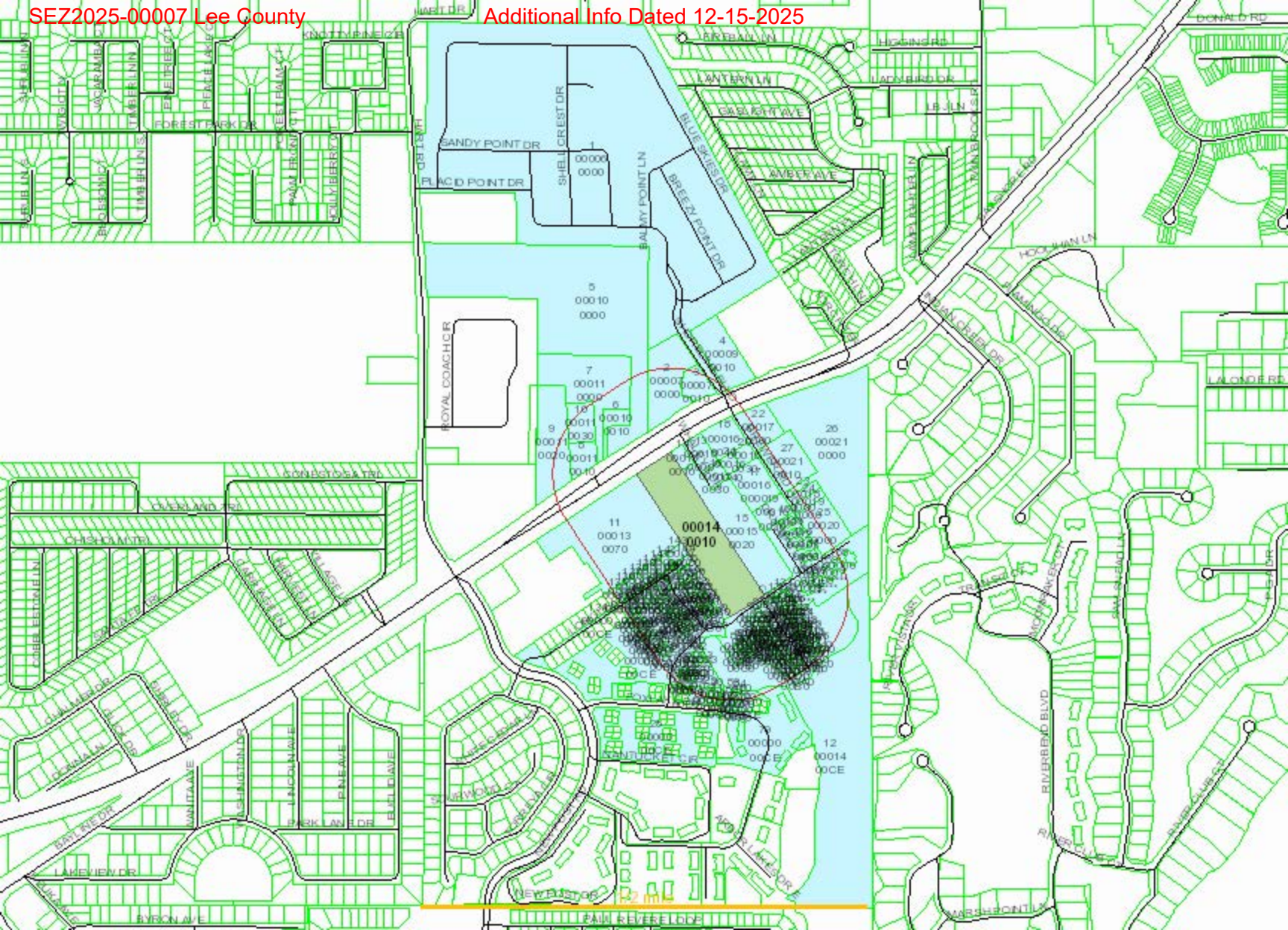
DURESKY PATRICIA E
15610 CRYSTAL LAKE DR #104
NORTH FORT MYERS FL 33917

HILLEBRANDT RUTH A L/E
3432 DOE VALLEY PKWY W
BRANDENBURG KY 40108

FULKS KELLEY
15600 CRYSTAL LAKE DR #102
NORTH FORT MYERS FL 33917

HOSKINSON RONALD L &
15600 CRYSTAL LAKE DR #103
NORTH FORT MYERS FL 33917

HUMMEL SCOTT E & KATHLEEN A
70 REYAM RD
LYNBROOK NY 11563





Copyright RV

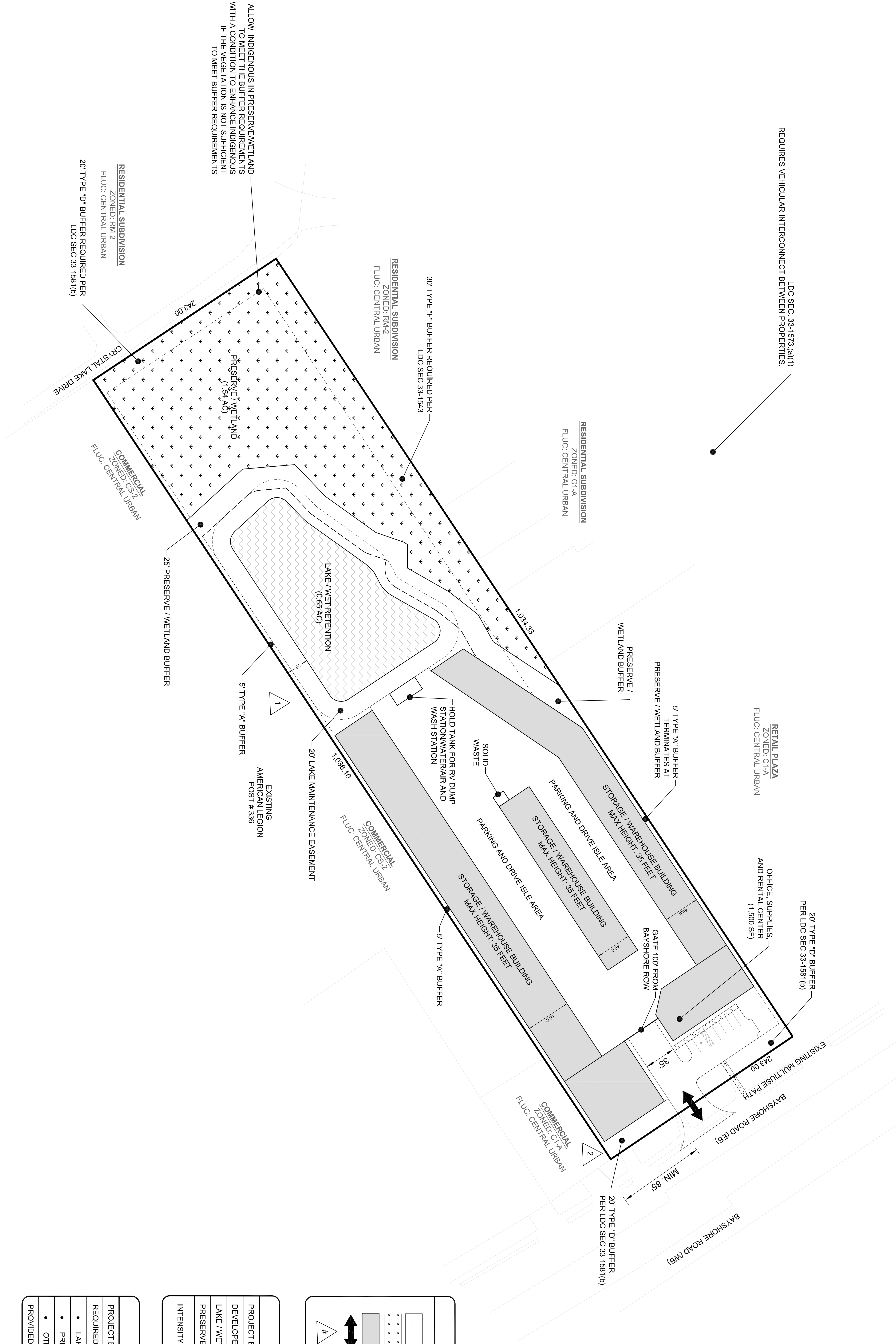
LEE COUNTY, FLORIDA

2025-08-29

RV124005769

Bayshore Road Plaza, LLC, c/o Larry Johnson

5740 BAYSHORE ROAD • SPECIAL EXCEPTION CONCEPT PLAN



PLAN LEGEND

LAKE

PRESERVE / WETLANDS

BUILDINGS

VEHICULAR INGRESS AND EGRESS

DEVIATIONS

LAND USE TABLE	
PROJECT BOUNDARY	5.77 AC
DEVELOPED AREA	3.58 AC
LAKE / WET RETENTION	0.65 AC
PRESERVE / WETLANDS	1.54 AC
INTENSITY	80 STORAGE UNITS UP TO 100,000 SF + 1,500 SF OFFICE

OPEN SPACE TABLE	
PROJECT BOUNDARY	5.77 AC
REQUIRED OPEN SPACE (30%)	1.73 AC
• LAKE / WET RETENTION	0.65 AC
• PRESERVE / WETLANDS	1.54 AC
• OTHER OPEN SPACE	0.65 AC
PROVIDED OPEN SPACE (45%)	2.60 AC

SCALE: 1" = 50'-0"

Information furnished regarding this property is from sources deemed reliable. RV Planning, Inc. does not warrant the accuracy or completeness 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.

PAGE#